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

September 6, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. 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 and April 7, 2022 (revisions), the Board approved the site plan for a new single-family home. The owner is proposing some architectural changes to the previously approved gazebo structure, pool deck and driveway. Enclosed please find the previously approved and new proposed plans and elevation. (Item #1)

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

2. Request for approval for a new single-family home for "Joseph Weingarten & Ruth Levitas" located at 10221 East Broadview Drive, Lot 26 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 3,261 sq. ft. single-story home (built in 1952) will be demolished and replaced with a new two-story 6,412 sq. ft. home. The residence will have 6 bedrooms, 5 full baths, 2 1/2 baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #2)

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

3. Request for approval for a new single-family home for "Luxom Property V LLC" located at 9501 East Broadview Drive, Lot 101 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 2,743 sq. ft. single-story home (built in 1953) will be demolished and replaced with a new two-story 6,185 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 1/2 half baths and a 4-car garage. Enclosed please find the site plan and elevations. (Item #3)

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

4. Request for approval for a new multi-family dwelling "Bay Harbor III Townhouses" located at 9201-9241 W. Bay Harbor Drive, Lot 7 of Block 17. On January 6, 2015, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. The new

Developer, 9201 West, LLC, submitted a new site development application. The developer is proposing to construct a new five (5) dwelling unit townhouse development. The proposed site design incorporates one triangle-shaped building positioned east/west facing West Bay Harbor Drive. The proposed building is 3 stories in height with two upper floors of residential over one ground floor with two car garages. The dwelling units will range in size between 3,945 and 5,054 square feet of a/c space plus garages, balconies, etc. On the rooftop are proposed individual passive recreation areas, each with a sun deck, wet bar, and expansive open terrace. The site would have three (3) extra TDR units. Enclosed please find the site plan and elevations. (Item #4)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9201-9241 West Bay Harbor Drive.

5. Request for approval for a new multi-family dwelling for "CHBH 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. On November 3, 2015, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. The new Developer, CHBH 100 Street, submitted a new Site Development application for a similar midrise multifamily development. The developer is proposing to construct a new 6 story / 45-unit mid-rise residential development. The proposed design incorporates one (1) rectangular shaped building positioned east-west on the site on top of a grade level parking garage structure with 88 parking spaces. The building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms and several private seating areas. The building is six (6) stories in height , five (5) floors of residential use over one (1) floor of parking/building lobby @ 65ft above BFE + 1" FBC freeboard. Based on the current design, the developer will need to acquire nineteen (19) TDR units. Enclosed please find the site plan and elevations. (Item #5)

***** *Staff Review:* The design meets the 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 1145-1167 100 Street.

6. Request for approval for a revision for "One Kane Concourse, LLC" located at 9551 East Bay Harbor Drive, Lots 1-2 of Block l. On November 14, 2011, the PZB/TC reviewed and approved a gateway site development plan for this site. The proposed site plan and building permit application have been granted multiple extensions. The project architect, Revuelta Architecture International, as agent for the property owner, One Kane Concourse, LLC submitted revised plans for several modifications to the previously approved plans. The ground floor area has expanded toward the Kane Concourse Bridge to within 10' of the north property line. The addition of the balconies for the upper office floors. Some modifications to the exterior design of the building. Enclosed please find the previously and new proposed site plan and elevations. (Item #6)

***** *Staff Review:* The design meets the 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 9551 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

7. Regular Meeting - June 7, 2022
Regular Meeting - May 17, 2022
Regular Meeting - May 3, 2022
Regular Meeting - February 1, 2022
Regular Meeting - January 4, 2022

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
September 6, 2022

ITEM NUMBER: 1.

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 and April 7, 2022 (revisions), the Board approved the site plan for a new single-family home. The owner is proposing some architectural changes to the previously approved gazebo structure, pool deck and driveway. Enclosed please find the previously approved and new proposed plans and elevation. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the 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 DRB Staff Report 10130 WBVD SFR Rev #2 Aug 2 2022
2.	GAD 10130 WBRD Dr Revised DRB 8.16.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: August 2nd, 2022

Subject: Single-Family Residence – New Home Under Construction – Revision #2
Rear Yard (Waterfront) Gazebo Structure & Pool Deck / Driveway Revision
10130 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000005 / SPR22-000004 / SPR22-000022
MMPA Acct. No.: 01-0702-1104

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the revised Site Development Plans (dated 7/22/22) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for revisions to previously approved plan for a waterfront gazebo & pool deck, and a related driveway revision at a new single-family home now under construction located at 10130 West Broadview Drive.

PROJECT DESCRIPTION & HISTORY / REQUESTED MODIFICATIONS

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 former Planning & Zoning Board (renamed Design Review Board on 11/30/21) reviewed the application on several occasions and finally approved the Site Development Plan on 7/20/21, 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 ongoing. In Jan. 2022 the contractor approached the Town with concepts for revisions to the approved plans. The Town staff determined the extent / nature of the proposed architectural changes was too substantial for staff to approve administratively per Sec. 5-23.1. On 2/16/22, the Town received an application to modify the previously approved Site Development Plans. The DRB approved those plan revisions on 4/07/22. Recently the contractor inquired about modifications to the rear yard (waterfront) gazebo & pool deck (expansion). Due to the amount of expansion the driveway is being reduced in size to meet the 40% open space requirement. The proposed revisions meet the min. Code requirements (setbacks / open space).

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, of "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.

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 former Planning & Zoning Board (now DRB) approved the new project on 7/20/21. The new home is now under construction. In April 2022 the Town's DRB approved some exterior architectural revisions to the original house design. Recently the contractor inquired about some additional modifications, including alterations to the rear yard (waterfront) gazebo & pool deck (expansion). Due to the amount of expansion the driveway is being reduced in size by 232 sq. ft. to meet the 40% open space requirement.

A building permit application was filed and issued. The home is now under construction. As is customary a few minor refinements were submitted and processed by staff through the building permit process, as those items did not alter the design appearance of the house / site. Code Section 5-23.1(c) relates to changes made to plans previously approved by the Design Review Board (DRB). The Code / Resolution #1077 specifies the types of changes that the DRB must approve and what the staff can administratively approve. Also, Sec. 23-12(15)(iii) requires the DRB to review and approve several types of accessory structures including gazebos. Minimum setbacks are specified (5' from side / rear lot lines) and pervious landscaped areas must be maintained to meet minimum requirements. Due to the extent of the gazebo changes and Code language – and since the DRB had already approved a specific gazebo design – staff believes the DRB must review / approve this revision to the gazebo / pool deck area in the rear yard near the Biscayne Bay waterfront. The driveway revision is necessary to meet the 40% open space.

MMPA has confirmed the revised plans meet the Town's setback and open space minimum requirements. The project architect, Florida Architectural Services, Inc., as agent for the property owner (M/M Michael Gad), has submitted plan revisions for the gazebo / deck / driveway.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The revised Site Development Plans submitted to the Town for revisions to the previously approved plans for a waterfront gazebo, pool decking and related driveway changes to be installed at a new single-family home now under construction located at 10130 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements.

The following condition of approval is recommended:

1) This approval is based on the plans prepared by Florida Architectural Services, Inc. dated July 22nd, 2022, with any 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.

PROPOSED GAZEBO & DRIVEWAY CHANGES FOR MR. & MS. GAD RESIDENCE

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE, PROPERTY OF ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE CONSENT OF THE ARCHITECT. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

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, FLORIDAC 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, 7th EDITION.
   C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
   D. NATIONAL ELECTRICAL CODE, OSHA 4 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 PRECEDENT 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 INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL ITEMIZATION 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. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
7. ALL WORK COMPLETED OF 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 WORKMEN'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 MANUFACTURES LABELS.
13. ALL COLORS SHALL BY 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 BY 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 AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSES 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 MANUFACTURES OR INDUSTRIES 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 BY 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 ADDITIONS, 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 4 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 BY CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AN SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 150 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO1 OR BETTER IN "GRADES 4 STANDARDS FOR NURSERY PLANTS" PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
23. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

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

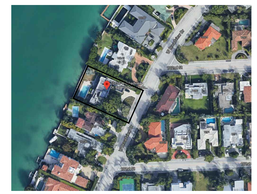
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

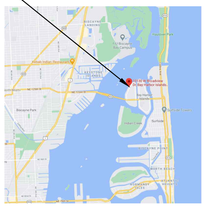
FLOOD LEGEND

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
PANEL DATE: 09/11/2009
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD 1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): +8.67' NGVD
COMMUNITY NUMBER: 120635
BENCHMARK: A-17TMDCO
ELEVATION: 7.67
HIGHEST CROWN OF ROAD : 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

REQUIRED/PROVIDE FINISH FLOOD ELEVATION:
8.67 NGVD (FEMA) + 1' FREE BOARD = 9.67' NGVD
LOWEST ELEVATION OF EQUIPMENT : 9'-8" NGVD

LOCATION OF PROJECT





LOCATION MAP
N.T.S.

ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT
LAND USE : LOW DENSITY RESIDENCE
LOT AREA 19,688 SF. Ø.45 ACRES
LOT FRONTAGE: 112'-6"
OCCUPANCY TYPE II A
OCCUPANCY LOAD:200 SF PER PERSON

SETBACKS:	REQUIRED	PROVIDED
FRONT (STREET FRONTAGE)	25'-0"	25'-0"
REAR (WATER FRONT)	40'-0"	40'-0"
FROM OUTSIDE BULKHEAD WALL (LOTS 23 , LOTS 29-35)		
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

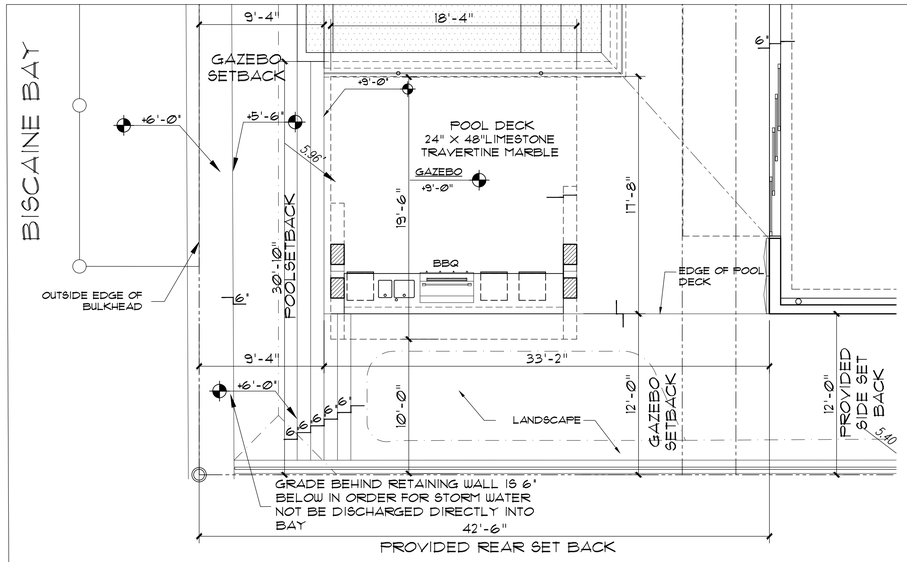
AREA CALCULATIONS:
LOT AREA:19,688 SF
MINIMUM FLOOR AREA 13,125 SF
(LOT 36 THRU 108)

OPEN SPACE REQUIREMENTS		
LOT PERVIOUS AREA	(40%) 7,875 SF.	(39.9%) 7,867 SF.
FRONT YARD OPEN SPACE (25 FT. X 112.5 FT. = 2,812 • 50% = 1,406 SF MIN.	(50%) 1,406 SF.	(78%) 2,196 SF.
LOT IMPERVIOUS AREA	(60%) 11,813 SF.	(59.29%) 11,674 SF.

BUILDING AREAS UNDER A/C:	
GROUND FLOOR A/C AREA	5,308 SF.
SECOND FLOOR A/C AREA	4,0000 SF.
TOTAL A/C AREA	9,308 SF.

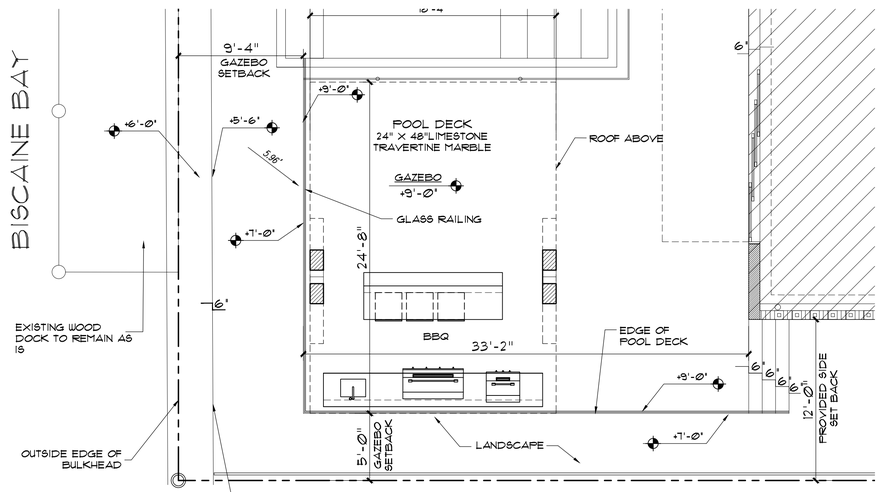
SECOND STORY VOLUME (BUILDING RESTRICTION)
NO TO EXCEED 80 %

GROUND FLOOR AREA (GROUND FLOOR AC + GARAGE)	6,508 SF.	
SECOND FLOOR 80 % OF FIRST FLOOR 6,508 X 80% =	5,206 SF.	78.9% 82.04 SF.



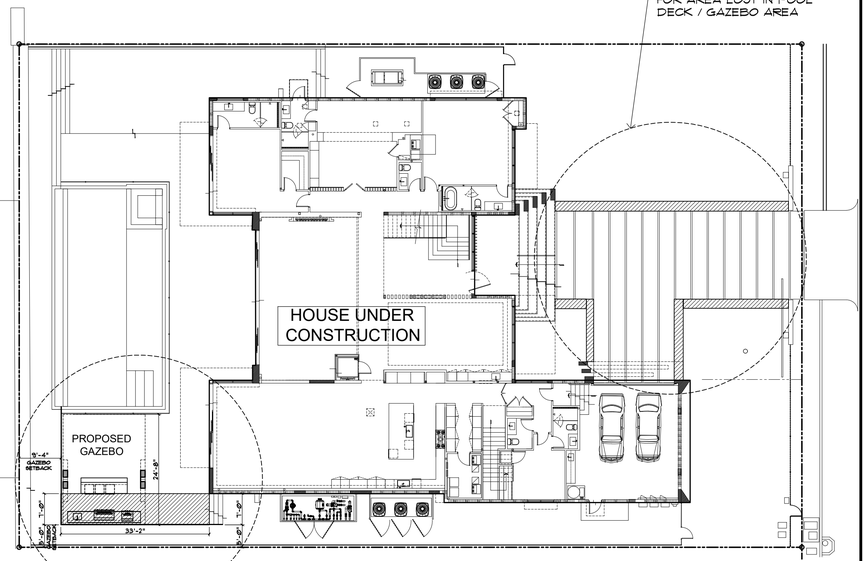
APPROVED GAZEBO

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



PROPOSED GAZEBO

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



SCOPE OF WORK:
1) EXTENDED GAZEBO ROOF 5FT TOWARDS S FT. SOUTH
2) EXTENDED GAZEBO FLOOR & POOL DECK 7 FT. SOUTH.
3) LOST 232 SF. OF PERVIOUS.

SITE PLAN

SCALE:1"=10'

REVISIONS	BY:
1	
2	
3	
4	
5	

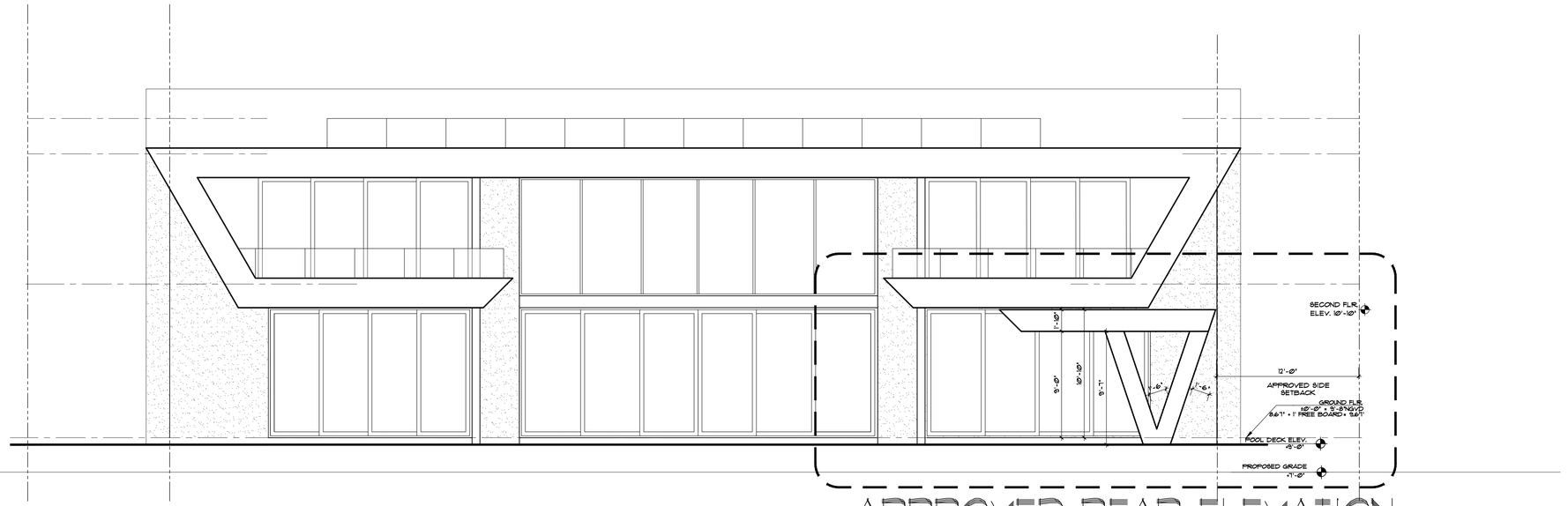
PROPOSED GAZEBO FOR
FOR: MR. & MRS GAD
RESIDENCE
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 13-2227-020-4320

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	DS
DATE	JULY 20, 2021
SCALE	AS SHOW
JOB NO.	GAD RESIDENCE
SHEET NO.	A-1
	OF 5 SHEETS
	COLOR ORIGINAL

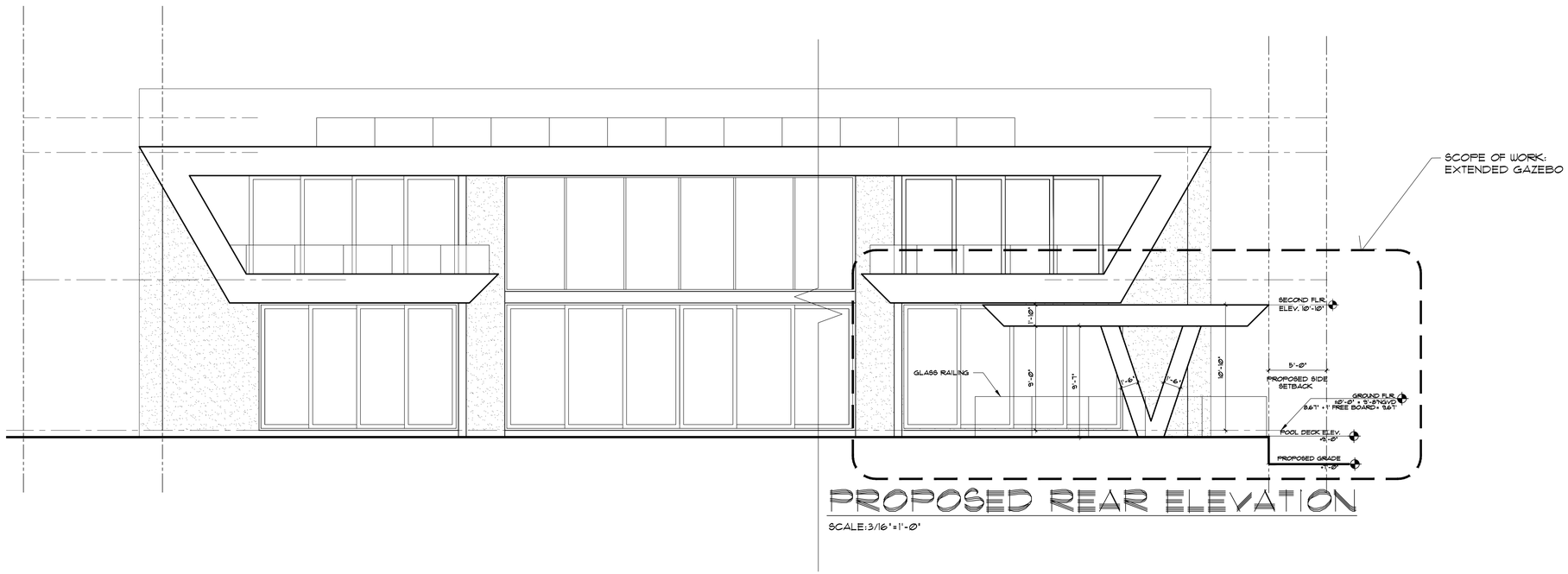
STATE OF FLORIDA
DANIEL SOROGON
#. 10.418
REGISTERED ARCHITECT

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APPROVED REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

STATE OF FLORIDA
DANIEL SORGON
#. 10.418
REGISTERED ARCHITECT

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED GAZEBO FOR
FOR: MR. & MRS GAD
RESIDENCE
10350 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO #13-2271-021-4310

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	DS
DATE	JULY 20, 2021
SCALE	3/16" = 1'-0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A-2
	OF 12 SHEETS
	COLOR ORIGINAL

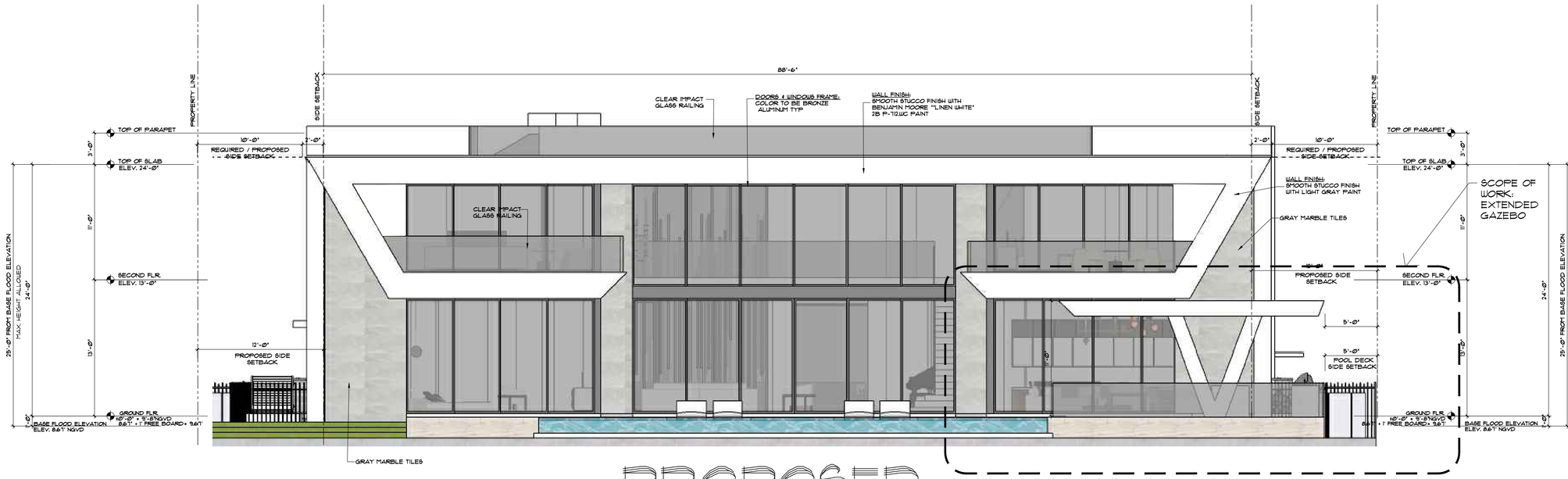
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APPROVED

REAR ELEVATION (WEST)

SCALE 3/16" = 1' - 0"



PROPOSED

REAR ELEVATION (WEST)

SCALE 3/16" = 1' - 0"

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED GAZEBO FOR
FOR: MR. & MRS GAD
RESIDENCE
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-002-4320

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

STATE OF FLORIDA DANIEL SOROGON # 10.418 REGISTERED ARCHITECT

DRAWN	BB / CB
CHECKED	DS
DATE	JULY 20, 2021
SCALE	3/16"=1'-0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A-3
	OF 12 SHEETS
COLOR ORIGINAL	

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NORTH PROPERTY

SUBJECT PROPERTY

APPROVED

SOUTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

PROPOSED

SOUTH PROPERTY

STATE OF FLORIDA
DANIEL SOROGON
#. 10.418
REGISTERED ARCHITECT

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED GAZEBO FOR
FOR: MR. & MRS GAD
RESIDENCE
9950 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-021-4310

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: DS
DATE: JULY 20, 2021
SCALE:
JOB NO.: GAD RESIDENCE
SHEET NO.: A-4
OF 12 SHEETS
COLOR ORIGINAL

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FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT

LIGHT GRAY MARBLE TILE

CLEAR IMPACT
GLASS RAILINGS





2'X4' TRAVERTINE
MARBLE SLABS



INFINITY POOL OVER
MOSAIC TILE



BRONZE ALUMINUM
WINDOWS/DOORS



CALACATTA QUARTZ

APPROVED

FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT

LIGHT GRAY MARBLE TILE

CLEAR IMPACT
GLASS RAILINGS





2'X4' TRAVERTINE
MARBLE SLABS



INFINITY POOL OVER
MOSAIC TILE



BRONZE ALUMINUM
WINDOWS/DOORS



CALACATTA QUARTZ

PROPOSED

REVISIONS	BY:
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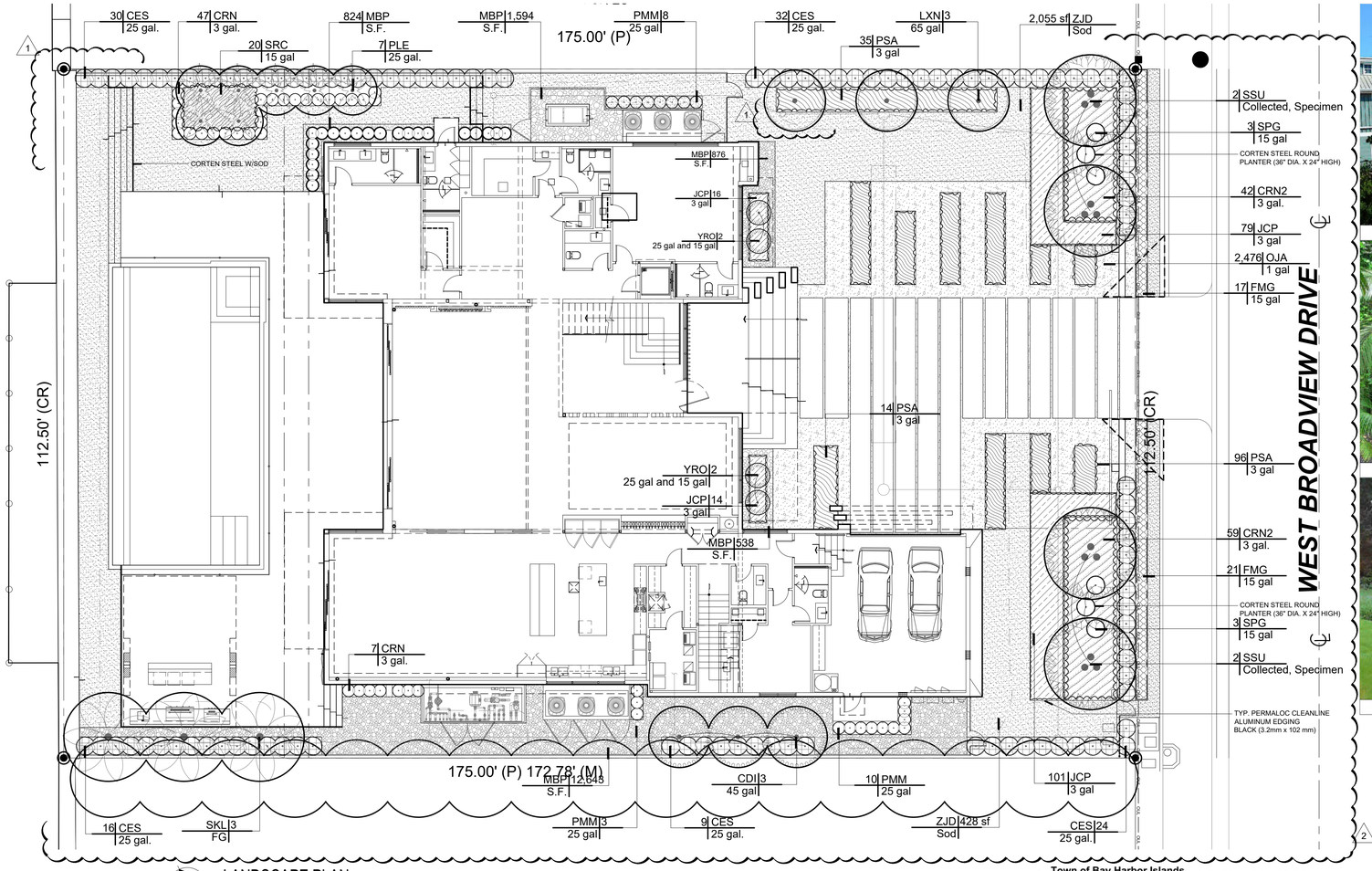
PROPOSED GAZEBO FOR
FOR: MR. & MRS GAD
RESIDENCE
1950 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-021-4310

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	DS
DATE	JULY 20, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	A-5
	OF 12 SHEETS
COLOR ORIGINAL	

STATE OF FLORIDA
DANIEL SOROGON
10.418
REGISTERED ARCHITECT

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LANDSCAPE PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CDI	3	Coccoloba diversifolia	Pigeon Plum	45 gal	2"	12`-14` OA	5`	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2
LXN	3	Lagerstroemia x `Natchez`	White Crape Myrtle	65 gal	3"	12`-14` OA	6`-8`	Drought Tolerant / Listed in the Miami Dade Landscape Manual / Standard - 4` CT
SSU	4	Senna surattensis	Glaucous Cassia	Collected, Specimen	8"	18`-20` OA	12`	Town's Street Tree Master Plan - Drought Tolerant

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
PLE	7	Ptychosperma elegans	Alexander Palm	25 gal.	2.5"	10` - 12` OA	8`	Miami-Dade Landscape Manual - Single -
SKL	3	Satakentia liukiuensis	Satake Palm	FG	8"	8` GW		Thick Shaft

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
CRN	54	Clusia rosea `Nana`	Dwarf Pitch Apple	3 gal.	2`	1.5`		Florida Native - Miami-Dade Landscape Manual
CES	111	Conocarpus erectus `Sericeus`	Silver Buttonwood	25 gal.	5` OA	3`		Florida Native - Miami-Dade Landscape Manual
PMM	21	Podocarpus macrophyllus `Maki`	Shrubby Yew	25 gal	6`-7` OA	2`		
SPG	6	Syzygium paniculatum `Globulus`	Eugenia Globulus - Topiary Sphere	15 gal	3`	3`	As Shown	
YRO	4	Yucca rostrata	Beaked Yucca	25 gal and 15 gal	5`-6` OA	4`		

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	WEIGHT	SPACING	REMARKS
CRN2	101	Clusia rosea `Nana`	Dwarf Pitch Apple	3 gal.	2`	1.5`		24" o.c.	Florida Native - Miami-Dade Landscape Manual
FMG	38	Ficus microcarpa `Green Island`	Green Island Ficus	15 gal	3`	3`	As Shown	24" o.c.	
JCP	210	Juniperus chinensis `Parsonii`	Parsoni Juniper	3 gal	1.5` OA	1.5`		18" o.c.	
PSA	145	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3 gal	2`	2`		24" o.c.	Drought Tolerant - Miami-Dade Landscape Manual
SRC	20	Serenoa repens `Cinerea`	Silver Saw Palmetto	15 gal	2`	2`		24" o.c.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
MBP	16,475	Mexican Black Pebbles	Black Pebbles 1"-3"	S.F.			3" o.c.	
OJA	2,476	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	8" o.c.	
ZJD	2,483 sf	Zoysia japonica `Diamond`	Korean Grass	Sod				6" Sand beneath

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	6
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	6
7. Street Trees Required: Linear street frontage 112.50' / 35 = 3.21	3	4

B. Shrubs Required**

	Required	Provided
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	196
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	165
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	165

C. Maximum Lawn Area Allowed***

50% of Net Lot Area	9,844 (Max)	2,483

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)



TYP. PERMALOC CLEAN LINE ALUMINUM EDGING BLACK (3.2mm x 102 mm)

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC

www.alllandscapedata.net & .com

Ph: 305.303.7059

REVISIONS	BY:
1 City Comments	3-09-22
2 City Comments	7-22-22
3	
4	
5	

PROPOSED RESIDENCE FOR: MR. & MRS GAD

10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

FOLIO #13-2227-001-4310

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

DRAWN JV

CHECKED DL

DATE MARCH 19, 2021

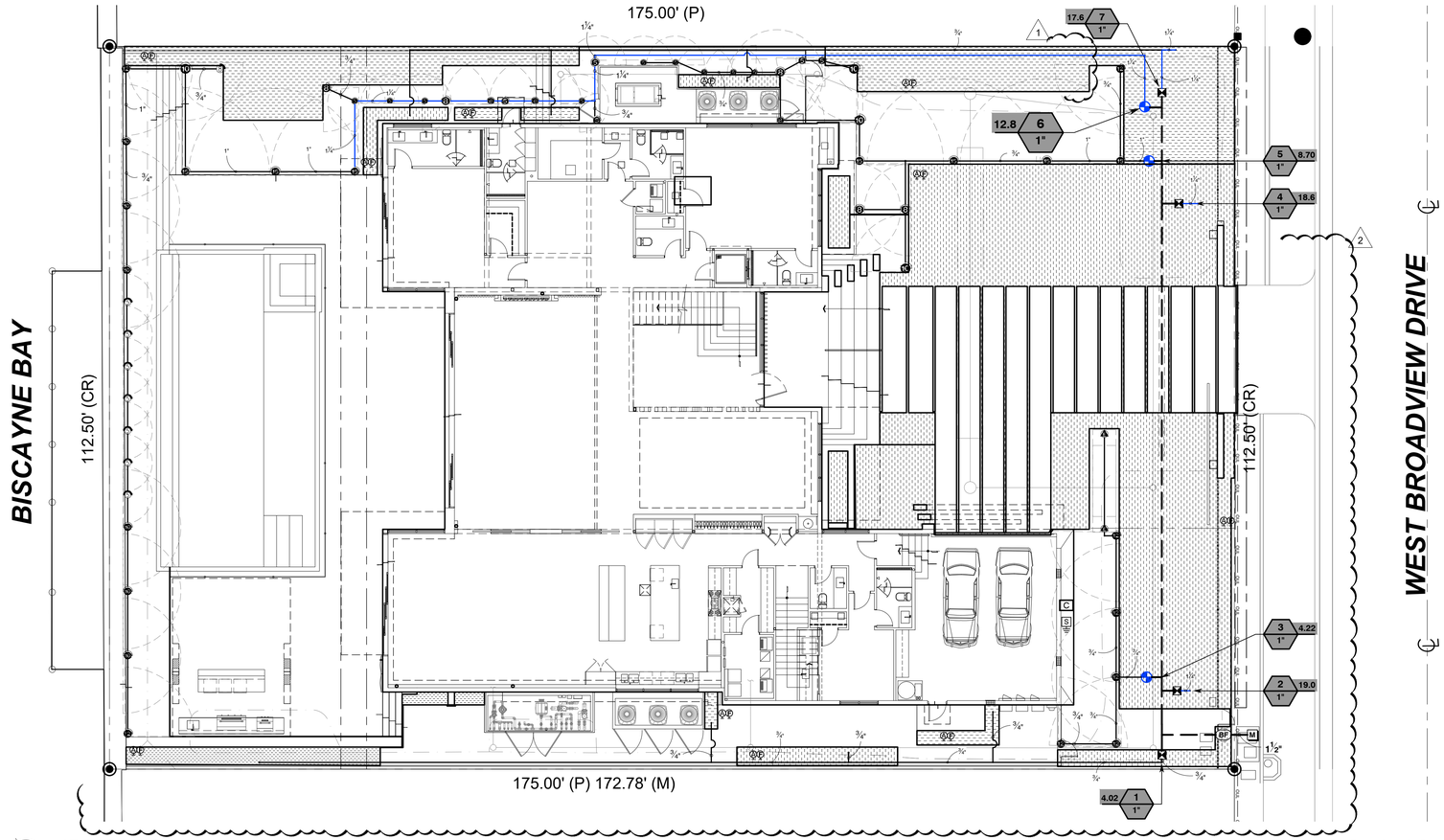
SCALE

JOB NO. GAD RESIDENCE

SHEET NO. L100 OF 6 SHEETS

COLOR ORIGINAL

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IRRIGATION PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

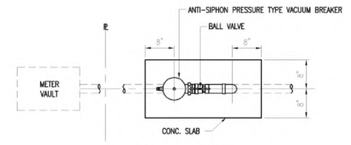
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

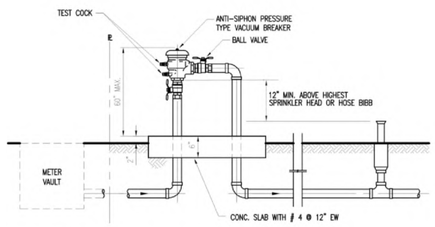
THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

1 IRRIGATION NOTES
SCALE: NTS



PLAN VIEW



2 VACUUM BREAKER
N.T.S.

NOTES:

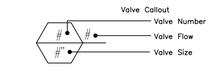
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	14	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	10	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
2SST 4EST 4CST 4SST 4S-SST 9SST	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-12LP-PC 5 Series Shrub Spray, 12" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
Q T H TT TQ F	Toro 570Z-12LP-PC 8 Series Shrub Spray, 12" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	4
F	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	11
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	11
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	3,744 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro P220-27-0 GLOBE 1" Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	3
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 80 3/4"	604.9 l.f.
	Irrigation Lateral Line: PVC Schedule 80 1"	81.9 l.f.
	Irrigation Lateral Line: PVC Schedule 80 1 1/4"	163.0 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	129.2 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	26.4 l.f.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-PRF	1"	Area for Dripline	4.02	31.8	25.67	29.08	1.52 in/h
2	Rain Bird XCZ-100-PRF	1"	Area for Dripline	18.98	24.2	35.57	41.93	1.52 in/h
3	Toro P220-27-0 GLOBE	1"	Turf Spray	4.22	19.7	34.29	37.71	0.99 in/h
4	Rain Bird XCZ-100-PRF	1"	Area for Dripline	18.57	96.1	35.6	42.66	1.52 in/h
5	Toro P220-27-0 GLOBE	1"	Turf Spray	8.70	102.1	36.2	40.55	0.86 in/h
6	Toro P220-27-0 GLOBE	1"	Turf Spray	12.78	111.1	39.68	44.94	0.82 in/h
7	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.58	110.7	36.24	43.04	1.52 in/h
	Common Wire				129.2			

DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

REVISIONS	BY:
1 City Comments	3-09-22
2 City Comments	7-22-22
3	
4	
5	

PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

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	JV
CHECKED	DL
DATE	MARCH 19, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	IR100
	OF 6 SHEETS
COLOR ORIGINAL	

GENERAL REVEGETATION

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. HAS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING, AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR FOR THE CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH PERSPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL, AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL FURNISH SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE SURVEYOR.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:

   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

   H. UTILITY PIPELINE TIES HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

1

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING. NO FILTER FABRIC SHALL BE USED TO PREVENT SEDIMENT INTRUSION IN PROPOSED OR EXISTING DROP STRUCTURES.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15-FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE INDICATED ON THE DRAWINGS. A) 4" DIAMETER = TC 54; B) TWO 3" DIAMETER = TC 53

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 1 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED OFF SITE TO LEGALLY DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN CONSTRUCTED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES IN AWAY FROM STRUCTURES AT A MINIMUM OF .5-INCH PER FOOT FOR 10-FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64), AND ANY ADDITIONAL LOCAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE AND PROPER STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO

   THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE

   CONSTRUCTION DOCUMENTS. FOR CONSTRUCTED SIDE SLOPES OF THE FINISHED POND, THE REQUIREMENTS SET IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN TWO (2) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL

   BACKFILLING. MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILL IN THE PIPELINE TRENCH; D) ONE TEST PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF EMBANKMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER

   POSSIBLE.

   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SW, SP;

      UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7; AS ASTM D2487 CLASSIFICATION GC, SC, ML,

      MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED

   BY THE ENGINEER IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP

   EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA

   REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES

    A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.

12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

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

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

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

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

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

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

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

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

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

0. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

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

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

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

6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

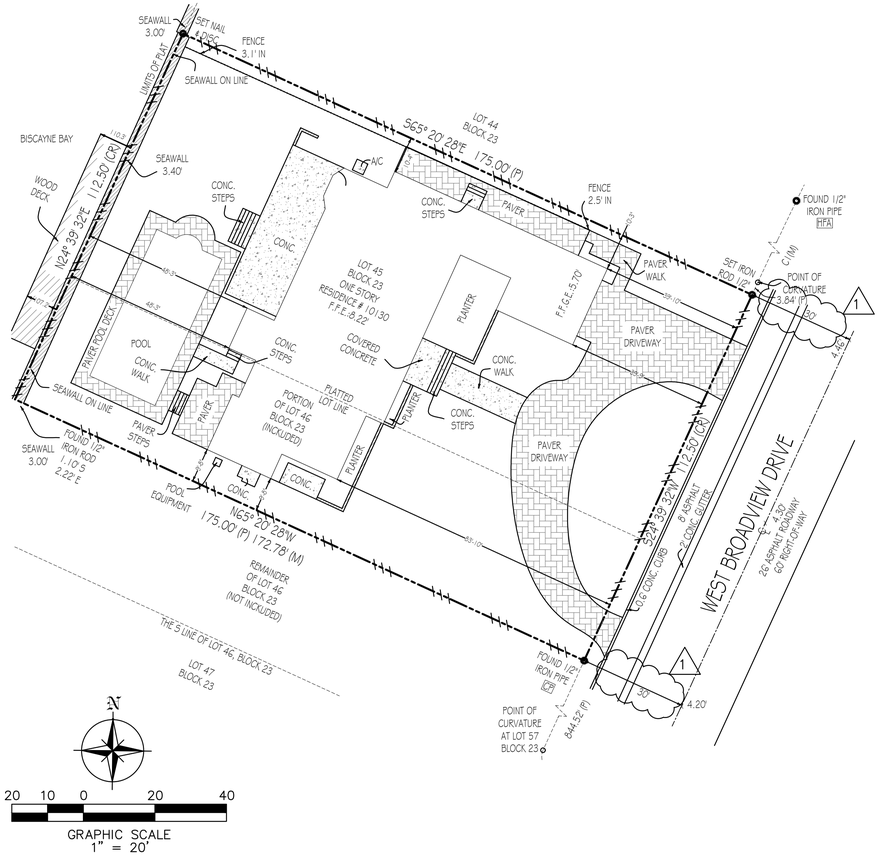
WASHING AREAS

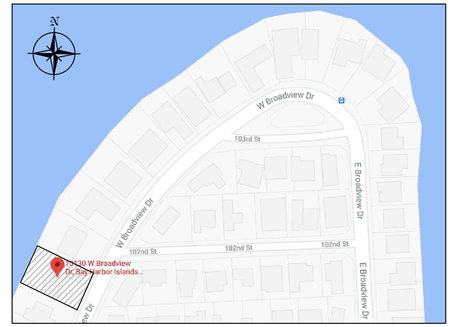
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

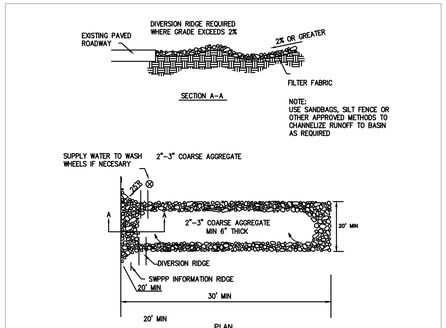
PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE



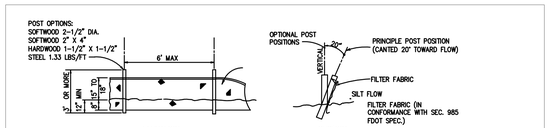


LOCATION MAP
N.T.S.

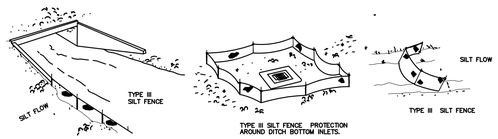


NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL CLEANED PRIOR TO ENTRANCE ONTO PUBLICS RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

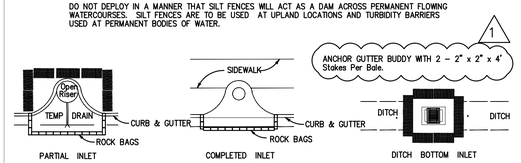


TYPE III SILT FENCE
N.T.S.



SILT FENCE DETAIL

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

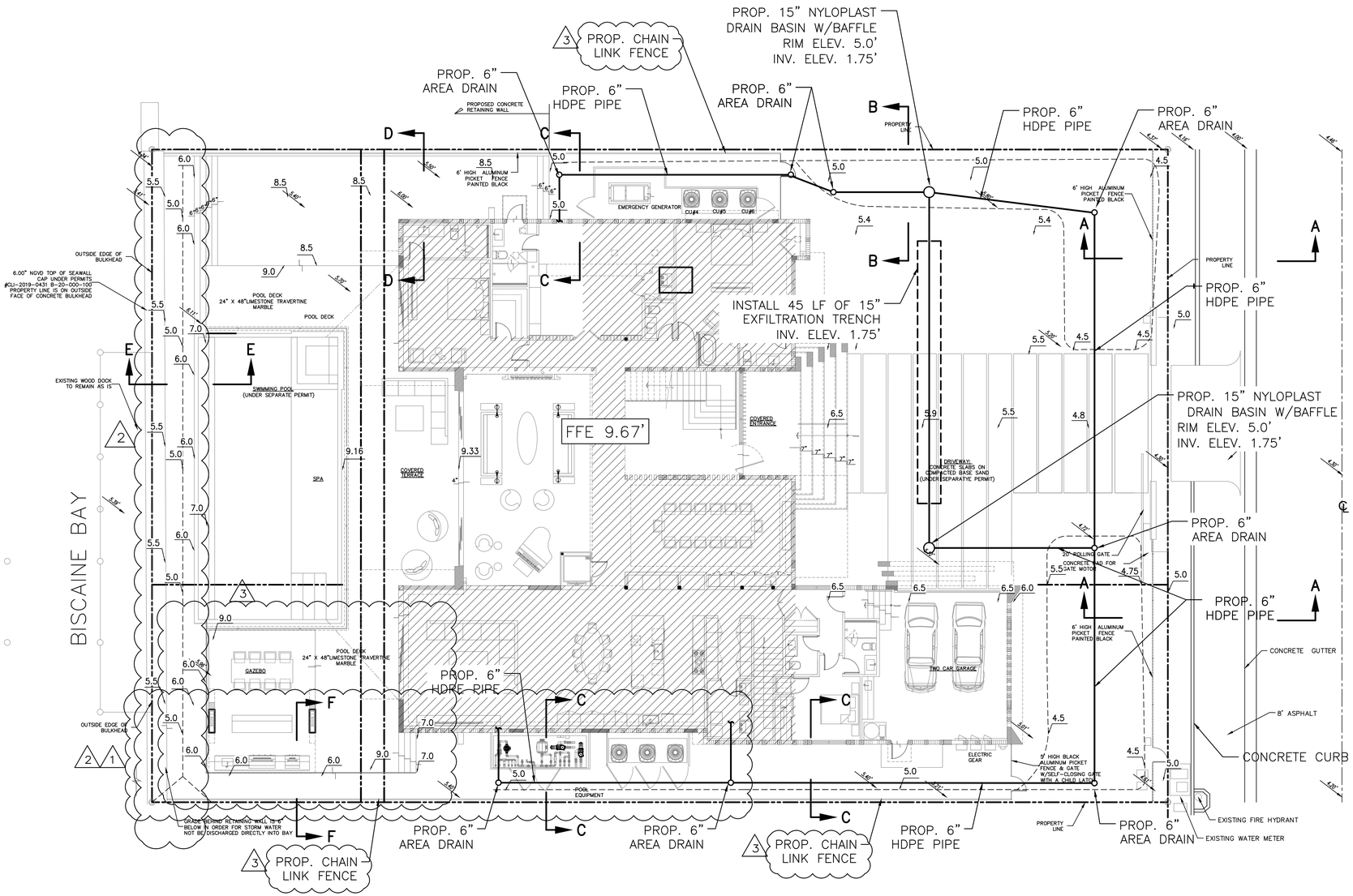
REVISIONS	BY:
1	
2 10/20/2021	J.S.
3	
4	
5	

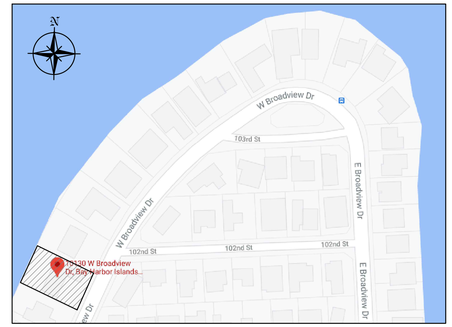
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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
J.JANSE
CHECKED
JORGE SZAUER
DATE
MARCH, 2021
SCALE
AS SHOWN
JOB NO.

EROSION CONTROL PLAN
C-02



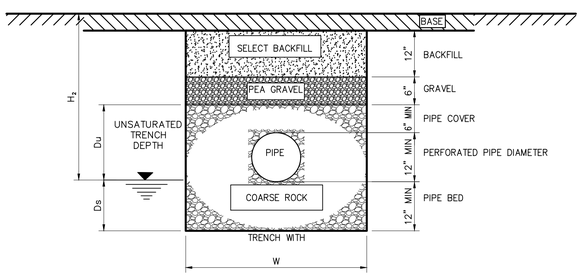


LOCATION MAP
N.T.S.

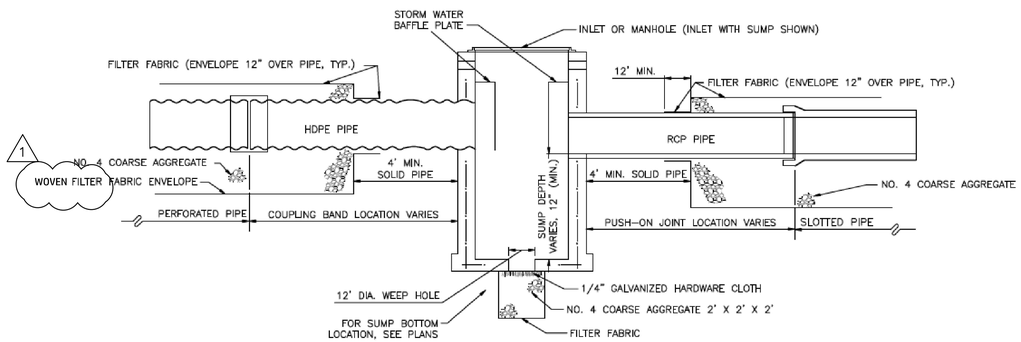
LEGEND

- PROPERTY LINE
- 4.50 EXISTING ELEVATION
- 7.35 PROP. GRADING ELEVATION
- GRASS
- SECOND FLOOR ABOVE

GRAPHIC SCALE
1" = 10'



EXFILTRATION TRENCH SECTION
NOT TO SCALE



LONGITUDINAL CROSS SECTION
NOT TO SCALE

REVISIONS		BY:
1	09/14/2021	J.S.
2	03/07/2022	J.S.
3	07/19/2022	J.S.
4		
5		

PROPOSED RESIDENCE FOR MICHAEL GAD
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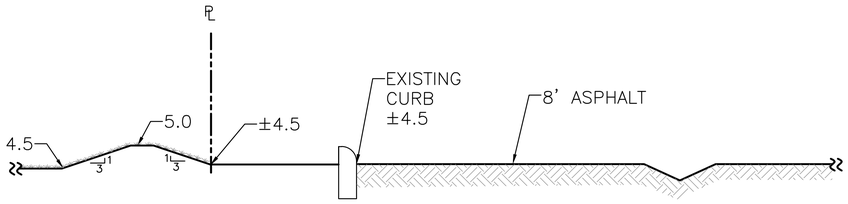
Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

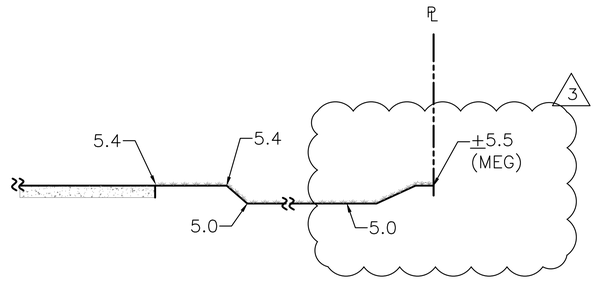
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CHECKED	JORGE SZAUER
DATE	MARCH, 2021
SCALE	AS SHOWN
JOB NO.	

PAVING, GRADING & DRAINAGE

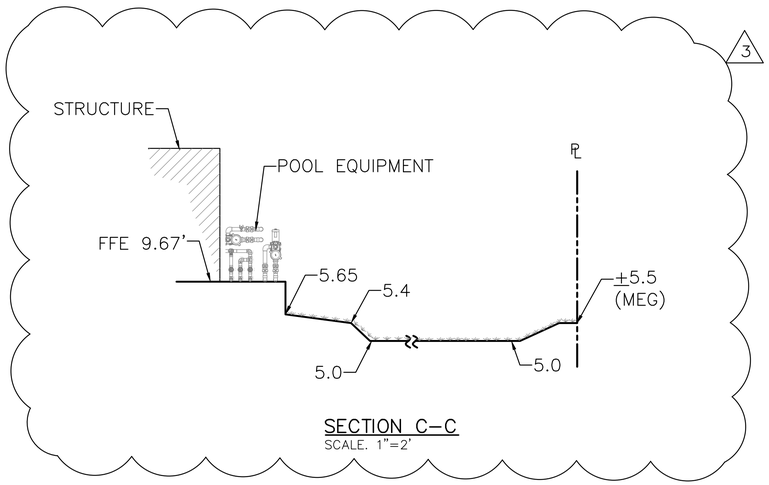
C-03



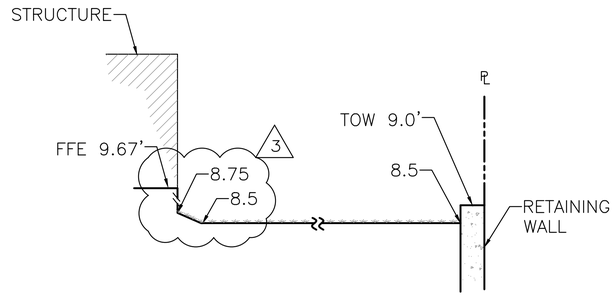
SECTION A–A
SCALE. 1"=2'



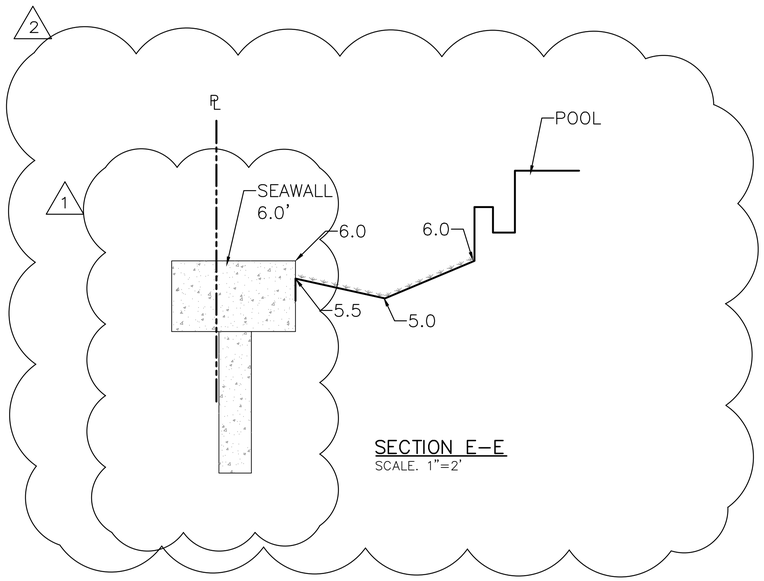
SECTION B–B
SCALE. 1"=2'



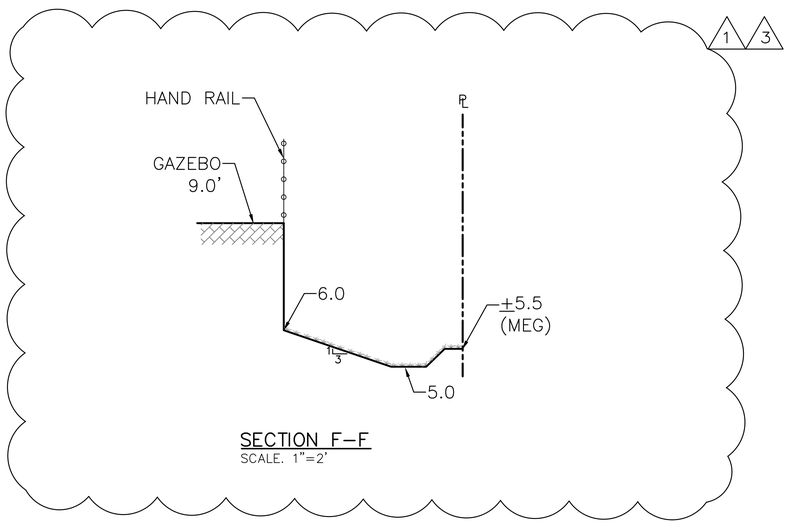
SECTION C–C
SCALE. 1"=2'



SECTION D–D
SCALE. 1"=2'



SECTION E–E
SCALE. 1"=2'



SECTION F–F
SCALE. 1"=2'

REVISIONS		BY:
1	09/14/2021	J.S.
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4		
5		

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architect / planner

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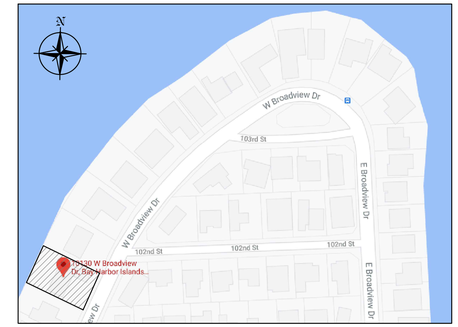
JORGE SZAUER
FLA. REG. P.E. # 62579

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CHECKED	JORGE SZAUER
DATE	MARCH, 2021
SCALE	AS SHOWN
JOB NO.	

PAVING, GRADING & DRAINAGE SECTIONS
C-04

10 5 0 10 20

GRAPHIC SCALE
1" = 10'



LOCATION MAP
N.T.S.

BISCAINE BAY

WEST BROADVIEW DRIVE

PROPOSED CONCRETE RETAINING WALL

6' HIGH ALUMINUM PICKET FENCE PAINTED BLACK

EMERGENCY GENERATOR

OUTSIDE EDGE OF BULKHEAD

0" NGVD TOP OF SEAWALL CAP UNDER PERMITS 019-0431 B-20-000-100 PERTY LINE IS ON OUTSIDE OF CONCRETE BULKHEAD

POOL DECK
24" X 48" LIMESTONE TRAVERTINE MARBLE

POOL DECK

SWIMMING POOL
(UNDER SEPARATE PERMIT)

EXISTING WOOD DOCK TO REMAIN AS IS

SPA

COVERED TERRACE

COVERED ENTRANCE

DRIVEWAY:
CONCRETE SLABS ON COMPACTED BASE SAND
(UNDER SEPARATE PERMIT)

GAZEBO

POOL DECK
24" X 48" LIMESTONE TRAVERTINE MARBLE

TWO CAR GARAGE

ELECTRIC GEAR

POOL EQUIPMENT

OUTSIDE EDGE OF BULKHEAD

GRADE BEHIND RETAINING WALL IS 6" BELOW IN ORDER FOR STORM WATER NOT BE DISCHARGED DIRECTLY INTO BAY

SEE PLUMBING PLANS FOR CONTINUATION

PROPERTY LINE

EXISTING C.O. TO REMAIN (CONTRACTOR TO FIELD VERIFY LOCATION)

EXISTING SEWER LATERAL TO REMAIN (CONTRACTOR TO FIELD VERIFY LOCATION)

6' HIGH ALUMINUM PICKET FENCE PAINTED BLACK

PROPERTY LINE

EXISTING SANITARY SEWER

SOLID PAVEMENT IN RIGHT OF WAY

20' ROLLING GATE

CONCRETE PAD FOR GATE MOTOR

6' HIGH ALUMINUM PICKET FENCE PAINTED BLACK

CONCRETE GUTTER

8' ASPHALT

5' HIGH BLACK ALUMINUM PICKET FENCE & GATE W/SELF-CLOSING GATE WITH A CHILD LATCH

PROPERTY LINE

SEE PLUMBING PLANS FOR CONTINUATION

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING WATER METER TO REMAIN

PROP 1-1/2" POTABLE SERVICE BFP

LEGEND

- PROPERTY LINE
- GRASS
- SECOND FLOOR ABOVE

REVISIONS	BY:
1	
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PROPOSED RESIDENCE FOR MICHAEL GAD
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FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
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Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

DRAWN J.JANSE
CHECKED JORGE SZAUER
DATE MARCH, 2021
SCALE AS SHOWN
JOB NO.

UTILITIES

C-05

AGENDA ITEM REPORT
September 6, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new single-family home for "Joseph Weingarten & Ruth Levitas" located at 10221 East Broadview Drive, Lot 26 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 3,261 sq. ft. single-story home (built in 1952) will be demolished and replaced with a new two-story 6,412 sq. ft. home. The residence will have 6 bedrooms, 5 full baths, 2 1/2 baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #2)

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 10221 EBVD SFR DRB Staff Report June 29 2022
2.	10221 E Broadview DRB Set 8.16.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: June 29th, 2022

Subject: Single-Family Residence – New Construction
10221 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR22-000011
MMPA Acct. No.: 01-0702-1131

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated 6/20/22) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 10221 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10221 East Broadview Drive
Legal Description: Lot 26 of 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, Affiniti, Architects as agent for the property owners, Joseph Weingarten and Ruth Levitas, has submitted an application to construct a new single-family residence on a waterfront lot located at 10221 East Broadview Drive. The existing 3,261 sq. ft. one-story home (built in 1952+/-) will be demolished and replaced with a new two-story 6,412 sq. ft. home that has 6 bedrooms / 5 full baths, 2 ½ bath and a two (2) car garage. The site fronts directly onto the Bay Harbor Waterway.

This proposed new home has a more traditional design oriented toward a waterfront outdoor living area with pool and covered loggia. The project architect describes the architectural style as having "Regency" design features (a later period of Georgian style architecture). The overall height of the proposed structure is 22'-8"' above the current FEMA Base Flood Elevation (BFE) + 1' FBC freeboard, which complies with the 25' maximum height allowance. The proposed landscaping design exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

In early May 2022 the applicant submitted an initial set of design plans that was reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning Code sections apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING - The site will not require re-platting. The site is comprised of one single platted lot.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 10221 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the plans prepared by Affiniti Architects with a last revision date of June 20th, 2022, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

10221 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL.







ZONING DATA

LAND USE:	RESIDENTIAL LOW DENSITY (0-6- DUA)	
ZONING:		RD
LOT SIZE		11,250 S.F. 0.258 ACRES
SETBACKS FOR HOUSE:	REQUIRED	PROPOSED
FRONT:	25'-0"	25'-0"
SIDE:	10'-0"	10'-0"
REAR:	25'-0"	25'-0"
SETBACKS FOR POOL:	REQUIRED	PROPOSED
REAR:	5'-0"	7'-5"
SIDE:	10'-0" & 14'-10"	10'-0" & 25'-0"
PARKING	REQUIRED	PROPOSED
PARKING SPACES PROVIDED	2	5
PARKING SPACES IN GARAGE		2
PARKING SPACES IN DRIVEWAY		3
SQUARE FOOTAGE OF RESIDENCE:		6,412 S.F.
FIRST FLOOR A.C. SPACE		2,923 S.F.
FIRST FLOOR COVERED LOGGIA		302 S.F.
GARAGE AREA		522 S.F.
FIRST FLOOR COVERED ENTRY		61 S.F.
TOTAL FIRST FLOOR AREA		3,808 S.F.
SECOND FLOOR A.C. SPACE		2,604 S.F.
TOTAL SECOND FLOOR AREA		2,604 S.F.
ALLOWABLE SECOND FLOOR AREA:	REQUIRED 80% MAX	PROPOSED 68%
DRIVEWAY WIDTHS	20'-0" MAX	19'-8"

IMPERVIOUS CALCULATIONS

TOTAL LOT AREA:	11,250 S.F.
RESIDENCE FOOTPRINT:	3,808 S.F.
POOL/POOL DECK :	1,441 S.F.
WALKWAYS & DRIVEWAY:	846 S.F.
CONCRETE PADS/STEPS :	237 S.F.
WALL :	228 S.F.
TOTAL :	6,560 S.F. 58% (60% MAXIMUM)

PERVIOUS CALCULATIONS

TOTAL LOT AREA:	11,250 S.F.
GREENSPACE:	4,690 S.F.
TOTAL:	42% (40% MINIMUM)

FRONT YARD PERVIOUS & IMPERVIOUS CALCULATIONS

FRONT YARD AREA:	1,875 S.F.
IMPERVIOUS FRONT YARD AREA:	705 S.F. 38% (50% MAXIMUM)
PERVIOUS FRONT YARD GREENSPACE:	1,170 S.F. 62% (50% MINIMUM)

FLOOD LEGEND

FEMA FLOOD ELEVATION	+8.00 NGVD
FLOOD ZONE	AE-8.0'
FINISHED FIRST FLOOR ELEVATION	+9.00' NGVD FEMA +1' AS MANDATED BY THE STATE
LOWEST ELEVATION OF EQUIPMENT	+9.00' NGVD
HIGHEST CROWN OF ROAD	+4.18' NGVD
LOWEST ADJ. GRADE ELEV.	+4.00' - NGVD
HIGHEST ADJ. GRADE ELEV.	+6.12' - NGVD
FIRM MAP NUMBER	120637 - 0114L

AREA CALCULATIONS

FIRST FLOOR A/C	2,923 SQ. FT.
SECOND FLOOR A/C	2,604 SQ. FT.
TOTAL A/C	5,527 SQ. FT.
GARAGE	522 SQ. FT.
COVERED ENTRY	61 SQ. FT.
COVERED LOGGIA	302 SQ. FT.
TOTAL NON A/C	885 SQ. FT.
TOTAL	6,412 SQ. FT.

NORTH



LEGAL DESCRIPTION

LOT 26, BLOCK 23, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

BUILDING HEIGHT

ALLOWED BLDG. HEIGHT:	35'-0"
PROVIDED BLDG. HEIGHT:	30'-8"

LOT COVERAGE

LOT AREA	11,250 S.F.
LOT COVERAGE ALLOWED, 40%	4,500 S.F.
LOT COVERAGE PROPOSED, 33.8%	3,808 S.F.

SHEET INDEX

SHEET	DESCRIPTION	SHEET	DESCRIPTION
A0.0	COVER	L0.0	LANDSCAPE COVER SHEET
A0.1	EXISTING SITE PHOTOGRAPHS	L0.1	RENDERED LANDSCAPE PLAN
A0.2	AERIAL VIEWS	L1.0	LANDSCAPE PLAN
A1.0	SITE PLAN	L2.0	FRONT + REAR ELEVATIONS
A3.0	FIRST FLOOR PLAN	L2.1	SIDE ELEVATIONS
A3.1	SECOND FLOOR PLAN	L3.0	EXISTING TREE SURVEY + DISPOSITION PLAN
A4.0	ROOF PLAN	L4.0	LANDSCAPE LEGEND, PLANT LIST, NOTES + DETAILS
A5.0	WEST-FRONT AND SOUTH-RIGHT ELEVATIONS	L5.0	PLANT MATERIAL IMAGES
A5.1	EAST-REAR AND WEST-LEFT ELEVATIONS	L5.1	PLANT MATERIAL IMAGES
A5.2	WEST-FRONT AND SOUTH-RIGHT COLORED ELEVATIONS		
A5.3	EAST-REAR AND WEST-LEFT COLORED ELEVATIONS	C-2	PAVING, GRADING, AND DRAINAGE PLAN, & CALCS.
A5.4	FRONT PERSPECTIVE RENDERINGS & MATERAILS	C-2.1	PAVING AND DRAINAGE DETAILS
A5.5	REAR PERSPECTIVE RENDERING		
			SURVEY

CIVIL ENGINEER	LANDSCAPE ARCHITECT	BUILDER	CLIENT
ROSS ENGINEERING, INC. 17670 NW 78TH AVENUE SUITE 214 MIAMI, FL 33015 OFFICE: (786) 468-8304 FAX: (305) 392-1019	CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE 780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 OFFICE: (786) 536-2961	TBD	JOSEPH WEINGARTEN & RUTH LEVITAS

Project Number:
21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

PLANNING AND ZONING

Date	05/2/2022
Drawn | Checked	CP | LT
Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:



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A0.0



1 10221 E BROADVIEW N.T.S



2 10221 E BROADVIEW N.T.S



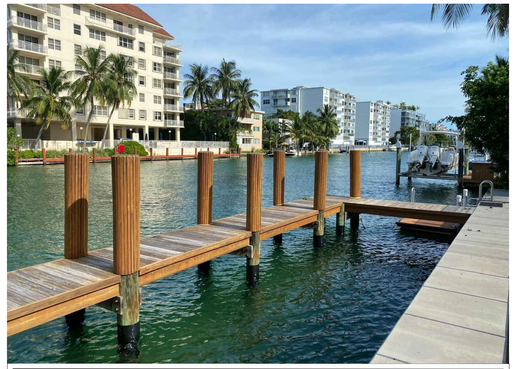
3 10221 E BROADVIEW N.T.S



4 10221 E BAY HARBOR N.T.S



5 10201 E BROADVIEW N.T.S



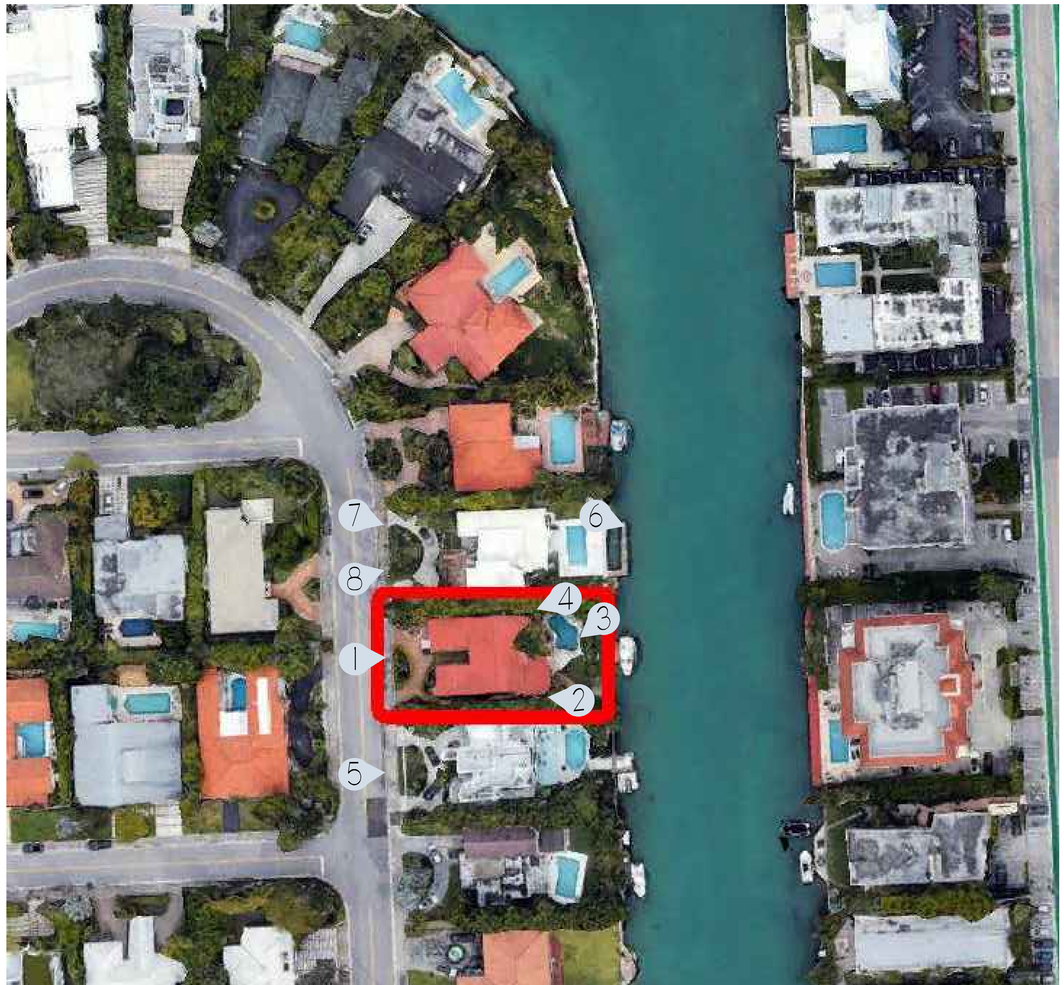
6 10241 E BROADVIEW N.T.S



7 10241 E BROADVIEW N.T.S



8 10241 E BROADVIEW N.T.S



SITE PHOTOGRAPHS N.T.S

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EAST (FRONT) AERIAL VIEW



SOUTH (LEFT) AERIAL VIEW



NORTH (RIGHT) AERIAL VIEW



WEST (REAR) AERIAL VIEW

AERIAL VIEWS
N.T.S

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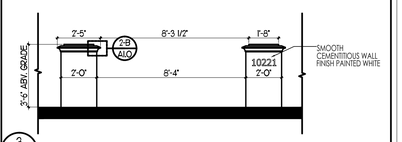
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MAILBOX



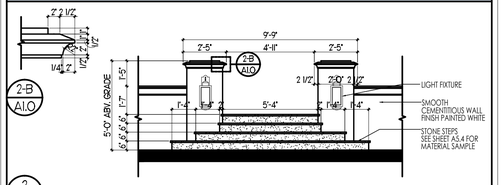
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FRONT ENTRY GATE DETAIL



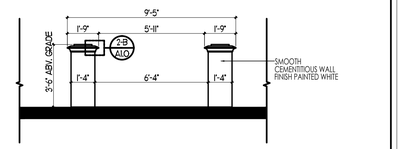
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ENTRY WALL DETAIL



2 A1.0

DRIVEWAY SIDE ENTRY GATE DETAIL



1 A1.0

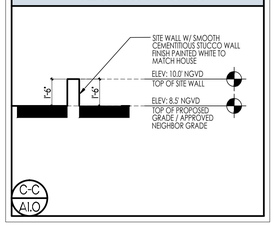
NORTH

NORTH

LEGAL DESCRIPTION

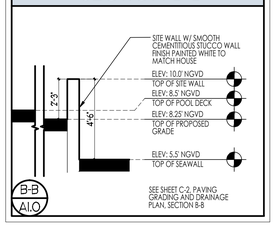
LOT 26, BLOCK 23, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SECTION C-C



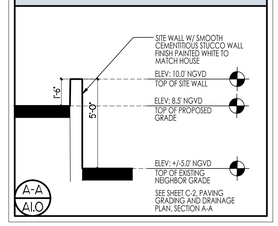
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SECTION B-B



B-B A1.0

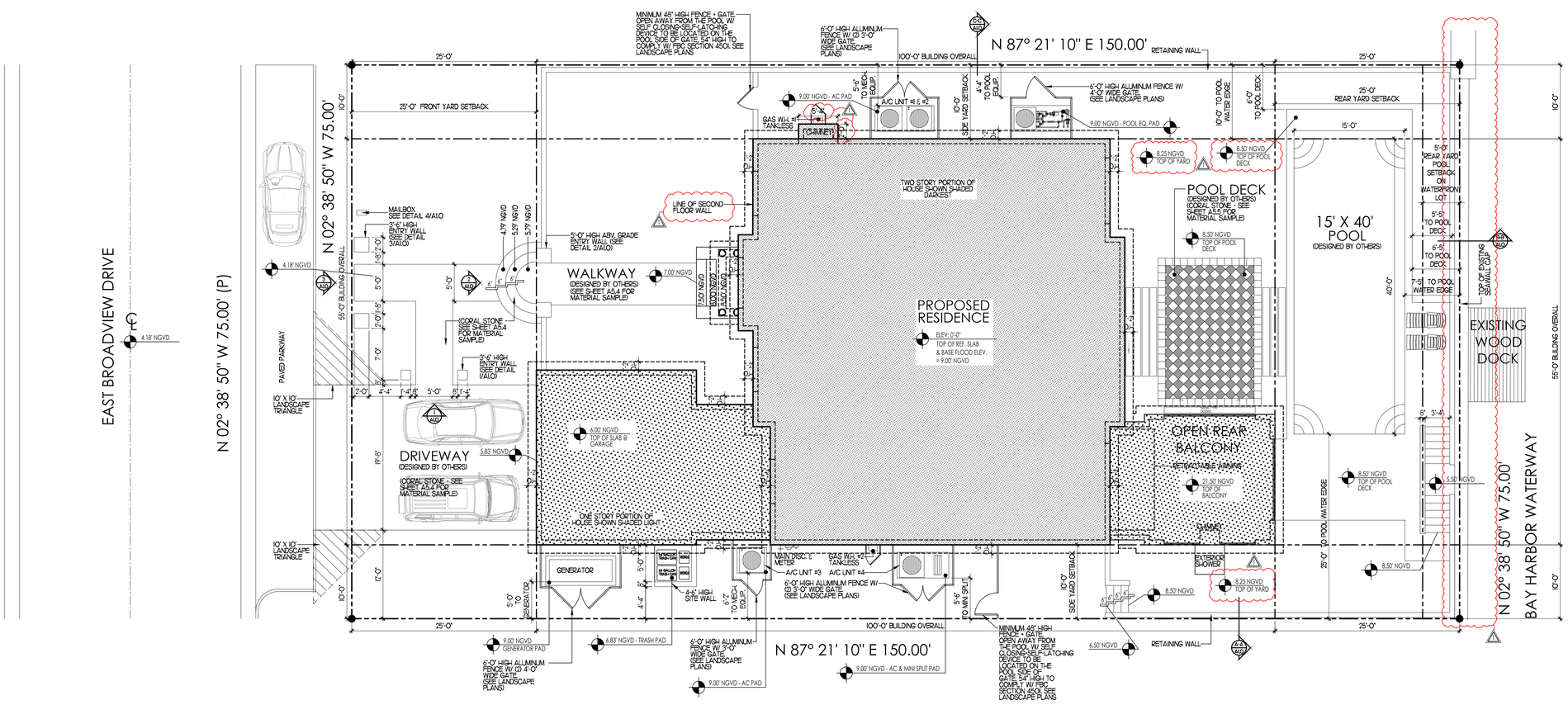
SECTION A-A



A-A A1.0

DEMOLITION NOTE

THE EXISTING HOME ON THE PROPERTY WILL BE DEMOLISHED UPON RECEIPT OF DEMOLITION PERMIT



SEE SHEET A0.0 FOR ZONING & SITE DATA

SITE PLAN

1/8" = 1'-0"

Project Number: 21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

1	PLANNING & ZONING COMMENTS 6/20/2022

PLANNING AND ZONING

Date	5/10/2022
Drawn | Checked	CP | LT
Date | Approval	-
Date | Permit	-
Date | Construction	-

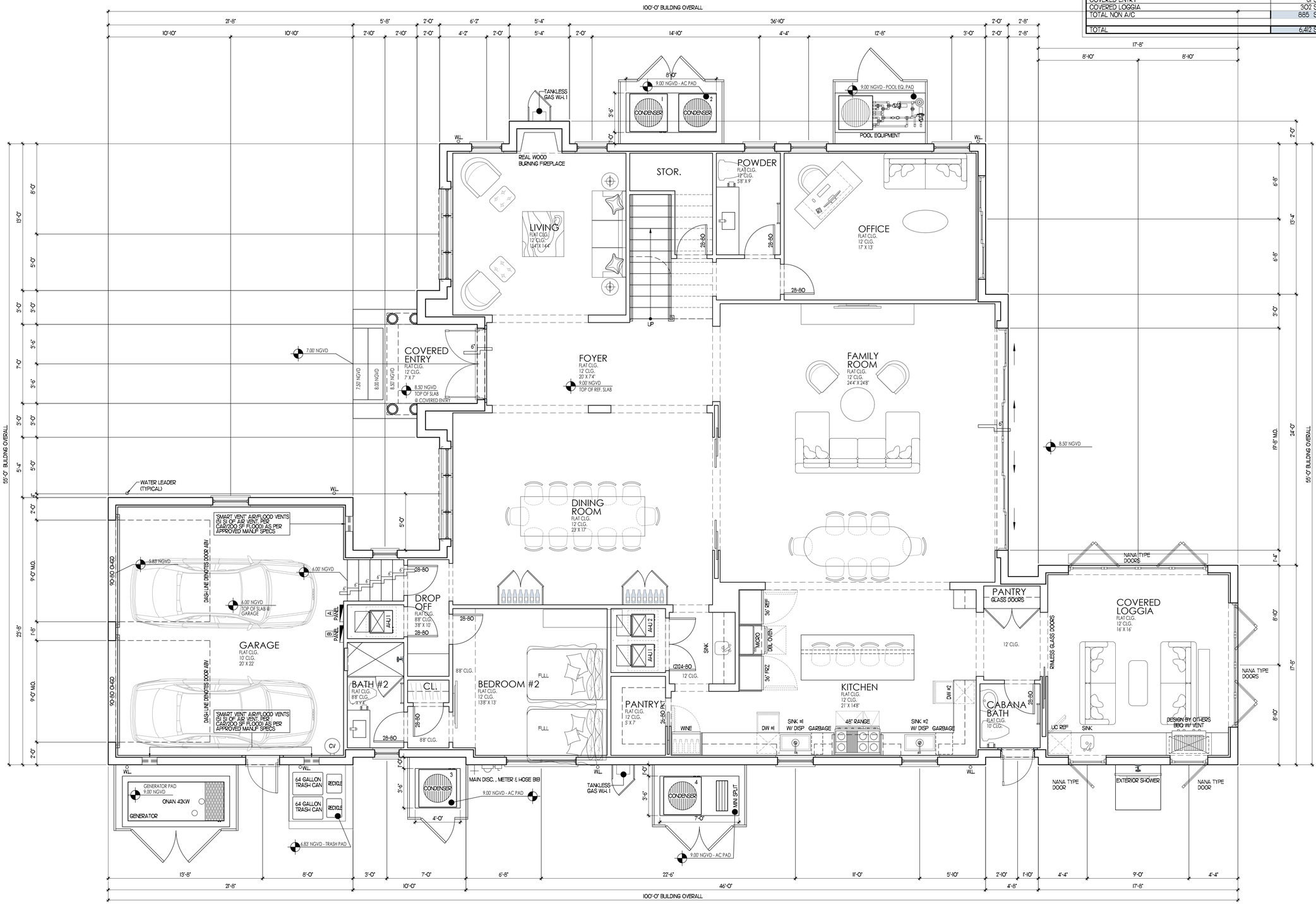
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A1.0

AREA CALCULATION	
1ST FLOOR A/C	2,923 SQ. FT.
2ND FLOOR A/C	2,604 SQ. FT.
TOTAL A/C	5,527 SQ. FT.
GARAGE	522 SQ. FT.
COVERED ENTRY	61 SQ. FT.
COVERED LOGGIA	302 SQ. FT.
TOTAL NON A/C	885 SQ. FT.
TOTAL	6,412 SQ. FT.



ALL INTERIOR SANITARY LINES TO BE CAST-IRON

ALL INTERIOR WALLS SHALL HAVE SOUND BATT INSULATION AND BE CALLKED TO REDUCE SOUND TRANSMISSION AT TOP AND BOTTOM

FIRST FLOOR PLAN

1/4" = 1'-0"

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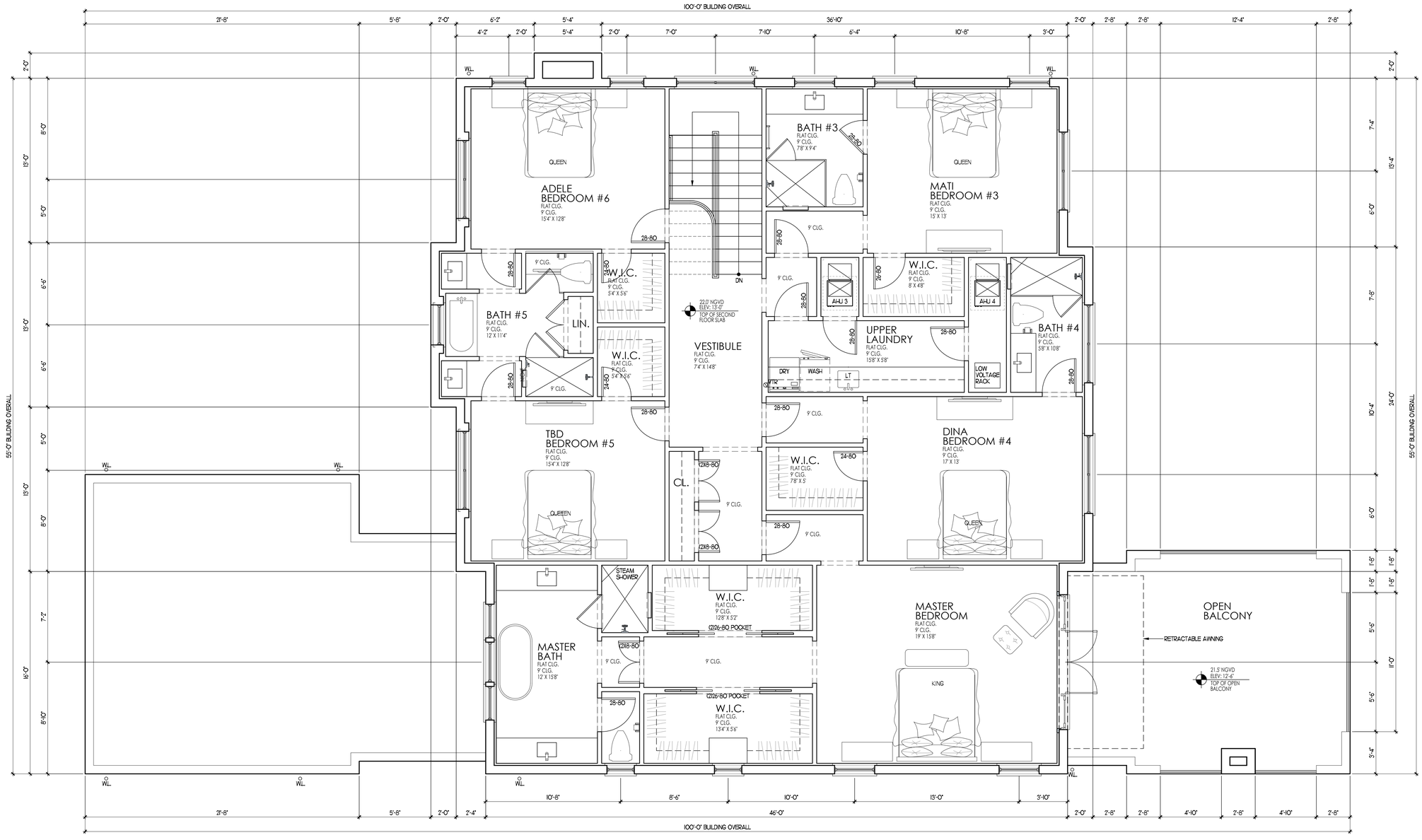
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Date | Permit	-
Date | Construction	-

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A3.0



ALL INTERIOR SANITARY LINES TO BE CAST-IRON

ALL INTERIOR WALLS SHALL HAVE SOUND BAFT INSULATION AND BE CAULKED TO REDUCE SOUND TRANSMISSION AT TOP AND BOTTOM

SECOND FLOOR PLAN

1/4" = 1'-0"

Project Number:
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Revisions

PLANNING AND ZONING

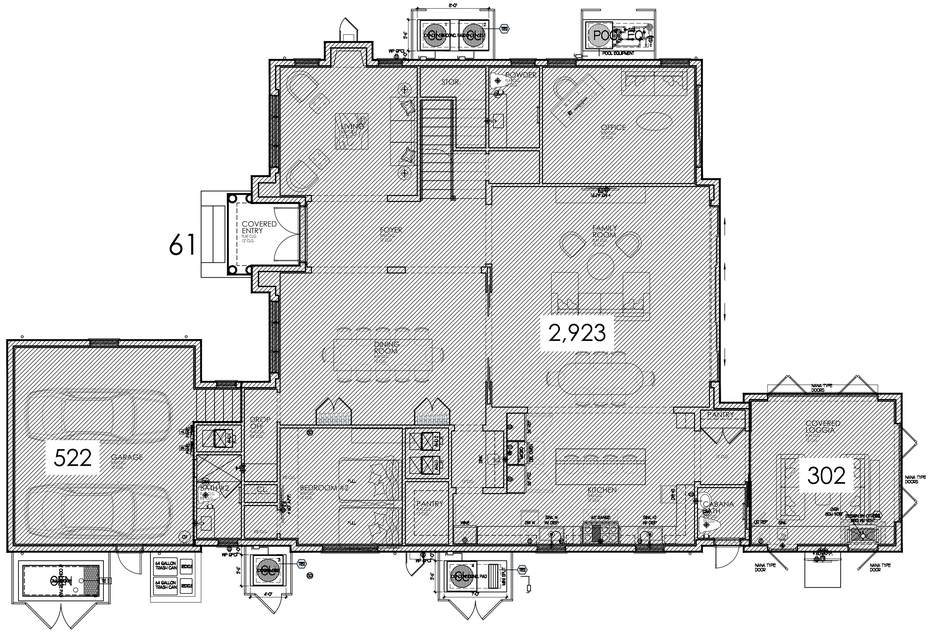
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Date | Construction	-

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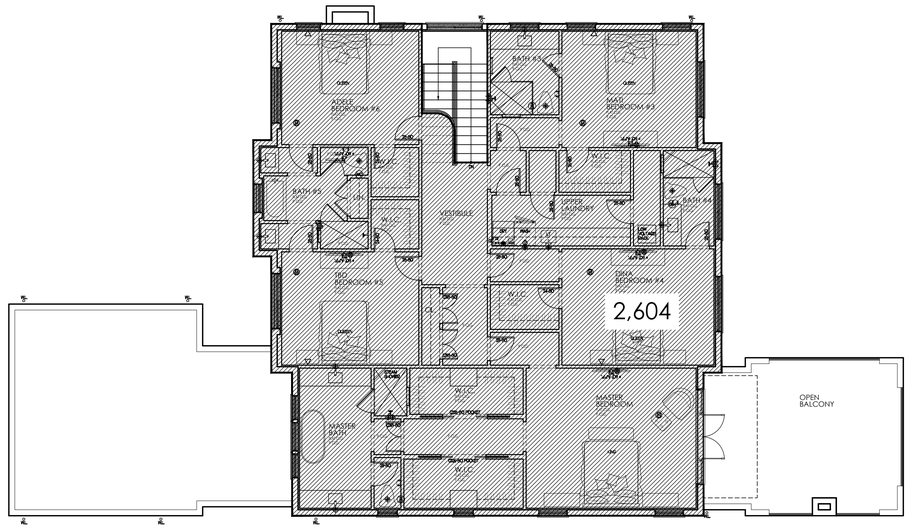


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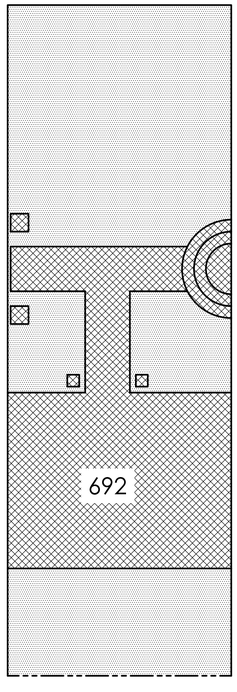
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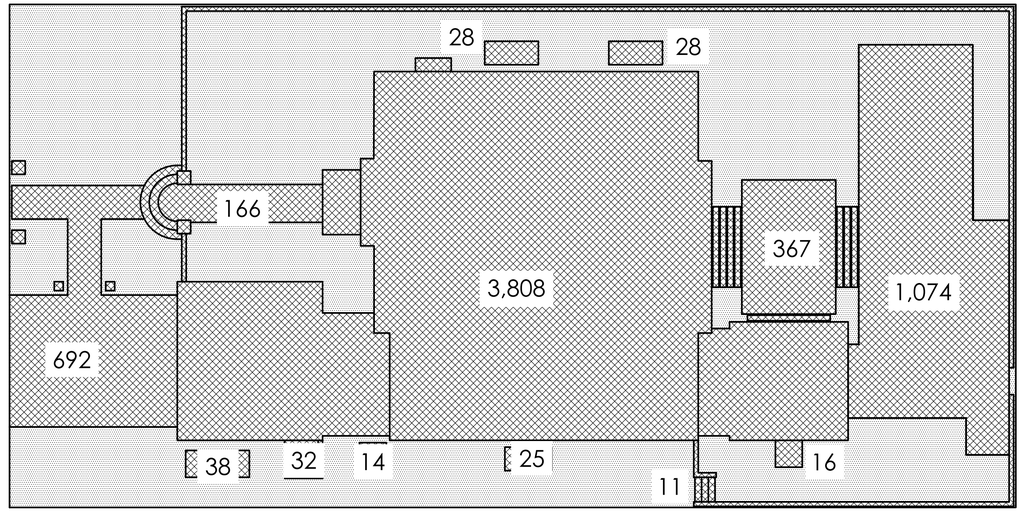
FIRST FLOOR PLAN
N.T.S



SECOND FLOOR PLAN
N.T.S



FRONT YARD PERVIOUS VS. IMPERVIOUS
N.T.S



PERVIOUS VS. IMPERVIOUS
N.T.S

LEGEND

- BUILDING LOT COVERAGE
- PERVIOUS AREA
- IMPERVIOUS AREA

FIRST/SECOND FLOOR RATIO

TOTAL LOT SIZE:	11,250 S.F.
FIRST FLOOR A/C:	2,923 S.F.
FIRST FLOOR NON A/C:	363 S.F.
GARAGE:	522 S.F.
TOTAL:	3,808 S.F.
SECOND FLOOR A/C:	2,604 S.F.
TOTAL:	2,604 S.F.
FIRST/SECOND FLOOR RATIO:	68.4%
	MAX ALLOWED 80%

UNIT SIZE

TOTAL LOT SIZE:	11,250 S.F.
FIRST FLOOR A/C:	2,923 S.F.
SECOND FLOOR A/C:	2,604 S.F.
TOTAL A/C SPACE:	5,527 S.F.
TOTAL NON A/C SPACE:	885 S.F.
TOTAL SPACE:	6,412 S.F.

AREA CALCULATIONS

Project Number:
21308

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Bay Harbor Islands, Florida 33154

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Revisions

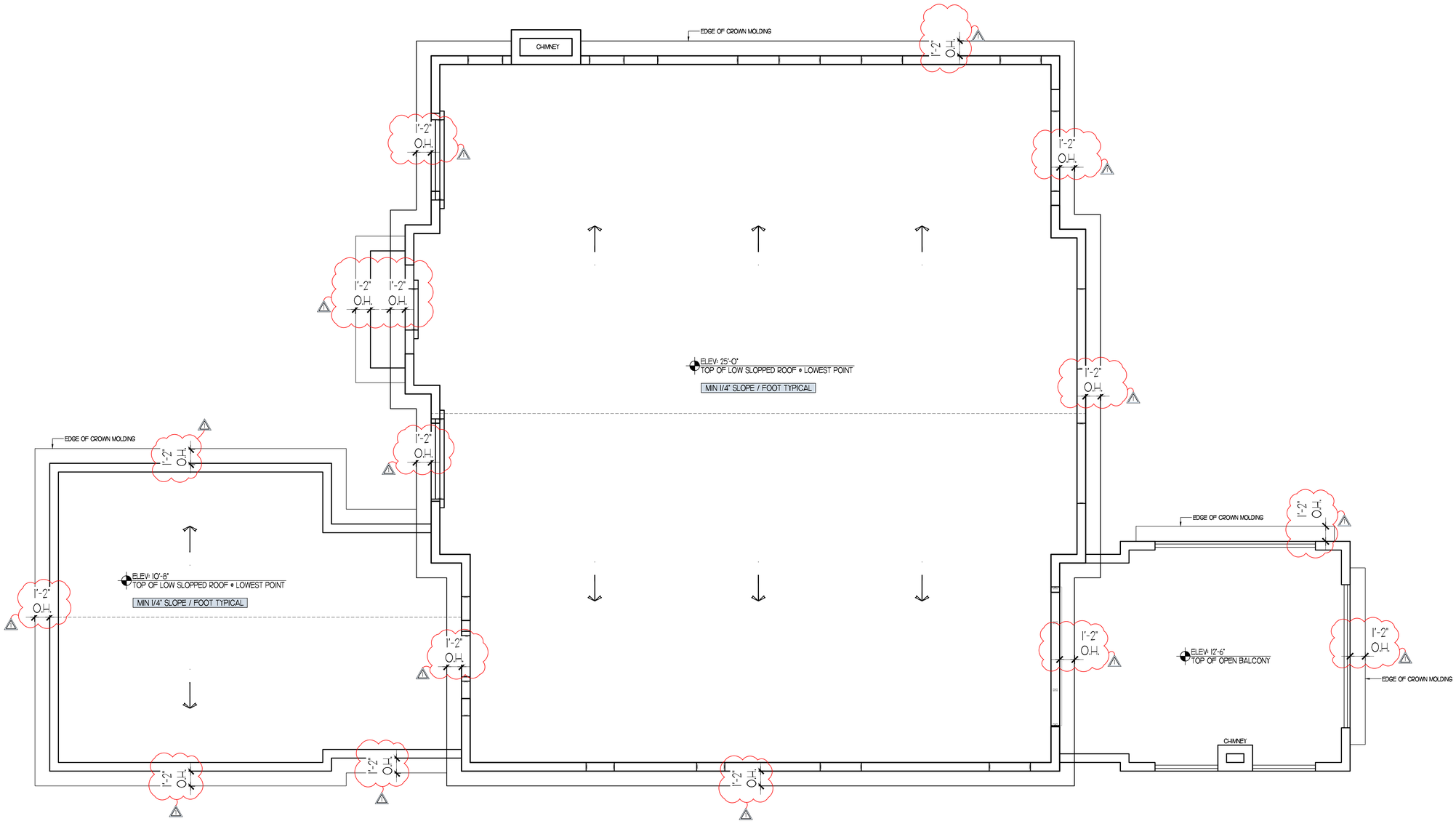
PLANNING AND ZONING

Date	5/2/2022
Drawn | Checked	CP | LT
Date | Approval	-
Date | Permit	-
Date | Construction	-

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A3.2



ROOF PLAN

1/4" = 1'-0"

Project Number:
21308

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Bay Harbor Islands, Florida 33154

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Revisions

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PLANNING AND ZONING

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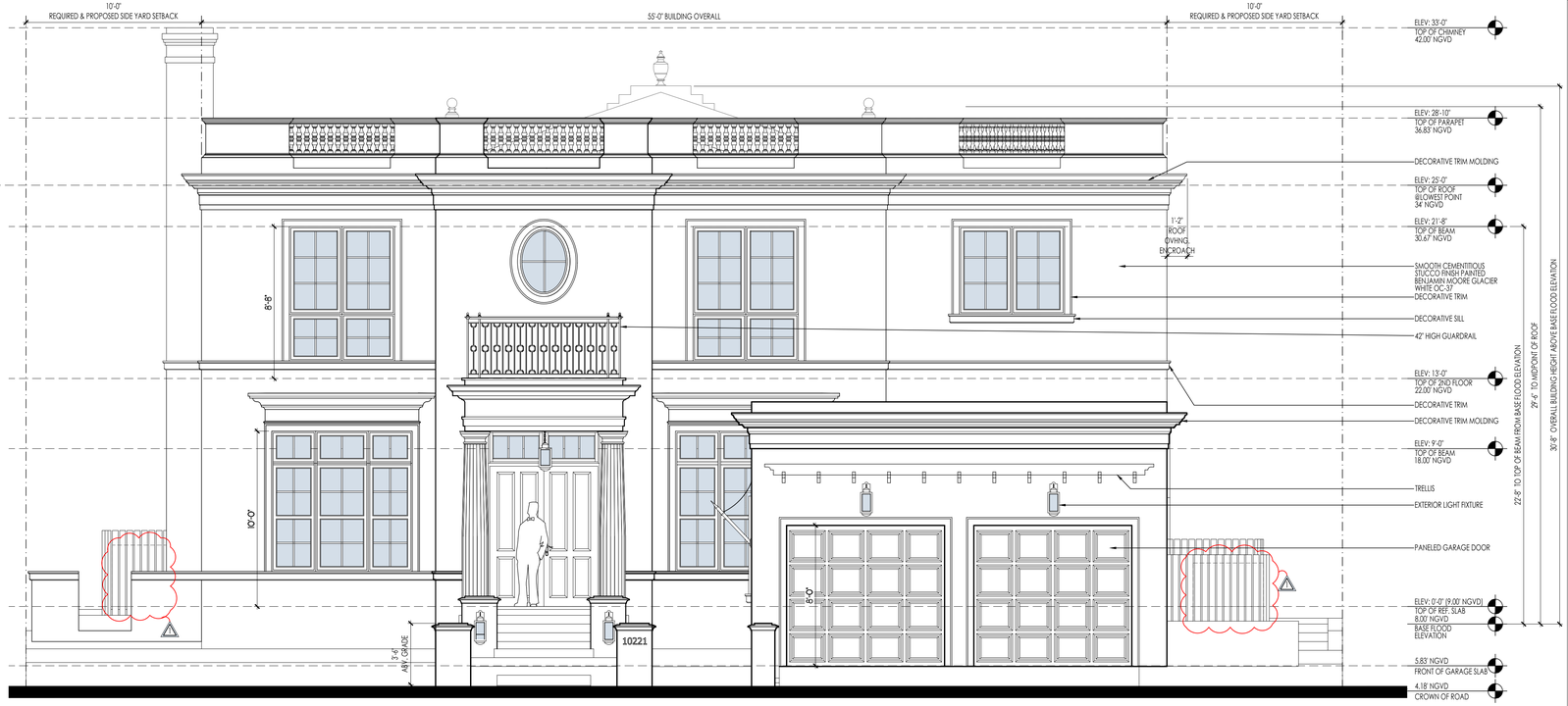
STATE OF FLORIDA
CARL F. RUMPF
REGISTERED ARCHITECT

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A4.0

FRONT- WEST ELEVATION ARTICULATION CALCS. PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
1ST FLOOR ELEVATION WALL LENGTH: 55'-0" - 50% = 27'-6" TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, TRIM) WINDOWS AND TRIM: 21'-4" DOORS AND TRIM: 30'-8" TOTAL: 52'-0" - 95% - THIS IS GREATER THAN THE 27'-6" REQUIRED
2ND FLOOR ELEVATION WALL LENGTH: 55'-0" - 50% = 27'-6" TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, PLAIN SHIFT, TRIM) WINDOWS AND TRIM: 24'-9" PLAIN SHIFT: 69'-5" TOTAL: 94'-2" - 171% - THIS IS GREATER THAN THE 27'-6" REQUIRED

RIGHT-SOUTH ELEVATION ARTICULATION CALCS. PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
1ST FLOOR ELEVATION WALL LENGTH: 100'-0" - 50% = 50'-0" TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, PLAIN SHIFT, TRIM) WINDOWS AND TRIM: 30'-2" DOORS AND TRIM: 7'-0" PLAIN SHIFT: 14'-8" TOTAL: 51'-10" - 52% - THIS IS GREATER THAN THE 50'-0" REQUIRED
2ND FLOOR ELEVATION WALL LENGTH: 72'-8" - 50% = 36'-4" TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, PLAIN SHIFT, MATERIAL CHANGE) WINDOWS AND TRIM: 14'-2" PLAIN SHIFT: 17'-7" MATERIAL CHANGE: 8'-4" TOTAL: 40'-1" - 55% - THIS IS GREATER THAN THE 36'-3" REQUIRED



WEST - FRONT ELEVATION



SOUTH - RIGHT ELEVATION

ELEVATIONS - WEST & SOUTH

1/4" = 1'-0"

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Revisions

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Date | Construction	-

Seal:

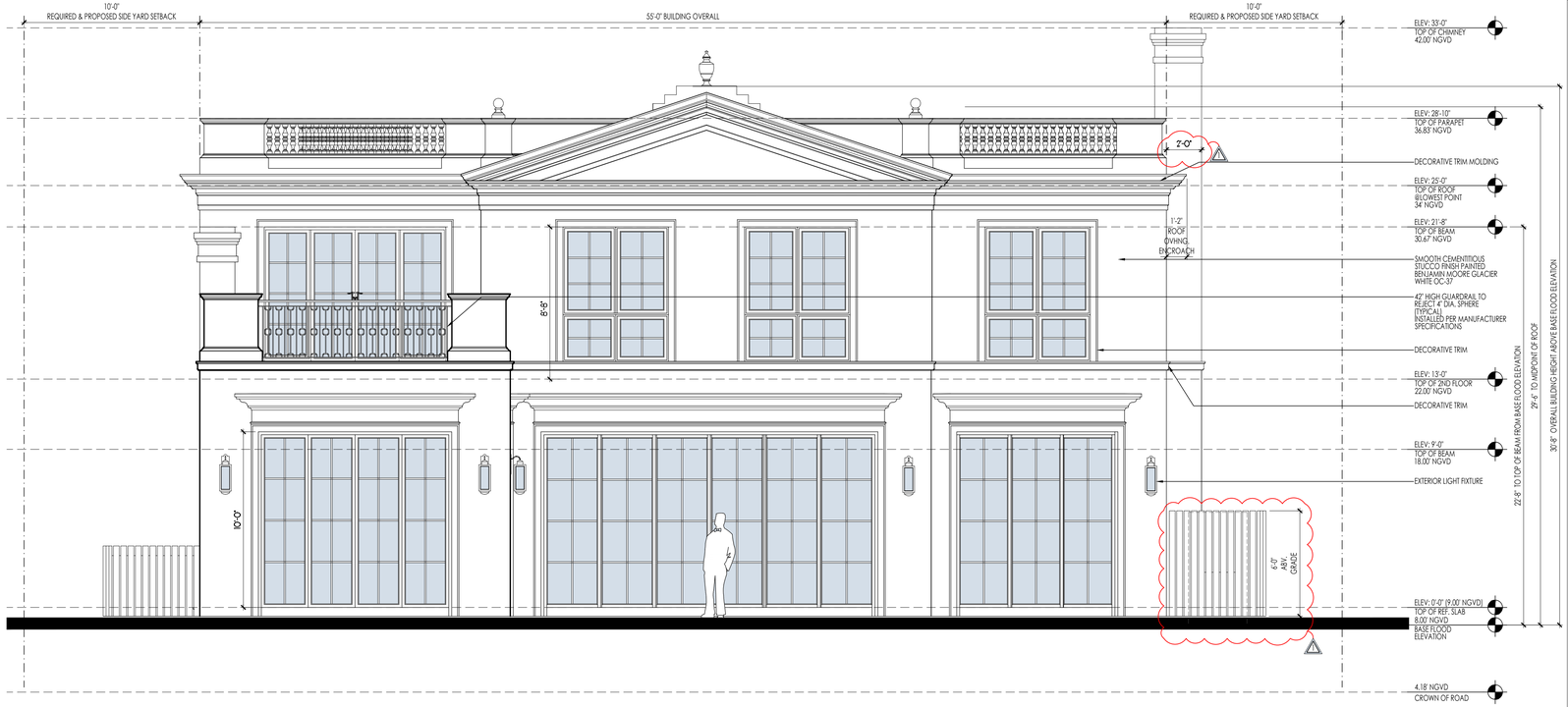
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CARL F. HUMMEL
REGISTERED ARCHITECT

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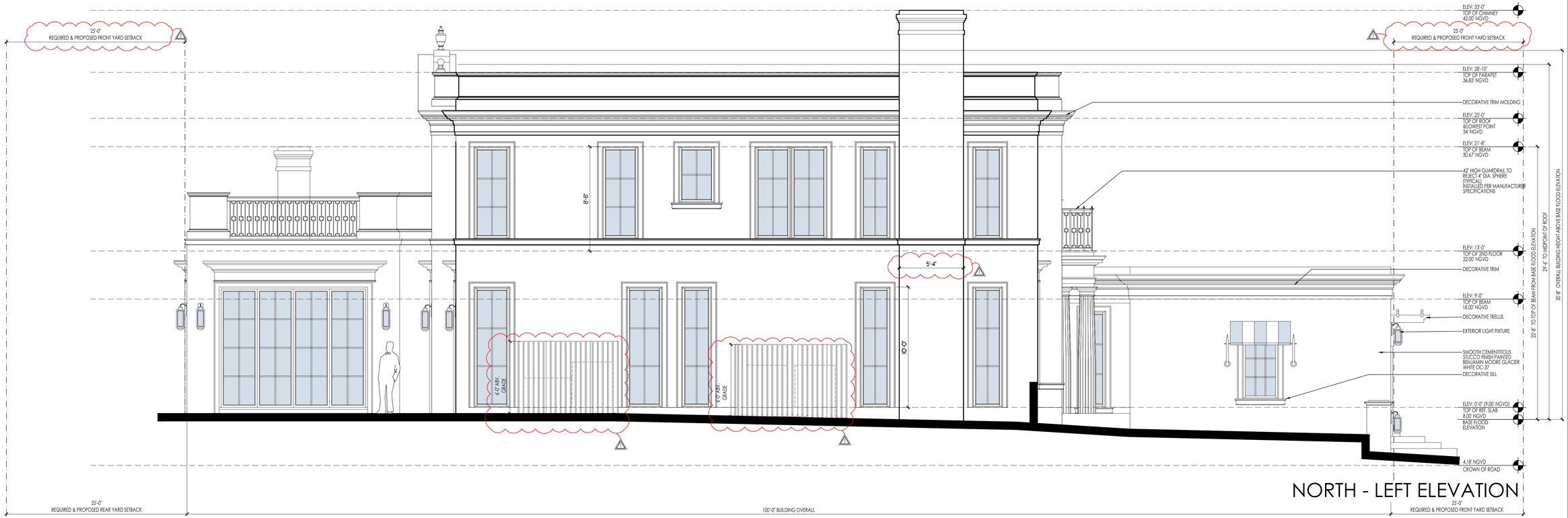
A5.0

REAR-EAST ELEVATION ARTICULATION CALCS. PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
1ST FLOOR ELEVATION WALL LENGTH: 55'-0" - 50% = 27'-6" TOTAL REAR ELEVATION ARTICULATION (DOORS, TRIM) DOORS AND TRIM: 46'-8" TOTAL: 46'-8" - 85% - THIS IS GREATER THAN THE 27'-6" REQUIRED
2ND FLOOR ELEVATION WALL LENGTH: 55'-0" - 50% = 27'-6" TOTAL REAR ELEVATION ARTICULATION (WINDOWS, DOORS, TRIM) WINDOWS AND TRIM: 20'-6" DOORS AND TRIM: 11'-2" TOTAL: 31'-8" - 58% - THIS IS GREATER THAN THE REQUIRED 28'-6"

LEFT-NORTH ELEVATION ARTICULATION CALCS. PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
1ST FLOOR ELEVATION WALL LENGTH: 100'-0" - 50% = 50'-0" TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, PLAIN SHIFT, TRIM) WINDOWS AND TRIM: 23'-6" DOORS AND TRIM: 15'-3" PLAIN SHIFT: 57'-0" TOTAL: 95'-9" - 95% -THIS IS GREATER THAN THE 50'-0" REQUIRED
2ND FLOOR ELEVATION WALL LENGTH: 72'-8" - 50% = 36'-4" TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, PLAIN SHIFT, TRIM) WINDOWS AND TRIM: 25'-5" PLAIN SHIFT: 29'-8" TOTAL: 55'-1" - 76% -THIS IS GREATER THAN THE 36'-4" REQUIRED



EAST - REAR ELEVATION



NORTH - LEFT ELEVATION

ELEVATIONS - EAST & NORTH

1/4" = 1'-0"

Project Number:
21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

1 PLANNING & ZONING COMMENTS 6/20/2022

PLANNING AND ZONING

Date	5/2/2022
Drawn | Checked	CP | LT
Date | Approval	-
Date | Permit	-
Date | Construction	-

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REGISTERED ARCHITECT

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A5.1



WEST - FRONT ELEVATION



SOUTH - RIGHT ELEVATION

ELEVATIONS - WEST & SOUTH

1/4" = 1'-0"

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EAST - REAR ELEVATION



NORTH - LEFT ELEVATION

ELEVATIONS - EAST & NORTH

1/4" = 1'-0"

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Bay Harbor Islands, Florida 33154

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6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
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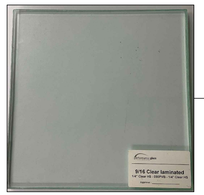
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A5.3



BRONZE ALUMINUM
WINDOW & DOOR FRAMES



CLEAR GLASS
WINDOWS & DOORS



CORAL STONE
WALKWAY & DRIVEWAY



FRONT PERSPECTIVE

Project Number:
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6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
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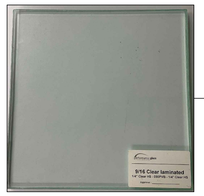
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RENDERINGS
N/A

A5.4



BRONZE ALUMINUM
WINDOW & DOOR FRAMES



CLEAR GLASS
WINDOWS & DOORS



CORAL STONE
POOL DECK



REAR PERSPECTIVE

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RENDERINGS
N/A

A5.5



BAY HARBOR ISLAND PLANNING AND ZONING BOARD SUBMITTAL

NEW RESIDENCE | 10221 EAST BROADVIEW DRIVE | BAY HARBOR ISLAND, FL

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
10221 EAST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

INDEX OF SHEETS

L0.0 Landscape Cover Page + Sheet Index
L0.1 Rendered Landscape Plan
L1.0 Landscape Plan
L2.0 Front + Rear Elevations
L2.1 Side Elevations
L3.0 Existing Tree Survey + Disposition Plan
L4.0 Landscape Legend, Plant List, Landscape Notes + Details
L5.0 Plant Material Images
L5.1 Plant Material Images

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2981 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26006460

Project Number:
21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI architects
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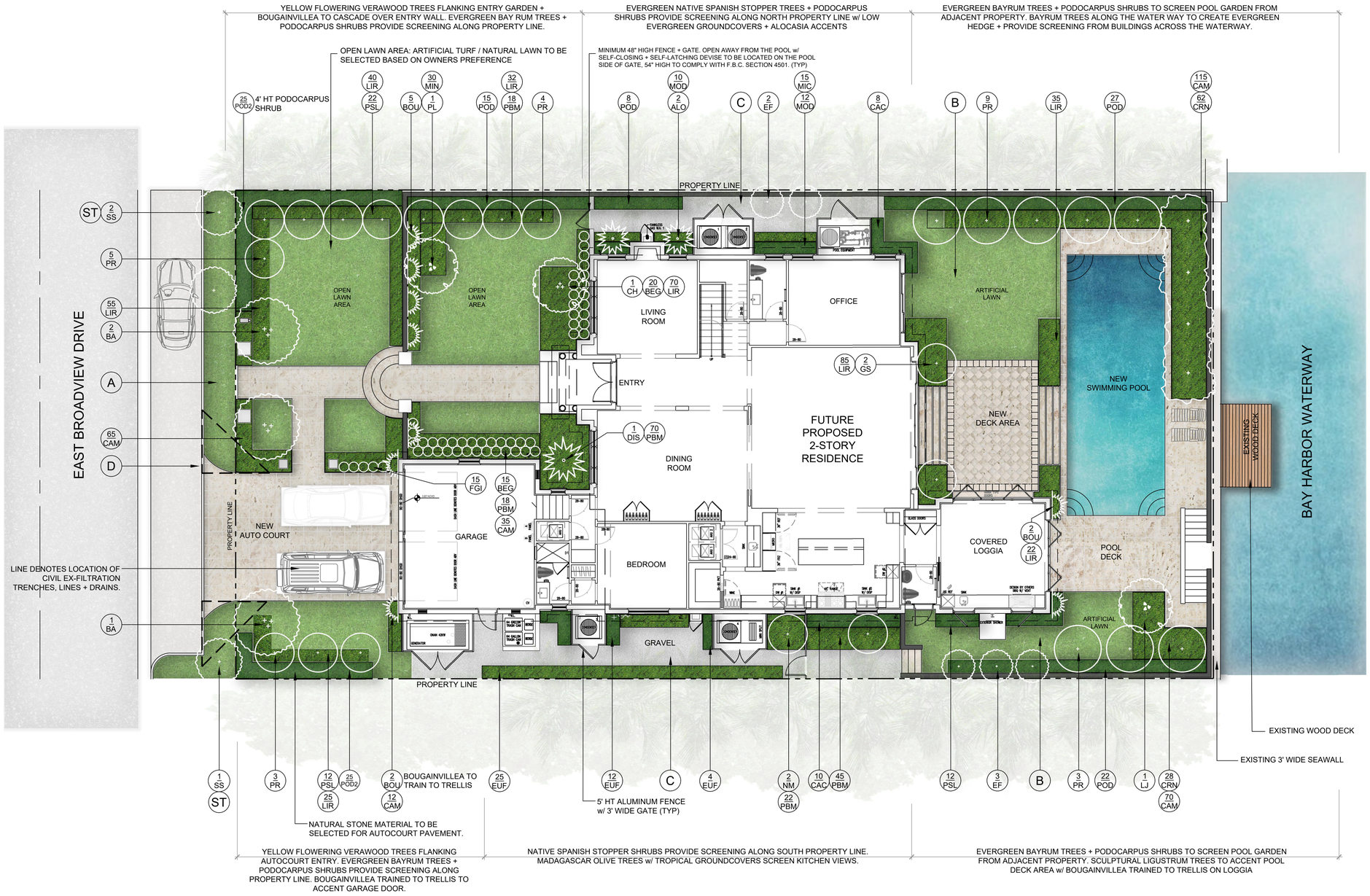
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CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

L0.0



LANDSCAPE PLAN LEGEND

- A — +/- 1,463 SF 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B — +/- 695 SF ARTIFICIAL TURF
- C — +/- 480 SF 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- D — 10' VISIBILITY TRIANGLES
- ST — STREET TREES

RENDERED LANDSCAPE PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2981 M | 305.979.1585
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10221 East Broadview Drive

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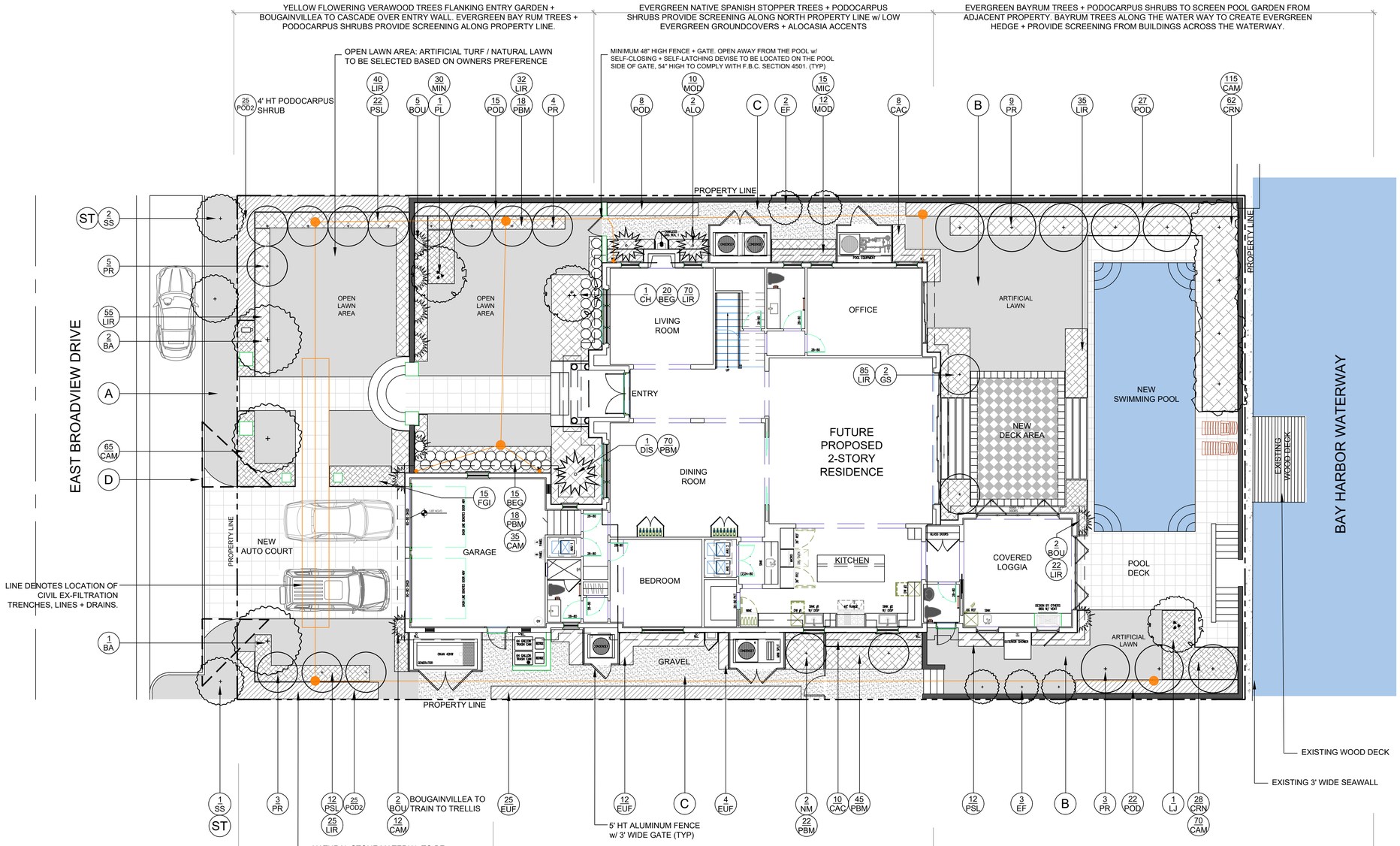
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Florida License LA 6666786

L0.1



LANDSCAPE PLAN LEGEND

- A — +/- 1463 SF 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B — +/- 695 SF ARTIFICIAL TURF
- C — +/- 480 SF 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- D — 10' VISIBILITY TRIANGLES
- ST — STREET TREES

LANDSCAPE PLAN
1/8" = 1'-0"
0' 8' 16' 24'

N

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O: 786.536.2961 M: 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

Project Number: 21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

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6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
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L1.0



FRONT ELEVATION | FACING EAST

3/16" = 1'-0"



REAR ELEVATION | FACING WEST

3/16" = 1'-0"

FRONT + REAR ELEVATIONS

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2991 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

Project Number:
21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
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1 06.14.22 COMMENTS

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L2.0



SOUTH SIDE ELEVATION | FACING NORTH

3/16" = 1'-0"



NORTH SIDE ELEVATION | FACING SOUTH

3/16" = 1'-0"

SIDE ELEVATIONS

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O | 786.536.2981 M | 305.979.1585
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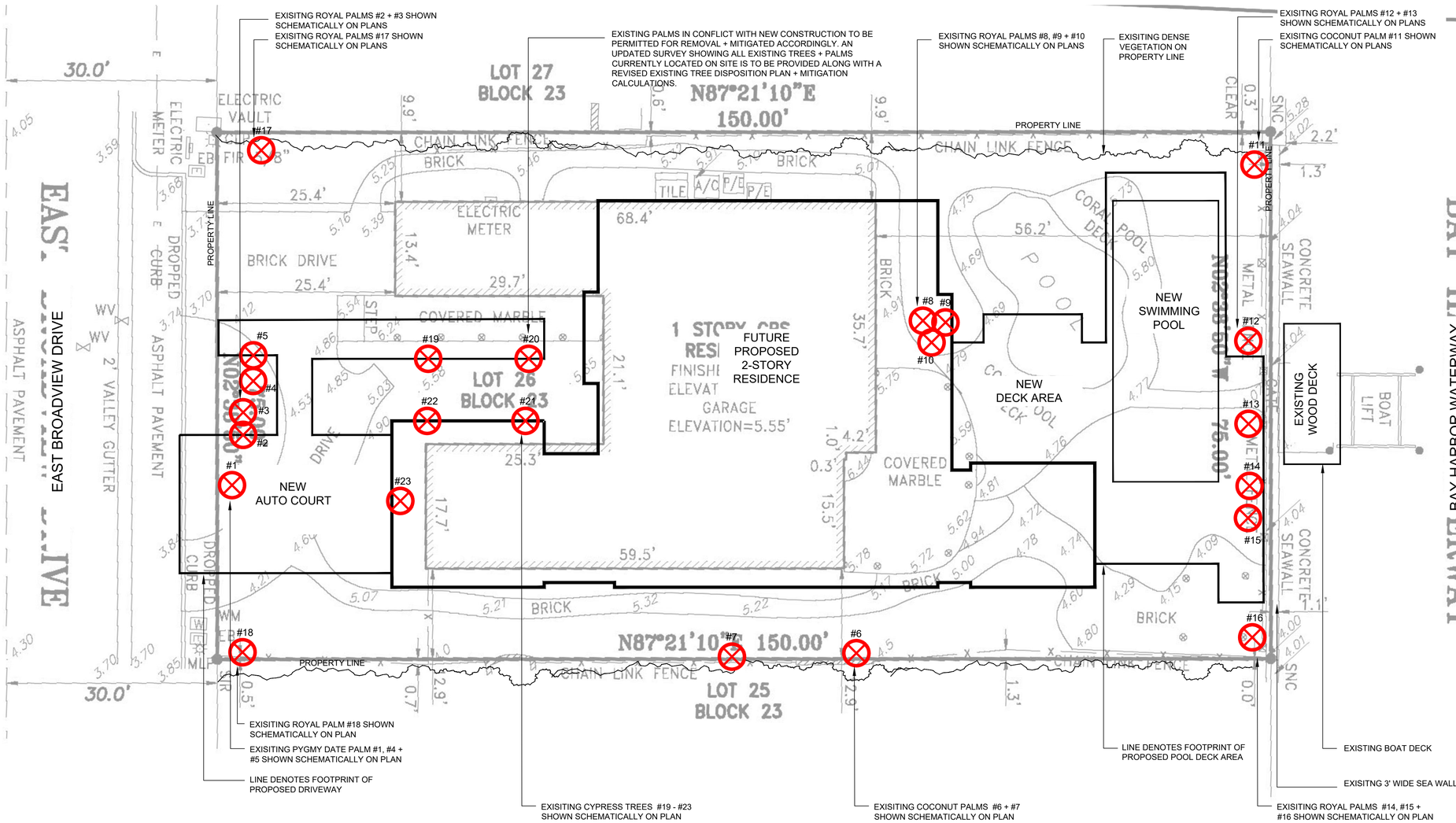
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L2.1



MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	PYGMY DATE PALM	Phoenix roebelenii	+/- 10' x 8'	4"	FAIR	REMOVE	50 SF	IN CONFLICT WITH SITE DESIGN
#2	ROYAL PALM	Roystonea regia	+/- 35' x 15'	18"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#1	ROYAL PALM	Roystonea regia	+/- 35' x 15'	18"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#4	PYGMY DATE PALM	Phoenix roebelenii	+/- 10' x 8'	4"	FAIR	REMOVE	50 SF	IN CONFLICT WITH SITE DESIGN
#5	PYGMY DATE PALM	Phoenix roebelenii	+/- 10' x 8'	4"	FAIR	REMOVE	50 SF	IN CONFLICT WITH SITE DESIGN
#6	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	14"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#7	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	14"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#8	ROYAL PALM	Roystonea regia	+/- 35' x 20'	18"	FAIR	REMOVE	314 SF	IN CONFLICT WITH SITE DESIGN
#9	ROYAL PALM	Roystonea regia	+/- 35' x 20'	18"	FAIR	REMOVE	314 SF	IN CONFLICT WITH SITE DESIGN
#10	ROYAL PALM	Roystonea regia	+/- 35' x 20'	18"	FAIR	REMOVE	314 SF	IN CONFLICT WITH SITE DESIGN
#11	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	14"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#12	ROYAL PALM	Roystonea regia	+/- 35' x 25'	18"	FAIR	REMOVE	490 SF	IN CONFLICT WITH SITE DESIGN
#13	ROYAL PALM	Roystonea regia	+/- 35' x 25'	18"	FAIR	REMOVE	490 SF	IN CONFLICT WITH SITE DESIGN
#14	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	14"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#15	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	14"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#16	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	14"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#17	ROYAL PALM	Roystonea regia	+/- 35' x 25'	18"	FAIR	REMOVE	490 SF	IN CONFLICT WITH SITE DESIGN
#18	ROYAL PALM	Roystonea regia	+/- 35' x 25'	18"	FAIR	REMOVE	490 SF	IN CONFLICT WITH SITE DESIGN
#19	ITALIAN CYPRESS	Cupressus sempervirens	+/- 20 x 3'	4"	FAIR	REMOVE	7 SF	IN CONFLICT WITH SITE DESIGN
#20	ITALIAN CYPRESS	Cupressus sempervirens	+/- 20 x 3'	4"	FAIR	REMOVE	7 SF	IN CONFLICT WITH SITE DESIGN
#21	ITALIAN CYPRESS	Cupressus sempervirens	+/- 20 x 3'	4"	FAIR	REMOVE	7 SF	IN CONFLICT WITH SITE DESIGN
#22	ITALIAN CYPRESS	Cupressus sempervirens	+/- 20 x 3'	4"	FAIR	REMOVE	7 SF	IN CONFLICT WITH SITE DESIGN
#23	ITALIAN CYPRESS	Cupressus sempervirens	+/- 20 x 3'	4"	FAIR	REMOVE	7 SF	IN CONFLICT WITH SITE DESIGN

EXISTING TREE SURVEY LEGEND

⊗ TREE or PALM TO BE REMOVED

MD ERM CANOPY MITIGATION SUMMARY

THE CANOPY MITIGATION OF 4,965 SF AS REQUIRED BY THE PERMIT HAS BEEN MET AND EXCEEDED. A TOTAL 13,200 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (3) VERAWOOD TREES: 1,500 SF (**Shade Tree I @ 500 SF each**)
- (1) POWDERPUFF TREE: 300 SF (**Shade Tree II @ 300 SF each**)
- (5) NATIVE SPANISH STOPPER TREE: 1,500 SF (**Shade Tree II @ 300 SF each**)
- (3) CASSIA TREES: 900 SF (**Shade Tree II @ 300 SF each**)
- (24) BAYRUM TREES : 7,200 SF (**Shade Tree II @ 300 SF each**)
- (2) NATIVE LIGUM VITAE TREES: 600 SF (**Shade Tree II @ 300 SF each**)
- (1) LIGUSTRUM TREE: 300 SF (**Shade Tree II @ 300 SF each**)
- (1) FRANGIPANI TREES : 300 SF (**Shade Tree II @ 300 SF each**)
- (2) MADAGASCAR OLIVE TREES : 600 SF (**Shade Tree II @ 300 SF each**)

EXISTING TREE SURVEY + DISPOSITION PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
760 NE 69th Street, Suite 205 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
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AFFINITI architects
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Florida License LA 6666786

L3.0

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

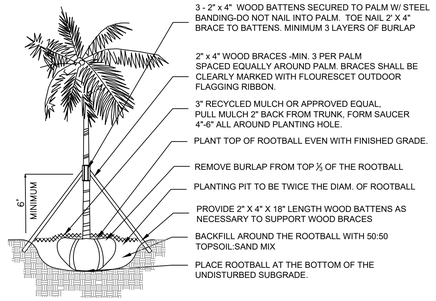
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

10. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.

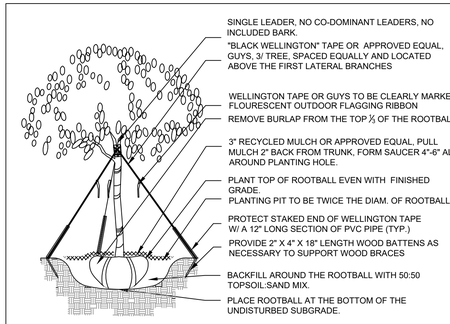
11. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

12. SHEETS L-1.0 thru L-5.0 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.



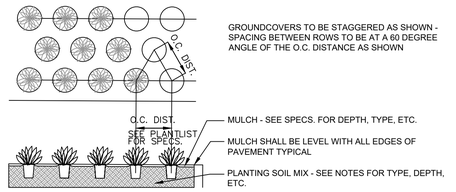
PALM PLANTING DETAIL

N.T.S.



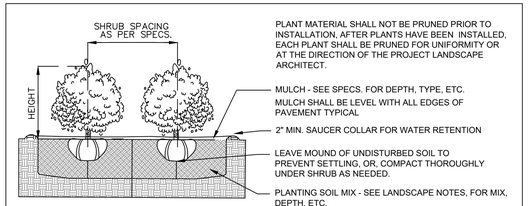
TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	**Required**	**Provided**
1. Single-Family Non-Waterfront Lot	5	**N/A**
2. Single-Family Waterfront Lot	6	39
3. Two-Family Lot	5	**N/A**
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	7
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	31
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	**N/A**
2. Single-Family Waterfront Lot	60	332
3. Two-Family Lot	50	**N/A**
4. Native Species Required - 30%	15 / 18	105
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	332
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	**5,625 SF** (Max)	2,158 SF

Notes **NET LOT AREA = 11,250 SF**
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

PLANT LIST - 10221 EAST BROADVIEW DRIVE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	3	NO	VERAWOOD TREE	Bulnesia arborea	18' ht min, 10' spread min, 6" dbh, standard
CH	1	NO	PINK POWDERPUFF TREE	Calliandra surinamensis	16' ht min, 8' spread min, 4" dbh, multi trunk
EF	5	YES	SPANISH STOPPER TREE	Eugenia foetida	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
GS	2	YES	LIGNUM VITAE TREE	Guaiacum sanctum	16' ht min, 8' spread min, 4" dbh, 5' clear trunk standard
LJ	1	NO	JAPANESE PRIVET TREE	Ligustrum japonicum	16' ht min, 8' spread min, 4" dbh, 5' clear trunk, multi
NM	2	NO	MADAGASCAR OLIVE TREE	Noronhia emarginata	12' ht min, 6' spread min, 2" dbh, 5' clear trunk, standard trunk
PL	1	NO	FRANGIPANI TREE	Plumeria	12' ht min, 6' spread min, 2" dbh, multi
PR	24	NO	BAYRUM TREE	Pimenta racemosa	16' ht min, 8' spread min, 4" dbh, 5' clear trunk, standard trunk
SS	3	NO	GLAUCOUS CASSIA	Senna surattensis	12' ht min, 6' spread min, 2" dbh, 5' clear trunk standard
SHRUBS					
CAC	18	YES	JAMAICAN CAPER	Capparis cynophallophora	15 gallon, 5' height, 2' spread, 30" on center
CRN	90	NO	DWARF PITCH APPLE SHRUB	Clusia rosea 'Nana'	7 gallon, 14" on center, 2' ht, full
EUF	41	YES	SPANISH STOPPER SHRUB	Chrysobalanus icaco	15 gallon, 5' height, 2' spread, 30" on center
FGI	15	NO	FICUS GREEN ISLAND SHRUB	Ficus microcarpa 'Green Island'	7 gallon, 2' height, 24" spread
POD	72	NO	PLUM PINE SHRUB	Podocarpus	15 gallon, 6' height, 2' spread, 24" on center
POD2	50	NO	PLUM PINE SHRUB	Podocarpus	15 gallon, 4' height, 2' spread, 24" on center
PSL	46	YES	DWARF BAHAMA COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALO	2	NO	ALOCASIA	Same	7 gallon, 24" on center,4' O/A ht
BEG	35	NO	WHITE BEGONIA	Begonia odorata 'Alba'	3 gallon, 12" on center, full
BOU	9	NO	BOUGAINVILLEA	Bougainvillea	15 gallon, braided, bush, trained to trellis
CAM	297	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 18" on center, full
DIS	1	NO	DIOON	Dioon spp.	7 gallon, 3' height x 3' spread
LIR	342	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	15	NO	WART FERN	Microsorum scolopendrium	3 gallon, 12" on center, full
MIN	30	NO	ASIATIC JASMINE	Trachelospermum asiaticum 'Minima'	1 gallon, 12" on center, full
MOD	22	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 24" on center, full
PBM	173	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
SOD	+/- 1463 SF		NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		
DGA	+/- 480 SF		3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
TRF	+/- 695 SF		3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				

LANDSCAPE LEGEND, PLANT LIST, LANDSCAPE NOTES + DETAILS

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000480

Project Number: 21308

10221 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI architects
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

PLANNING AND ZONING

Date	04/25/2022
Drawn | Checked	CP | LT
Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

L4.0

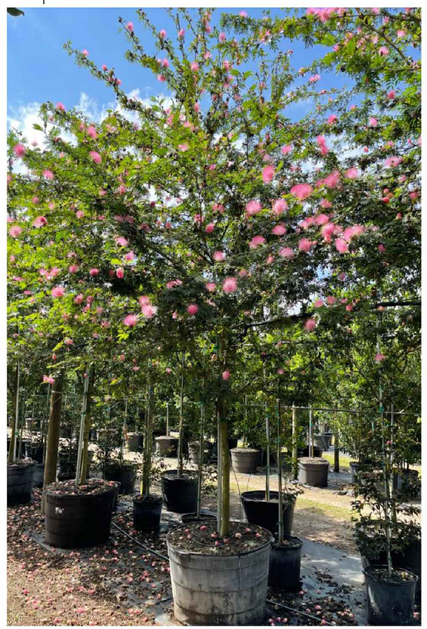
EF | SPANISH STOPPER TREE



BA | VERAWOOD TREE



CH | PINK POWDER PUFF TREE



GS | LIGNUM VITAE TREE





PR | BAYRUM TREE



PL | FRANGIPANI TREE



LJ | LIGUSTRUM TREE



NM | MADAGASCAR OLIVE TREE

PLANT MATERIAL IMAGES

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L5.0

DIS | DIOON



SS | GLAUCOUS CASSIA TREE



PSL | DWARF BAHAMA COFFEE



CAC | JAMAICAN CAPER





CRN | DWARF CLUSIA 'NANA'



POD | PODOCARPUS



BOU | BOUGAINVILLEA



CAM | CARISSA 'EMERALD BLANKET'

PLANT MATERIAL IMAGES

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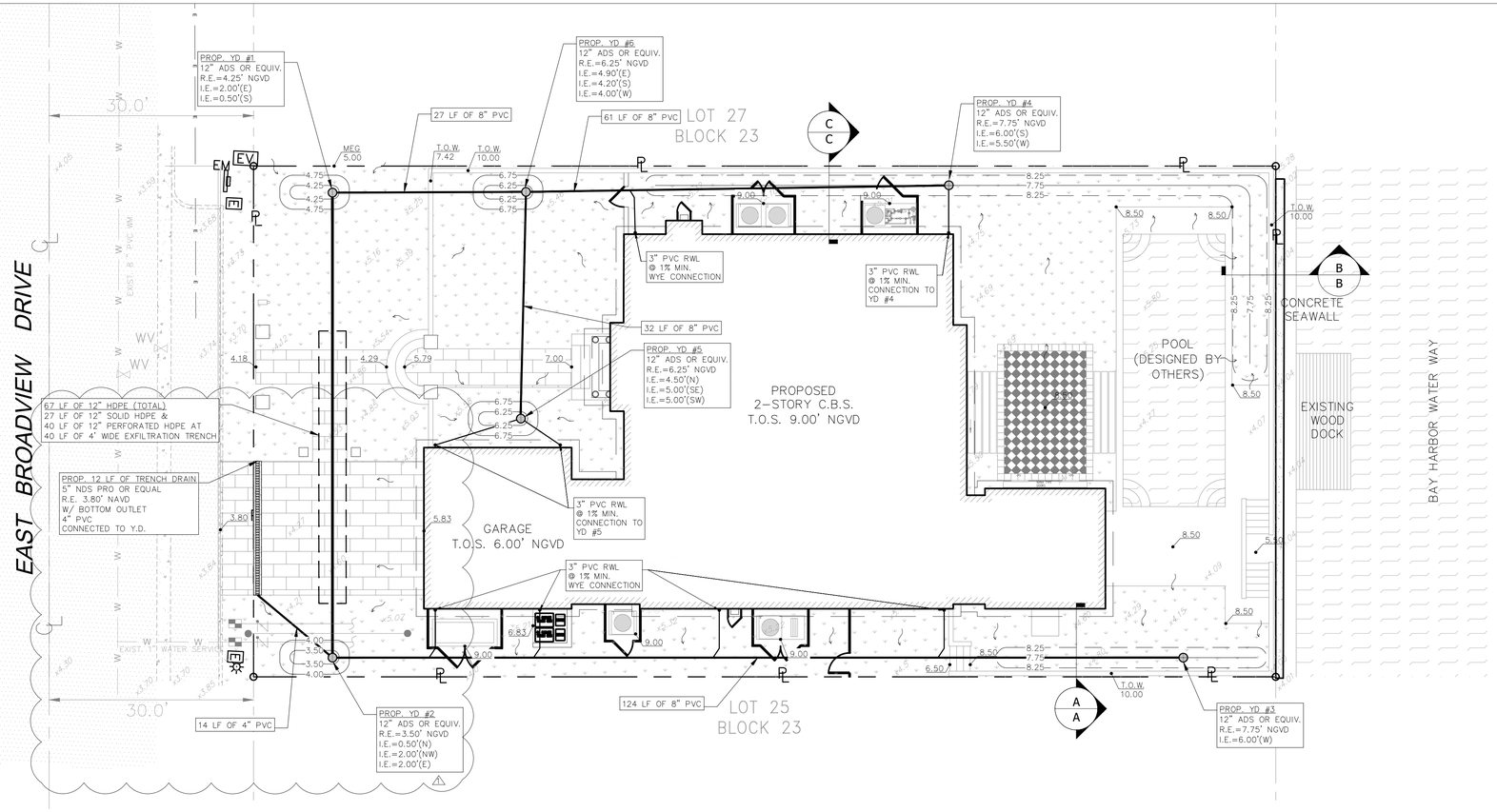
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L5.1



N

SCALE: 1"=10'

Sunshine 811

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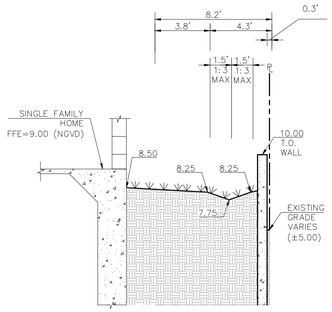
Check positive response codes before you dig!

NOTES:

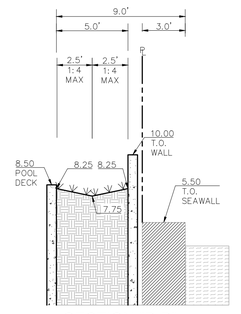
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5. ALL EXISTING AND PROPOSED ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD).

LEGEND

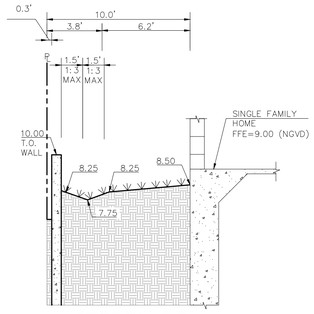
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- PROPOSED BUILDING
- W W — EXISTING WATER LINE
- SAN SAN — EXISTING SANITARY SEWER LINE
- EXISTING ASPHALT
- PROPOSED PAVERS
- PROPOSED SOD
- PROPOSED WATER FEATURES
- PROPOSED CONCRETE
- 5.50 — PROPOSED CONTOUR LINE
- 5.00 — PROPOSED GRADE
- MEG (5.00) — MATCH EXISTING GRADE (MEG)
- FLOW ARROW
- PROPOSED YARD DRAIN (YD)
- C.O. — PROPOSED CLEAN OUT (CO)
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE W/ EXFILTRATION TRENCH



SECTION "A-A"
NTS



SECTION "B-B"
NTS



SECTION "C-C"
NTS

STORMWATER CALCULATIONS:

THE SCS RUNOFF EQUATION WAS USED TO DETERMINE THE REQUIRED VOLUME OF RUNOFF TO BE MANAGED FOR THIS SITE:
THE 10-YEAR RAINFALL AMOUNT OF 7.5" WAS USED.
REQUIRED VOLUME TO BE MANAGED = 0.099 AC-FT
PROVIDED VOLUME BY RETENTION AND EXFILTRATION TRENCH = 0.131 AC-FT (SEE BELOW).

Soil Storage (Post-Development)	
Average Finished Grade	6.13 ft NGVD
Average Water Table	.50 ft NGVD
Depth to Water Table	5.63 ft = (6.13 ft) - (.5 ft)
Soil Storage SFWMD (S*)	8.18 in
%Total Pervious Area (%A$_p$)	40.3%
Site Specific Soil Storage (S)	**3.29 in = (S*) x (%Ap)**
Curve Number (CN)	**75 = 1000 / (10 + S)**

S = Soil Storage (SFWMD Table)*

Runoff & Max Stage (Post-Development)			
SCS Equation Storm Event	Rainfall (P) Taken from SFWMD Maps	P Excess (Pe) $Pe = \frac{(P-0.2S)^2}{(P+0.8S)}$	Runoff (Q) Q=Pe x A x $\frac{1ft}{12in}$
10 yr 24 hr	7.50 in	4.62 in	0.099 ac-ft

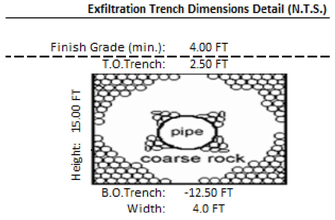
Area (A) = 0.26 ac

Runoff Volume Management		
Total Volume Required	*1.193 ac-in*	0.099 ac-ft
Volume Managed by Trench	0.000 ac-in	0.000 ac-ft

Land Use Breakdown (Post-Development)									
Land Use	Area			Grade				Capacity at High Elevation		Runoff Coefficient (C)	
	sf	ac	%	Low	High	Average	Wtd. Avg.	ac-ft	ac-in	C	Weighted C
Impervious Areas	**6,720**	**0.154**	**59.7%**			**8.03**	**4.79**	**0.007**	**0.083**		**0.53**
Building (roofed)	3,783	0.087	33.6%	9.00		9.00	3.03			0.95	**0.32**
Lake/Pool	600	0.014	5.3%	8.00		8.00	0.43	0.007	0.083	0.9	**0.05**
Pavers	874	0.020	7.8%	4.00	7.00	5.50	0.43			0.8	**0.06**
Other Impervious	1,162	0.027	10.3%	5.00	9.00	7.00	0.72			0.8	**0.08**
Wall & Steps	302	0.007	2.7%	4.29	10.00	7.15	0.19			0.8	**0.02**
Pervious Areas	**4,530**	**0.104**	**40.3%**			**6.30**	**2.54**	**0.0044**	**0.053**		**0.06**
Retention 1 (V)	27	0.001	0.2%	6.25		6.25	0.02	0.000	0.004	0.15	**0.00**
Retention 1 (L)	68	0.002	0.6%	6.25	6.75	6.50	0.04	0.000	0.005	0.15	**0.00**
Retention 2 (L)	406	0.009	3.6%	7.75	8.25	8.00	0.29	0.002	0.028	0.15	**0.01**
Retention 3 (V)	14	0.000	0.1%	3.50		3.50	0.00	0.000	0.002	0.15	**0.00**
Retention 3 (L)	34	0.001	0.3%	3.50	4.00	3.75	0.01	0.000	0.002	0.15	**0.00**
Retention 4 (V)	14	0.000	0.1%	4.25		4.25	0.01	0.000	0.002	0.15	**0.00**
Retention 4 (L)	34	0.001	0.3%	4.25	4.75	4.50	0.01	0.000	0.002	0.15	**0.00**
Retention 5 (L)	117	0.003	1.0%	7.75	8.25	8.00	0.08	0.001	0.008	0.15	**0.00**
Green	3,816	0.09	33.9%	4.25	8.00	6.13	2.08			0.15	**0.05**
Total Site	**11,250**	**0.258**	**100.0%**			**7.33**	**7.33**	**0.011**	**0.136**	**Composite C→**	0.59

Reverse Trench Calcs (Post-Development)	
Check for Governing Equation	
Ds>Du	True
W>2(Ds+Du)	False
Use Standard Equation unless either statement is True. If True, then use Conservative Equation.	
Reverse Conservative Equation	
*V = L(K[2H2DU-DU2+2H2DS]+1.39x10-4(WDU))	
*V = FS[%WQ(Vwq)+Vadd]	
L	**40.00 ft**
W	4 ft
K	3.14E-04 CFS/SF-ft head
H_2	4.25 ft
D_u	2.75 ft
D_s	12.25 ft
***V**	**1.568 ac-in**
***V**	**0.1306 ac-ft**

Exfiltration Trench Dimensions Detail (N.T.S.)



ZT	6/9/22	⚠	06/08/22	PLANNING AND ZONING COMMENTS
DESIGNED BY	DATE			
ZT	6/9/22			
DRAWN BY	DATE			
MR	6/9/22			
CHECKED BY	DATE			
RR	6/9/22			
APPROVED BY	DATE	No.	DATE	REVISIONS

WEINGARTEN RESIDENCE
10221 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

ROSS ENGINEERING, INC.
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FLORIDA 33015
(786)468-8304 (305)392-1019 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date:6/9/2022

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT J. ROSS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

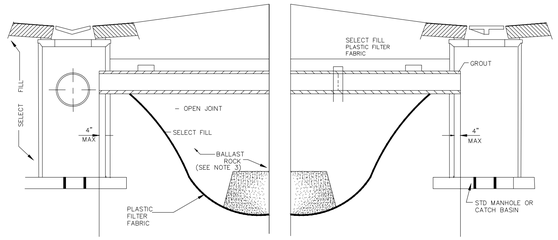
PAVING GRADING AND DRAINAGE PLAN

SCALE: 1"=10' | SHEET No. C-2

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

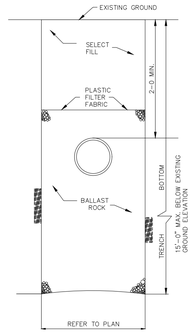
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EXFILTRANTION TRENCH

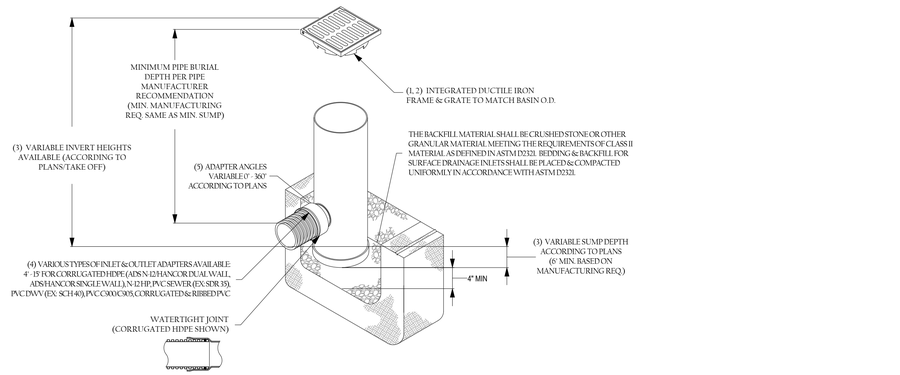
N.T.S

NOTES:
1. PLASTIC FILTER FABRIC (AT EA SIDE TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG OCTOBER GROUND WATER LEVEL).
   NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2



TRANSVERSE SECTION

N.T.S



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS

NYLOPLAST YARD DRAIN

NTS

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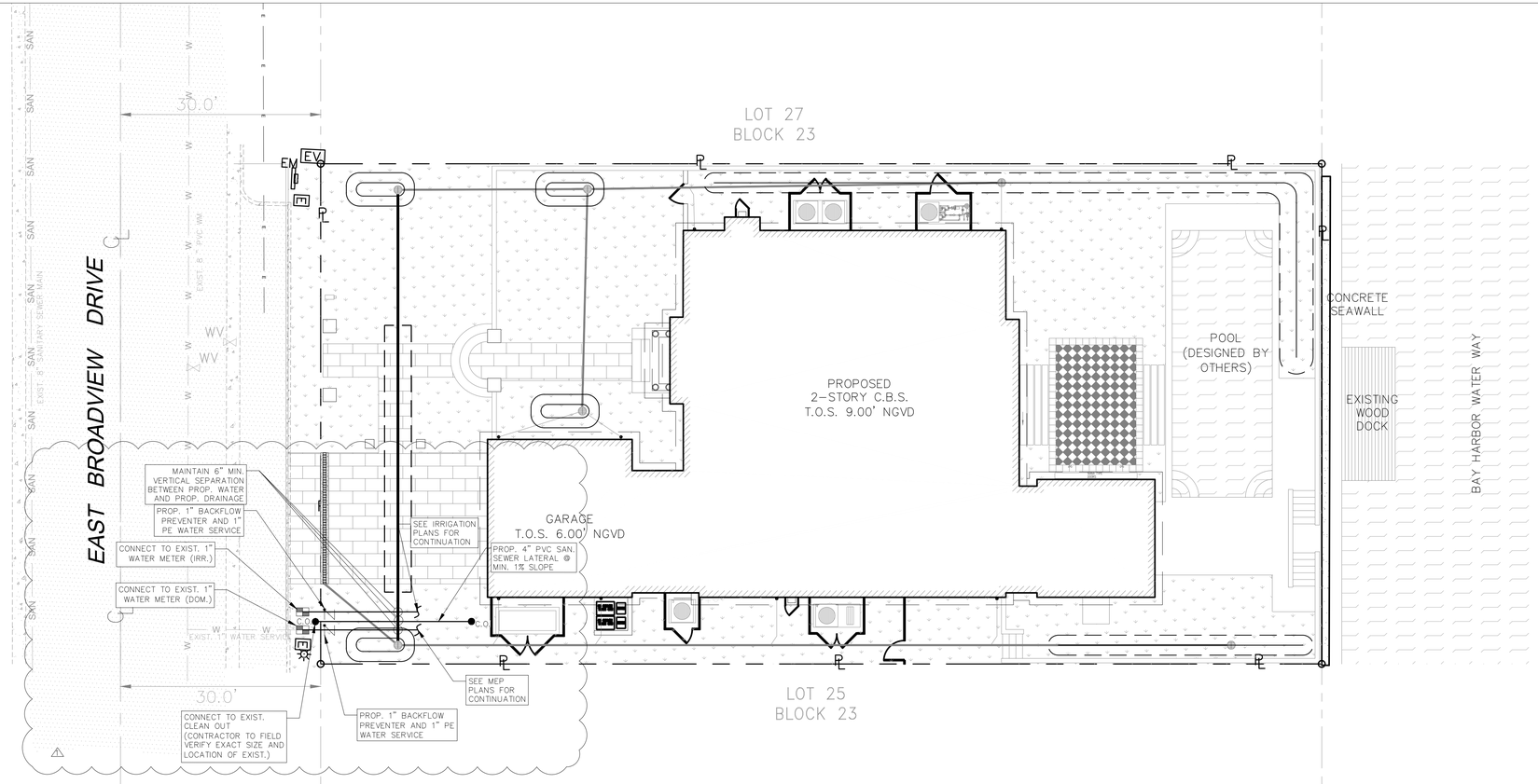
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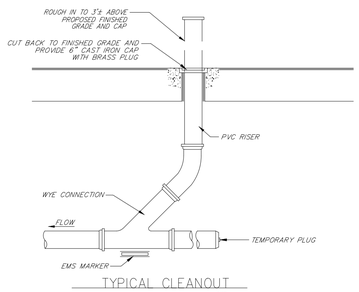
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PAVING AND DRAINAGE DETAILS

SCALE: 1"=10'

SHEET No. C-2.1





TYPICAL CLEANOUT
NTS

Sunshine811

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Check positive response codes before you dig!

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- OH — OH — EXISTING OVERHEAD LINE
- W — W — EXISTING WATER LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED WATER METER
- PROPOSED SANITARY LINE
- C.O. PROPOSED CLEAN OUT

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MR	6/9/22			
CHECKED BY	DATE			
RR	6/9/22			
APPROVED BY	DATE	No.	DATE	REVISIONS

WEINGARTEN RESIDENCE
10221 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

ROSS ENGINEERING, INC.
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FLORIDA 33015
(786)468-8304 (305)392-1019 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date:6/9/2022

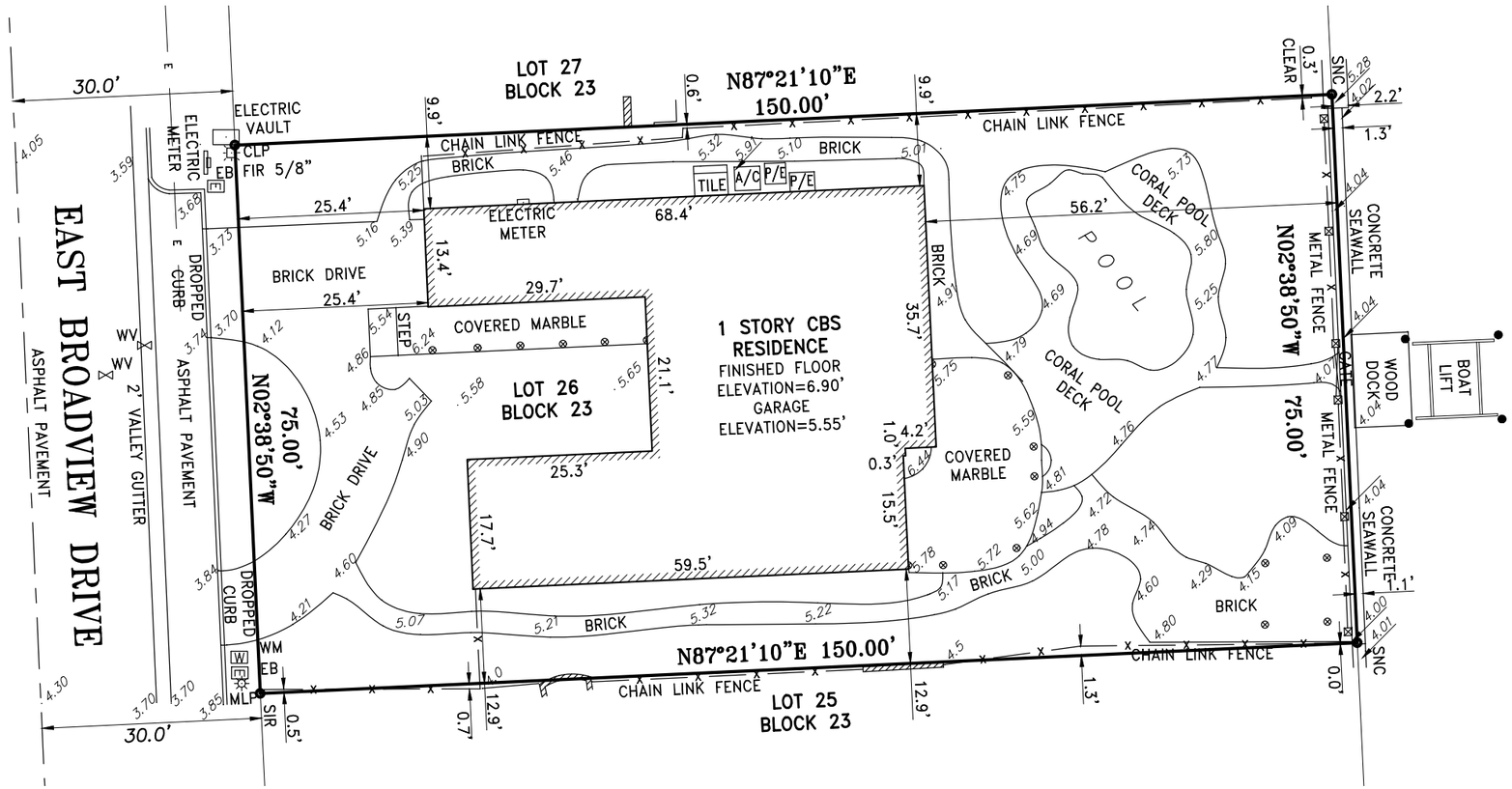
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT J. ROSS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER AND SANITARY SEWER PLAN

SCALE: 1"=10'

⚠ SHEET No. C-3

SKETCH OF SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
A/C	AIR CONDITIONER
P/E	POOL EQUIPMENT
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK #R-243 ELEVATION = 6.61' (NGVD29)
8. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF BAY HARBOR WATERWAY AS SHOWN ON "BAY HARBOR ISLAND", P.B. 46, PG. 5, M/D.C.R. SAID LINE BEARS N02°38'50"W.

LAND DESCRIPTION:

LOT 26, BLOCK 23 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 03/14/22

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 9733-22

CLIENT :
YANKIE ANDRUSIER

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/14/22	SKETCH	JD	REC

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

PROPERTY ADDRESS :
10221 E BROADVIEW DRIVE

SCALE: 1"= 20'

SHEET 1 OF 1

AGENDA ITEM REPORT
September 6, 2022

ITEM NUMBER: 3.

ITEM: Request for approval for a new single-family home for "Luxom Property V LLC" located at 9501 East Broadview Drive, Lot 101 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 2,743 sq. ft. single-story home (built in 1953) will be demolished and replaced with a new two-story 6,185 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 1/2 half baths and a 4-car garage. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the 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 9501 EBVD SFR DRB Staff Report July 11 2022
2.	9501 E. BROADVIEW DR DRB SET 8.16.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: July 11th, 2022

Subject: Single-Family Residence – New Construction
9501 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR22-000007
MMPA Acct. No.: 01-0702-1127

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (last updated 6/28/22) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9501 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9501 East Broadview Drive
Legal Description:	Lot 101 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, David Schwade from AND Studio Architecture & Design, as agent for the property owner, Luxom Property V LLC, has submitted an application a new single-family residence on a waterfront lot located at 9501 East Broadview Drive. The existing 2,743 sq. ft. one-story home built in 1953 will be demolished and replaced with a new two-story 6,185 sq. ft. under A/C home that has 6 bedrooms / 7 full baths one -1½ baths, and a four (4) car garage. The modern style home has flat roof, and the home is oriented toward the waterfront with an open

terrace, pool, jacuzzi, grill and sun deck located in the rear yard along the Bay Harbor Waterway. The exterior finishes include extensive window areas with wood screens and limestone panels. The plans show the existing dock that will remain as-is at this time. The overall height of the proposed structure is 24 feet above Base Flood Elevation (BFE) plus 1' FBC Freeboard, which complies with the 25-foot maximum height permitted in the RD Single-Family District. The proposed landscaping design exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The required Street Tree species is Crape Myrtle due to the overhead lines.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description (single platted lot).

SUMMARY / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 9501 East Broadview Drive now meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

1) This approval is based on the plans prepared by David Schwade from AND Studio Architecture & Design, last updated June 28th, 2022, with any modifications required by the Design Review Board. 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.

BROADVIEW

REV-04

9501 E. BROADVIEW DR, BAY HARBOR ISLAND, FL. 33154
FOLIO NO. 13-227-001-4780
DESIGN REVIEW BOARD VERSION 4 - 07/22/2022



PROJECT TEAM

ARCHITECT OF RECORD

AND STUDIO
ARCHITECTURE + DESIGN
2420 SW 27TH AVE. SUITE 3
MIAMI,FL 33145
WWW.ANDSTUDIO.DESIGN
FIRM LICENSE #AA26003820

MEP ENGINEER

CT ENGINEERING, INC
ELECTRICAL, MECHANICAL, PLUMBING
AND FIRE SPRINKLER ENGINEERS
CARLOS TILLAN, PE.
PE# 68869, CA#: 28598
13201 S.W. 46TH STREET
MIAMI, FLORIDA 33175
PHONE: 305-527-9041

STRUCTURAL ENGINEER

SD
CONSULTING ENGINEERS, INC
17320 S.W. 142ND PLACE
MIAMI, FLORIDA 33177
PHONE: 786-351 3663
C.A. NO: 29139
FERNANDO AZCUE-ENERIZ P.E.
LICENSE NO: 65521
STRUCTURAL
EMAIL: fazcue@sedconseng.com

LANDSCAPE ARCHITECT

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97th Ct.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

REV-02

SBB ARQUITECTURA
LUXOM
DEVELOPMENTS

CST

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 80.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- F.F.L.+0.00 — Floor levels in section drawings
- 8'-0" — Room clearance
- L01 — Elevation view
- L01 — Architectural section
- 0.00 — Openings and doors heights
- Call out
- D.06 — Glazing door code
- W.09 — Wall type
- DOR.13 — Door code
- S.11 — Material to verify on schedule
- WIN.01 — Windows code

Notes

1.- ALL DIMENSIONS MUST BE VERIFIED IN SITE BY THE G.C. BEFORE TO PROCEED WITH THE WORKS.
2.- IN THE EVENT THAT ANY DISCREPANCES ARE FOUND DURING THE WORKS, THE G.C. IS REPONSABLE FOR NOTIFIYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.
3.- THE CORRECT EXECUTION OF THE PLAN IS THE RESPONSIBILITY OF THE G.C.
4.- THIS SHEET SHALL BE PRINTED IN COLOR

PROFESSIONAL SEAL:

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-04	CITY REQUIREMENTS (FLOOD VENTS GARAGE)	SBBA / AND STUDIO	07/22/2022
REV-03	CITY REQUIREMENTS	SBBA / AND STUDIO	06/28/2022
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
COVER SHEET

Code:
A-0.00

Particular Code
BROAD_A_ARQ_000_CSTb

Scale | Drawn by | Revised | Authorized by | Date

Graphic scale

PROJECT TEAM

ARCHITECT:

DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

M.E.P. ENGINEER:

CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

AHJ:

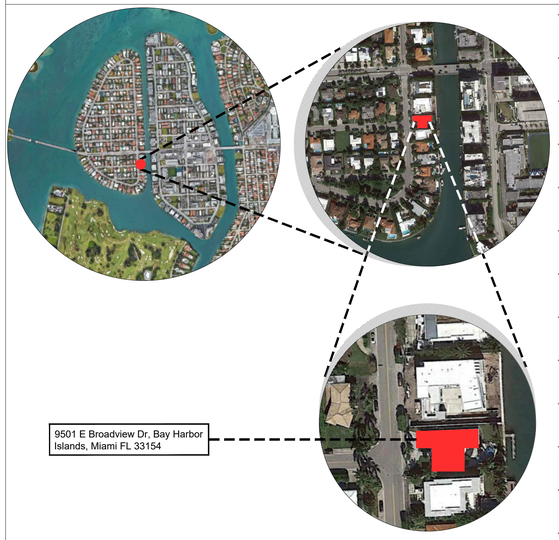
BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE 2ND FLOOR
BAY HARBOR ISLANDS, FL 33154

CONTRACTOR:
TBD

STRUCTURAL ENGINEER:

C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

VICINITY PLAN



REV-01

9501 E Broadview Dr, Bay Harbor Islands, Miami FL 33154

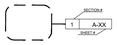
LOCATION PLAN

SYMBOLS

BUILDING OR WALL SECTION



DETAIL



BUILDING OR WALL ELEVATION REFERENCE DRAWING NUMBER



ROOM TAG



WALL SECTION DETAIL



TRANSITION DETAIL



DOORS DETAILS

D- #/D- # NUMBER / NUMBER
DR- # TYPE
0'-0" WIDE
h=0'-0' HEIGHT



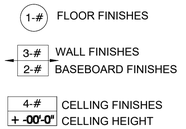
WINDOW NUMBER



SIGN



FINISHES



1-14

ELECTRIC FIXTURE REFERENCE

PLUMBING FIXTURE REFERENCE



SECTION LINES, CENTER LINES, PROJECTIONS

BREAK LINE

NORTH ARROW



REVISION #

CODE REVIEW

SCOPE OF WORK

NEW CONSTRUCTION OF TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUDING NEW DRIVEWAY AND APPROACH, NEW PERIMETER WALLS AND GATES AND NEW POOL.

ALTERATION LEVEL:

N/A - NEW CONSTRUCTION

CONSTRUCTION NOTES:

USE CLASSIFICATION: SINGLE-FAMILY RESIDENTIAL (SFR) // RESIDENTIAL (R-3)
CONSTRUCTION CLASSIFICATION: TYPE III-B
NUMBER OF STORIES: 2
PROPOSED SQ. FOOTAGE:

GROUND FLOOR:

A/C AREA:	3141.76 SQ.FT.
GROSS AREA:	3644.7 SQ.FT.
ADJUSTED AREA:	3701.8 SQ.FT.
GARAGE AREA:	808.08 SQ.FT.
COVERED TERRACE AREA:	514.90 SQ.FT.

SECOND FLOOR:

A/C AREA:	3043..44 SQ.FT.
GROSS AREA:	4243.7 SQ.FT.
ADJUSTED AREA:	3217.8 SQ.FT.
COVERED TERRACE / BALCONY:	559.1 SQ.FT.
UNCOVERED TERRACE / BALCONY:	653.20 SQ.FT.

SECOND FLOOR:

UNCOVERED TERRACE:	833.20 SQ.FT.

TOTAL AREA SUMMARY:

TOTAL A/C AREA:	6185.20 SQ FT
TOTAL GROSS AREA:	8722.00 SQ FT
TOTAL ADJUSTED AREA:	6916.60 SQ FT

FOR ZONING CALCULATIONS SEE A1.01 AND A1.02

APPLICABLE CODES:

FLORIDA BUILDING CODE, RESIDENTIAL. SEVENTH EDITION, 2020.
FLORIDA BUILDING CODE, ENERGY CONSERVATION. SEVENTH EDITION, 2020.
BAY HARBOR ISLANDS, CODE OF ORDINANCES
ASCE / SEI 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

DEFERRED SUBMITTALS

WINDOWS / DOORS
G.C SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS & OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR ALL NEW IMPACT RATED WINDOWS & DOORS.

WATERPROOFING / ROOF COVERING
G.C SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS & OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AHJ FOR NEW ROOF COVERING AND WATERPROOFING.

LOW VOLTAGE / AUDIO VISUAL
G.C. SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS AND OBTAINING ALL BUILDING PERMITS AS REQUIRED BY LOCAL JURISDICTION.

STRUCTURAL STEEL
G.C SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS & OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AHJ FOR ALL NEW STRUCTURAL STEEL.

FENCES/GATES
G.C SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS & OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AHJ FOR ALL NEW FENCES AND GATES.

BALCONY & STAIR RAILINGS
G.C SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS & OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AHJ FOR ALL NEW RAILINGS.

POOL:
G.C SHALL BE RESPONSIBLE FOR PREPARING DRAWINGS & OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AHJ FOR NEW POOL.

TREE REMOVAL:
G.C SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMITS AS REQUIRED BY THE LOCAL AHJ FOR ALL TREE REMOVALS.

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE-SAFETY AND BUILDING STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 109.3.6.4.4 AND CHAPTER 633 FLORIDA STATUTES.

DADE COUNTY ORDINANCE PART III, CHAPTER 8, ARTICLE 1, SECTION 8-10 "PERMITS"

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUMN.	ALUMINUM
APPROX.	APPROXIMATELY
B.O.U.	BOTTOM OF UNIT
C.W.S.	COLD WATER SUPPLY
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
COND.	CONDUIT
CONT.	CONTINUOUS
CFM	CUBIC FEET PER MINUTE
DET.	DETAIL
DIA	DIAMETER
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
EXIST.	EXISTING
F.B.C.	FLORIDA BUILDING CODE
FIN. FL.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FIN. WALL	FINISHED WALL
F.D.	FLOOR DRAIN
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
H.D.G.	HOT DIPPED GALVANIZED
I.D.	INTERIOR DIMENSION
JT.	JOINT
LAV.	LAVATORY
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
NOM.	NOMINAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.O.A	NOTICE OF ACCEPTANCE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.H.	OVERHANG
P.T.W.	PRESSURE TREATED WOOD
℄	PROPERTY LINE
REINF.	REINFORCEMENT
RO.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
SCH.	SCHEDULE
SPK.	SPRINKLER
SQ./FT.	SQUARE FOOTAGE
S.S.T.	STAINLESS STEEL
T & G	TONGUE AND GROOVE
T.B.	TIE BEAM
T.B.D.	TO BE DETERMINED
T.O.S.	TOP OF CONC. SLAB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD

SHEET INDEX

GENERAL SHEETS

Sheet Number	Sheet Name	Issued	Current Version
A0.00	Cover Sheet	07/22/2022	4
A0.01	Index And Project Data	07/22/2022	4
A0.02	General Construction Notes	05/19/2022	1
DEMOLITION			
D1.01	Demolition Plan	05/19/2022	1
D1.02	Photographic report	05/19/2022	1
ZONING PLANS			
Sheet Number	Sheet Name	Issued	Current Version
A-1.00A	Site Plan & Zoning Information	06/28/2022	3
A-1.00B	Site Plan Flood zone map	05/19/2022	1
A-1.00C	Contextual graphic architectural A	06/06/2022	2
A-1.00D	Contextual graphic architectural B	06/06/2022	2
A-1.00E	Contextual graphic architectural C	06/06/2022	2
A-1.00F	Photographs of the existing structures A	06/06/2022	2
A-1.00G	Photographs of the existing structures B	06/06/2022	2
A-1.00H	Color elevations A	06/06/2022	2
A-1.00I	Color elevations B	06/06/2022	2
A-1.00J	Color elevations C	05/19/2022	1
A-1.00K	Spot elevations	06/06/2022	2
A-1.01	Zoning Diagrams	05/19/2022	1
A-1.02	Zoning Diagrams	05/19/2022	1
ARCHITECTURAL			
A-1.09	Foundation Floor Plan	06/28/2022	1
A-1.10	Ground Floor Plan TAG	07/22/2022	4
A-1.11	Ground Floor Plan Dimentioned	06/06/2022	2
A-1.12	Second Floor Plan TAG	05/19/2022	2
A-1.13	Second Floor Plan Dimentioned	06/06/2022	2
A-1.14	Roof Top Plan TAG	06/06/2022	2
A-1.15	Roof Top Plan Dimentioned	06/06/2022	2
A-2.11	Elevations	06/28/2022	3
A-2.12	Elevations	07/22/2022	4
A-3.01	Building Sections	07/22/2022	4
A-3.02	Building Sections	06/28/2022	3
DETAILS			
A-6.03A	Fence and gate details	06/06/2022	2
A-6.03B	Machinery protection fence	06/06/2022	1
A-6.06	Trash Detail	06/06/2022	1
LANDSCAPE			
L-1.0	Existing Tree disposition plan	06/06/2022	1
L-2.0	Lansdcape plan	06/06/2022	1
L-2.1	Lansdcape notes & details	06/06/2022	1
L-3.0	Lansdcape alevations	06/06/2022	1
L-3.1	Lansdcape alevations	06/06/2022	1
IR-1.0	Irrigation plan	06/06/2022	1
IR-1.1	Irrigation details	06/06/2022	1
CIVIL ENGINEER			
C1.1	Grading and drainage plan	05/19/2022	1
C1.2	Grading and drainage details	05/19/2022	1
C2.1	Water and sewer plan	05/19/2022	1
C2.2	Water and sewer details	05/19/2022	1
C3.1	Storm water pollution prevention plan	05/19/2022	1
C3.2	Storm water pollution prevention notes & details	05/19/2022	1

REV-04

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

IND

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

- Dimensions to surfaces
- Dimensions to axes
- Finished floor levels
- L.C.L. Low ceiling level
- L.S.L. Low slab level
- G.L. Garden level
- WH= Wall height
- WH= Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- Floor levels in section drawings
- Room clearance
- Elevation view
- Architectural section
- Openings and doors heights
- Call out
- Glazing door code
- Wall type
- Door code
- Material to verify on schedule
- Windows code

Notes

1.- ALL DIMENSIONS MUST BE VERIFIED IN SITE BY THE G.C. BEFORE TO PROCEED WITH THE WORKS.
2.- IN THE EVENT THAT ANY DISCREPANCES ARE FOUND DURING THE WORKS, THE G.C. IS REPONSABLE FOR NOTIFIYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.
3.- THE CORRECT EXECUTION OF THE PLAN IS THE RESPONSIBILITY OF THE G.C.
4.- THIS SHEET SHALL BE PRINTED IN COLOR

PROFESSIONAL SEAL:

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-04	CITY REQUIREMENTS (FLOOD VENTS GARAGE)	SBBA / AND STUDIO	07/22/2022
REV-03	CITY REQUIREMENTS	SBBA / AND STUDIO	06/28/2022
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
INDEX AND PROJECT DATA

Code:
A-0.01

Particular Code
BROAD_A_IND_000_400b

Scale Drawn by Revised Authorized by Date

Graphic scale

GENERAL NOTES

1. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIAL AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICAPBLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTION OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT. (OSHA)

2. PERMITS
   A) THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCES, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.
   B) THE GENERAL CONTRACTOR SHALL SECURE A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND TURN THE ORIGINAL DOCUMENT OVER TO THE OWNER WITH A COPY TO THE ARCHITECT.
   C) THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COPY OF THE BUILDING PERMIT AND ALL SUB-PERMITS TO THE OWNER AND THE ARCHITECT, FOR RECORD.
   D) PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.

3. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCES WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATION.

5. THE ARCHITECT DOES NOT HAVE CONTROL OR CHANGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS, OR FOR PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

6. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION AND INSTALL BARRIERS AS NECESSARY AND REQUIRED AROUND THE PERIMETER OF CONSTRUCTION LIMITS TO PROTECT THE PUBLIC.

7. CONTRACTOR TO REMOVE, RELOCATE OR REROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.

8. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECTS OF ANY CONFLICTS IMMEDIATELY.

9. THE CONTRACTOR IS SOLELY RESPONSIBLEFOR MEANS AND METHODS OF CONSTRUCTION, AND THE SEQUENCES AND PROCEDURES TO BE USED.

10. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.

11. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/FENCING AS NEEDED.

12. DISCREPANCIES
   A) CONTRACTOR MUST NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.
   B) CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. A-IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS WILL APPLY.
   C) ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
   D) DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.

13. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

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

15. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.

16. UPON ACCEPTABLE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES OF THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 10 CALENDAR DAYS.

17. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRIC SYSTEMS. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURE EXACT LOCATIONS. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITH ADDITIONAL COST TO THE OWNER.

18. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC...

19. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL THE SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.

20. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.

21. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATIONS WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR ABD/OR SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.

22. ALL DIMENSIONS ARE BASED ON NOMINAL SIZE OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISHED MATERIAL UNLESS NOTED ON DRAWINGS.

23. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.

24. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALL OR CEILINGS OR USED FOR SUPPORT OF WALL CEILINGS SHALL MEET CODE REQUIREMENTS, PRESSURE TREATED WOODS SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS(EXTERIOR).

25. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.

26. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED EQUIPMENT, A.C. GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGNER AND ARCHITECT.

27. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT.

28. CONTRACTOR TO SUBMIT PRODUCT APPROVAL TO THE BUILDING DEPARTMENT FOR ALL WINDOWS, DOORS , HURRICANE SHUTTERS AND ALL COMPONENTS REQUIRING PRODUCT APPROVAL PRIOR TO THE SUBMITTALS OF THE SHOP DRAWINGS.

29. GENERAL CONTRACTOR TO FIRE CAULK ALL EXISTING PENETRATIONS THRU FIRE SEPARATIONS STRCUTURES.

30. ALL WOOD IN CONTACT WITH MASONRY OR WEATHER SHALL BE PRESSURE TREATED.

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

32. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

33. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR SUBMITTAL, AND SO NOTED.

34. CONTRACTOR AND ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

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

36. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED..

37. ANY DAMAGE TO EXISTING STRUCTURE IN THE CONSTITUTION OF NEW YORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

38. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING AND OR REPAIRING ALL EXISTING STRUCTURES OR SURFACES TO PRECONSTRUCTION CONDITION, IF REMOVAL OR DAMAGE WAS NECESSARY TO PERFORM CONSTRUCTION(EXAMPLE: EXISTING FENCES/POOL ETC.)

39. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS MATERIALS AT ALL TIMES.

40. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, ETC. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS, LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

41. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHED INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS. INFORMATION SHALL BE RECORDED BY THE CONTRACTOR AS CONSTRUCTION PROGRESSES.

42. GENERAL CONTRACTOR TO DO A COMPLETE JOB, EVERYTHING CONNECTED, READY TO USE.

43. ELECTRIC NOTES
   A. ELECTRIC CONTRACTOR TO VERIFY SERVICE CHARACTERISTICS, LOCATION/CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES AND PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH THE UTILITY COMPANIES STANDARDS AND REQUIREMENTS.
   B. ALL WIRE TO BE COPPER IN RACEWAYS.
   C. LIGHT FIXTURES TO BE SELECTED BY OWNER.
   D. PROVIDE ALL WIRING DEVICES.
   E. IDENTIFY CLEARLY ON ANY TYPE WRITTEN FROM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANEL SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.
   F. ALL UNDERGROUND RACEWAYS TO BE PVC; INSIDE CONCRETE SLAB EMT WITH APPROVED SET SCREW FITTING; INSIDE PARTITION EMT; ENT AND ROMEX WIRE WHERE ALLOWED; FOR FLOOR PENETRATIONS USE ONLY EMT.
   G. THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT ND BY AUTHORITIES HAVING JURISDICTION AND SHALL FURNISH ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS, AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING.
   H. THE ELECTRICAL CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR REAPIRED AT NO EXPENSE TO THE OWNER.
   I. ALL OUTLETS, NEW OR RELOCATED, ADJACENT TO A SINK OR OTHER WET AREA SHALL RECEIVE A GROUND FAULT INTERRUPT.

44. DEMOLITION
   A. DEMOLITION DRAWINGS AND NOTES ARE ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS, INCLUDED BUT NOT LIMITED TO: STRUCTURAL FOUNDATIONS, CONCRETE SLABS, AND OTHER APPURTENANCES ABOVE AND BELOW GRADE AS MAY BE REQUIRED TO COMPLETE THIS JOB.
   B. COORDINATE ALL DEMOLITION WORK WITH ALL OTHERS TO INSURE WORK WILL PROGRESS WITHOUT INTERRUPTION AND DELAYS. COORDINATE AND SCHEDULE THE WORK WITH THE OWNER WHERE POSSIBLE DISTURBANCE MAY OCCUR AND OTHER POTENTIAL DISRUPTIONS OF OWNER'S FUNCTIONS AND SERVICES MAY OCCUR. ALL WORK AFFECTING OWNER'S FUNCTIONS AND ACTIVITIES INCLUDING ACCOMPLISHING WORK BY PHASING WITH OWNER'S APPROVAL.
   C. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD CHECK AND VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION, AND NOTIFY THE OWNER AND ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
   D. CONTRACTOR TO PROTECT ALL ADJACENT SITE UTILITIES.
   E. UPON COMPLETION OF DEMOLITION WORK, CONTRACTOR SHALL REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS, DEBRIS,RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION WORK FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE.
   F. CONTRACTOR SHALL PROTECT ALL FACILITIES AND SITE UTILITIES FROM DAMAGE.
   G. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A TRASH/DEBRIS REMOVAL SERVICE FOR REMOVAL OF ALL DEBRIS FOR ALL TRADES AND ALL WORK RELATING TO THIS PROJECT.

MOLD MITIGATION

1. THE GENERAL CONTRACTOR SHALL TAKE MEASURES TO DELIVER TO THE OWNER A CONTINUOUS WATER TIGHT BUILDING ENVELOPE WHICH WILL PROVIDE A SOLID SHIELD TO WATER ENTRY.
2. PROVIDE WEEPS AT MASONRY SYSTEM WHICH MAY COLLECT MOISTURE.
3. PROVIDE NECESSARY SITE WORK TO MOVE WATER AWAY FROM THE BUILDING DURING CONSTRUCTION.
4. GENERAL CONTRACTOR SHALL COMPLETE AND SEAL THE BUILDING ENVELOPE PRIOR TO INSTALLING WALL BOARD OR ANY FINISH MATERIAL.
5. THE CONTRACTOR SHALL ESTABLISH PROCEDURES TO PROVIDE DELIVER AND STORE MATERIALS SO AS TO PREVENT WATER DAMAGE. ALL MATERIALS SHALL BE INSPECTED FOR WATER DAMAGE PRIOR TO ACCEPTING DELIVERY.
6. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO MAINTAIN EFFECTIVE DRY-IN CONDITIONS DURING THE "CONTROLLED" PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE DRY AND UNEXPOSED TO SOURCES OF HUMIDITY PRIOR TO COVERING THEM WITH FINISH MATERIALS.
8. THE CONTRACTOR SHALL ESTABLISH A PROTOCOL FOR DEALING WITH ANY LARGE AND UNEXPECTED WATER INTRUSION INTO COMPLETED PORTIONS OF THE BUILDING.
9. UPON COMPLETION OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER ALL AVAILABLE MATERIAL, INCLUDING BUT NOT LIMITED TO MANUFACTURER'S RECOMMENDATION SO AS TO FACILITATE THE DEVELOPMENT OF A BUILDING OPERATIONS AND MAINTENANCE PLAN.

TYPICAL GENERAL NOTES:

1. ALL NOTED ARE TYPICAL UNLESS OTHERWISE NOTED.
2. G.C. TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AND APPROVED CONSTRUCTION DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
3. DO NOT SCALE DRAWINGS.
4. SHOP DRAWINGS TO BE PROVIDED FOR ALL SPECIALITY ITEMS AND ALL MILLWORK AND SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
5. ALL FLOOR PLAN DIMENSIONS ARE FROM FACE OF MASONRY TO THE ROUGH STUD. ALL REFLECTED CEILING PLAN DIMENSIONS ARE FROM FINISHED GYPSUM BOARD.
6. G.C. TO PROVIDE SOUND INSULATION IN ALL PARTITIONS.
7. G.C. TO USE 5/8" GLASS MAT CEMENTITIOUS BOARD (DURAK) IN ALL WET AREAS.
8. G.C. TO COORDINATE LOCATION . ELECTRICAL REQUIREMENTS, AND INSTALLATION OF ALL NEW MILLWORK WITH ARCHITECT AND PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
9. ALL PLUMBING FIXTURES SHALL CONFIRM TO THE STANDARDS SET FORTH IN SECTION P2701, FLORIDA BUILDING CODE 2020, RESIDENTIAL
10. G.C. TO COORDINATE HEIGHTS AND LOCATIONS OF ALL DECORATIVE LIGHTING WITH ARCHITECT PRIOR TO CONSTRUCTION
11. G.C. TO PROVIDE BLOCKING AT ALL ACCESSORY LOCATIONS AND AT ALL CHANDELIER AND/OR CEILING MOUNTED LIGHTING LOCATIONS
12. ALL NEW LIGHT FIXTURES SHALL BE U.L. LISTED.
13. G.C. TO PROVIDE A ¾" RECESS IN THE FLOOR SLABS AT ALL EXTERIOR CMU WALL LOCATIONS

TYPICAL FINISH NOTES:

1. ALL INTERIOR FINISHES TO BE SELECTED BY OWNER. G.C. TO CONFIRM SELECTIONS AND PROVIDE SAMPLES PRIOR TO PURCHASE AND INSTALLATION.
2. ALL FINISHES SHALL BE PERMITTED TO TESTED IN ACCORDANCE WITH NFPA 286 (FBC 2020, SECTION 803.1.2.1)
3. ALL BACK SPLASHES AT KITCHEN SHALL EXTEND TO UNDERSIDE OF UPPER CABINETS AND ALL TILE IN THE TUB/SHOWER SHALL EXTEND TO UNDERSIDE OF CEILING.
4. ALL GWB & PLASTER FINISHES SHALL BE FINISHED SMOOTH, PRIMED AND PAINTED.
5. G.C. TO COORDINATE INSTALLATION REQUIREMENTS OF ALL OWNER SELECTED FLOOR FINISHES TO ENSURE THAT CHANGES IN MATERIALS ARE FLUSH WITH NO CHANGES IN ELEVATION AND/OR TRANSITION STRIPS.
6. PROVIDE CATEGORY II SAFETY GLASS AT SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUBS OR SHOWERS, GLASS PANELS ADJACENT TO DOORS, AND ALL OTHER HAZARDOUS LOCATIONS AS PER FBC 2020 RESIDENTIAL SECTION R308.4.
7. ALL SHOWERS & BATHTUBS TO HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO MIN 72" PER FBC 2020, RESIDENTIAL 307.2
8. WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER 302.9.1 & A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER R302.9.2
9. FLAME SPREAD FOR INSULATION NOT EXCEED 25, SMOKE DEVELOPED INDEX NOT EXCEED 450 PER FBC 2020 RESIDENTIAL 302.10.1

PLAN NOTES:

1. ALL HABITABLE ROOMS SHALL PROVIDE THE MINIMUM LIGHT AND VENTILATION IN ACCORDANCE WITH SECTION R303.1 OF FBC 2020 RESIDENTIAL.

2. PROVIDE SMOKE DETECTION IN ALL BEDROOMS (INSIDE ROOM & OUTSIDE) ADJACENT TO BEDROOM DOOR. ALSO PROVIDE SMOKE DETECTORS AT FIRST & SECOND FLOOR IN CLOSE PROXIMITY TO STAIRS AS PER SECTION R314.3 OF FBC 2020 RESIDENTIAL.

FBC 2020, R703.4 FLASHING

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PROVENT ENRTY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C 1281. AAMA 812. OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TI THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH INE OR MORE OF THE FOLLOWING:
   1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHODS OF A REGISTERED DESIGN PROFESSIONAL
   1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/ WDMA 250 FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FBC 2020, R703.8.5 FLASHING

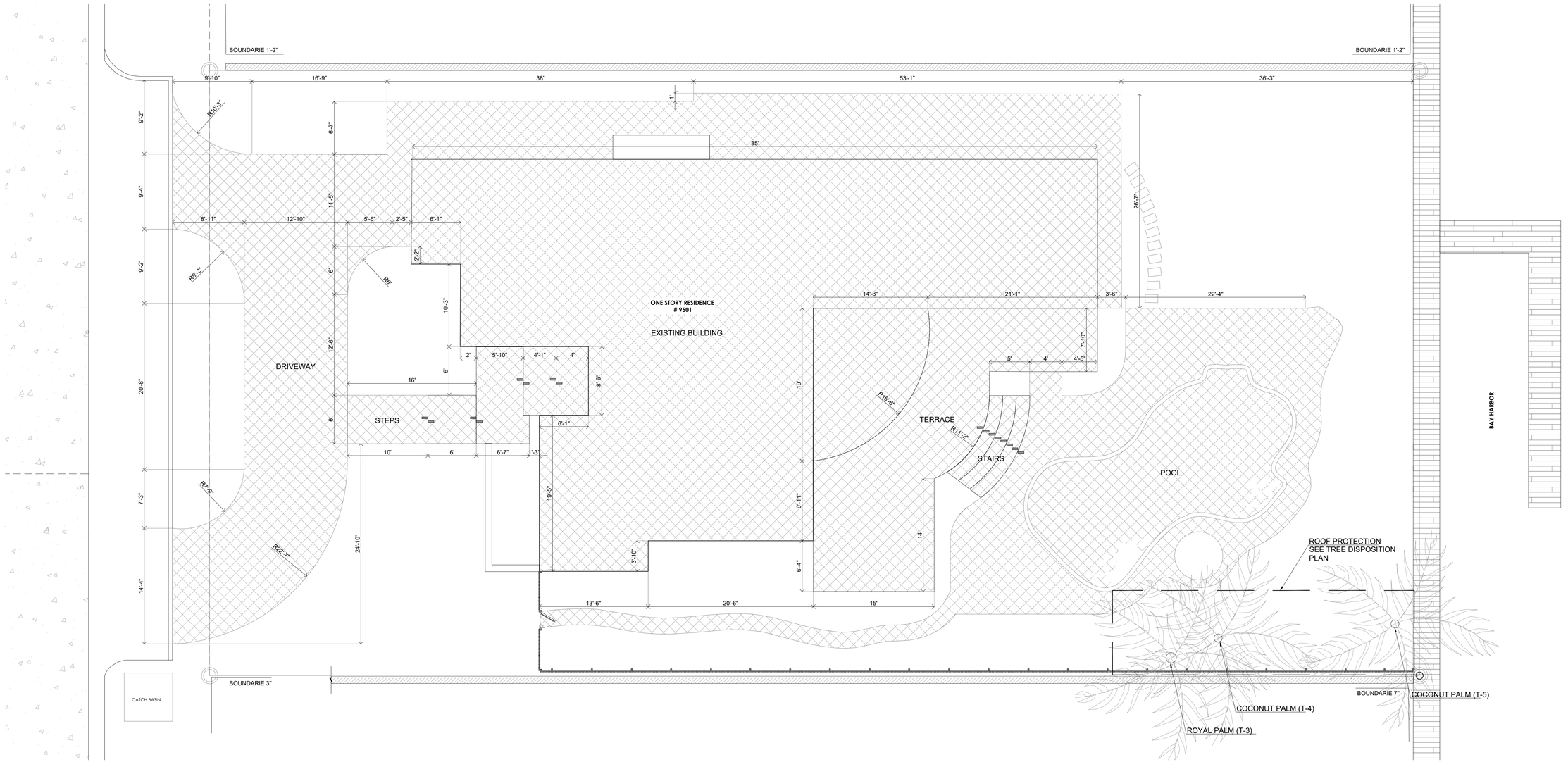
FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHERE MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION R 703.8. SEE SECTION R703.4 FOR ADDITIONAL REQUIREMENTS.

WATERPROOFING NOTES

1. ROOFING
   A) ROOF DRY-IN SHALL PREVENT ANY WATER PENETRATING THROUGH THE ROOF SYSTEM, INCLUDING GABLE ENDS AND PENETRATIONS. MAINTENANCE OF DRY-IN IS REQUIRED UNTIL PERMANENT ROOFING IS INSTALLED. ANY ROOF DRY-IN SHALL GO UP ANY ABUTTING WALL A MINIMUM OF 8" BEHIND METAL WALL FLASHING.
   B) EVE DRIP AT ROOF EDGE SHALL BE INSTALLED BENEATH DRY-IN FELT. ROOFING CEMENT SHALL BE APPLIED BETWEEN THE DRIP EDGE AND FELT DRY-IN OR PER MANUFACTURER'S RECOMMENDATION.
   C) METAL WALL FLASHING SHALL BE A MINIMUM OF 6" UP THE WALL AND ON ROOF DECK. ALL FLASHING SHALL BE SET IN ROOF MASTIC ON HORIZONTAL & VERTICAL SURFACES.
   D) ROOFING MASTIC SHALL BE APPLIED AND USED TO SEAL ALL PLUMBING VENT STACKS AND ANY OTHER ROOF VENT FLASHING INCLUDING BUT NOT LIMITED TO ALL RIDGE VENTS, DRYER VENTS AND BATH VENTS.
   E) PIPE VENT OR OTHER VENT SHALL NOT BE INSTALLED CLOSER THAN 24" OF ANY VALLEY, RIDGE, HIP OR OTHER PENETRATION.
   F) FLASHING TO BE IN ACCORDANCE WITH NRCA, THE NATIONAL SHEET METAL CONTRACTORS' ASSOCIATION.

2. STUCCO
   A) STUCCO SHALL BE FOGGED FOR THREE DAYS WITH VERIFICATION LOG AND JOB SUPERINTENDENT SIGN-OFF.
   B) BONDING AGENT SHALL BE APPLIED TO ANY WALL THAT IS UNLATHED WHERE A PERMANENT BOND WOULD BE REQUIRED.
   C) SAND PROPORTIONING FOR STUCCO MIX SHALL BE DONE TO EXACTING MEASURES INCLUDING BUILDING 1 CUBIC FOOT BOXES IF NECESSARY TO CONTROL THE ACTUAL QUALITY OF SAND INTRODUCED INTO THE STUCCO MIX.
   D) CAULKING GROOVES SHALL BE CREATED EITHER WITH NAIL HEADS OR SIMILAR ITEMS BETWEEN DISSIMILAR MATERIALS TO ACHIEVE A "V" JOINT FOR CAULKING.
   H) LATH SHALL CONTINUE BEHIND EXPANSION JOINTS.
   I) OUTSIDE & INSIDE CORNERS TO HAVE LATH LAP A MINIMUM OF 12" BEYOND CORNER.
   J) TYVEK AND STUCCO BUILDING WRAP SHALL BE FURNISHED AND INSTALLED AT ALL AREAS BY SUB-CONTRACTOR.
   K) SCRAPE AND CLEAN ALL VERTICAL AND HORIZONTAL CONTROL JOINTS.
   L) 15 LB FELT SHALL BE INSTALLED OVER BUILDING WRAP AND NON-PAPER BACK LATH APPLIED HORIZONTALLY OVER THE FELT. ALL ACCESSORIES SHALL BE APPLIED OVER THE FULL COVERAGE LATH. DRIP SCREED TO BE INSTALLED PRIOR TO THE LATHING OPERATION. DRIP SCREED TO BE NO LESS THAN 1/2" AND NOT MORE THAN 1" BELOW FINISH FLOOR. DO NOT CAULK DRIP SCREED.
   M) SUBMITTALS SHALL INCLUDE ALL INFO. REQUIRED FOR PRODUCT INSTALLATION, INCLUDING MANUFACTURER'S MIXING INSTRUCTIONS FOR THE STUCCO.

3. PAINT
   A) USE THE APPROPRIATE SEALER AS RECOM



PLA-01 DEMOLITION PLAN

PLAN

SCALE: 1:75 / 1:150

A. DEMOLITION GENERAL NOTES:

1. THESE PLANS ADDRESS THE MEANS & METHODS FOR STRUCTURAL DEMOLITION OF THE SUBJECT RESIDENCE. THE PLANS DO NOT COVER OTHER REQUIREMENTS SUCH AS ASBESTOS ABATEMENT, UTILITY CUT-OFFS, FUNCTIONALITY OF SPRINKLER SYSTEM ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERTINENT REGULATIONS GOVERNING DEMOLITION PER THE FLORIDA BUILDING CODE.
2. THE PUBLIC AND ADJOINING PROPERTY WILL BE PROTECTED BY SOLID FENCING.

B. BUILDING REPARATION

ALL WORK TO COMPLY WITH FLORIDA BUILDING CODE. THE ITEMS BELOW CAN BE DONE IN ANY ORDER:

1. BEFORE COMMENCEMENT OF DEMOLITION, ALL GLASS IN WINDOWS, DOORS, SKYLIGHTS, AND FIXTURES MUST BE REMOVED.
2. BEFORE DEMOLITION IS STARTED, THE FOUNDATION AND ALL FLOORS SHALL BE THOROUGHLY CLEANED OF COMBUSTIBLE MATERIALS AND DEBRIS.
3. PRIOR TO DEMOLITION, HOUSE AND SITE IS TO BE CLEARED OF ALL TENANTS AND GENERAL PUBLIC.

C. DEMOLITION EQUIPMENT

HANDHELD DEMOLITION TOOLS & POWER SOURCES.

- ELECTRIC CHIPPING GUN
- PNEUMATIC CHIPPING GUN
- JACKHAMMER
- ELECTRIC GRINDER
- GAS POWERED DEMOLITION SAW
- CHAIN SAW
- GENERATOR
- COMPRESSOR
- WHEEL WELL
- CHISELS

D. DEMOLITION EQUIPMENT

FOR AT GRADE DEBRIS & FOUNDATION REMOVAL, BACKFILLING,& MECHANICAL DEMOLITION ONLY.

1. TRACK EXCAVATOR WITH GRAPPLE.
2. SKID-SKEER LOADER.

E. SEQUENCE OF DEMOLITION-GENERAL

1. ERECTION OF SOLID MATERIAL FENCE AND GATES AROUND PROPERTY, TO BE A MINIMUN OF 10' - 0" HIGH.
2. CONSTRUCTION OF TREE PROTECTION FENCES.
3. CLEARING OF ALL GLASS FROM DOORS, WINDOWS, SKYLIGHTS AND FIXTURES, AND DISCARDING OF ALL MISCELLANEOUS MATERIALS FROM SITE BY HAND. ALL MATERIALS TO BE PLACED INTO ON-SITE DUMPSTER (DUMPSTER PERMIT TO BE OBTAINED BY CONTRACTOR).
4. GUIDE RAILS ERECTED AROUND ALL STAIRS IN STRUCTURE.
5. HAND DEMOLITION OF ALL CHIMNEY MATERIAL FROM ADJOINING GRADE, REMOVE WALLS BY HAND TOOLS ELIMINATE POSSIBLE DROPPING OF THE STRUCTURAL ELEMENTS AND FENCE DAMAGES.
6. WHERE MECHANICAL DEMOLITION EQUIPMENT, OTHER THAN HANDHELD DEVICES, IS TO BE USED FOR THE FULL DEMOLITION OF A BUILDING, THE SAFETY ZONE SHALL BE EQUAL TO OR GREATER THAN HALF THE HEIGHT OF THE BUILDING TO BE DEMOLISHED; SUCH SAFETY ZONE MAY BE REDUCED BY THE SAME RATIO AS THE BUILDING IS BEING DEMOLISHED.
7. MECHANICAL DEMOLITION OF REMAINING STRUCTURE ADJOINING GRADE. DEBRIS TO BE DISCARDED INTO ON-SITE DUMPSTER BY MECHANICAL MEANS.
8. FOUNDATION AND FOOTINGS TO BE COMPLETELY REMOVED, PLACED IN SITE DUMPSTER AND REMOVED FROM SITE (PROPERLY DISCARDED), AND FOUNDATION EXCAVATION SHALL BE FILLED WITH CLEAN COMPACT FILL, MIN. 95% COMPACTION.
9. ONCE DEMOLITION IS COMPLETE, ALL DEBRIS IS TO BE CLEARED FROM SITE AND ALL FENCES REMOVED.

F. SAFEGUARDS AND MAINTENANCE OF SITE.

1. SERVICE LINES AND CONDUITS-HOSE LINES, WIRES, ROPES, PIPES CHAINS, AND CONDUITS SHALL BE LOCATED SO THAT THEY WILL NOT CONSTITUTE A TRIPPING HAZARD. WHERE IT IS NECESSARY TO CARRY SUCH LINES ACROSS SIDEWALKS, OR ANY PUBLIC WAY, THEY SHALL EITHER BE SUSPENDED AT LEAST 8 FEET ABOVE THE WALKWAY, OR BRIDGED OVER WITH SUITABLE CHAMFERED PLANKS OR A PEDESTRIAN BRIDGE SHALL BE PROVIDED.
2. OBSTRUCTION OF SIDEWALKS AND STREETS-NO STREET OR SIDEWALK SHALL BE CLOSED EITHER IN WHOLE OR IN PART WITHOUT A PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ) WITHOUT PRIOR APPROVAL. SUCH PERMIT/PLACARD SHALL BE DISPLAYED AT THE JOB SITE. THE CLOSING OR TEMPORARY USE OF STREETS OR SIDEWALKS OR THE OBSTRUCTION OF ANY PART THEREOF SHALL COMPLY WITH THE REQUIREMENTS OF THE AHJ.
3. ALL AREAS USED BY PUBLIC SHALL BE MAINTAINED FREE FROM GREASE, DEBRIS, EQUIPMENT, MATERIALS, PROJECTIONS, TOOLS, OR OTHER ITEMS, SUBSTANCES, OR CONDITIONS THAT MAY CONSTITUTE A SLIPPING, TRIPPING, OR OTHER HAZARD.
4. WASTE DUMPTERS DEBRIS BOXES AND SKIP BOXES-WASTE DUMPSTERS, DEBRIS BOXES, AND SKIP BOXES SHALL COMPLY WITH THE FOLLOWING:

4.1 WASTE DUMPSTERS, DEBRIS BOXES, AND SKIP BOXES SHALL BE SECURED BY ROPE, CABLE, OR CHOCKING AT WHEELS AT THE END OF THE WORKDAY IN ORDER TO PREVENT MOVEMENT. SUCH WASTE DUMPSTERS, DEBRIS BOXES, AND SKIP BOXES SHALL NOT BE PLACED AT THE EDGE OF THE BUILDING AT ANY TIME, EXCEPT WHEN BEING MOVED FROM THE FLOOR OR BUILDING.

4.2 CONTAINERS CONTAINING DEBRIS OR WASTE SHALL BE COVERED AT THE END OF THE WORKDAY AND AT ANYTIME WHEN FULL TO NEAR THE RIM. CONTAINERS NEED NOT BE COVERED WHEN THEY ARE NOT IN USE OR WHILE STORED IN A FULLY ENCLOSED SPACE AT THE END OF THE WORKDAY.

5. WATER SUPPLY - NO HAZARDOUS OR COMBUSTIBLE MATERIAL SHALL BE KEPT AT THE SITE UNLESS WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, IS AVAILABLE AT THE SITE.
6. FIRE EXTINGUISHERS - FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

G. FULL DEMOLITION OPERATIONS.

1. UTILITIES AND SERVICE LINES - TERMINATION OF UTILITIES IS THE RESPONSIBILITIY OF THE CONTRACTOR. LETTERS CERTIFYING PROPER TERMINATION OF SERVICES SHOULD BE KEPT ON-SITE.
2. DUST - THE DEBRIS SHALL BE WETTED DURING DEMOLITION AND DEBRIS MOVEMENT OPERATIONS. TWO INCH DIAMETER HOSES SHALL BE TAPPED INTO THE NEAREST FIRE HYDRANT. CONTRACTOR TO OBTAIN PERMIT FROM AHJ PRIOR TO USE.
3. WATER ACCUMULATION - THE SITE WILL BE BACKFILLED TO THE FOUNDATION LEVEL WITH CLEAN COMPACT FILL. NATURAL DRAINAGE INTO THE FILL WILL MITIGATE WATER ACCUMULATION.
4. HAZARDS TO BE REMOVED - THE CONTRACTOR SHALL REMOVE ALL GLASS WINDOWS AND BOARD UP OPENINGS WITH SOLID WOOD PRIOR TO STARTING DEMOLITION. ALL FLOORS SHALL BE CLEANED OF COMBUSTIBLE MATERIALS AND DEBRIS ASBESTOS HAS BEEN ABATED AND CERTIFIED SEE ASBESTOS REPORT.
5. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE WHICH APPLY FOR FLOORS, STORAGE OF MATERIAL, AND REMOVAL OF MATERIAL OPENINGS IN FLOORS FOR THE PURPOSES OF REMOVING DEBRIS AND OTHER MATERIAL SHALL NOT EXCEED 25% OF THE TOTAL FLOOR AREA.
6. TERMITE / RODENT EXTERMINATION - A LICENSED EXTERMINATOR SHALL TREAT THE PREMISES FOR TERMIT/ RODENT CONTROL AS PER THE REQUIREMENTS OF FLORIDA BUILDING CODE.
7. DANGEROUS AREAS - IN AREAS WHERE SPECIAL DANGER TO THE PUBLIC EXISTS, SUCH AS AT VEHICLE ENTRANCES AND EXITS, HOISTING AREAS, POINTS OF STORAGE OF HIGHLY FLAMMABLE MATERIAL, OR DISCHARGE ENDS OF CHUTES, DESCRIPTIVE WARNING SIGNS SHALL BE PROVIDED. SUCH WARNING SIGNS SHALL CONTAIN THE WORD "DANGER" IN PROMINENT LETTERS AND, WHERE IN, OR ADJACENT TO, A PUBLIC WAY, SHALL BE ILLUMINATED FROM SUNSET TO SUNRISE BARRICADES AND/OR DESIGNATED FLAG PERSON SHALL BE PROVIDED TO THE EXTENT NECESSARY TO KEEP THE PUBLIC AWAY FROM SUCH AREAS OR TO GUIDE THEM AROUND THE AREAS.
8. GUIDE RAILS SHALL BE PROVIDED AROUND STAIR OPENINGS.

H. DEMOLITION NOTES.

1. SIDEWALK SHED, SCAFFOLDING, SITE FENCE AND OTHER PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE AHJ PRIOR TO THE START OF DEMOLITION OPERATIONS.
2. ANY STRUCTURAL MEMBER THAT IS BEING DISMEMBERED SHALL NOT SUPPORT ANY LOAD OTHER THAN ITS OWN WEIGHT NO WALL CHIMNEY OR OTHER STRUCTURAL PART SHALL BE LEFT IN SUCH CONDITION THAT IT MAY COLLAPSE OR BE TOPPLED BY WIND, VIBRATION OR ANY OTHER CAUSE THE METHOD OF REMOVAL OF ANY STRUCTURAL MEMBER SHALL NOT DESTABILIZE REMAINING MEMBERS.
3. ALL HANDLING AND MOVEMENT OF MATERIAL OR DEBRIS SHALL BE CONTROLLED SUCH THAT IT WILL NOT DEVELOP UNACCOUNTED IMPACT LOADS ON THE STRUCTURE.

I. HANDHELD DEMOLITION-SEQUENCE OF OPERATIONS - (TO DEMOLISH THE ENTIRE HOME BESIDE FOUNDATION.) DEMOLITION OF MASONRY STRCTURES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. REMOVE ALL FURNISHING AND APPLIANCES BEFORE STARTING ANY DEMOLITION WORK.
2. DEMOLITION OF WALLS AND PARTITIONS SHALL PROCEED IN A SYSTEMATIC MANNER, AND ALL WORK ABOVE EACH TIER OF FLOOR BEAMS SHALL BE COMPLETED BEFORE ANY OF THE SUPPORTING MEMBERS ARE DISTURBED.
3. SECTIONS OF MASONRY WALLS SHALL NOT BE LOOSENED OR PERMITTED TO FALL IN SUCH MASSES AS TO AFFECT THE CARRYING CAPACITY OF FLOORS OR THE STABILITY OF STRUCTURAL SUPPORTS.
4. NO SECTION OF WALL WITH A HEIGHT MORE THAN 22 TIME ITS THICKNESS SHALL BE PERMITTED TO STAND WITHOUT BRACING DESIGNED BY A REGISTERED DESIGN PROFESSIONAL.
5. USE HAND TOOLS TO DEMOLISH THE REAR HALF OF THE HOME AND LOWER DEBRIS THROUGH DEBRIS CHUTE INTO THE FOUNDATION FOR COLLECTION AND LATER DISPOSAL.
6. BACKFILL THE CLEARED +/- 10'-0" LONG SECTIONS WITH CLEAN FILL REPEAT UNTIL THE ENTIRE FOUNDATION AREA IS BACKFILLED.
7. GRADE THE SITE.

J. MECHANICAL DEMOLITION - SEQUENCE OF OPERATIONS (DEMOLISH THE FOUNDATION OF THE HOME). MECHANICAL DEMOLITION OF FRAME STRUCTURE FROM ADJOINING GRADE. DEBRIS TO BE DISCARDED INTO ON-SITE DUMPSTER BY MECHANICAL MEANS.

1. CLEAN DEBRIS OF THE COLLAPSED HOME. ONLY USE APPROVED EQUIPMENT LISTED ON SHEET 5. IF THE MECHANICAL EQUIPMENT DIFFERS FROM SHEET 5 PERMISSION FROM HC ENGINEERING IS NEEDED.
2. REMOVE THE CONCRETE SIDE WALK AND DRIVE WAY WITHIN THE PROPERTY LINE. ONLY USE APPROVED EQUIPMENT LISTED ON SHEET IF THE MECHANICAL EQUIPMENT DIFFERS SEEK GUIDANCE FROM PROJECT ENGINEER.

DEMOLITION NOTES

SCALE: N.T.S.

1. REMOVE EXST PAVERS AND RECONFIGURE TO NEW PLAN.
2. REMOVE EXST OR RELOCATE EXST TREES ACCORDING TO LANDSCAPE PLAN.
3. ALL PLUMBING FIXTURES TO BE REMOVED AND CAPPED AS REQUIRED.
4. REMOVE ALL EXST SHEDS.

KEY NOTES

SCALE: N.T.S.

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

DEM

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

- Dimensions to surfaces
- Dimensions to axes
- Finished floor levels
- L.C.L. Low ceiling level
- L.S.L. Low slab level
- G.L. Garden level
- WH= Wall height
- WH= Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- Floor levels in section drawings
- Room clearance
- Elevation view
- Architectural section
- Openings and doors heights
- Call out
- Glazing door code
- Wall type
- Door code
- Material to verify on schedule
- Windows code

Notes

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2.- IN THE EVENT THAT ANY DISCREPANCES ARE FOUND DURING THE WORKS, THE G.C. IS REPONSABLE FOR NOTIFIYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.
3.- THE CORRECT EXECUTION OF THE PLAN IS THE RESPONSIBILITY OF THE G.C.
4.- THIS SHEET SHALL BE PRINTED IN COLOR

PROFESSIONAL SEAL:

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA (AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

DEMOLITION

Particular Code

BROAD_A_DEM_000_300

Code:

D1.01

Scale	Drawn by	Revised	Authorized by	Date
1:75	DRC	DRC	SBB	04/18//2022

Graphic scale



IMA-01 MAIN FACADE
PERSPECTIVE



IMA-02 MAIN FACADE
PERSPECTIVE



IMA-03 MAIN FACADE
PERSPECTIVE



IMA-04 MAIN FACADE
PERSPECTIVE



IMA-05 SIDE FACADE
PERSPECTIVE



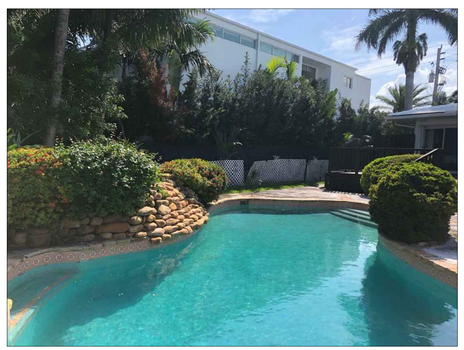
IMA-06 SIDE FACADE
PERSPECTIVE



IMA-07 REAR FACADE
PERSPECTIVE



IMA-08 REAR FACADE
PERSPECTIVE



IMA-09 POOL AREA
PERSPECTIVE



IMA-10 REAR FACADE
PERSPECTIVE

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PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
PHOTOGRAPHIC REPORT

Code:
D1.02

Particular Code
BROAD_A_DEM_000_301

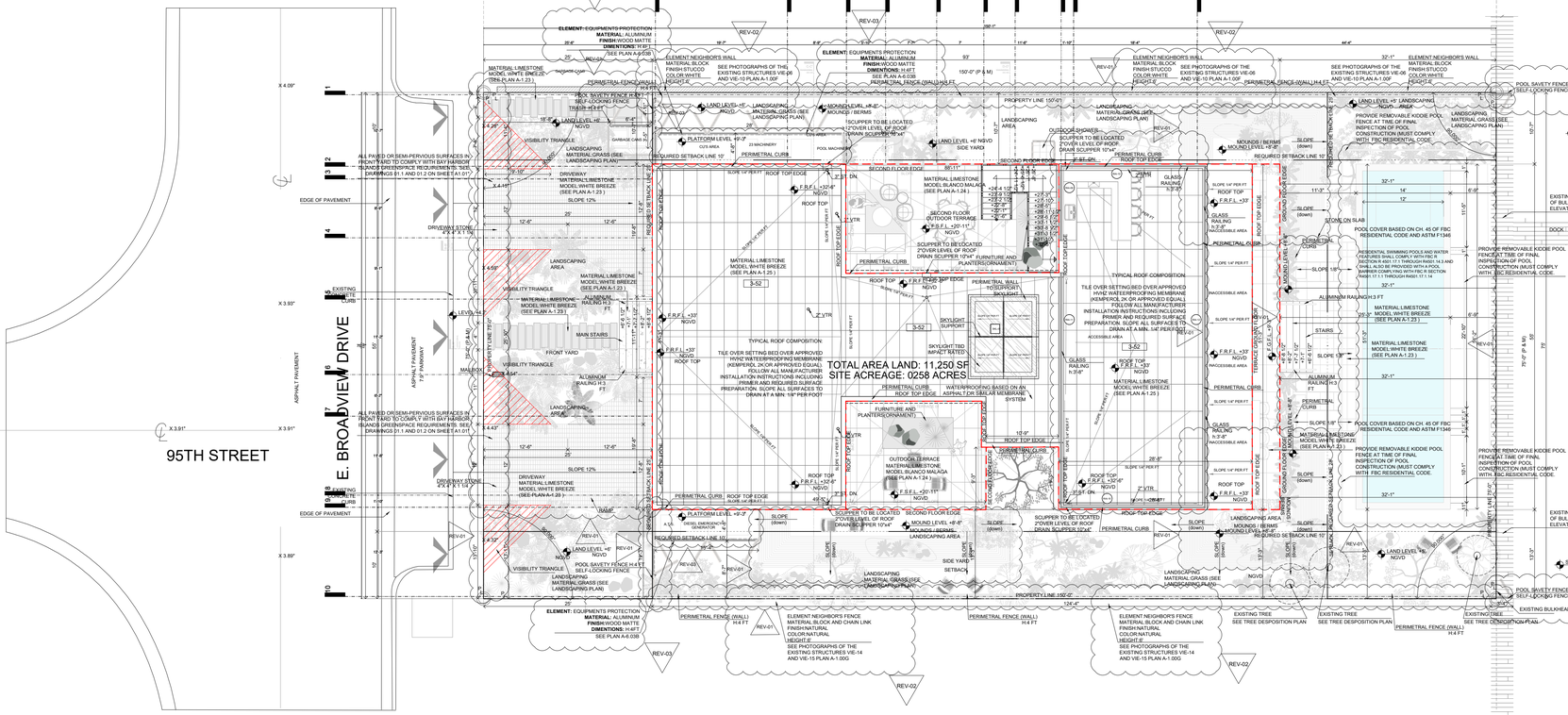
Scale	Drawn by	Revised	Authorized by	Date
W/S	DRC	DRC	SBB	04/18/2022

Graphic scale

PLA-01 SITE PLAN

GROUND FLOOR

ESC 1:120



PROJECT DATA		LOT REGULATIONS	REQUIRED (MIN. / MAX.)	REQ'D	PROVIDED
SCOPE :	NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE	SITE ACREAGE	0.258 ACRES		
		LOT AREA	11,250 SF	11,250 SF	11,250 SF
		LOT WIDTH	75 FEET MINIMUM	75'-0"	75'-0"
ADDRESS :	9501 E. BROADVIEW DR., BAY HARBOR ISLAND, FL. 33154	LOT DEPTH	150'-0"	150'-0"	150'-0"
FOLIO NO:	13-2227-001-4780	GREENSPACE	50% OF FRONT YARD MIN.	937.5 SQFT	970.78 SQFT 51%
LEGAL:	BAY HARBOR ISLAND PB 46-5 LOT 101 BLK 23 LOT SIZE 75.000 X 150	OPEN SPACE	35% MIN AT GROUND LEVEL FOR 1 STORY HOME	N/A	N/A
			40% MIN AT GROUND LEVEL FOR 2 STORY HOME	4,500 SF MIN	4505.15 SQFT 40.04%
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL				
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENTIAL	LOT COVERAGE	GROUND FLOOR 50% OF LAND SECOND FLOOR 80% OF G.F.	5625 SQ.FT. 80% OF G.F.	4748.51 SQ.FT. 36% 3038.20 SQ.FT. 73%
CODE :	FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION, 2020. FLORIDA BUILDING CODE, ENERGY CONSERVATION. 7TH EDITION, 2020 CODE OF ORDINANCES, BAY HARBOR ISLAND, FL	E. DENSITY	SINGLE FAMILY		
		BUILDING SETBACK	REQUIRED (MIN. / MAX.)		PROVIDED
		A. PRINCIPAL BLDG.			
		1. FRONT YARD	25 FEET MINIMUM		WEST 25'
		2. REAR YARD	25 FEET MINIMUM		EAST 32'-1"
		3. SIDE YARD	10 FEET MINIMUM		NORTH 10'-7" SOUTH 13'-3"

FEMA INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEV. (BFE)	8'+1 NGVD
PROPOSED FINISHED FLOOR ELEVATION	9' NGVD
MAP NUMBER:	12086C0144L

BUILDING HEIGHT MEASURED ABOVE BASE FLOOD ELEV. (BFE)	REQUIRED	PROVIDED
A. PRIMARY BLDG.	2.5 STORIES	
FLAT ROOF	25' MAX	25' -0"
SLOPED ROOF	35' MAX TO THE MIDPOINT OF SLOPE. MIN. 2.5:12 SLOPE	

DRIVEWAY / PARKING	REQUIRED	PROVIDED
DRIVEWAY WIDTH 2 CARS: 18' MIN, 20' MAX 1 CAR: 12' MIN PROVIDED THERE ARE 2 SEPARATE DRIVEWAYS PARKING	2 SPACES	4 SPACES DIMENTIONS 19'X15'-8" FOR 2 SPACES,EACHONE

LEGEND:

GRASS AREA | CONCRETE PAVER | STONE PAVER | STONE PLATES | SETBACKS | PROPERTY LINE | BUILDABLE AREA

EXISTING ZONING DISTRICT	RD		
COMPREHENSIVE PLAN FLUM DESIGNATION*	RESIDENTIAL LOW DENSITY		
IMPERVIOUS AND PERVIOUS SURFACE	TOTAL AREA: 11250.00 SQ.FT.		
	SEMI-PERVIOUS AREA: 904.22 SQ.FT.	8.04%	
	PERVIOUS AREA: 4505.15 SQ.FT.	40.04%	
	IMPERVIOUS AREA: 5840.63 SQ.FT.	51.92%	

TOTAL FRONT AREA: 1875.00 SQ.FT.			
IMPERVIOUS AND PERVIOUS SURFACE	SEMI-PERVIOUS AREA: 904.22 SQ.FT.	49%	
	PERVIOUS AREA: 970.78 SQ.FT.	51%	

NOTE:

SEE SHEETS A1.01 FOR ZONING DIAGRAMS

- THE PROJECT MUST COMPLY WITH 2020 FBC R§301.2.5 AND B§3109 - STRUCTURES SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE. ALSO VERIFY §3109.1.2 AND §3109.1.3.
- STRUCTURES SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE - MUST COMPLY WITH 2020 FBC B§3109.3.1 THRU §3109.3.5.
- STRUCTURES SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE - MUST COMPLY WITH DOCUMENTATION INFORMATION AS PER 2020 FBC B§3109.4.
- PROVIDE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX COMPLYING WITH 2020 FBC R§302.9 ALSO §302.10. ALSO VERIFY / PROVIDE FIREBLOCKING INFORMATION COMPLYING WITH R§302.11.
- PROVIDE PROTECTION AGAINST TERMITES COMPLYING WITH 2020 FBC R§318.
- SITE ADDRESS INFORMATION MUST COMPLY WITH 2020 FBC R§319.

GENERAL NOTES:

1. DESIGN WIND EXPOSURE CATEGORY IS B. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION
2. FOR ANY CONSTRUCTION LOCATED FULLY OR PARTIALLY BEYOND THE COASTAL CONSTRUCTION LINE SHALL COMPLY WITH FBC R SECTION 3109.

FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8.00' NGVD + 1' FREEBOARD REQUIRED
FEMA MAP NUMBER: 12086C0144L

PROPOSED FINISHED FLOOR ELEVATION: 9.00' NGVD
HIGHEST CROWN OF ROAD ELEVATION: 4.09'
LOWEST PROPOSED LEVEL OF EQUIPMENT: 9.25 NGVD
LOWEST ADJACENT GRADE: 6.00' NGVD
HIGHEST ADJACENT GRADE: 8.67' NGVD

PROJECT SHALL COMPLY ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION DUE TO IT'S LOCATION WITHIN FLOOD HAZARD AREA AE.

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

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Symbology

- 15.85 → Dimensions to surfaces
- 15.85 ⟶ Dimensions to axes
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- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- — Change in floor level
- — Change of ceiling level
- — Material change in base
- — Change wall material
- — Change in floor materials
- — Change in ceiling materials
- F.F.L=9.00 — Floor levels in section drawings
- 9.00 / 8.67 — Room clearance
- L01 / 9.00 — Elevation view
- L01 / 9.00 — Architectural section
- 9.00 / 10'-0" — Openings and doors height
- 01 / D100 — Call out
- D100 — Glazing door code
- W-10 — Wall type
- D000.11 — Door code
- 5.11 — Material to verify on schedule
- WIN-01 — Windows code

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REVISION	DESCRIPTION	CHECKED	DATE
REV-03	CITY REQUIREMENTS	SBBA / AND STUDIO	06/28/2022
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

SITE PLAN
ZONING INFORMATION

Particular Code

BROAD_A_SIT_000_400

Code:

A-1.00A

Scale	Drawn by	Revised	Authorized by	Date
1/100	DRC	DRC	SBB	04/18/2021

Graphic scale

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane east zone (FIPSZONE 0901). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Miami-Dade County Information Technology Department. These data were compiled at a scale of 1:3,600 from digital orthophotography dated 2001. Additional base map information was provided by the Cities of Aventura, Coral Gables, and Homestead, the Town of Cutler Bay, and Miami-Dade County.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND

11-16-1990 CBRS Area

FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.

11-16-1991 Otherwise Protected Area (OPA)

FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991, IN DESIGNATED OPAs WITHIN THE CBRS.

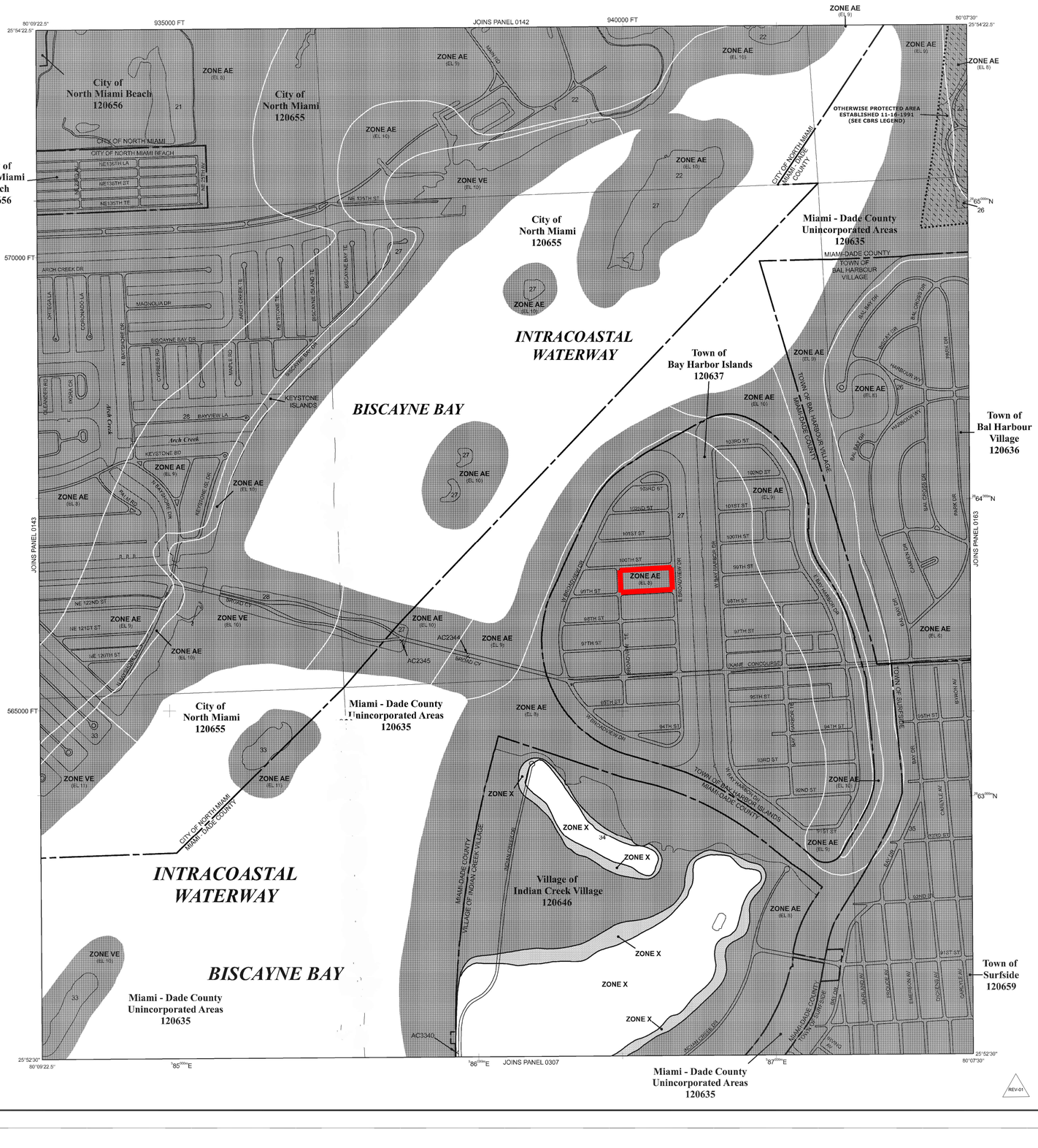
Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source map(s) for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at http://www.fws.gov. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (772) 562-3909.

FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8.00' NGVD + 1' FREEBOARD REQUIRED
FEMA MAP NUMBER: 12086C0144L

PROPOSED FINISHED FLOOR ELEVATION: 9.00' NGVD
HIGHEST CROWN OF ROAD ELEVATION: 4.09'
LOWEST PROPOSED LEVEL OF EQUIPMENT: 9.25 NGVD
LOWEST ADJACENT GRADE: 6.00' NGVD
HIGHEST ADJACENT GRADE: 8.67' NGVD

PROJECT SHALL COMPLY ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION DUE TO IT'S LOCATION WITHIN FLOOD HAZARD AREA AE.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

A — A	Cross section Line
23 — 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
5376000 N	1000-meter Universal Transverse Mercator grid values, zone 17
600000 FT	5000-foot grid ticks: Florida State Plane coordinate system, East zone (FIPSZONE 0901), Transverse Mercator projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
●M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
January 20, 1993

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 2, 1994 - May 16, 1994 - July 17, 1995 - for description of revision, see Notice to Users page in the Flood Insurance Study report.
September 11, 2009 - to reflect revised shoreline, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, to add and change Base Flood Elevations, to update corporate limits, to change zone designations, to add roads and road names, and to add and change Special Flood Hazard Areas

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0144L

FIRM
FLOOD INSURANCE RATE MAP

MIAMI-DADE COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 144 OF 1031

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BAL HARBOUR VILLAGE, TOWN OF	120036	0144	L
BAY HARBOR ISLANDS, TOWN OF	120037	0144	L
INDIAN CREEK VILLAGE, VILLAGE OF	120646	0144	L
MIAMI - DADE COUNTY	120635	0144	L
NORTH MIAMI BEACH, CITY OF	120656	0144	L
NORTH MIAMI, CITY OF	120655	0144	L
SURFSIDE, TOWN OF	120659	0144	L

- NOTE -

THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12086C0144L

MAP REVISED
SEPTEMBER 11, 2009

Federal Emergency Management Agency

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

15.85	Dimensions to surfaces
15.85	Dimensions to axes
F.F.L. 80.00	Finished floor levels
L.C.L.	Low ceiling level
L.S.L.	Low slab level
G.L.	Garden level
WH=	Wall height
WH=	Window height
	Change in floor level
	Change of ceiling level
	Material change in base
	Change wall material
	Change in floor materials
	Change in ceiling materials
F.F.L. 100.00	Floor levels in section drawings
9'-0"	Room clearance
L01 / ARCHITECTURAL PLAN	Elevation view
L01 / ARCHITECTURAL SECTION	Architectural section
0.90 / 1.20	Openings and doors heights
D1 / D.1/A5.0	Call out
D.06	Glazing door code
W.10	Wall type
DOR.11	Door code
5.11	Material to verify on schedule
WIND.01	Windows code

Notes

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FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
SITE PLAN
FLOOD ZONE MAP

Code:
A-1.00B

Particular Code
BROAD_A_SIT_000_401

Scale	Drawn by	Revised	Authorized by	Date
1/100	DRC	DRC	SBB	04/18/2021

Graphic scale



PLA-01 CONTEXTUAL GRAPHIC ARCHITECTURAL REPRESENTATION

ROOF TOP PLANE
ESC W/S



VIE-01 CONTEXTUAL GRAPHIC ARCHITECTURAL REPRESENTATION

ROOF TOP VIEW
ESC W/S



VIE-02 CONTEXTUAL GRAPHIC ARCHITECTURAL MAIN FACADE

MAIN FACADE
ESC W/S



VIE-03 CONTEXTUAL GRAPHIC ARCHITECTURAL REAR FACADE

REAR FACADE
ESC W/S

REV-02

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

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REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

REV-02

Sheet Name
CONTEXTUAL GRAPHIC ARCHITECTURE REPRESENTATION A

Code:
A-1.00C

Particular Code
BROAD_A_SIT_000_402A

Scale	Drawn by	Revised	Authorized by	Date
W/S	TFG	DRC	SBB	04/18/2021

Graphic scale



PLA-01 CONTEXTUAL GRAPHIC ARCHITECTURAL REPRESENTATION

ROOF TOP PLANE
ESC W/S



VIE-01 CONTEXTUAL GRAPHIC ARCHITECTURAL REPRESENTATION

ROOF TOP VIEW
ESC W/S

REV-02



VIE-04 CONTEXTUAL GRAPHIC ARCHITECTURAL RIGHT SIDE FACADE

SOUTH FACADE
ESC W/S



VIE-05 CONTEXTUAL GRAPHIC ARCHITECTURAL LEFT SIDE FACADE

NORTH FACADE
ESC W/S

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- 15.85 — Dimensions to axes
- F.F.L. 83.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- F.F.L.+0.00 — Floor levels in section drawings
- Room clearance
- L01 — Elevation view
- L01 — Architectural section
- 0.00 — Openings and doors heights
- Call out
- D-06 — Glazing door code
- W-09 — Wall type
- DOR-13 — Door code
- 5.11 — Material to verify on schedule
- WIN-01 — Windows code

Notes

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4.- THIS SHEET SHALL BE PRINTED IN COLOR

PROFESSIONAL SEAL:

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL, MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST, FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

REV-02

Sheet Name
CONTEXTUAL GRAPHIC ARCHITECTURE REPRESENTATION C

Code:
A-1.00D

Particular Code
BROAD_A_SIT_000_402B

Scale	Drawn by	Revised	Authorized by	Date
W/S	TFG	DRC	SBB	04/18/2021

Graphic scale



PLA-01 CONTEXTUAL GRAPHIC ARCHITECTURAL REPRESENTATION

ROOF TOP PLANE

ESC W/S



VIE-01 CONTEXTUAL GRAPHIC ARCHITECTURAL REPRESENTATION

AERIAL PHOTOGRAPH BACKGROUND VIEW

ESC W/S

REV-02

SBB ARQUITECTURA

L U X O M

B E V E L O P M E N T S

SIT

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North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 80.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- F.F.L.+0.00 — Floor levels in section drawings
- 2.50 — Room clearance
- L01 — Elevation view
- L01 — Architectural section
- 0.00 FINISH — Openings and doors heights
- Call out
- D-04 — Glazing door code
- W-09 — Wall type
- DOR-13 — Door code
- 5.11 — Material to verify on schedule
- WIN-01 — Windows code

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TBD

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C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
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REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

REV-02

Sheet Name
CONTEXTUAL GRAPHIC ARCHITECTURE REPRESENTATION A

Code:
A-1.00E

Particular Code
BROAD_A_SIT_000_402C

Scale	Drawn by	Revised	Authorized by	Date
W/S	TFG	DRC	SBB	04/18/2021

Graphic scale



PLA-01 CONTEXTUAL REPRESENTATION
ROOF TOP PLANE
ESC W/S



VIE-01 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-02 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-03 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-04 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-05 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-06 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-07 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S

REV-02

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

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Symbology

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15.85	Dimensions to axes
F.F.L. 80.00	Finished floor levels
L.C.L.	Low ceiling level
L.S.L.	Low slab level
G.L.	Garden level
WH=	Wall height
WH=	Window height
	Change in floor level
	Change of ceiling level
	Material change in base
	Change wall material
	Change in floor materials
	Change in ceiling materials
F.F.L.=0.00	Floor levels in section drawings
0.00	Room clearance
L01 / BROWN ARQUITECTURA	Elevation view
L01 / BROWN ARQUITECTURA	Architectural section
0.00 / 10'-0"	Openings and doors heights
01 / L01	Call out
D.C.	Glazing door code
W.T.	Wall type
DOR.T.1	Door code
S.T.	Material to verify on schedule
WIND.T.	Windows code

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2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

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TBD

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CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
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STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
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JORGE G. MALDONADO P.E.
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FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
PHOTOGRAPHS OF THE EXISTING STRUCTURES A

Code:
A-1.00F

Particular Code
BROAD_A_SIT_000_403A

Scale	Drawn by	Revised	Authorized by	Date
W/S	FCC	DRC	SBB	04/18/2021

Graphic scale



PLA-01 CONTEXTUAL REPRESENTATION
ROOF TOP PLANE
ESC W/S



VIE-08 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S

REV-02



VIE-09 CONTEXTUAL REPRESENTATION
REAR VIEW
ESC W/S



VIE-10 CONTEXTUAL REPRESENTATION
REAR VIEW
ESC W/S



VIE-11 CONTEXTUAL REPRESENTATION
REAR VIEW
ESC W/S



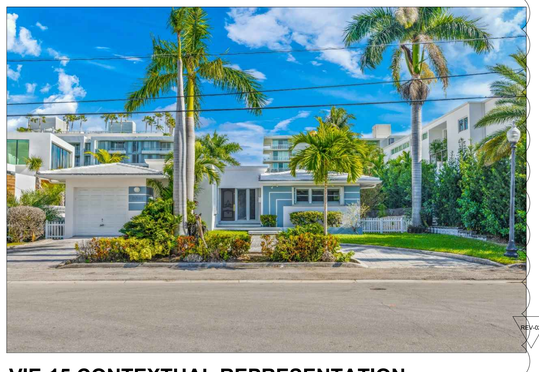
VIE-12 CONTEXTUAL REPRESENTATION
REAR VIEW
ESC W/S



VIE-13 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S



VIE-14 CONTEXTUAL REPRESENTATION
REAR VIEW
ESC W/S



VIE-15 CONTEXTUAL REPRESENTATION
FRONTAL VIEW
ESC W/S

REV-02

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

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North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

15.85	Dimensions to surfaces
15.85	Dimensions to axes
F.F.L. 80.00	Finished floor levels
L.C.L.	Low ceiling level
L.S.L.	Low slab level
G.L.	Garden level
WH=	Wall height
WH=	Window height
	Change in floor level
	Change of ceiling level
	Material change in base
	Change wall material
	Change in floor materials
	Change in ceiling materials
F.F.L.+0.00	Floor levels in section drawings
9'-0"	Room clearance
L01 / SECOND FLOOR	Elevation view
L01 / SECOND FLOOR	Architectural section
0.00 / SECOND	Openings and doors heights
01 / LV20	Call out
D.C.	Glazing door code
W-13	Wall type
DOR.13	Door code
5.11	Material to verify on schedule
WIND.15	Windows code

Notes

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PROFESSIONAL SEAL:

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

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DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
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REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
PHOTOGRAPHS OF THE EXISTING STRUCTURES B

Code:
A-1.00G

Particular Code
BROAD_A_SIT_000_403B

Scale	Drawn by	Revised	Authorized by	Date
W/S	FCC	DRC	SBB	04/18/2021

Graphic scale



FAC-01 MAIN FACADE

FRONTAL VIEW
ESC W/S



STO-01

MATERIAL: LIMESTONE
MODELO: WHITE BREEZE
FINISH: BRUSHED
DIMENTIONS: 12"X24"

WOO-01

MATERIAL: SCREEN WOOD FOLDING
MODELO: WOOD
FINISH: MATTE
DIMENTIONS: TBD

GLA-01

MATERIAL: GLASS OR SIMILAR
MODELO: TEMPERED
FINISH:GLASS
DIMENTIONS: TBD

ALU-01

MATERIAL: ALUMINUM NATURAL
MODELO: ALUMINUM
FINISH: MATTE
DIMENTIONS: TBD



FAC-02 REAR FACADE

REAR VIEW
ESC W/S



SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

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N	sbbarq.com	@sbbarquitectura

Symbology

- Dimensions to surfaces
- Dimensions to axes
- Finished floor levels
- L.C.L. Low ceiling level
- L.S.L. Low slab level
- G.L. Garden level
- WH= Wall height
- WH= Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- Floor levels in section drawings
- Room clearance
- Elevation view
- Architectural section
- Openings and doors heights
- Call out
- Glazing door code
- Wall type
- Door code
- Material to verify on schedule
- Windows code

Notes

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AND STUDIO ARCHITECTURE AND DESIGN
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GENERAL CONTRACTOR:
TBD

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REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name: **COLOR ELEVATIONS A**

Code: **A-1.00H**

REV-02

Particular Code: **BROAD_A_SIT_000_404A**

Scale	Drawn by	Revised	Authorized by	Date
1/100	DRC	DRC	SBB	04/18/2021

Graphic scale



FAC-01 NORTH FACADE

FRONTAL VIEW
ESC W/S



STO-01

MATERIAL: LIMESTONE
MODELO: WHITE BREEZE
FINISH: BRUSHED
DIMENTIONS: 12"X24"

WOO-01

MATERIAL: SCREEN WOOD FOLDING
MODELO: WOOD
FINISH: MATTE
DIMENTIONS: TBD

GLA-01

MATERIAL: GLASS OR SIMILAR
MODELO: TEMPERED
FINISH:GLASS
DIMENTIONS: TBD

ALU-01

MATERIAL: ALUMINUM NATURAL
MODELO: ALUMINUM
FINISH: MATTE
DIMENTIONS: TBD



FAC-02 SOUTH FACADE

REAR VIEW
ESC W/S



SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

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Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 30.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- Change in floor level
- Change of ceiling level
- Material change in base
- Change wall material
- Change in floor materials
- Change in ceiling materials
- F.F.L.+9.00 — Floor levels in section drawings
- 9.00 — Room clearance
- L01 / ENTRANCE AREA — Elevation view
- L01 / ENTRANCE AREA — Architectural section
- 2.90 / 9'-6" — Openings and doors heights
- 9'-6" / W48 — Call out
- D-06 — Glazing door code
- W-XX — Wall type
- DOR-11 — Door code
- 5.11 — Material to verify on schedule
- WND-05 — Windows code

Notes

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REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

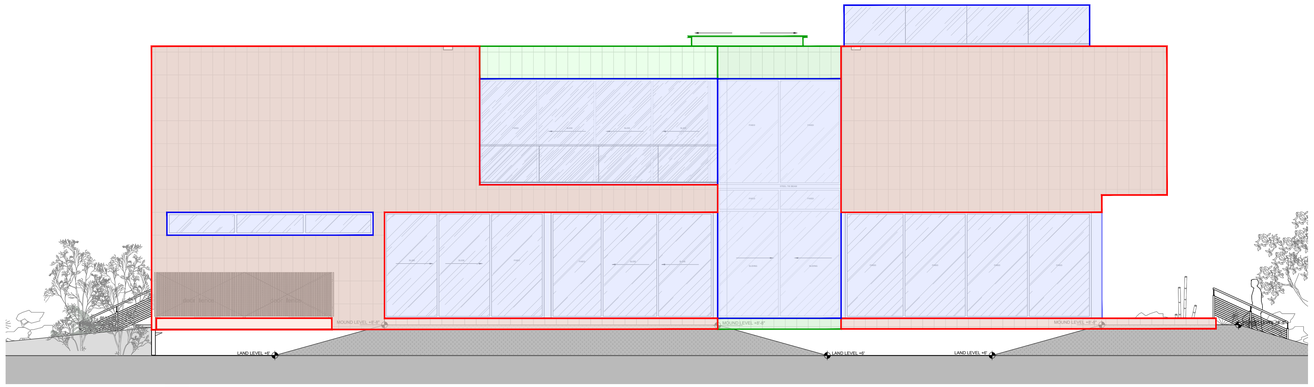
Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name: **COLOR ELEVATIONS B**
Code: **A-1.00I**
Particular Code: **BROAD_A_SIT_000_404B**
REV-02

Scale	Drawn by	Revised	Authorized by	Date
1/100	DRC	DRC	SBB	04/18/2021

Graphic scale



SOUTH FACADE

FACADE

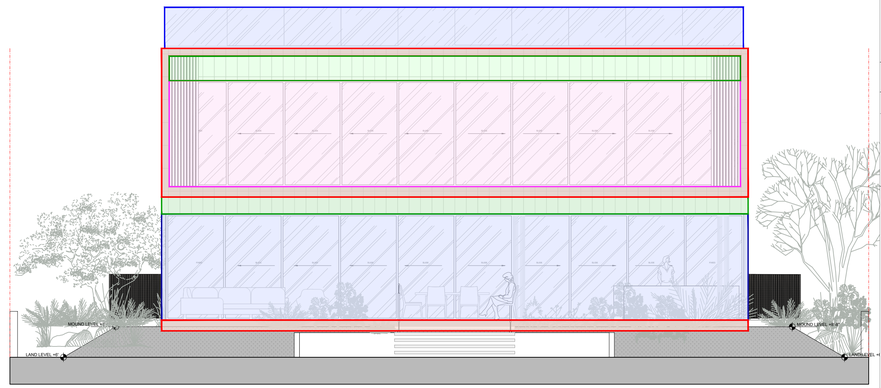
SCALE: 1:75 / 1:150

ARCHITECTURAL EMBELLISMMENTS
TOTAL AREA OF ELEVATION SF: : 2222.31 SQ.FT. (100%)

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 1100.50 SF.
1100.50X100%=110050 S.F. / 2222.31= **49%**

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 108.50 SF.
108.50X100%=10850 S.F. / 2222.31= **5%**

ARCHITECTURAL "EMBELLISMMENTS"- **FACADE OPENINGS**
PROVIDED 1013.31 SF.
1013.31X100%=101331 S.F. / 2222.31= **46%**



EAST FACADE

FACADE

SCALE: 1:75 / 1:150

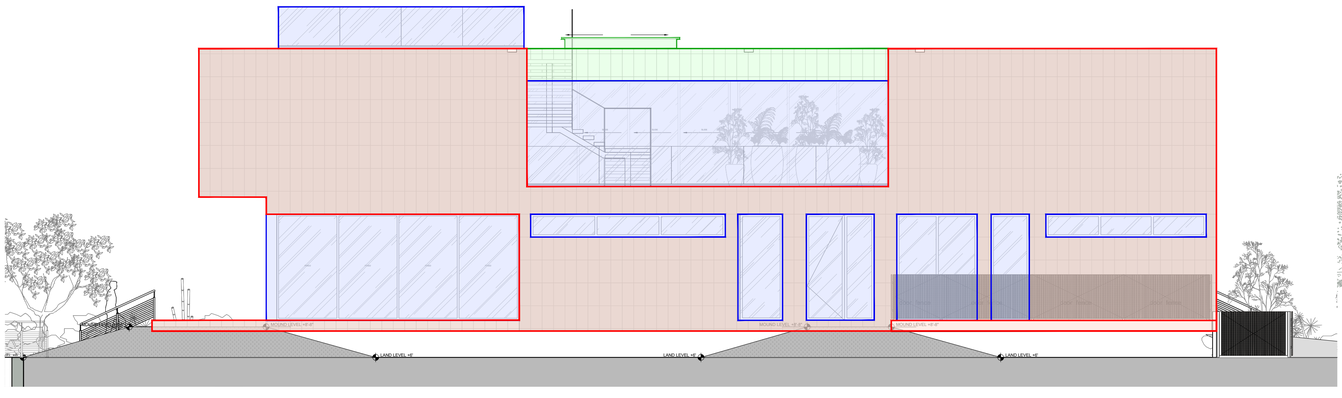
ARCHITECTURAL EMBELLISMMENTS
TOTAL AREA OF ELEVATION SF: : 1445.48 SQ.FT. (100%)

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 144.45 SF.
144.45X100%=14445 S.F. / 1445.48= **10%**

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 182.66 SF.
182.66X100%=18266 S.F. / 1445.48= **13%**

ARCHITECTURAL "EMBELLISMMENTS"- **FACADE OPENINGS**
PROVIDED 656.70 SF.
656.70X100%=65670 S.F. / 1445.48= **45%**

ARCHITECTURAL "EMBELLISMMENTS"- **FACADE OPENINGS AND SCREEN WOOD**
PROVIDED 461.67 SF.
461.67X100%=46167 S.F. / 1445.48=**32%**



NORTH FACADE

FACADE

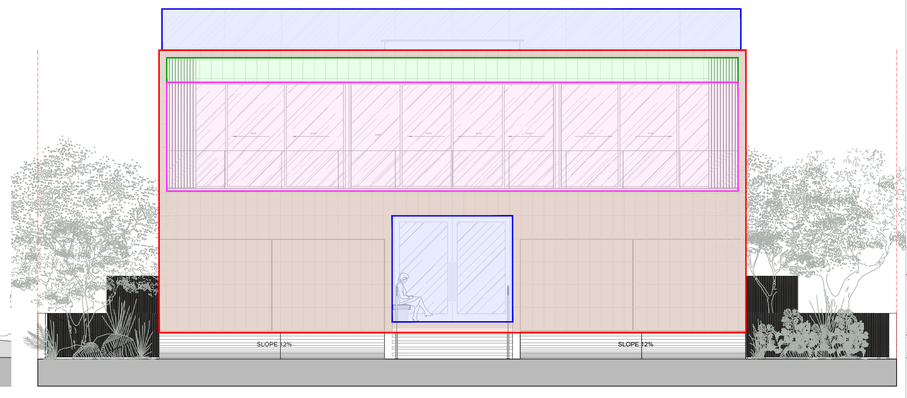
SCALE: 1:75 / 1:150

ARCHITECTURAL EMBELLISMMENTS
TOTAL AREA OF ELEVATION SF: : 2222.31 SQ.FT. (100%)

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 1299.31 SF.
1299.31X100%=129931 S.F. / 2222.31= **58.5%**

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 96.87 SF.
96.87X100%=9687 S.F. / 2222.31= **4%**

ARCHITECTURAL "EMBELLISMMENTS"- **FACADE OPENINGS**
PROVIDED 826.13 SF.
826.13X100%=82613 S.F. / 2222.31= **37.5%**



WEST FACADE

FACADE

SCALE: 1:75 / 1:150

ARCHITECTURAL EMBELLISMMENTS
TOTAL AREA OF ELEVATION SF: : 1445.48 SQ.FT. (100%)

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 586.20 SF.
586.20X100%=58620 S.F. / 1445.48= **41%**

ARCHITECTURAL "EMBELLISMMENTS"- **STONE**
PROVIDED 106.77 SF.
106.77X100%=10677 S.F. / 1445.48= **7%**

ARCHITECTURAL "EMBELLISMMENTS"- **FACADE OPENINGS**
PROVIDED 278.89 SF.
278.89X100%=27889 S.F. / 1445.48= **19.5%**

ARCHITECTURAL "EMBELLISMMENTS"- **FACADE OPENINGS AND SCREEN WOOD**
PROVIDED 473.62 SF.
473.62X100%=47362 S.F. / 1445.48=**32.5%**

EXTERIOR MATERIALS

NATURAL STONE

FWB-01



LIMESTONE OR SIMILAR
MODEL: WHITE BREEZE OR SIMILAR
FINISH: BRUSHED
DIMENTIONS: 12"x24" VERTICAL
THICKNESS: ¾"

WINDOWS

WIN-01



WINDOWS
MODEL: TBD
FINISH FRAME: ALUMINUM NATURAL
FINISH GLASS: CLEAR

NATURAL STONE

FWB-02



LIMESTONE OR SIMILAR
MODEL: WHITE BREEZE OR SIMILAR
FINISH: BRUSHED
DIMENTIONS: 12"x24" VERTICAL
THICKNESS: ¾"

SCREEN WOOD IN FRONT OF WINDOWS

WOO-02



SCREEN WOOD OR SIMILAR
MODEL: WOOD OR SIMILAR
FINISH: MATTE
DIMENTIONS: TBD
THICKNESS: TBD

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

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North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 80.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
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- — Material change in base
- — Change wall material
- — Change in floor materials
- — Change in ceiling materials
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- 8.00 — Room clearance
- L01 — Elevation view
- L01 — Architectural section
- 0.00 — Openings and doors heights
- — Call out
- D.06 — Glazing door code
- W-10 — Wall type
- DOR.13 — Door code
- 5.11 — Material to verify on schedule
- WIN-01 — Windows code

Notes

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PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

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DAKOTA HENDON, AIA, LICENSE # AR98269
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GENERAL CONTRACTOR:
TBD

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CT, ENGINEERING, INC.
PHONE: 305-527-9041

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7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

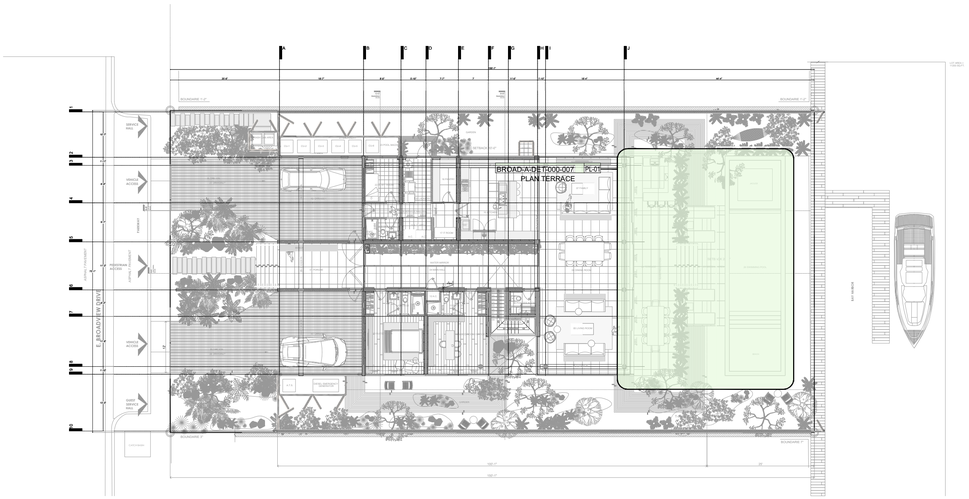
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COLOR ELEVATIONS C

Code:
A-1.00J

Particular Code
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Scale	Drawn by	Revised	Authorized by	Date
1:100	DRC	DRC	SBB	05/04/2022

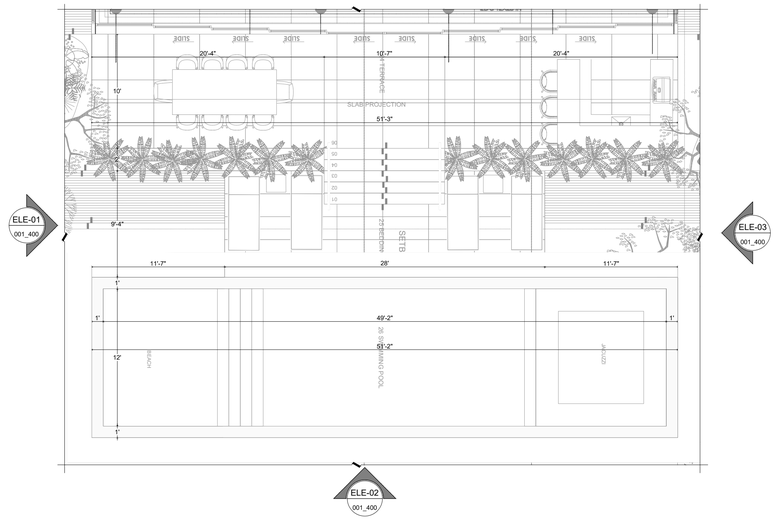
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KEY-01 GROUND FLOOR TERRACE

PLAN

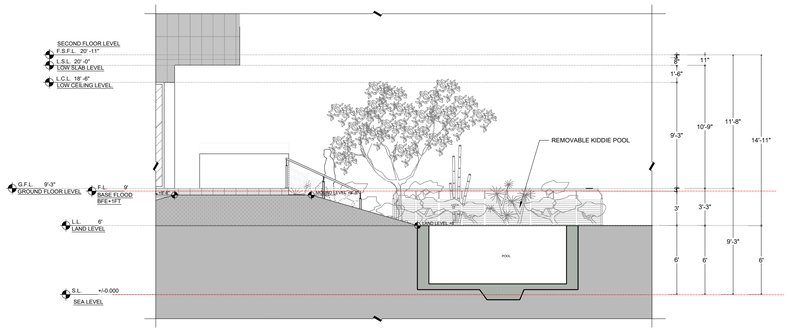
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PL-01 PLAN TERRACE

PLAN

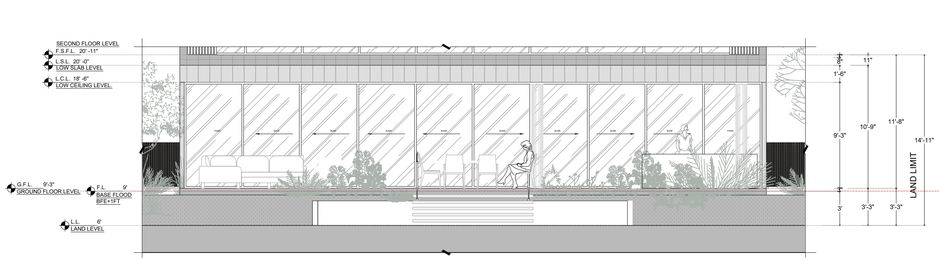
SCALE 1:75/ 1:150



ELE-01 ELEVATION TERRACE

FACADE

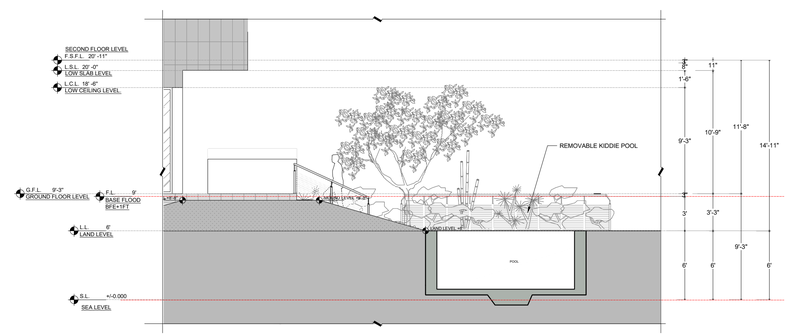
SCALE 1:75 / 1:150



ELE-02 ELEVATION TERRACE

FACADE

SCALE 1:75/ 1:150



ELE-03 ELEVATION TERRACE

FACADE

SCALE 1:75 / 1:150

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

SIT

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- Call out
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AND STUDIO ARCHITECTURE AND DESIGN
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TBD

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REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

REV-02

Sheet Name

SPOT ELEVATIONS

Code:

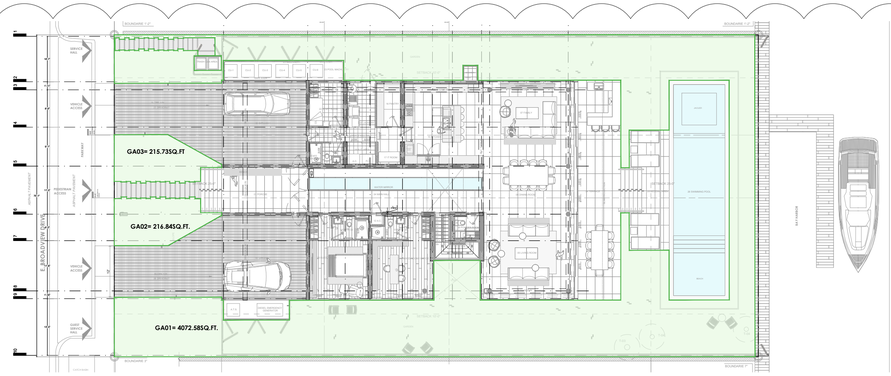
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Particular Code

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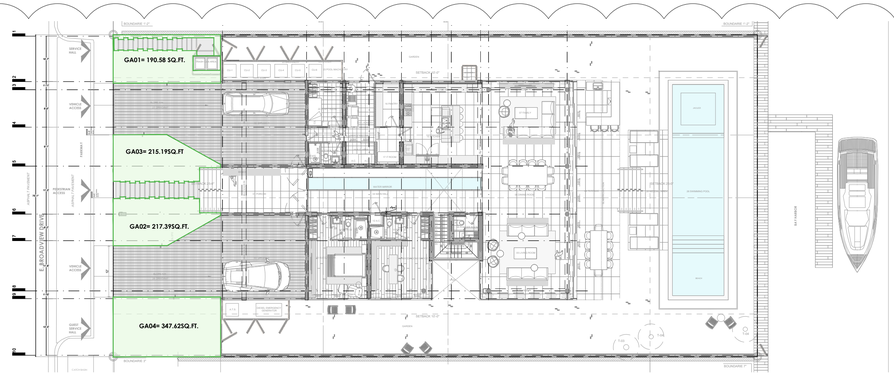
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1/100	TFG	DRC	SBB	04/18/2021

Graphic scale



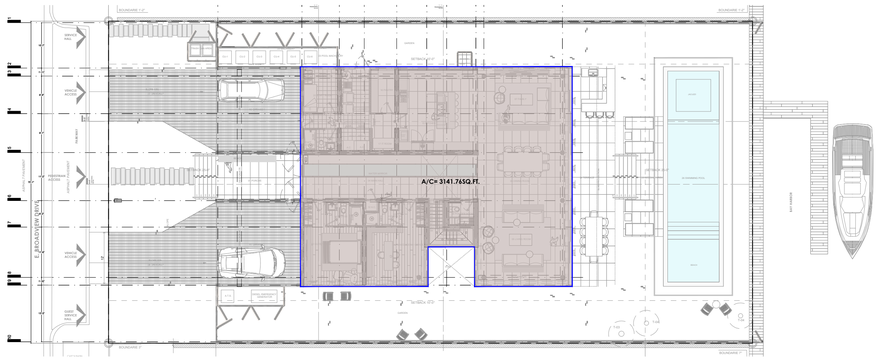
01.1 GREEN SPACE
GROUND FLOOR
SCALE: N.T.S.

TOTAL LOT AREA = 11,250.00 SQ.FT. (100%)
TOTAL GREEN SPACE = 4505.15 SQ.FT. (40.04 %)



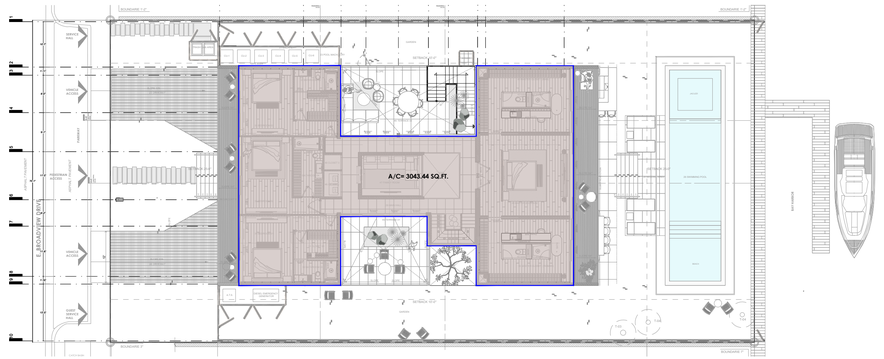
01.2 GREEN SPACE (FRONT AREA)
GROUND FLOOR
SCALE: N.T.S.

TOTAL FRONT AREA = 1,875.00 SQ.FT. (100%)
TOTAL GREEN SPACE = 970.78 SQ.FT. (51 %)



02.1 A/C AREA
GROUND FLOOR
SCALE: N.T.S.

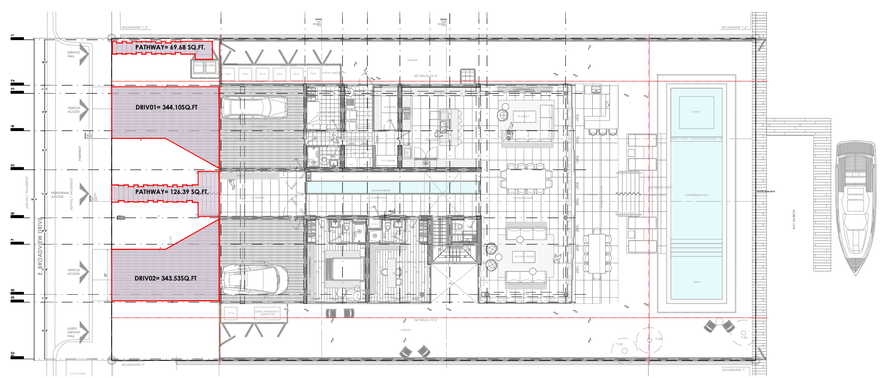
TOTAL LOT AREA = 11,250.00 SQ.FT. (100%)
TOTAL A/C G.F. AREA = 3141.76 SQ.FT. (27%)



02.2 A/C AREA
SECOND FLOOR
SCALE: N.T.S.

TOTAL LOT AREA = 11,250.00 SQ.FT. (100%)
TOTAL A/C F.F. AREA = 3043.44 SQ.FT. (27%)

TOTAL A/C AREA = 6185.20 SQ.FT.



03 IMPERVIOUS SURFACE
GROUND FLOOR
SCALE: N.T.S.

TOTAL FRONT AREA = 1,875.00 SQ.FT. (100%)
SEMI-PERVIOUS AREA = 904.22 SQ.FT. (49 %)

REV-01

SBB ARQUITECTURA

LUXOM
DEVELOPMENTS

ARS

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- — Room clearance
- L01 — Elevation view
- L01 — Architectural section
- 0.00 — Openings and doors heights
- — Call out
- D-06 — Glazing door code
- W-09 — Wall type
- DOR-13 — Door code
- S-11 — Material to verify on schedule
- WIND-01 — Windows code

Notes

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PROJECT CLIENT / OWNER:
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ARCHITECT:
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DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
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GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
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FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
ZONING DIAGRAMS

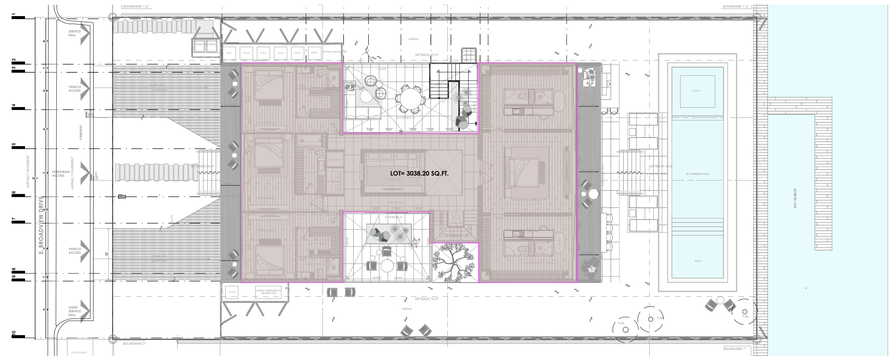
Code:
A-1.01

Particular Code
BROAD_A_ARE_001_400A

Scale	Drawn by	Revised	Authorized by	Date
N.T.S.	TFG	DRC	SBB	04/18/2022

Graphic scale





04.1 LOT COVERAGE
GROUND FLOOR
SCALE: N.T.S.

TOTAL LOT AREA = 11,250.00 SQ.FT. (100%)
GROUND FLOOR AREAS = 4148.51 SQ.FT. (36.87%)

04.2 LOT COVERAGE
SECOND FLOOR
SCALE: N.T.S.

TOTAL LOT AREA = 11,250.00 SQ.FT. (100%)
FIRST FLOOR AREAS = 3038.20 SQ.FT. (27%)

TOTAL COVERAGE AREA = 7186.71 SQ.FT.

SECOND FLOOR IS EQUIVALENT TO 73% OF THE CURRENT AREA OF GROUND FLOOR.

REV-01

SBB ARQUITECTURA

L U X O M
B E V E L O P M E N T S

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North: N

Web: sbbarq.com

Instagram: @sbbarquitectura

ARS

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REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA |AND STUDIO	05/19/2022	

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

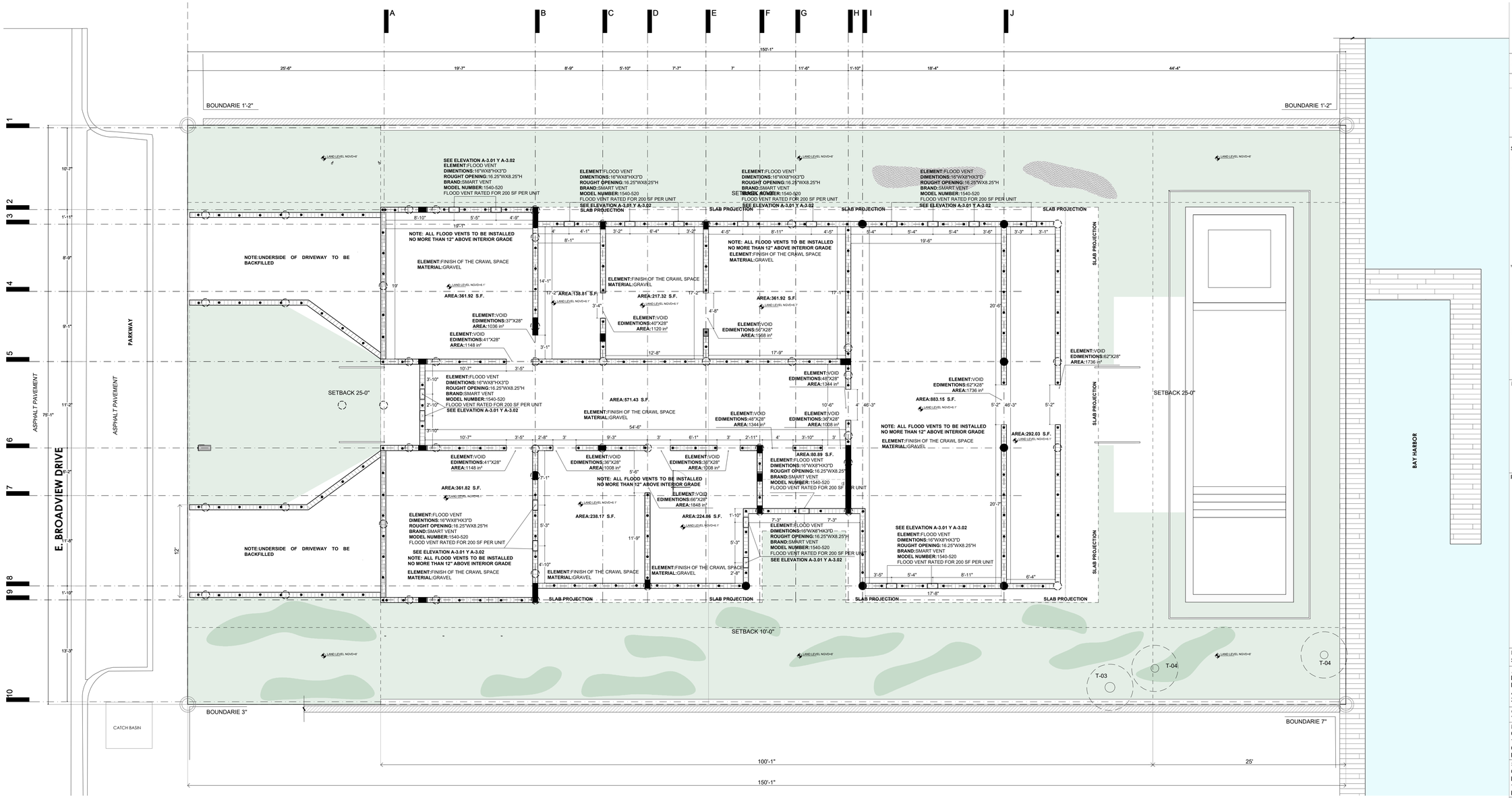
Sheet Name
ZONING DIAGRAMS

Code:
A-1.02

Particular Code
BROAD_A_ARE_001_400B

Scale	Drawn by	Revised	Authorized by	Date
N.T.S.	TFG	DRC	SBB	04/18/2021

Graphic scale



FOUNDATION FLOOR

PLAN

SCALE: 1:75 / 1:150

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK INVOLVED.
B. BIDDER MUST REVIEW ALL PLANS PRIOR TO BIDDING WORK. ARCHITECT SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS, HE/SHE MUST REQUEST THIS INFORMATION IN WRITING. ARCHITECT SHALL RESPOND TO ANY INQUIRIES IN LETTER FORM.
C. ALL SUBCONTRACTORS MUST HAVE PROPER EVIDENCE OF LIABILITY INSURANCE, LOCAL LICENSE, UNLESS OTHERWISE SPECIFIED.
D. ALL WORK SHALL BE GUARANTEED BY CONTRACTOR OR SUBCONTRACTOR IN WRITING FOR ONE YEAR AGAINST FAULTY MATERIALS AND/OR POOR WORKMANSHIP.
E. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEERS FROM ANY PERSONAL INJURY OR DAMAGE TO THE JOB OR ADJACENT PROPERTIES.
F. CONTRACTOR SHALL PAY ALL APPLICABLE TAX, SALES TAX, AND PERMIT FEES.
G. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY ARCHITECT OR ENGINEER.
H. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
I. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH THE F.B.C., OSHA, AND LOCAL CODES.
J. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
K. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE IN THE FIELD, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH DEVIATIONS.

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

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ARQ

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SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
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CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
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PHONE: 786-351 3663

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MALDONADO CIVIL ENGINEERING
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FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA / AND STUDIO	06/28/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

FOUNDATION FLOOR

Code:

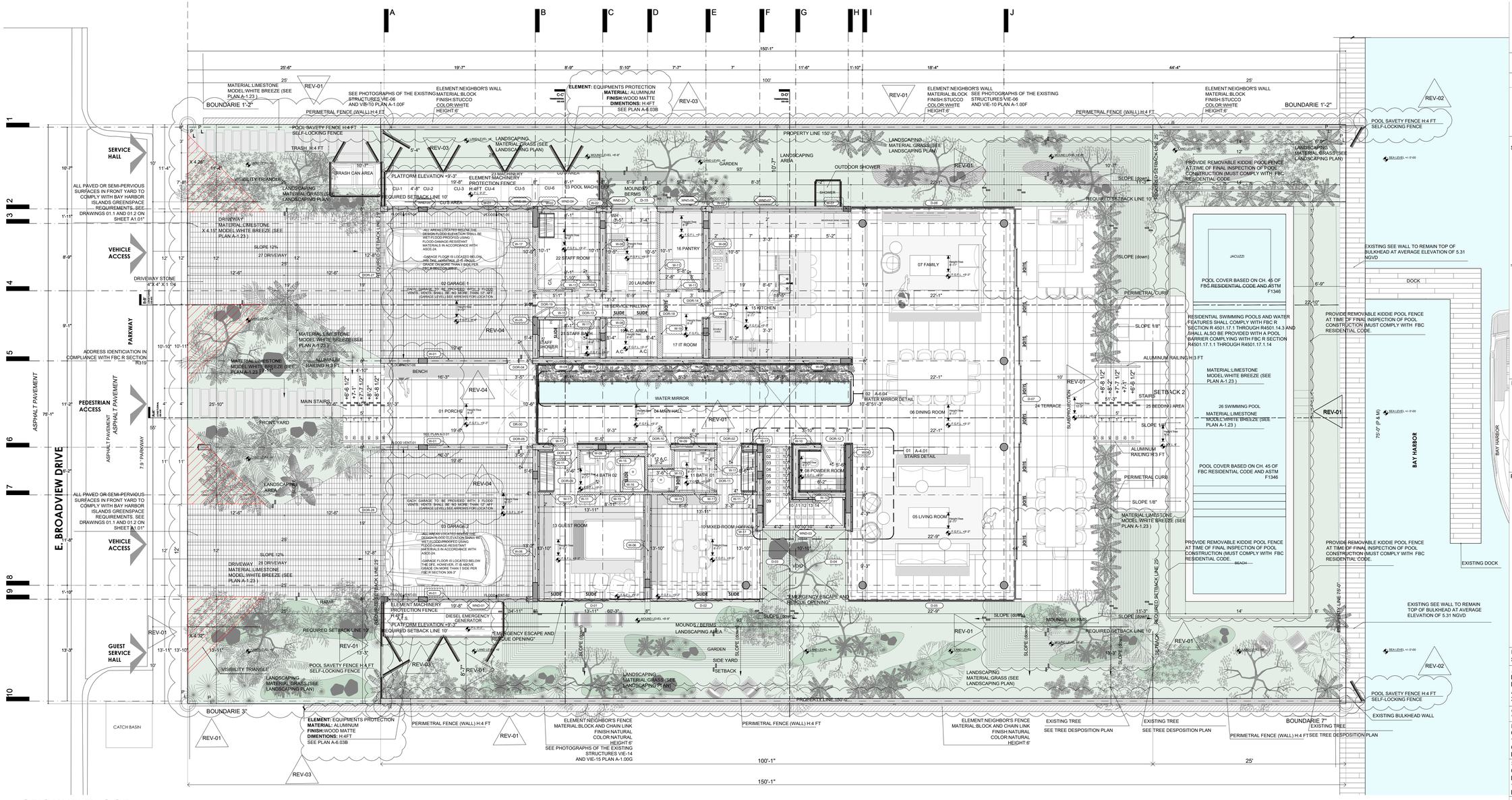
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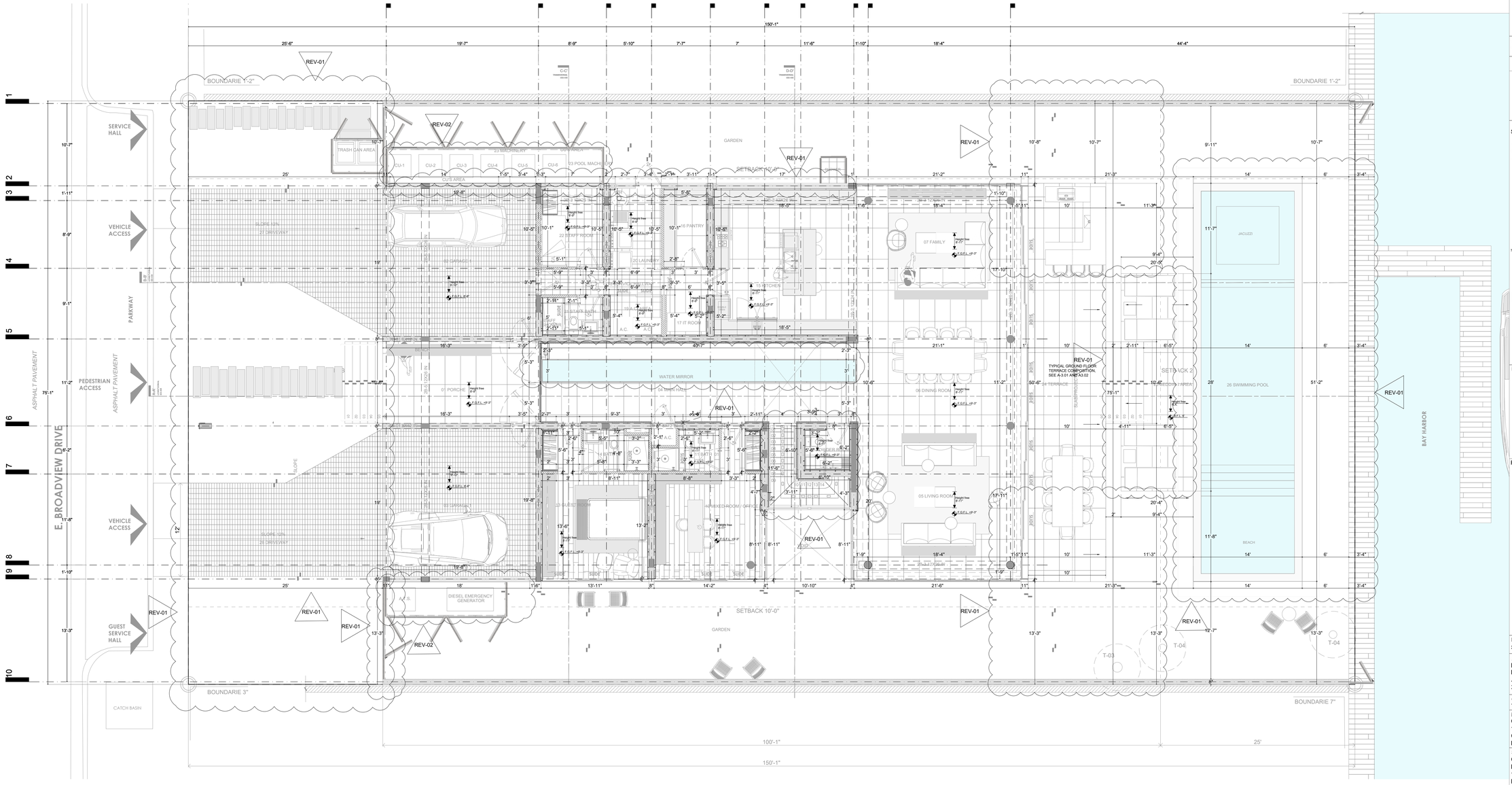
Particular Code

BROAD_A_ARQ_001_408

Scale	Drawn by	Revised	Authorized by	Date
1:100	DRC	DRC	SBB	04/18/2022

Graphic scale


A
B
C
D
E
F
G
H
I
J
1
2
3
4
5
6
7
8
9
10
150'-1"
25'-6"
19'-7"
8'-9"
5'-10"
7'-7"
7'
11'-6"
1'-10"
18'-4"
44'-4"
100'
25'
BOUNDARIE 1'-2"
BOUNDARIE 3"
BOUNDARIE 7"
REV-01
REV-02
REV-03
REV-04
ELEMENT: EQUIPMENTS PROTECTION
MATERIAL: ALUMINUM
FINISH:WOOD MATTE
DIMENTIONS: H:4FT
SEE PLAN A-6.03B
ELEMENT:NEIGHBOR'S WALL
MATERIAL:BLOCK
FINISH:STUCCO
COLOR:WHITE
HEIGHT:6'
SEE PHOTOGRAPHS OF THE EXISTING
STRUCTURES VIE-06
AND VIE-10 PLAN A-1.00F
PERIMETRAL FENCE (WALL) H:4 FT
POOL SAVETY FENCE H:4 FT
SELF-LOCKING FENCE
TRASH H:4 FT
TRASH CAN AREA
PROPERTY LINE 150'-0"
LANDSCAPING
MATERIAL :GRASS(SEE
LANDSCAPING PLAN)
LANDSCAPING AREA
GARDEN
93'
OUTDOOR SHOWER
SHOWER
PROVIDE REMOVABLE KIDDIE POOL FENCE
AT TIME OF FINAL INSPECTION OF POOL
CONSTRUCTION (MUST COMPLY WITH FBC
RESIDENTIAL CODE
SLOPE (down)
11.5%
REQUIRED SETBACK LINE 10'
REQUIRED SETBACK LINE 25'
SERVICE HALL
VEHICLE ACCESS
PEDESTRIAN ACCESS
VISIBILITY TRIANGLE
ALL PAVED OR SEMI-PERVIOUS SURFACES IN FRONT YARD TO COMPLY WITH BAY HARBOR ISLANDS GREENSPACE REQUIREMENTS. SEE DRAWINGS 01.1 AND 01.2 ON SHEET A1.01"
DRIVEWAY
MATERIAL :LIMESTONE
X:4.15" MODEL:WHITE BREEZE (SEE
PLAN A-1.23)
DRIVEWAY STONE
X:4" X:4" X:1 1/4
SLOPE 12%
27 DRIVEWAY
ADDRESS IDENTICIATION IN COMPLIANCE WITH FBC R SECTION R3.19
MATERIAL:LIMESTONE
MODEL:WHITE BREEZE (SEE
PLAN A-1.23)
ALUMINUM RAILING H:3 FT
BENCH
MAIN STAIRS
01 PORCH
FRONT YARD
LANDSCAPING AREA
28 DRIVEWAY
PARKWAY
ASPHALT PAVEMENT
E. BROADVIEW DRIVE
7.5' PARKWAY
GUEST SERVICE HALL
CATCH BASIN
REQUIRED SETBACK LINE 25'
ELEVATION +9'-3"
ELEMENT:MACHINERY
PROTECTION FENCE
H:4FT
CU-1
CU-2
CU-3
CU-4
CU-5
CU-6
03 POOL MACHINERY
MOUNDS/ BERMS
LANDSCAPING
MATERIAL :GRASS(SEE
LANDSCAPING PLAN)
REQUIRED SETBACK LINE 10'
CU'S AREA
DRIVEWAY
MATERIAL :LIMESTONE
X:4.15" MODEL:WHITE BREEZE (SEE
PLAN A-1.23)
ALL WIRING LOCATED BELOW THE DESIGN FLOOD ELEVATION SHALL BE WET FLOOD PROOFED (USING FLOOD-DAMAGE-RESISTANT MATERIALS IN ACCORDANCE WITH ASCE 24)
GARAGE FLOOR IS LOCATED BELOW THE DFE, HOWEVER, IT IS ABOVE GRADE ON MORE THAN 1 SIDE PER FBC R SECTION 309.3
02 GARAGE 1
EACH GARAGE TO BE PROVIDED WITH 1 FLOOD VENTS WHICH SHALL BE NO MORE THAN 1'-0" ABOVE GARAGE LEVEL(SEE ARROWS FOR LOCATION
03 GARAGE 2
ALL WIRING LOCATED BELOW THE DESIGN FLOOD ELEVATION SHALL BE WET FLOOD PROOFED (USING FLOOD-DAMAGE-RESISTANT MATERIALS IN ACCORDANCE WITH ASCE 24)
GARAGE FLOOR IS LOCATED BELOW THE DFE, HOWEVER, IT IS ABOVE GRADE ON MORE THAN 1 SIDE PER FBC R SECTION 309.3
28 DRIVEWAY
MATERIAL :LIMESTONE
MODEL:WHITE BREEZE (SEE
PLAN A-1.23)
ELEVATION +9'-3"
PLATFORM
ELEMENT:MACHINERY
PROTECTION FENCE
DIESEL EMERGENCY
GENERATOR
"EMERGENCY ESCAPE AND RESCUE OPENING"
MOUNDS / BERMS
LANDSCAPING AREA
SIDE YARD
SETBACK
LANDSCAPING
MATERIAL :GRASS (SEE
LANDSCAPING PLAN)
SLOPE (down)
SLOPE (down)
SLOPE (down



GROUND FLOOR DIMENTIONED PLAN

PLAN

SCALE: 1:75 / 1:150

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

ARQ

Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 80.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
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- Floor levels in section drawings
- Room clearance
- L.01 — Elevation view
- L.01 — Architectural section
- Openings and doors heights
- Call out
- D-06 — Glazing door code
- W-05 — Wall type
- DOR-11 — Door code
- 5-11 — Material to verify on schedule
- WIND-05 — Windows code

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REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

GROUND FLOOR PLAN DIMENTIONED PLAN

Code:

A-1.11

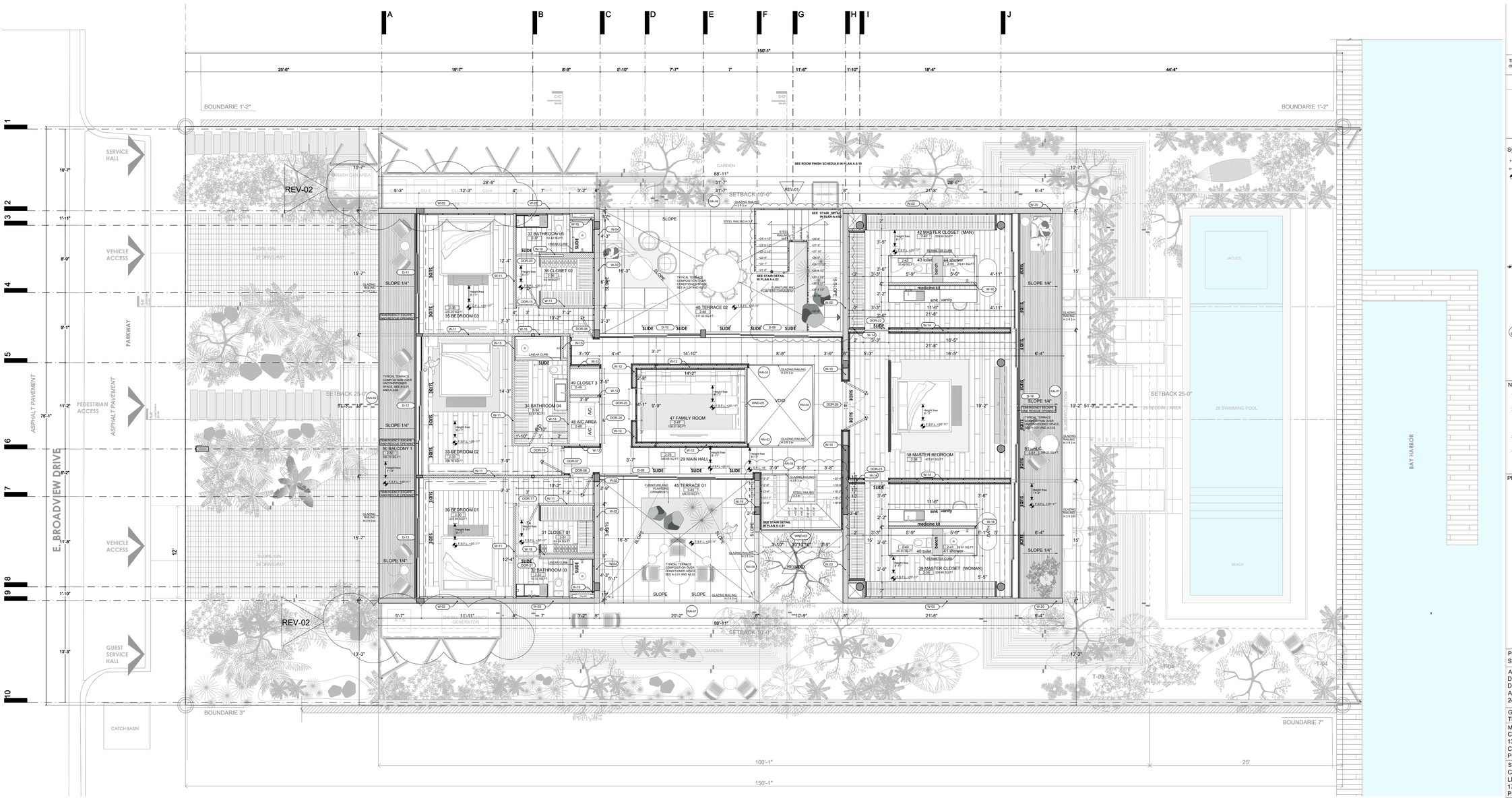
Particular Code

BROAD_A_ARQ_001_400A

Scale	Drawn by	Revised	Authorized by	Date
1:75	TFG	DRC	SBB	04/18/2022

Graphic scale

1 : 75 | 0.00 | 1.50 | 3.00 | 7.50 | 15.00 m | 5.00m



SECOND FLOOR

PLAN

SCALE: 1:100 / 1:200

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C. ALL SUBCONTRACTORS MUST HAVE PROPER EVIDENCE OF LIABILITY INSURANCE, LOCAL LICENSE, UNLESS OTHERWISE SPECIFIED.
D. ALL WORK SHALL BE GUARANTEED BY CONTRACTOR OR SUBCONTRACTOR IN WRITING FOR ONE YEAR AGAINST FAULTY MATERIALS AND/OR POOR WORKMANSHIP.
E. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEERS FROM ANY PERSONAL INJURY OR DAMAGE TO THE JOB OR ADJACENT PROPERTIES.
F. CONTRACTOR SHALL PAY ALL APPLICABLE TAX, SALES TAX, AND PERMIT FEES.
G. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY ARCHITECT OR ENGINEER.
H. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
I. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH THE F.B.C., OSHA, AND LOCAL CODES.
J. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
K. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE IN THE FIELD, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH DEVIATIONS.

WATERPOOFING NOTES:
UTILIZE A 20-YEAR WARRANTY WATERPROOFING SYSTEM AT TERRACES AND WALKABLE ROOFS SUCH AS:
- OPTION #1: SIKALASTIC ROOF PRO BY SIKA
621 SIKALASTIC ROOF PRO - FOR EXPOSED CONDITIONS
624 SIKALASTIC ROOF PRO - FOR UNDER-TILE CONDITIONS.
OPTION #2: KEMPEROL 2K-PUR BY KEMPERM OR APPROVED EQUAL.
- A POSITIVE SLOPE OF ¼" PER FOOT OVER OCCUPIED OR UNOCCUPIED SPACE IS REQUIRED FOR ALL TERRACES. DRAINS TO BE PROVIDED AND OVERFLOW DRAIN/SCUPPER.5.4 LIGHTWEIGHT SLABS (IF APPLICABLE) REQUIRE CRACK CONTROL WITH EXPANSION JOINTS, CONTROL JOINTS.
- USE OF PEDESTRIAN LIGHTWEIGHT CONCRETE (IF APPLICABLE) SHOULD INCORPORATE WELDED WIRE MESH.
- THE CANT BEAD SEALANT MUST BE COMPATIBLE WITH THE SEALANT USED AT THE SLIDING GLASS DOOR THRESHOLD. FOR EXAMPLE: IF A SILICONE IS USED AT THE SLIDING GLASS DOOR THRESHOLD, THEN A SILICONE OR SILICONE/URETHANE HYBRID SEALANT SHOULD BE USED SUCH AS DOWSIL 756 SMS BUILDING SEALANT (PAINTABLE MATERIAL).
- WATERPROOFING MEMBRANE MUST BE COMPATIBLE WITH THE PERIMETER SILICONE SEALANT AT THE SEAL OF THE DOORS.
- WHEN APPLYING A CANT BEAD AROUND THE PERIMETER WALLS AND THRESHOLD, IT IS RECOMMENDED THAT THE URETHANE SEALANT BE SUBSTITUTED FOR A SILICONE-BASED PRODUCT. THIS WILL ELIMINATE POSSIBLE COMPATIBILITY ISSUES.
- ALL PERIMETER SEALANTS PERFORM BEST WHEN IN CONTACT DIRECTLY TO THE MAIN SUBSTRATE. EXAMPLE; SILICONE SEALANTS SHOULD BE ADHERED TO THE SLIDING GLASS DOOR THRESHOLD AND ONTO THE TOPPING SLAB. IT SHOULD NOT BE ADHERED TO AN ADJACENT URETHANE SEALANT.
- IT IS RECOMMENDED TO PROVIDE A CANT BEAD AT TOPPING SLAB (IF APPLICABLE) TO THE WALL CONNECTION.
- IN ORDER TO AVOID WATER ENCAPSULATION BETWEEN SLABS (IF TOPPING SLAB IS REQUIRED), FLOOR DRAINS MUST BE BI-LATERAL (MULTI-STAGE DRAINS).
- IF CONCRETE REMEDIAL WORK IS TO BE PERFORMED IN ORDER TO CREATE A NATURAL SLOPE, MCWC HIGHLY RECOMMENDS THAT AN OVERLAYMENT BE INCORPORATED SUCH AS EUCLID CHEMICAL'S THIN TOP SUPREME AND OR CONCRETE TOP SUPREME OR APPROVED EQUAL.
- PROVIDE COMPRESSED PARTICLE BOARD FILLERS BETWEEN THE SIDE PARAPET WALLS ON ANY PENETRATIONS OF THE TOPPING SLAB. THE PERIMETER WALLS SHOULD COMPENSATE FOR THERMAL MOVEMENT. ALLOW SPACE FOR A BACKER ROD AND SEALANT OR CANT BEAD ABOVE THE COMPRESSED PARTICLE BOARD FILLER TO BE FLUSH WITH THE TOP OF THE PROPOSED PEDESTAL CONCRETE PAVERS.
- MIAMI DADE COUNTY CODE REQUIRES TERRACES OVER OCCUPIED SPACES MUST BE INSULATED (R VALUE AS PER FBC), WITHIN THE TOPPING SLAB OR FROM THE SPACE BELOW.
- SEAL THE SLAB EDGE WITH A WATERPROOFING COATING TO PREVENT DELAMINATION AND STAINS IN THE FUTURE (DETAIL EDGE IF APPLICABLE). VERIFY COMPATIBILITY WITH THE WATERPROOFING MEMBRANE TO BE APPLIED AT THE TOP OF THE SLAB. THE FOLLOWING OPTIONS MAY BE APPLIED: SIKAQUICK VOH BY SIKA, OR MASTER SEAL 581- 584 BY BASF, OR AQUAFIN 2K/M BY AQUAFIN OR OTHER APPROVED EQUAL

GENERAL PLAN NOTES

1. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8'-0", @ INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS, AT CHIMNEYS, AT FLOOR JOISTS, AROUND DOOR POCKETS. FIREBLOKING MATERIALS SHALL CONSIST OF MATERIALS INDICATED IN FBC R SECTION R302.11
2. IN COMBUSTIBLE CONSTRUCTION. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN ½ INCH GWB, ⅜ INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
3. GARAGE FLOOR SURFACES SHALL BE APPROVED NONCOMBUSTIBLE MATERIALS AS PER FBC R309.1.
4. ENCLOSED AREAS BELOW THE BFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE (ASCE 4.6.2)
5. AS PER FBCR 302.12 IN COMBUSTIBLE CONSTRUCTION DRAFT STOPS SHALL DIVIDE FLOOR ASSEMBLIES IN APPROX. EQUAL AREAS NOT MORE THAN 1000 SQUARE FEET. IF USABLE SPACES ARE ABOVE AND BELOW THE FLOOR.
6. ALL GLASS ENCLOSURES AT SHOWERS TU BE CATEGORY II SAFE TEMPER GLASS AS PER FBCR 308.4.
7. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL273.
8. PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6' ABOVE FLOOR MIN. AS PER SECTION FBC R307.2. (INCLUDE FLOOR AND BASEBOARD)
9. INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL EXHIBIT A FLAME SPREASD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 273 PER FBC R SECTION 302.10
10. THE FOLLOWING REQUIRE SEPARATE PERMITS: WATERPROOFING/ROOFING SYSTEMS, STRUCTURAL STEEL, LOW VOLTAGE, WOOD/METAL FENCE. GLASS/METAL HANDRAILS AND SAFEGUARDS, DOORS AND WINDOWS, POOL, TREE REMOVAL.
11. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH FBC R SECTION R302.
12. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" INCH GYPSUM BOARD.

NOTES:

- POOLS IN FLOOD HAZARD AREAS SHALL COMPLY WITH R§322.2.5.1 AND §322.2.5.2 ALSO ASCE/SEI 24-14.
- DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH 2020 FBC R§302.5.1
- ALL EXTERIOR STOREFRONTS, GLASS DOORS AND WINDOWS MUST COMPLY WITH THE APPROVED ENERGY CALCULATIONS U-VALUE AND SHADING COEFFICIENT. PROVIDE ALL THE INFORMATION.

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

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PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

SECOND FLOOR PLAN

Code:

A-1.12

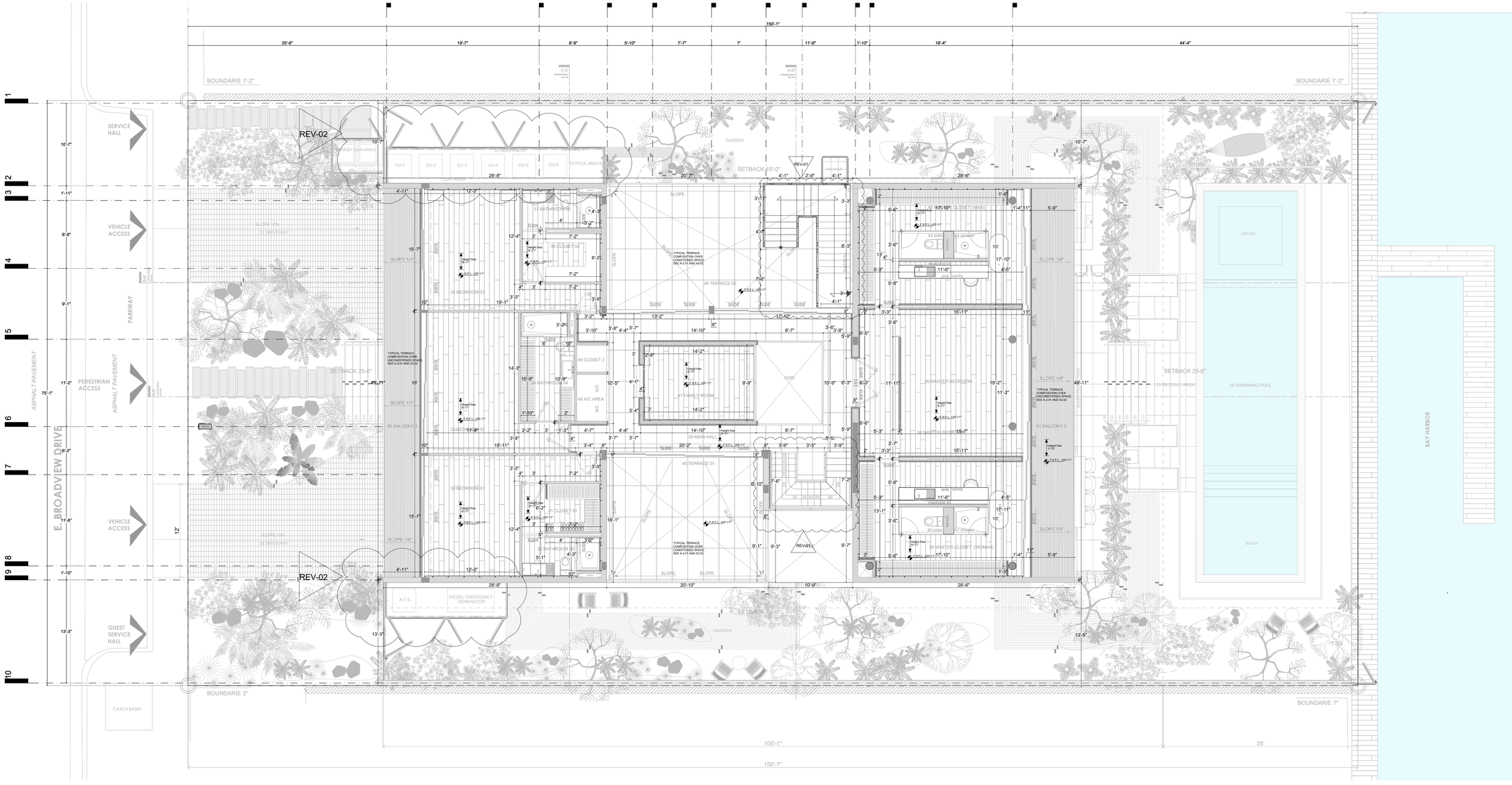
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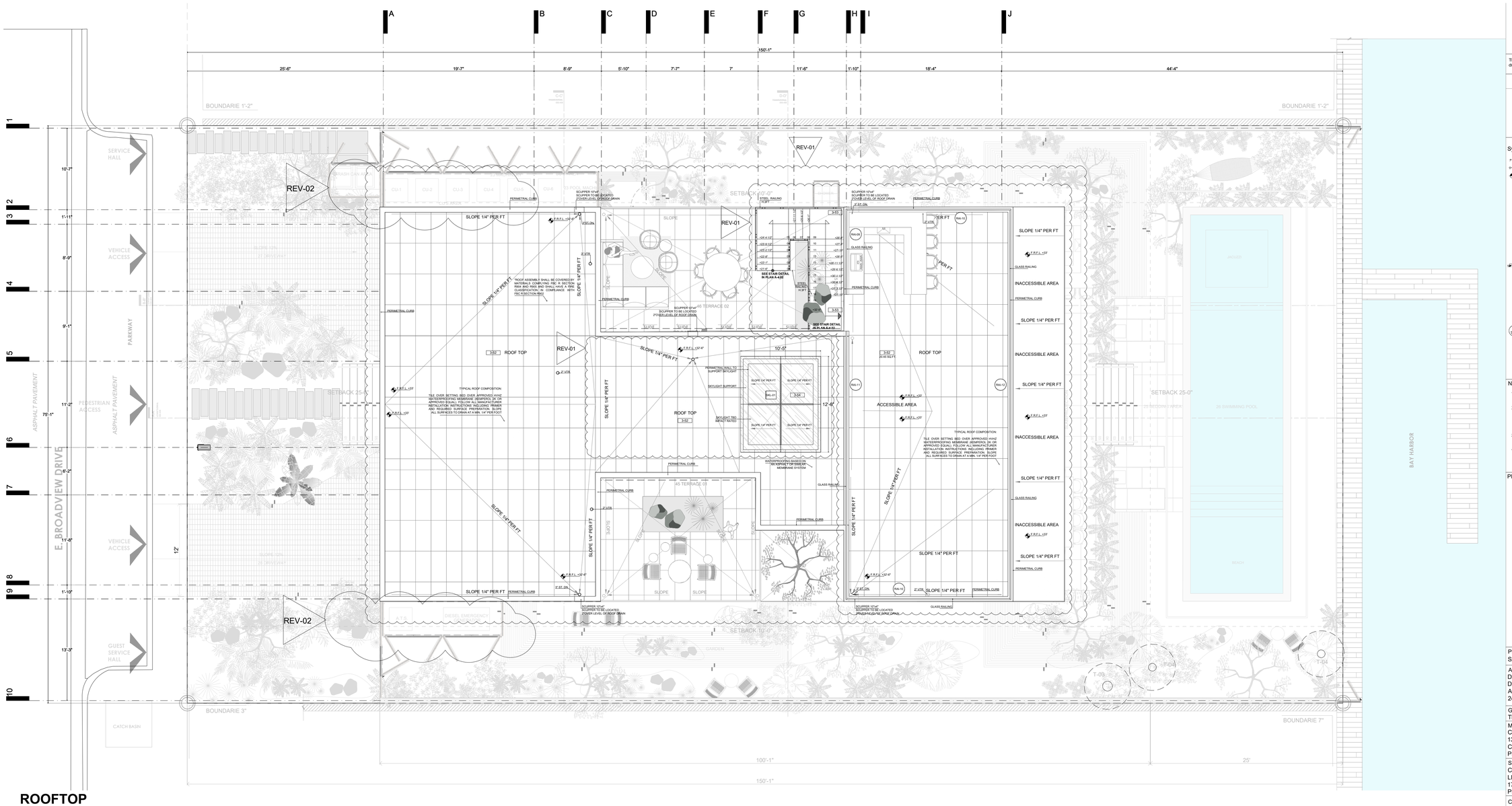
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Scale	Drawn by	Revised	Authorized by	Date
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Graphic scale

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150'-1"
25'-6"
19'-7"
8'-9"
5'-10"
7'-7"
7'
11'-6"
1'-10"
18'-4"
44'-4"
BOUNDARIE 1'-2"
BOUNDARIE 3"
BOUNDARIE 7"
REV-02
REV-01
SERVICE HALL
VEHICLE ACCESS
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E. BROADVIEW DRIVE
ASPHALT PAVEMENT
PARKWAY
SETBACK 10'-0"
SETBACK 25'-0"
GARDEN
CU-1
CU-2
CU-3
CU-4
CU-5
CU-6
POOL MACH.
A.T.S.
DIESEL EMERGENCY GENERATOR
CATCH BASIN
SLOPE
SLOPE 1/4"
SLOPE 1/8"
SLOPE 1/4"
SLOPE 1/4"
SLOPE 1/4



ROOFTOP

PLAN

SCALE: 1:75 / 1:150

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B. BIDDER MUST REVIEW ALL PLANS PRIOR TO BIDDING WORK ARCHITECT SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS, HE/SHE MUST REQUEST THIS INFORMATION IN WRITING. ARCHITECT SHALL RESPOND TO ANY INQUIRIES IN LETTER FORM.
C. ALL SUBCONTRACTORS MUST HAVE PROPER EVIDENCE OF LIABILITY INSURANCE, LOCAL LICENSE, UNLESS OTHERWISE SPECIFIED.
D. ALL WORK SHALL BE GUARANTEED BY CONTRACTOR OR SUBCONTRACTOR IN WRITING FOR ONE YEAR AGAINST FAULTY MATERIALS AND/OR POOR WORKMANSHIP.
E. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEERS FROM ANY PERSONAL INJURY OR DAMAGE TO THE JOB OR ADJACENT PROPERTIES.
F. CONTRACTOR SHALL PAY ALL APPLICABLE TAX, SALES TAX, AND PERMIT FEES.
G. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY ARCHITECT OR ENGINEER.
H. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
I. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH THE F.B.C., OSHA, AND LOCAL CODES.
J. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
K. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE IN THE FIELD, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH DEVIATIONS.

WATERPOOFING NOTES:

UTILIZE A 20-YEAR WARRANTY WATERPROOFING SYSTEM AT TERRACES AND WALKABLE ROOFS SUCH AS:
OPTION #1: SIKALASTIC ROOF PRO BY SIKA
- 621 SIKALASTIC ROOF PRO - FOR EXPOSED CONDITIONS
- 624 SIKALASTIC ROOF PRO - FOR UNDER-TILE CONDITIONS.

OPTION #2: KEMPEROL 2K-PUR BY KEMPERM OR APPROVED EQUAL.
- A POSITIVE SLOPE OF ¼" PER FOOT OVER OCCUPIED OR UNOCCUPIED SPACE IS REQUIRED FOR ALL TERRACES. DRAINS TO BE PROVIDED AND OVERFLOW DRAIN/SCUPPER.5.4 LIGHTWEIGHT SLABS (IF APPLICABLE) REQUIRE CRACK CONTROL WITH EXPANSION JOINTS, CONTROL JOINTS.
* USE OF PEDESTRIAN LIGHTWEIGHT CONCRETE (IF APPLICABLE) SHOULD INCORPORATE WELDED WIRE MESH.
* THE CANT BEAD SEALANT MUST BE COMPATIBLE WITH THE SEALANT USED AT THE SLIDING GLASS DOOR THRESHOLD. FOR EXAMPLE: IF A SILICONE IS USED AT THE SLIDING GLASS DOOR THRESHOLD, THEN A SILICONE OR SILICONE/URETHANE HYBRID SEALANT SHOULD BE USED SUCH AS DOWSIL 756 SMS BUILDING SEALANT (PAINTABLE MATERIAL).
* WATERPROOFING MEMBRANE MUST BE COMPATIBLE WITH THE PERIMETER SILICONE SEALANT AT THE SEAL OF THE DOORS.
* WHEN APPLYING A CANT BEAD AROUND THE PERIMETER WALLS AND THRESHOLD, IT IS RECOMMENDED THAT THE URETHANE SEALANT BE SUBSTITUTED FOR A SILICONE-BASED PRODUCT. THIS WILL ELIMINATE POSSIBLE COMPATIBILITY ISSUES.
* ALL PERIMETER SEALANTS PERFORM BEST WHEN IN CONTACT DIRECTLY TO THE MAIN SUBSTRATE. EXAMPLE; SILICONE SEALANTS SHOULD BE ADHERED TO THE SLIDING GLASS DOOR THRESHOLD AND ONTO THE TOPPING SLAB. IT SHOULD NOT BE ADHERED TO AN ADJACENT URETHANE SEALANT.
* IT IS RECOMMENDED TO PROVIDE A CANT BEAD AT TOPPING SLAB (IF APPLICABLE) TO THE WALL CONNECTION.
* IN ORDER TO AVOID WATER ENCAPSULATION BETWEEN SLABS (IF TOPPING SLAB IS REQUIRED), FLOOR DRAINS MUST BE BI-LATERAL (MULTI-STAGE DRAINS).
* IF CONCRETE REMEDIAL WORK IS TO BE PERFORMED IN ORDER TO CREATE A NATURAL SLOPE, MCWC HIGHLY RECOMMENDS THAT AN OVERLAYMENT BE INCORPORATED SUCH AS EUCLID CHEMICAL'S THIN TOP SUPREME AND OR CONCRETE TOP SUPREME OR APPROVED EQUAL.
* PROVIDE COMPRESSED PARTICLE BOARD FILLERS BETWEEN THE SIDE PARAPET WALLS ON ANY PENETRATIONS OF THE TOPPING SLAB. THE PERIMETER WALLS SHOULD COMPENSATE FOR THERMAL MOVEMENT. ALLOW SPACE FOR A BACKER ROD AND SEALANT OR CANT BEAD ABOVE THECOMPRESSED PARTICLE BOARD FILLER TO BE FLUSH WITH THE TOP OF THE PROPOSED PEDESTAL CONCRETE PAVERS.
* MIAMI DADE COUNTY CODE REQUIRES TERRACES OVER OCCUPIED SPACES MUST BE INSULATED (R VALUE AS PER FBC), WITHIN THE TOPPING SLAB OR FROM THE SPACE BELOW.
* SEAL THE SLAB EDGE WITH A WATERPROOFING COATING TO PREVENT DELAMINATION AND STAINS IN THE FUTURE (DETAIL EDGE IF APPLICABLE). VERIFY COMPATIBILITY WITH THE WATERPROOFING MEMBRANE TO BE APPLIED AT THE TOP OF THE SLAB. THE FOLLOWING OPTIONS MAY BE APPLIED: SIKAQUICK VOH BY SIKA, OR MASTER SEAL 581- 584 BY BASF, OR AQUAFIN 2K/M BY AQUAFIN OR OTHER APPROVED EQUAL

GENERAL ROOFING NOTES:

- THE SEALANT FOR THE METAL FLASHING (COPING) TO ADJACENT SUBSTRATE CONNECTION AND THE SEALANT FOR THE METAL FLASHING TO ROOFING MEMBRANE CONNECTION SHOULD BE A POLYURETHANE SEALANT. SIKAFLEX 1A AND TREMCO VULKEM 116 ARE SUITABLE POLYURETHANE SEALANTS FOR THIS APPLICATION THAT CAN BE PAINTED OR APPROVED EQUAL
- FLAT ROOF EMERGENCY OVERFLOW SCUPPER SHALL BE PROVIDED WITH A GALVANIZED METAL SLEEVE (SLOPE TO EXTERIOR) BRIDGING THE INTERIOR PARAPET WALL WITH THE EXTERIOR. ALL EMERGENCY OVERFLOW SCUPPERS MUST BE PROPERLY DETAILED AS PER MANUFACTURER'S SPECIFICATION AND THE FLORIDA BUILDING CODE. HEIGHT CANNOT EXCEED 4" ABOVE THE LOWEST POINT (ROOF DRAIN) AND NOT HIGHER THAN ANY POINT OF EGRESS (THRESHOLD).
- SLOPE ALL ROOF SURFACES ¼ "PER FOOT TO DRAIN.
- PROVIDE CONCRETE SPLASH BLOCKS WITH DOWNSPOUTS AT ROOFTOP WORKING SCUPPERS. A CONCRETE EYEBROW OR A RAIN GUARD METAL FLASHING SHOULD BE PROVIDED OVER THE EXTERIOR DOORS

ROOF DRAINAGE NOTES:

- ROOF DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH FBC R SECTION R903.4. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS, SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. WHERE REQUIRED FOR ROOF DRAINAGE, SCUPPERS SHALL BE PLACED LEVEL WITH THE ROOF SURFACE IN A WALL OR PARAPET. THE SCUPPER SHALL BE LOCATED AS DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA.

- OVERFLOW DRAINS AND SCUPPERS SHALL BE PROVIDED IN ACCORDANCE WITHFBC.R SECTION R903.4.1. OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES NOR MORE THAN 4 INCHES ABOVE THE FINISHED ROOF COVERING AND SHALL BE LCOATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. OVERFLOW SCUPPERS SHALL BE SIZED IN ACCORDANCE WITH FBC PLUMBING. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.

GENERAL PLAN NOTES

1. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8'-0". @ INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS, AT CHIMNEYS, AT FLOOR JOISTS, AROUND DOOR POCKETS. FIREBLOKING MATERIALS SHALL CONSIST OF MATERIALS INDICATED IN FBC R SECTION R302.11
2. IN COMBUSTIBLE CONSTRUCTION. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN ½ INCH GWB, ⅜ INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
3. GARAGE FLOOR SURFACES SHALL BE APPROVED NONCOMBUSTIBLE MATERIALS AS PER FBC R309.1.
4. ENCLOSED AREAS BELOW THE BFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE (ASCE 4 6.2)
5. AS PER FBCR 302.12 IN COMBUSTIBLE CONSTRUCTION DRAFT STOPS SHALL DIVIDE FLOOR ASSEMBLIES IN APPROX. EQUAL AREAS NOT MORE THAN 1000 SQUARE FEET. IF USABLE SPACES ARE ABOVE AND BELOW THE FLOOR.
6. ALL GLASS ENCLOSURES AT SHOWERS TU BE CATEGORY II SAFE TEMPER GLASS AS PER FBCR 308.4.
7. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL273.
8. PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6' ABOVE FLOOR MIN. AS PER SECTION FBC R307.2. (INCLUDE FLOOR AND BASEBOARD)
9. INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL EXHIBIT A FLAME SPREASD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 273 PER FBC R SECTION 302.10
10. THE FOLLOWING REQUIRE SEPARATE PERMITS. WATERPROOFING/ROOFING SYSTEMS, STRUCTURAL STEEL, LOW VOLTAGE, WOOD/METAL FENCE. GLASS/METAL HANDRAILS AND SAFEGUARDS, DOORS AND WINDOWS, POOL, TREE REMOVAL.
11. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH FBC R SECTION R302.
12. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" INCH GYPSUM BOARD.

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

ARQ

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- — Material change in base
- — Change wall material
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- FFL+83.00 — Floor levels in section drawings
- 8'-0" — Room clearance
- L.01 / ENCINO ARCH.M — Elevation view
- L.01 / ENCINO ARCH.M — Architectural section
- 8.00 / 10'-0" — Openings and doors heights
- D1 / D100 — Call out
- D100 — Glazing door code
- W-10 — Wall type
- DOR-11 — Door code
- 5.11 — Material to verify on schedule
- WIND-01 — Windows code

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ARCHITECT:
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DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

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MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name
ROOFTOP PLAN

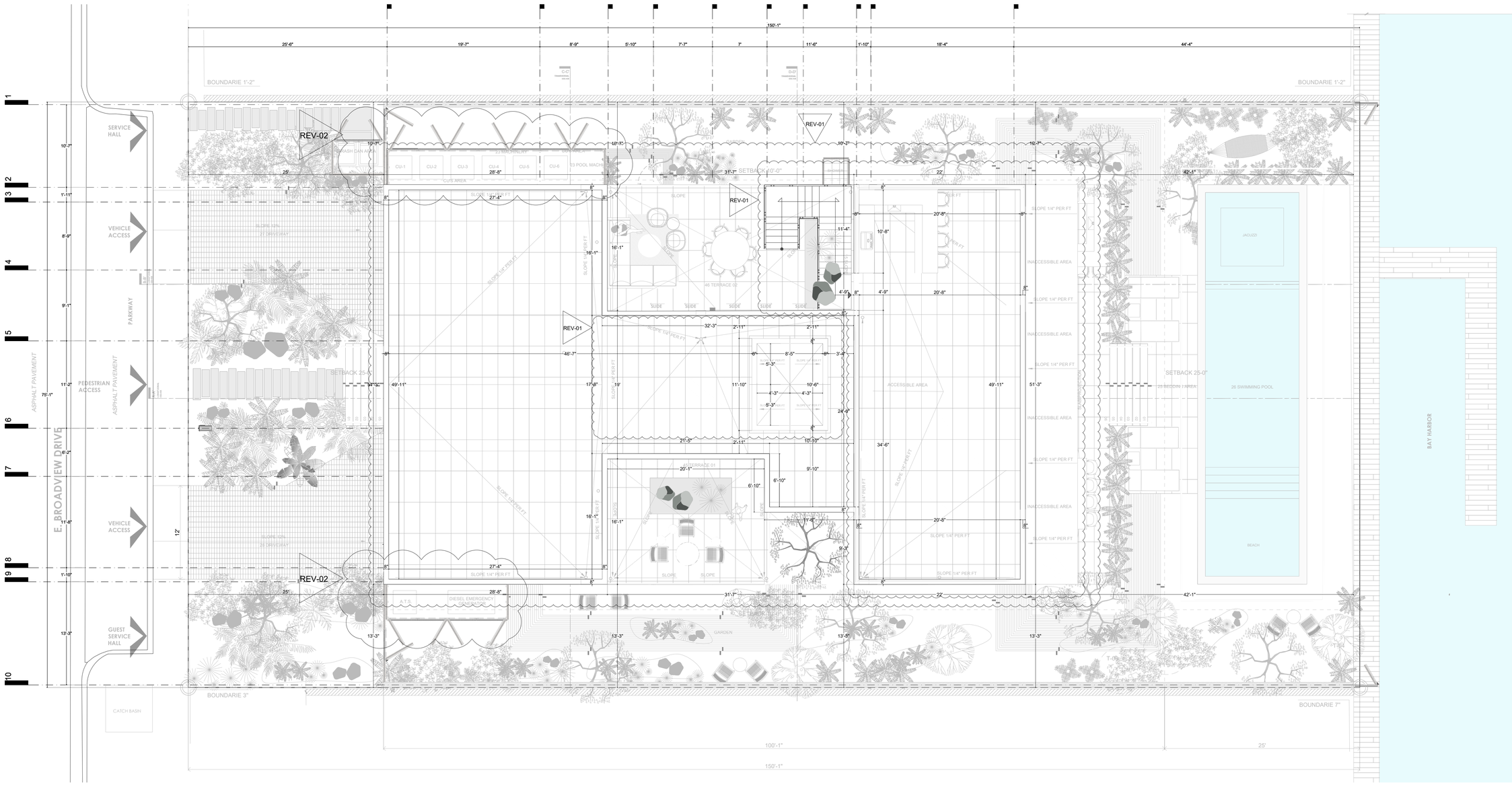
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Graphic scale

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ROOFTOP DIMENTIONED PLAN

PLAN

SCALE: 1:75 / 1:150

SBB ARQUITECTURA

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- L01 — Elevation view
- SECTION ARCHITECTURAL 1 / L01 — Architectural section
- 0.00 H=0.00 — Openings and doors heights
- W08 — Call out
- D-06 — Glazing door code
- W-09 — Wall type
- DOR-01 — Door code
- 1x11 — Material to verify on schedule
- WIND-03 — Windows code

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ROOFTOP PLAN DIMENTIONED PLAN

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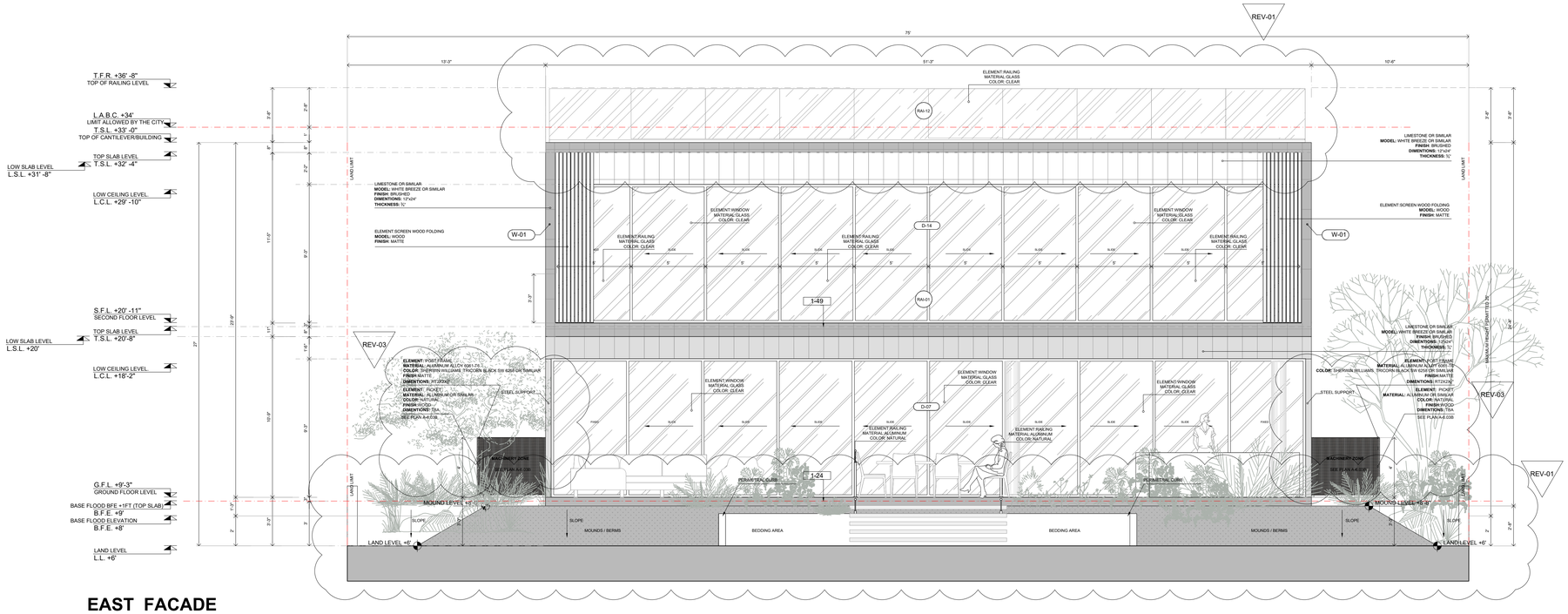
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Particular Code

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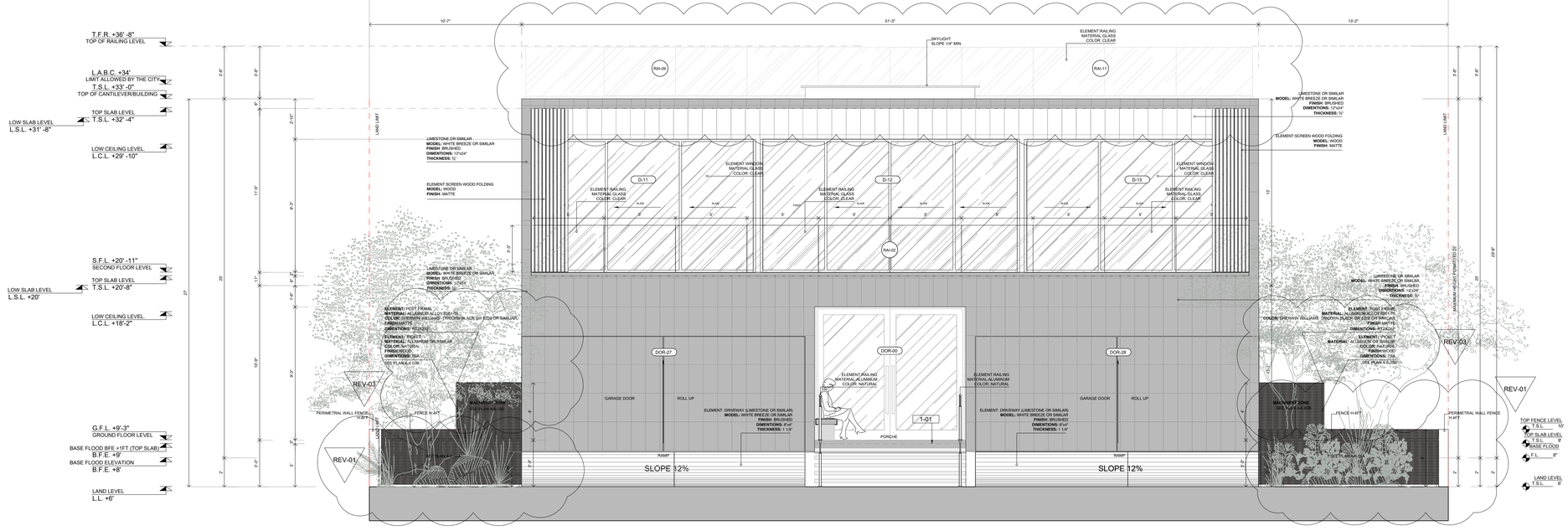
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EAST FACADE

SECTION

SCALE: 1:50 / 1:100



WEST FACADE

SECTION

SCALE: 1:50 / 1:100

NOTES:

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SBB ARQUITECTURA

LUXOM DEVELOPMENTS

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PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

ELEVATIONS

Code:

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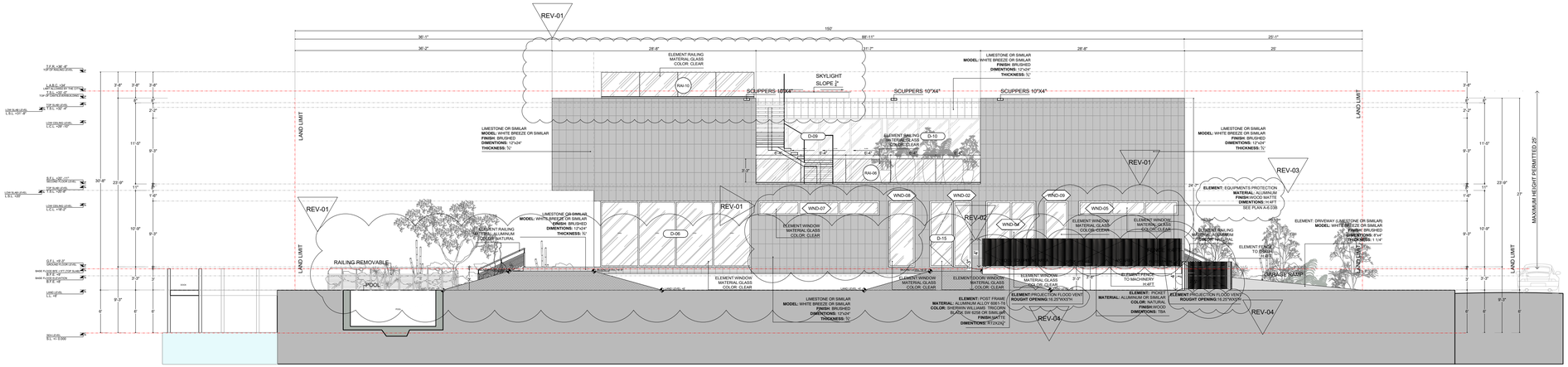
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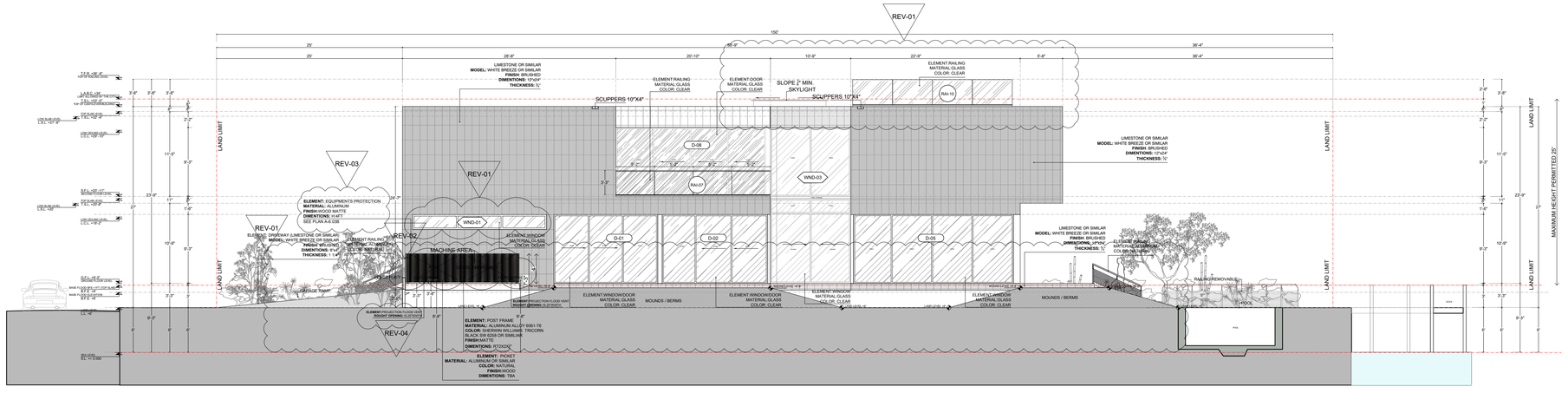
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NORTH FACADE

SECTION

SCALE: 1:100 / 1:200



SOUTH FACADE

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DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
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13201 SW 46TH STREET, MIAMI, FL. 33175
CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-04	CITY REQUIREMENTS (FLOOD VENTS GARAGE)	SBBA / AND STUDIO	07/22/2022
REV-03	CITY REQUIREMENTS	SBBA / AND STUDIO	06/28/2022
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/08/2022
REV-01	CITY REQUIREMENTS	SBBA /AND STUDIO	05/19/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

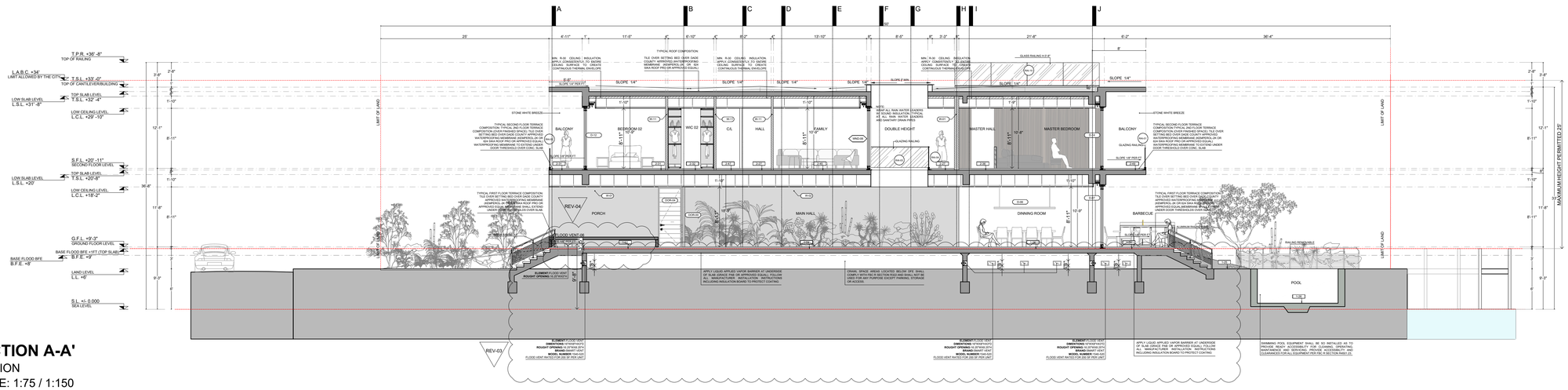
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Particular Code
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Code:
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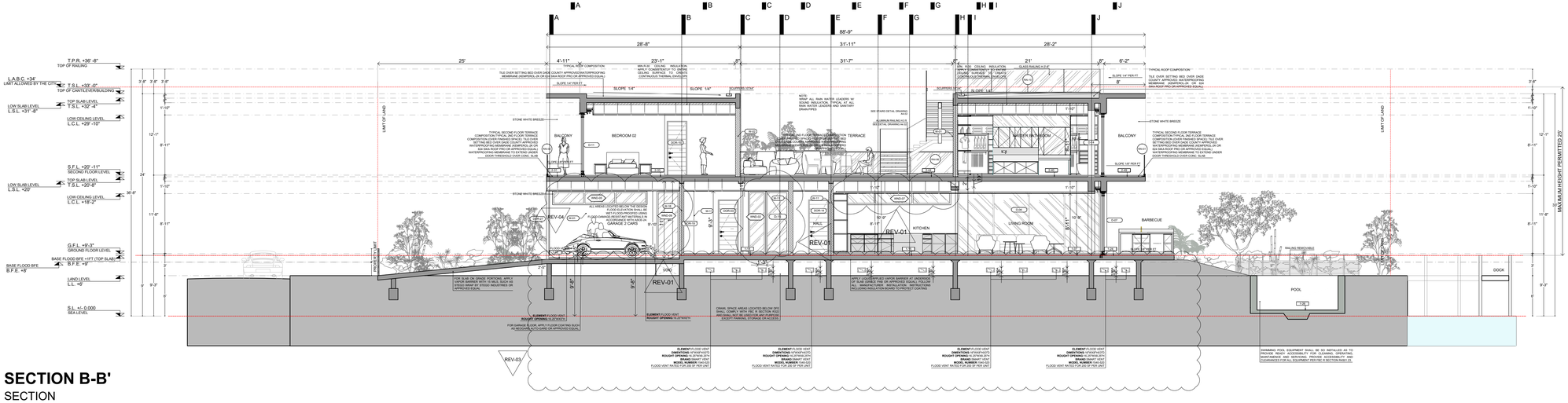
Graphic scale



SECTION A-A'

SECTION

SCALE: 1:75 / 1:150



SECTION B-B'

SECTION

SCALE: 1:75 / 1:150

ROOFING NOTES:

- DRAINS (ROOF DRAINS, FLOOR DRAINS, BI-LATERAL DRAINS, DECK DRAINS, ETC.) - IF THE DRAIN IS NOT IN PLACE WHEN THE CONCRETE IS POURED OR IS RELOCATED AFTER INSTALLATION, ALL CONCRETE AROUND DRAINS MUST BE SEALED WITH A WATERSTOP: RX-WATERSTOP, MANUFACTURED BY CETCO AND A NON-SHRINK GROUT MANUFACTURED BY EUCLID NS GROUT (NON-SHRINK, NON-STAIN, NON- METALLIC GROUT). THIS WILL PREVENT ANY WATER INFILTRATION THROUGH OR ALONG CRACKS AND COLD JOINT AROUND DISSIMILAR MATERIALS (ALONG CONCRETE SURFACE).
- TOPPING SLAB (SECONDARY POUR) - ALL LIGHTWEIGHT CONCRETE TOPING SLABS SHALL INCORPORATE A BI-LATERAL DRAIN SYSTEM (TWO-STAGE DRAIN/MULTI-LEVEL DRAIN). THIS IS TO ENSURE THAT ANY WATER ON THE SURFACE (TOPPING SLAB) AND BELOW THE SURFACE (STRUCTURAL SLAB) IS PROPERLY REMOVED.
- COLD JOINTS (CAST IN PLACE CONNECTIONS) - ALL COLD JOINT CAST IN PLACE CONCRETE-TO-CONCRETE CONNECTIONS SHOULD HAVE A WATERSTOP (RXWATERSTOP, OR ADCOR HYDROPHILIC WATERSTOP) OR APPROVED EQUAL (TYPICAL THROUGHOUT WATER/MOISTURE EXPOSED AREAS). ALSO, THE POURED CONCRETE WALL TO STRUCTURAL SLAB COLD JOINT CONNECTION SHOULD INCORPORATE A KEY-WAY CONNECTION.
- KEY WAYS AND WATERSTOP SHOULD BE APPLIED TO ALL POUR STRIPS AND ANY POSSIBLE BULKHEADS THAT MAY BE REQUIRED. ALL POSSIBLE JOINTS THAT MAY OCCUR BELOW GRADE SHOULD BE REPAIRED WITH A KEYWAY AND A WATERSTOP (RX-WATERSTOP, OR ADCOR ES HYDROPHILIC WATERSTOP) G.C. SHOULD PREPARE SUBMITTAL OF BULKHEADS.
- ALL VOIDS AND INCONSISTENCIES FOUND ON THE EXTERIOR BLOCK FACES (CMU WALLS) MUST BE FILLED-IN (COVERED) WITH A CEMENTITIOUS MATERIAL PRIOR TO ANY STUCCO APPLICATION. THIS INCLUDES BUT NOT LIMITED TO ALL SURFACE AREAS BEHIND STUCCO, STUCCO BANDS AND EIFS MOLDINGS.
- ALL PERIMETER SEALANTS PERFORM BEST WHEN IN CONTACT DIRECTLY TO THE MAIN SUBSTRATE. EXAMPLE; SILICONE SEALANTS SHOULD BE ADHERED TO THE SLIDING GLASS DOOR THRESHOLD AND ONTO THE TOPPING SLAB. IT SHOULD NOT BE ADHERED TO AN ADJACENT URETHANE SEALANT OR A COLD LIQUID APPLIED MEMBRANE.
- ALL WALL PENETRATIONS IN NON-HYDROSTATIC CONDITIONS (PIPES, ELECTRICAL BOXES, AND WALL VENTS) MUST BE SEALED WITH A URETHANE SEALANT AT THE STRUCTURAL CONNECTION, FOLLOWED BY A BEAUTY BEAD ALONG THE STUCCO CONNECTION.
- WHEN APPLYING A CANT BEAD AROUND THE PERIMETER WALLS AND THRESHOLD, USE A SILICONE-BASED PRODUCT. CANT BEAD SHOULD BE APPLIED TO PERIMETER WALLS ADJACENT STAIR TREADS, RISERS AND LANDINGS.
- OBSOLETE CONCRETE PENETRATIONS BENEATH PARTITION WALLS, EXTERIOR MASONRY WALLS, AND IN WET AREAS SHOULD BE PLUGGED WITH NON-SHRINK CONCRETE. UL RATED SEALS AT PIPE PENETRATIONS AT SHOWER PENETRATIONS, TOILETS AND TUBS ALSO CAN PREVENT UNEXPECTED WATER TRANSFER BETWEEN FLOORS.
- MULTIPLE MOBILIZATIONS WILL BE REQUIRED FOR EACH TRADE. PREPARE AND CLEAN SURFACE RECEIVED TO AN ACCEPTABLE STANDARD BY CONTRACTOR AND AS PER PRODUCT SPECIFICATIONS. SUBSTRATE TO BE INSPECTED AND ACCEPTED BY G.C. AND SUBCONTRACTOR PRIOR TO APPLICATION. NOTIFY CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING. PROCEED WITH WORK ONLY AFTER ALL CONDITIONS HAVE BEEN CORRECTED AND APPROVED BY ALL PARTIES.
- COORDINATE W/ ARCHITECT FOR INSPECTION AND SIGN OFF. WORK THAT WILL BE CONCEALED AND IN PROGRESS SHOULD BE INSPECTED PRIOR TO COMPLETION. WRITTEN REQUESTS FOR INSPECTION SHOULD BE PREPARED AND SENT AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION. WORK CONCEALED AND NOT INSPECTED FOR ANY REASON WILL BE REJECTED.
- ADMIXTURES THAT ACCELERATE THE CURE TIME OF CONCRETE ARE OFTEN TIMES DETRIMENTAL TO THE APPLICATION OF WATERPROOFING. IT IS NOT ADVISED TO APPLY CURING COMPOUNDS TO THE CONCRETE MATRIX. SHELL CONTRACTOR SHOULD IDENTIFY ANY CURING COMPOUNDS IN THE SUBMITTALS. THE GENERAL CONTRACTOR SHOULD DETERMINE THAT ADMIXTURE IS COMPATIBLE WITH WATERPROOFING PRIOR TO POUR OF CONCRETE. GENERAL CONTRACTOR SHOULD PROVIDE THE NECESSARY DOCUMENTATION TO THE ARCHITECT AND OWNER FOR APPROVAL (THAT WOULD INCLUDE COMPATIBILITY TESTS) CONFIRMING THAT WATERPROOFING CAN BE APPLIED PRIOR TO CONCRETE POUR.
- ANY CONCRETE SLAB ON GRADE SCHEDULE TO BE TREATED WITH WATERPROOFING OR CONCRETE SEALER SHOULD BE TESTED FOR UNWANTED LEVELS OF CALCIUM CHLORIDE (MOISTURE TRANSMISSION EVALUATION).
- A VAPOR BARRIER SHOULD BE INSTALLED UNDERNEATH SLABS 4" THICK ON GRADEWERE TILE OR PAVERS ARE APPLIED OVER SLAB. MOISTURE MIGRATION THROUGH SLAB CAN CAUSE BLEMISHES AND STAINS TO BLEED THROUGH GROUT LINES AND AT EDGE OF SLAB.
- FINISH CONCRETE TO RECEIVE A DECK COATING OR WATERPROOFING MEMBRANE MUST BE PROFILE AS PER MANUFACTURER'S RECOMMENDATIONS. CONCRETE SURFACE PROFILE (CSP 3-5) BROOM FINISH RECOMMENDED IF NOT INDICATED OTHERWISE BY MANUFACTURER.
- ENSURE THAT ALL SYSTEMS BEING USED ARE COMPATIBLE WITH OTHER SURFACE IN CONTACT (OTHER TRADES).
- PROVIDE MANUFACTURER'S STANDARD WARRANTY (LABOR AND MATERIAL RECOMMENDED) PRIOR TO INSTALLATION. ENSURE THAT MANUFACTURERS PROVIDE WRITTEN APPROVAL THAT THE SYSTEMS WERE INSTALLED IN ACCORDANCE TO THEIR RECOMMENDATIONS AND MEET OR EXCEED THE INSTALLATION PARAMETERS.
- IT IS UNDERSTOOD THAT ALL WORK IS TO BE PERFORMED PER THE CURRENT FLORIDA BUILDING CODE AND ALL APPLICABLE PRODUCT APPROVAL REQUIREMENTS.
- CONTRACTOR MUST PROVIDE PROTECTION TO ADJACENT SURFACES AT ALL TIMES.
- CLEANING AND TRASH REMOVAL SHOULD BE MANDATORY ON A DAILY BASES, DUMPSTERS PROVIDED AT JOBSITE BY GC.
- PRIOR TO BEGINNING WORK, SUBCONTRACTOR IS TO PERFORM ALL REQUIRED COORDINATION, AND REVIEW OF ANY SPECIAL DETAILS.
- TOP OF MASONRY, CMU, CAST-IN-PLACE CONCRETE WALLS, PIERS, AND INVERTED BEAMS SHOULD BE CAPPED WITH A STONE OR METAL CAP. A METAL CAP SHOULD BE INSTALLED AT THE TOP OF EACH COLUMN THAT IS LEFT EXPOSED. STUCCO IS NOT RECOMMENDED IN HORIZONTAL CONDITIONS.
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NOTES:

- CRAWL SPACES THAT ARE BELOW THE DFE SHALL COMPLY WITH 2020 FBC R§322.2.1 AND §322.2.2; §322.2.2.1.
- POOLS IN FLOOD HAZARD AREAS SHALL COMPLY WITH R§322.2.5.1 AND §322.2.5.2 ALSO ASCE/SEI 24-14.
- DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH 2020 FBC R§302.5.1
- ALL EXTERIOR STOREFRONTS, GLASS DOORS AND WINDOWS MUST COMPLY WITH THE APPROVED ENERGY CALCULATIONS U-VALUE AND SHADING COEFFICIENT. PROVIDE ALL THE INFORMATION.

SBB ARQUITECTURA

LUXOM

BEVELOPMENTS

ARQ

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 80.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- — Change in floor level
- — Change of ceiling level
- — Material change in base
- — Change wall material
- — Change in floor materials
- — Change in ceiling materials
- F.F.L.+0.00 — Floor levels in section drawings
- — Room clearance
- L.01 — Elevation view
- L.01 — Architectural section
- 0.00 — Openings and doors height
- — Call out
- D-00 — Glazing door code
- W-00 — Wall type
- DOR-01 — Door code
- 5.11 — Material to verify on schedule
- WIN-01 — Windows code

Notes

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PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

BUILDING SECTION

Particular Code

BROAD_A_ARQ_000_405

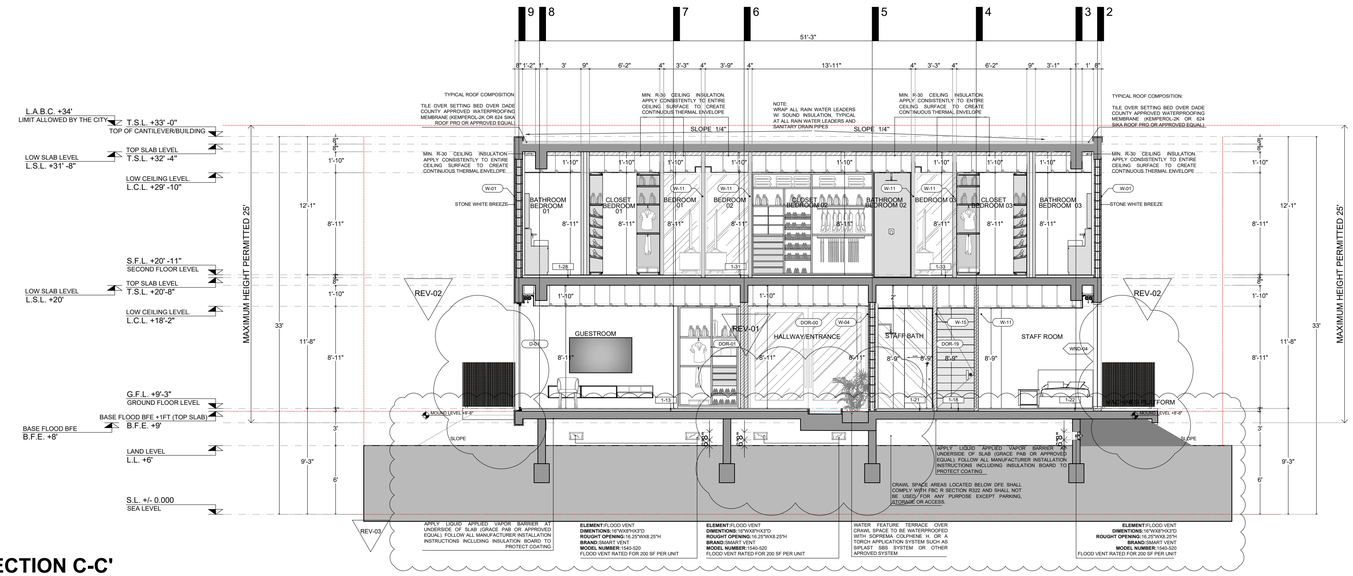
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Graphic scale

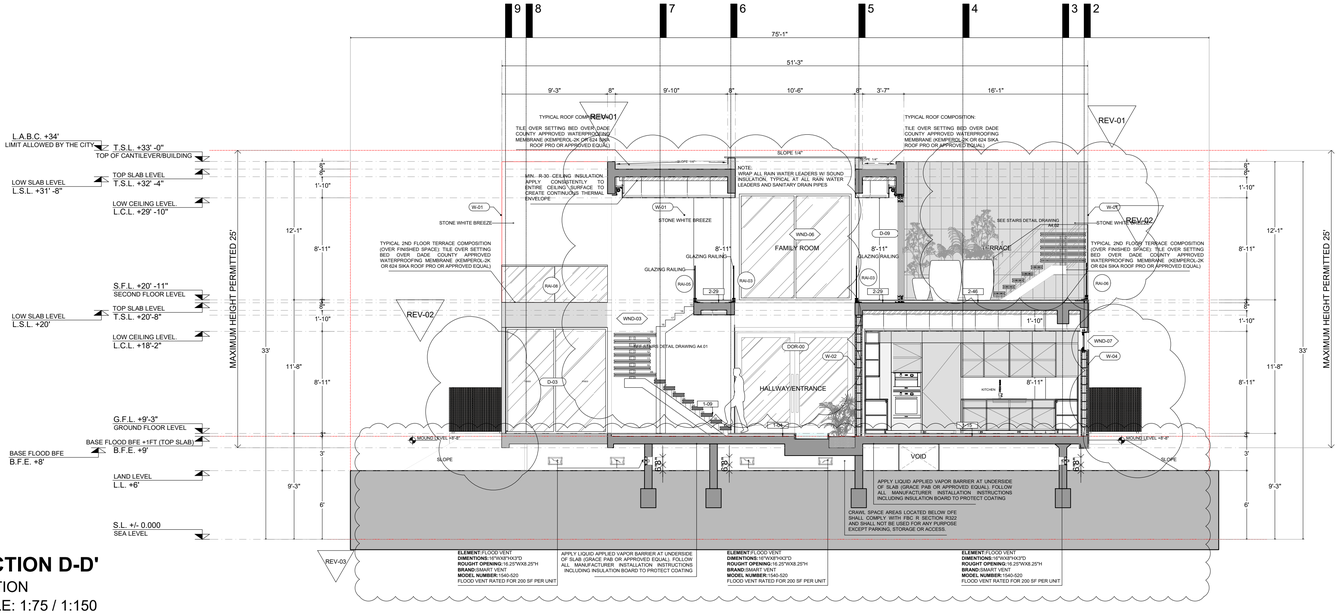
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SECTION C-C'

SECTION

SCALE: 1:75 / 1:150



SECTION D-D'

SECTION

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ARQ

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BUILDING SECTION

Particular Code

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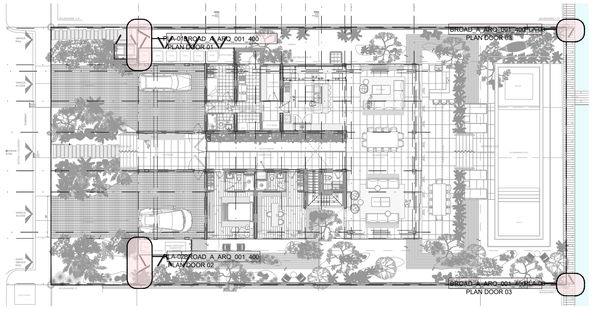
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Graphic scale

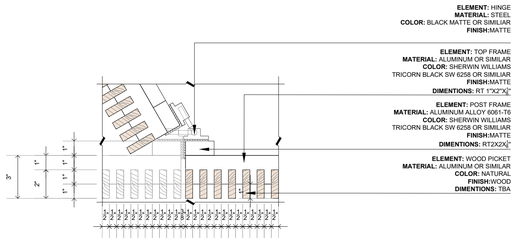
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KEY GROUND FLOOR FENCE

FLOOR

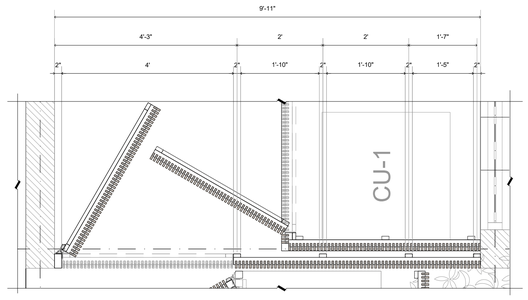
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D-01 GENERAL DETAIL HINGE

PLAN

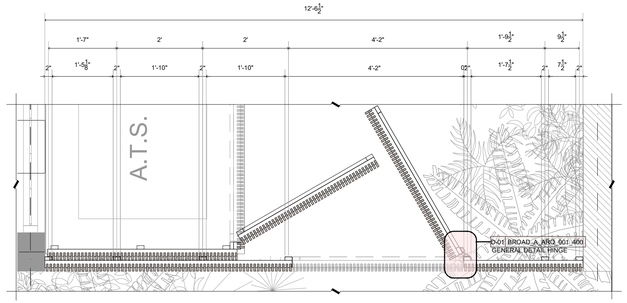
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PLA-01 PLAN DOOR 01

PLAN

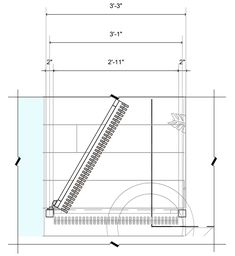
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PLA-02 PLAN DOOR 02

PLAN

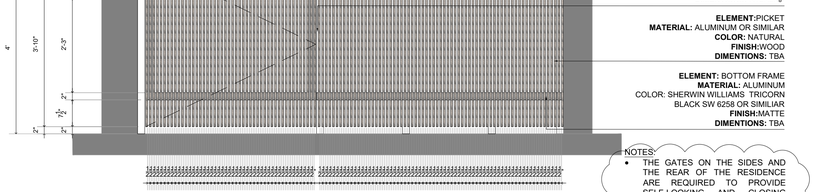
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PLA-03 PLAN DOOR 03

PLAN

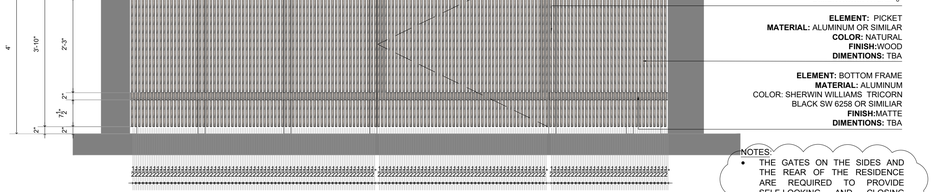
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ELE-01 DOOR 01

ELEVATION **1 PIECE**

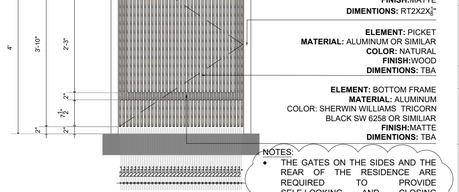
SCALE: 1:20 / 1:40



ELE-02 DOOR 02

ELEVATION **1 PIECE**

SCALE: 1:20 / 1:40



ELE-03 DOOR 03

ELEVATION **2 PIECE**

SCALE: 1:20 / 1:40



ANA-01 FENCE ANALOGY



ANA-02 FENCE ANALOGY



ANA-03 FENCE ANALOGY



ANA-04 FENCE ANALOGY

SBB ARQUITECTURA

L U X O M

B E V E L O P M E N T S

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

DET

Symbology

- 15.85 — Dimensions to surfaces
- 15.85 — Dimensions to axes
- F.F.L. 83.00 — Finished floor levels
- L.C.L. — Low ceiling level
- L.S.L. — Low slab level
- G.L. — Garden level
- WH= — Wall height
- WH= — Window height
- — Change in floor level
- — Change of ceiling level
- — Material change in base
- — Change wall material
- — Change in floor materials
- — Change in ceiling materials
- F.F.L.+8.00 — Floor levels in section drawings
- 2.50 — Room clearance
- L.01 — Elevation view
- SECTION ARC.01 — Architectural section
- 2.50 — Openings and doors heights
- — Call out
- D-06 — Glazing door code
- W-15 — Wall type
- DOR-11 — Door code
- 5.11 — Material to verify on schedule
- WIND-01 — Windows code

Notes

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PROFESSIONAL SEAL:

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99TH STREET,PINECREST,
FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE
REV-02	CITY REQUIREMENTS	SBBA / AND STUDIO	06/06/2022
REV-01	CITY REQUIREMENTS	SBBA / AND STUDIO	05/19/2022

PROJECT NAME

BROADVIEW HOUSE

Project location

9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

Sheet Name

FENCE AND GATE DETAILS

Code:

A-6.03A

REV-02

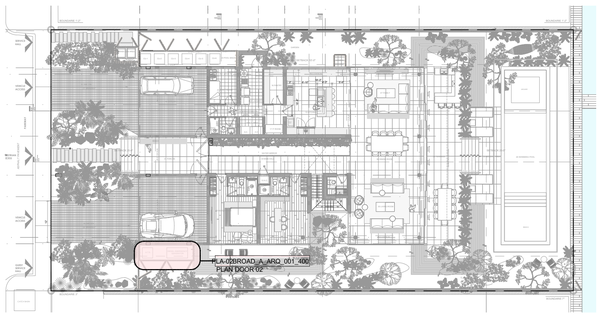
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Graphic scale

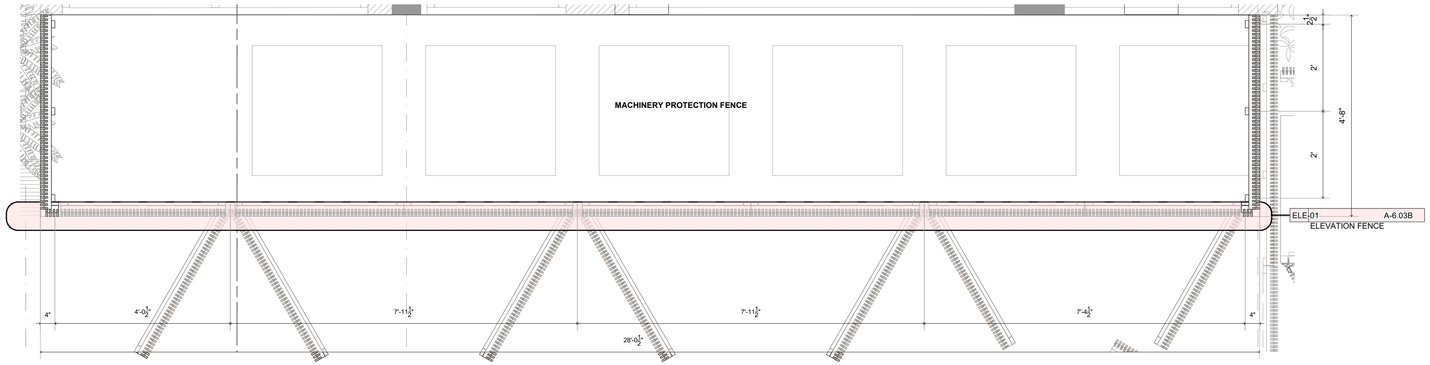
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KEY GROUND FLOOR FENCE

FLOOR

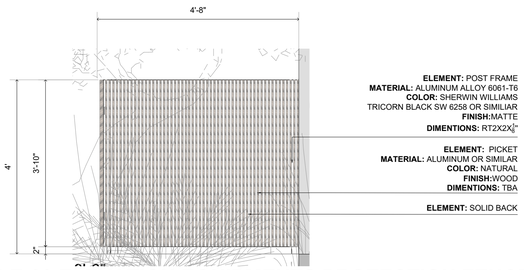
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PLA-01 PLAN EQUIPMENTS PROTECTION FENCE

PLAN

SCALE: 1:20 / 1:40



ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X¼"

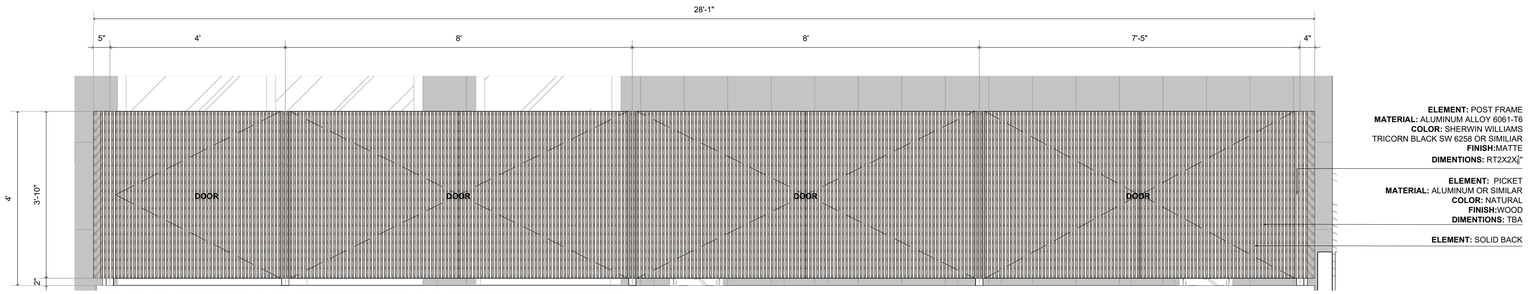
ELEMENT: PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: SOLID BACK

ELE-03 ELEVATION EQUIPMENTS PROTECTION FENCE

ELEVATION 4 PIECES

SCALE: 1:20 / 1:40



ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X¼"

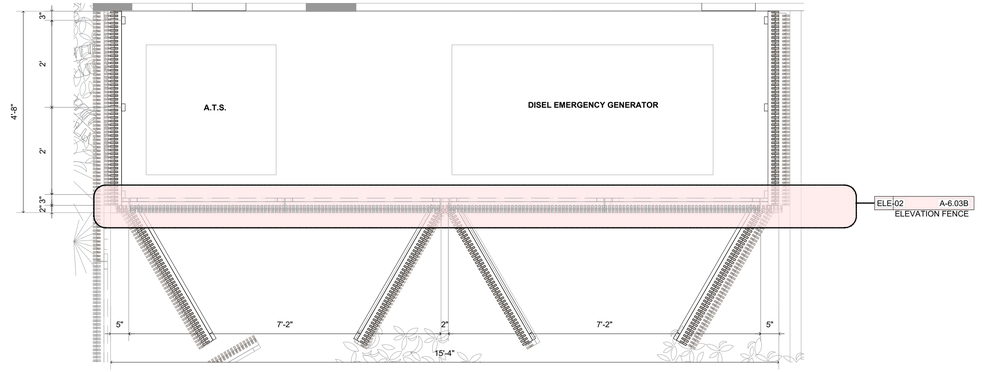
ELEMENT: PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: SOLID BACK

ELE-01 ELEVATION EQUIPMENTS PROTECTION FENCE

ELEVATION

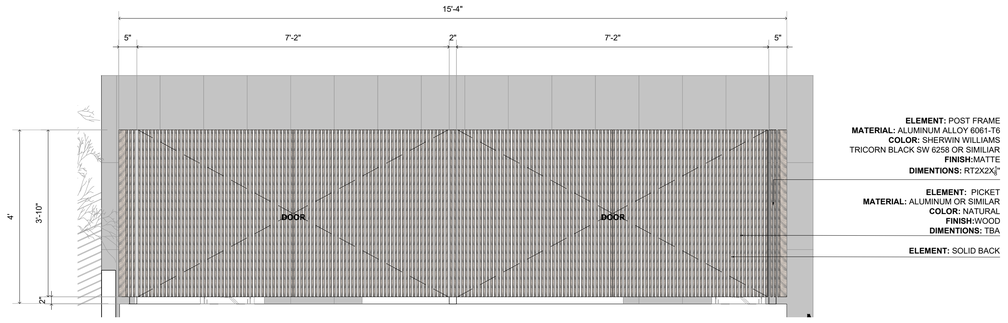
SCALE: 1:20 / 1:40



PLA-02 PLAN EQUIPMENTS PROTECTION FENCE

PLAN

SCALE: 1:20 / 1:40



ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X¼"

ELEMENT: PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: SOLID BACK

ELE-02 ELEVATION EQUIPMENTS PROTECTION FENCE

ELEVATION

SCALE: 1:20 / 1:40

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

The architectural drawings approved by the City of Bay Harbor Islands, rule over this drawings. Any discrepancy shall be reported to the architect immediately.

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ARQ

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- — Change of ceiling level
- — Material change in base
- — Change wall material
- — Change in floor materials
- — Change in ceiling materials
- F.F.L.=00.00 — Floor levels in section drawings
- 1 / 00 — Room clearance
- L01 / 00 — Elevation view
- SECTION ARCHITECTURAL / 00 — Architectural section
- D.00 / H=0.00 — Openings and doors heights
- D.00 / SHT.00 — Call out
- D.00 — Glazing door code
- W.00 — Wall type
- DOR.00 — Door code
- T.T.T. — Material to verify on schedule
- WIND.00 — Windows code

Notes

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REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA / AND STUDIO	06/06/2022

PROJECT NAME

BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

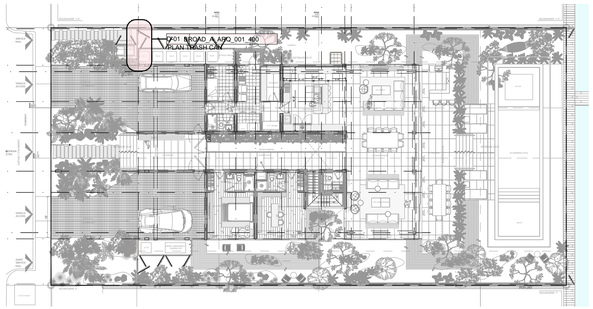
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MACHINERY PROTECTION FENCE

Particular Code
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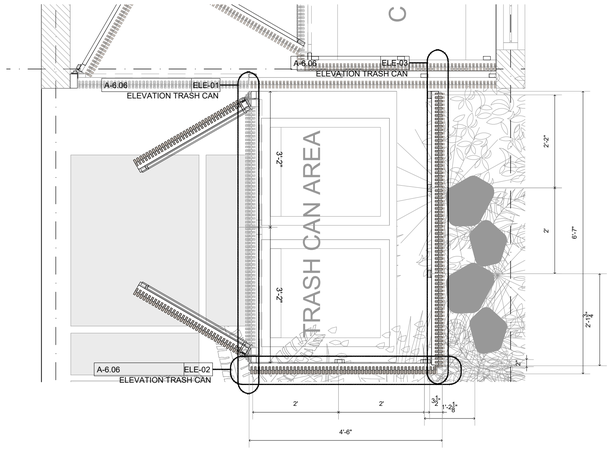
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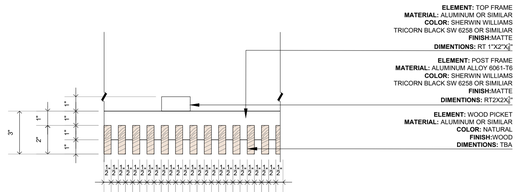
Graphic scale



KEY GROUND FLOOR TRASH CAN
FLOOR
SCALE: 1:250 / 1:500



D-01 PLAN TRASH CAN DETAIL
PLAN
SCALE: 1:20 / 1:40



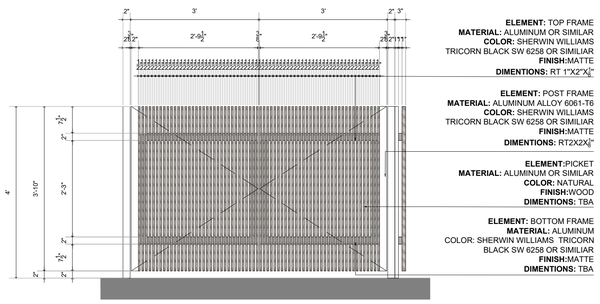
ELEMENT: TOP FRAME
MATERIAL: ALUMINUM OR SIMILAR
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT 1"X2"X$\frac{1}{8}$"

ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X$\frac{1}{8}$"

ELEMENT:PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: WOOD PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

D-01 GENERAL DETAIL
PLAN
SCALE: 1:5 / 1:10



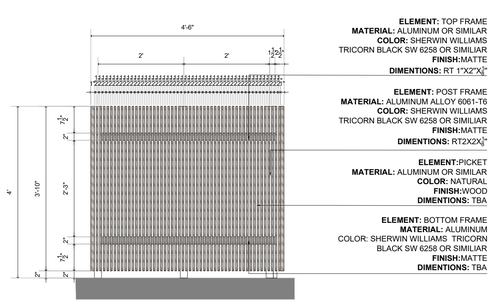
ELEMENT: TOP FRAME
MATERIAL: ALUMINUM OR SIMILAR
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT 1"X2"X$\frac{1}{8}$"

ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X$\frac{1}{8}$"

ELEMENT:PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: BOTTOM FRAME
MATERIAL: ALUMINUM
COLOR: SHERWIN WILLIAMS TRICORN
BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: TBA

ELE-01 TRASH CAN
ELEVATION
SCALE: 1:20 / 1:40



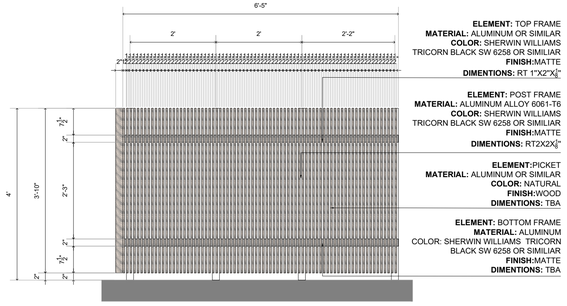
ELEMENT: TOP FRAME
MATERIAL: ALUMINUM OR SIMILAR
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT 1"X2"X$\frac{1}{8}$"

ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X$\frac{1}{8}$"

ELEMENT:PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: BOTTOM FRAME
MATERIAL: ALUMINUM
COLOR: SHERWIN WILLIAMS TRICORN
BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: TBA

ELE-02 TRASH CAN
ELEVATION
SCALE: 1:20 / 1:40



ELEMENT: TOP FRAME
MATERIAL: ALUMINUM OR SIMILAR
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT 1"X2"X$\frac{1}{8}$"

ELEMENT: POST FRAME
MATERIAL: ALUMINUM ALLOY 6061-T6
COLOR: SHERWIN WILLIAMS
TRICORN BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: RT2X2X$\frac{1}{8}$"

ELEMENT:PICKET
MATERIAL: ALUMINUM OR SIMILAR
COLOR: NATURAL
FINISH:WOOD
DIMENTIONS: TBA

ELEMENT: BOTTOM FRAME
MATERIAL: ALUMINUM
COLOR: SHERWIN WILLIAMS TRICORN
BLACK SW 6258 OR SIMILIAR
FINISH:MATTE
DIMENTIONS: TBA

ELE-03 TRASH CAN
ELEVATION
SCALE: 1:20 / 1:40

SBB ARQUITECTURA

LUXOM
DEVELOPMENTS

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ARQ

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- WH= — Wall height
- WH= — Window height
- — Change in floor level
- — Change of ceiling level
- — Material change in base
- — Change wall material
- — Change in floor materials
- — Change in ceiling materials
- F.F.L. 83.00 — Floor levels in section drawings
- 9'-0" — Room clearance
- L.01 / RAISTON RIDGE ROOF — Elevation view
- S.01 / RAISTON RIDGE ROOF — Architectural section
- 8.00 / 10.00 — Openings and doors heights
- D-01 / 1/A5.00 — Call out
- D-06 — Glazing door code
- W-03 — Wall type
- DOR-101 — Door code
- 5.1/1 — Material to verify on schedule
- WIN-05 — Windows code

Notes

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GENERAL CONTRACTOR:
TBD

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REVISION	DESCRIPTION	CHECKED	DATE
REV-01	CITY REQUIREMENTS	SBBA / AND STUDIO	06/06/2022

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLAND, FLORIDA

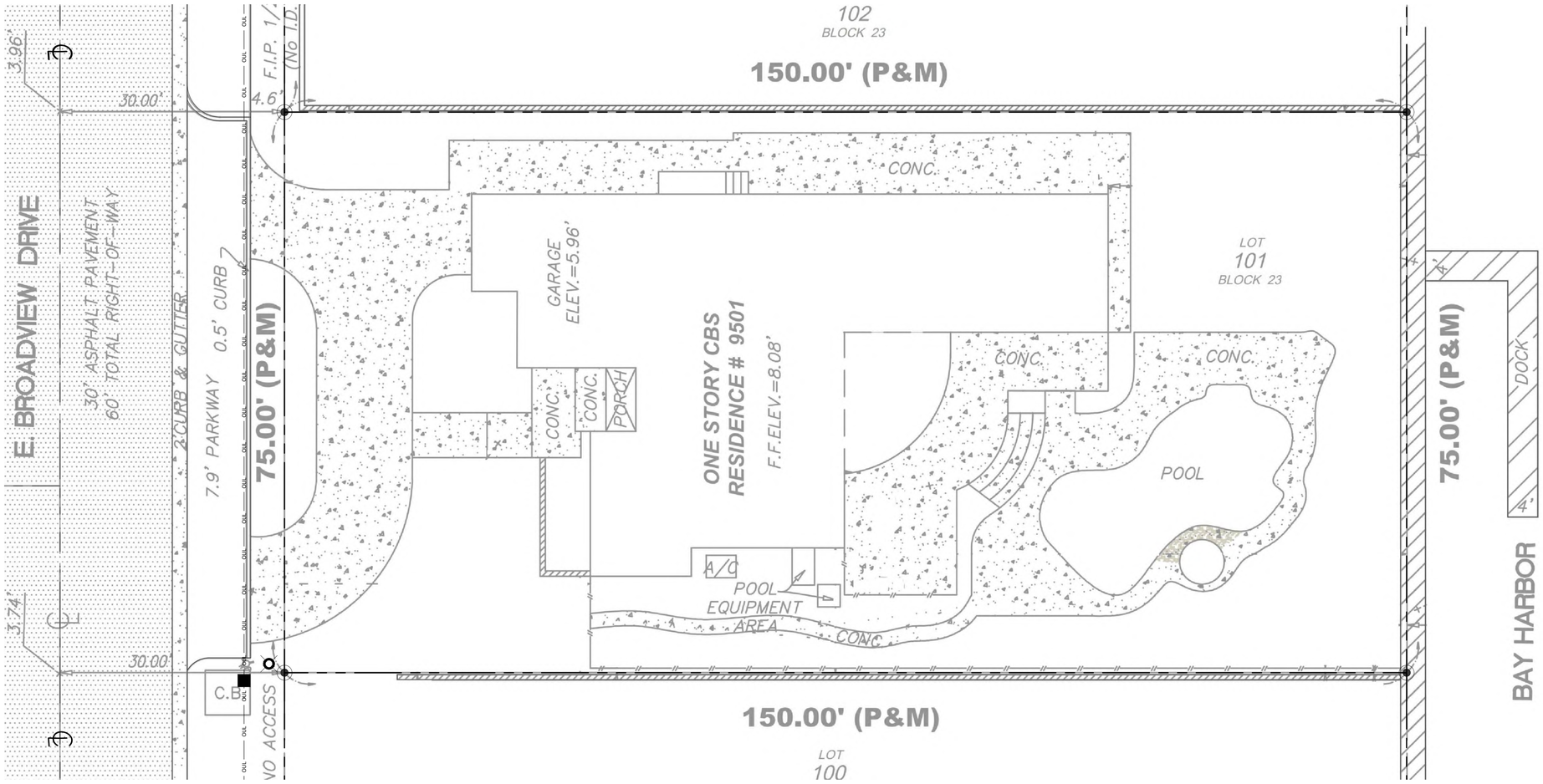
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Code:
A-6.06

Particular Code
BROAD_A_DET-000-008

Scale	Drawn by	Revised	Authorized by	Date
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Graphic scale



TREE DISPOSITION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

TREE DISPOSITION LEGEND

- Existing tree or palm to be transplanted
- Existing tree or palm to be removed
- Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.
- Tree/Palm
- LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
- PROPOSED BUILDING & PAVED AREAS

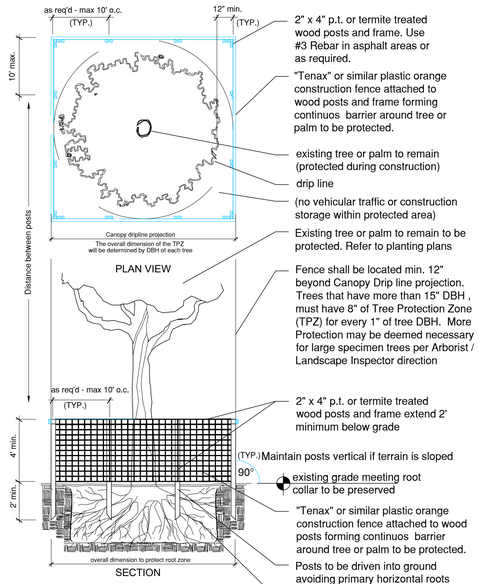
EXISTING TREE DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	CONDITION	DISPOSITION
1	Areca palm	Dypsis lutescens	14	8	3.9	50	50	Good	Remove
2	Florida royal palm	Roystonea regia	42	12	16.6	113	113	Fair	Remove
3	Florida royal palm	Roystonea regia	42	1	18.5	1	1	Poor	Remove
4	Areca palm	Dypsis lutescens	14	12	3.2	113	113	Fair	Remove
5	Florida royal palm	Roystonea regia	65	30	19.2	707	0	Good	Remain
6	Florida royal palm	Roystonea regia	33	12	15	113	0	Good	Remain
7	Coconut palm	Cocos nucifera	50	22	11.2	380	0	Good	Remain
8	Areca palm	Dypsis lutescens	34	15	6.6	177	0	Good	Remain
9	Coconut palm	Cocos nucifera	35	24	9.1	452	0	Good	Remain
10	Florida royal palm	Roystonea regia	55	30	18.9	707	707	Good	Remove
A	Brazil Beautyleaf	Calophyllum brasiliense	16	14	6	154	0	Good	Remain
B	Brazil Beautyleaf	Calophyllum brasiliense	16	14	6	154	0	Good	Remain
C	Silver Date Palm	Phoenix sylvestris	28	20	18	314	0	Good	Remain
TOTAL PROPOSED CANOPY LOSS (in square feet)							984		

PROPOSED CANOPY LOSS				
984	Proposed Canopy Loss (see Existing Tree Disposition List)			
689	- 70% of canopy mitigation must be met with new trees			
295	- 30% of canopy mitigation may be met with palms			
REQUIRED CANOPY MITIGATION				984
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
9	Shade Tree #1	12' OAH	500	4,500
0	Shade Tree #2	8' OAH	300	0
0	Palm #1	10' CT	300	0
0	Palm #2	3' CT	100	0
	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				4,500

TREE PROTECTION NOTES

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
10. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
11. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
12. All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in
13. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
14. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
15. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
16. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
17. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
18. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
19. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.



TREE PROTECTION ZONE (TPZ) DETAIL
For existing trees to remain. Scale: NTS

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DERICK LANGEL
Landscape Architect LA0666705

REVISIONS:

PROJET NAME

BROADVIEW HOUSE
9501 E Broadview Drive
Bay Harbor Islands, FL 33154

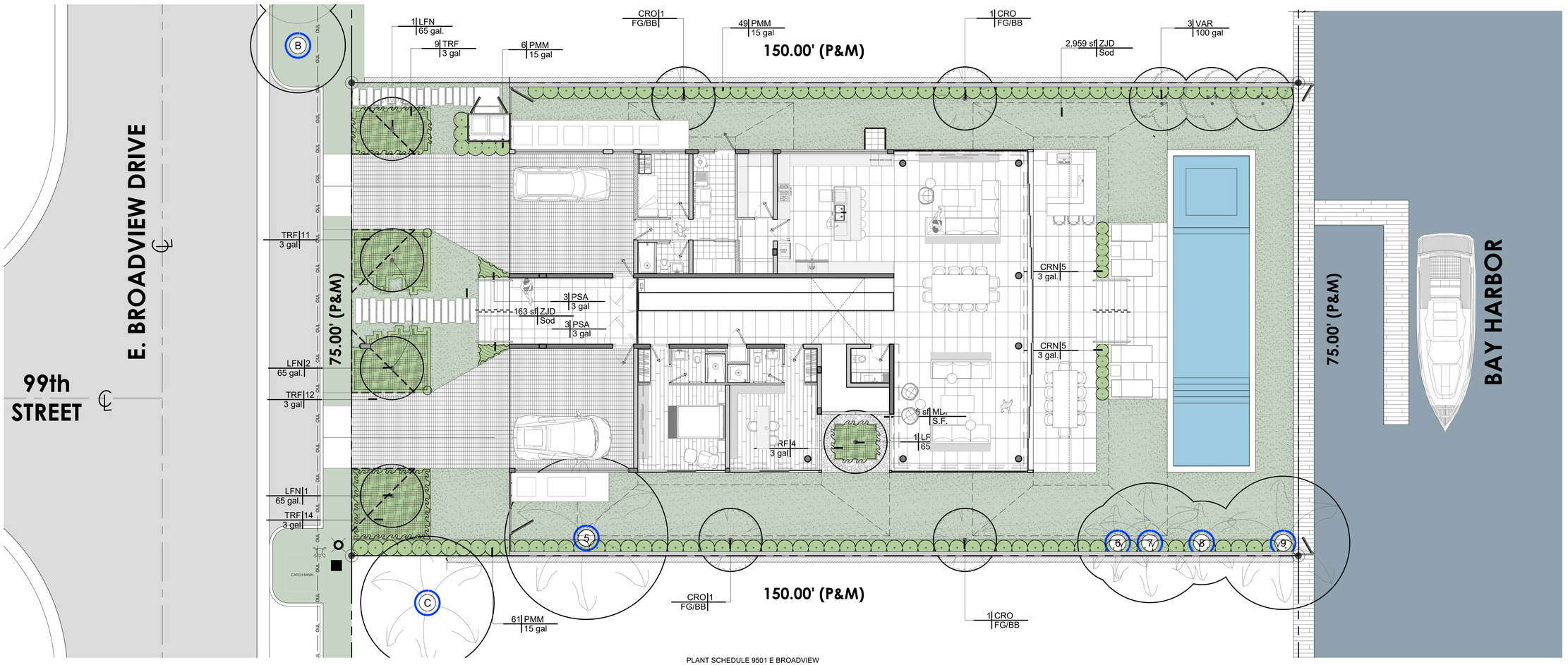
SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-05-72 LD
Drawn By: JV
Checked By: DL

Title:
EXISTING TREE DISPOSITION PLAN

Sheet Number:
L-1.0

Date: - JUNE 06, 2022



LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

EXISTING TREE CHART

NUMBER	COMMON NAME	BOTANICAL NAME
5	Florida royal palm	Roystonea regia
6	Florida royal palm	Roystonea regia
7	Coconut palm	Cocos nucifera
8	Areca palm	Dypsis lutescens
9	Coconut palm	Cocos nucifera
A	Brazil Beautyleaf	Calophyllum brasiliense
B	Brazil Beautyleaf	Calophyllum brasiliense
C	Silver Date Palm	Phoenix sylvestris

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	7
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	5
7. Street Trees Required: Linear street frontage 75.00' / 35 = 2.14	2	2

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	190
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	68
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	68

C. Maximum Lawn Area Allowed***
50% of Net Lot Area 5,625 (Max) 3,176
150' x 75' = 11,250 SF x 50%=

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

EXISTING TREE LEGEND

0 Tree / Palm — The Existing trees or palms transplanted, new location

0 Tree / Palm — The Existing trees and palms that remained in their original location

10' x 10' Visibility Triangle:
Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

PLANT SCHEDULE 9501 E BROADVIEW

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CRO	4	Clusia rosea	Pitch Apple	FG/BB	3"	12` OA	6`-8`	Florida Native - Drought Tolerant - Waterwise Listed
LFN	5	Lagerstroemia fauriei `Natchez`	White Crape Myrtle	65 gal.	4"	16` OA	8`-10`	Drought Tolerant - Listed in the Miami Dade Landscape ManuaL - Standard - 4` CT. Trees located under power lines should be pruned regularly to control shape and form.

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
VAR	3	Veitchia montgomeryana	Montgomery Palm	100 gal	5"	16` GW	10`	Triple - Miami-Dade Landscape Manual

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
CRN	10	Clusia rosea `Nana`	Dwarf Pitch Apple	3 gal.	2`	1.5`		Florida Native - Miami-Dade Landscape Manual
PMM	116	Podocarpus macrophyllus `Maki`	Shrubby Yew	15 gal	5`-6` OA	2`		

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	WEIGHT	SPACING	REMARKS
PSA	6	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3 gal	2`	2`		24" o.c.	Drought Tolerant - Miami-Dade Landscape Manual
TRF	52	Tripsacum floridanum	Florida Gamagrass	3 gal	2`	2`		36" o.c.	Florida Native - Miami-Dade Landscape Manual

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
MBP	66 sf	Mexican Black Pebbles	Black Pebbles 1"-3"	S.F.				
ZJD	3,217 sf	Zoysia japonica `Diamond`	Korean Grass	Sod				6" Sand beneath


CRO - Autograph Tree


LFN - Japanese Crape Myrtle

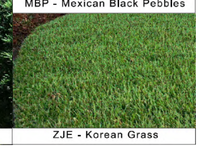

VAR-Montgomery Palm (Triple)


CRN - Dwarf Pitch Apple


PMM - Shrubby Yew


TDA - Fakahatchee Grass


MBP - Mexican Black Pebbles


ZJE - Korean Grass

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LANDSCAPE PLAN

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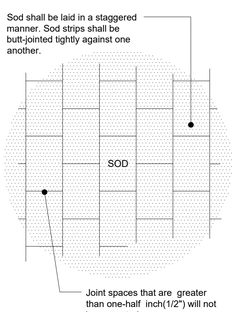
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

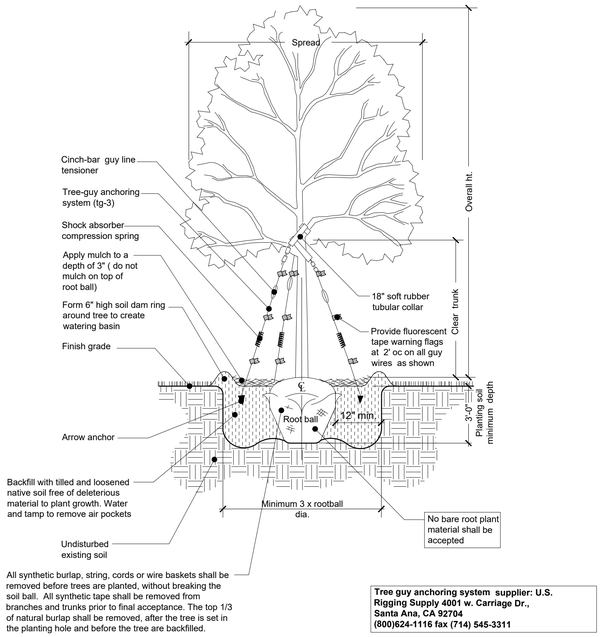
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

1 General Planting Notes
SCALE: N.T.S.

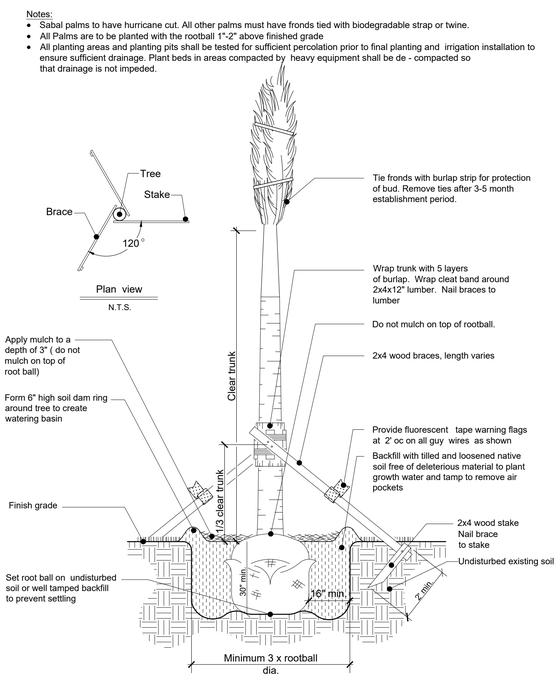


2 Sod Planting Detail
SCALE: N.T.S.



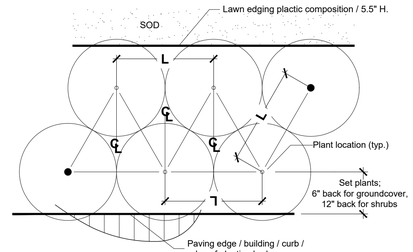
Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

3 Tree Planting Detail
SCALE: N.T.S.

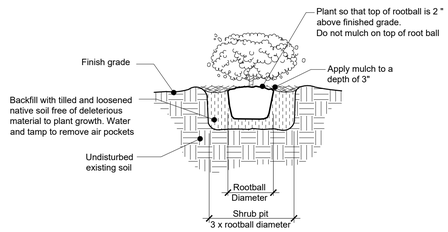


4 Palm Planting Detail
SCALE: N.T.S.

Notes:
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list



5 Shrubs Planting Detail
SCALE: N.T.S.



6 Shrubs Planting Detail
SCALE: N.T.S.

ONE YEAR - TREE MAINTENANCE PLAN

All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:
- Keep roots moist; **do not** allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

After Planting:
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year:
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

°ONE YEAR - TREE MAINTENANCE PLAN°

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DERICK LANGEL
Landscape Architect LA0666705

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SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-05-72 LD
Drawn By: JV
Checked By: DL

Title:
LANDSCAPE NOTES & DETAILS

Sheet Number:
L-2.1

Date: - JUNE 06, 2022



NORTH FACADE

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



SOUTH FACADE

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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L-3.0

Date: - JUNE 06, 2022



EAST FACADE

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



WEST FACADE

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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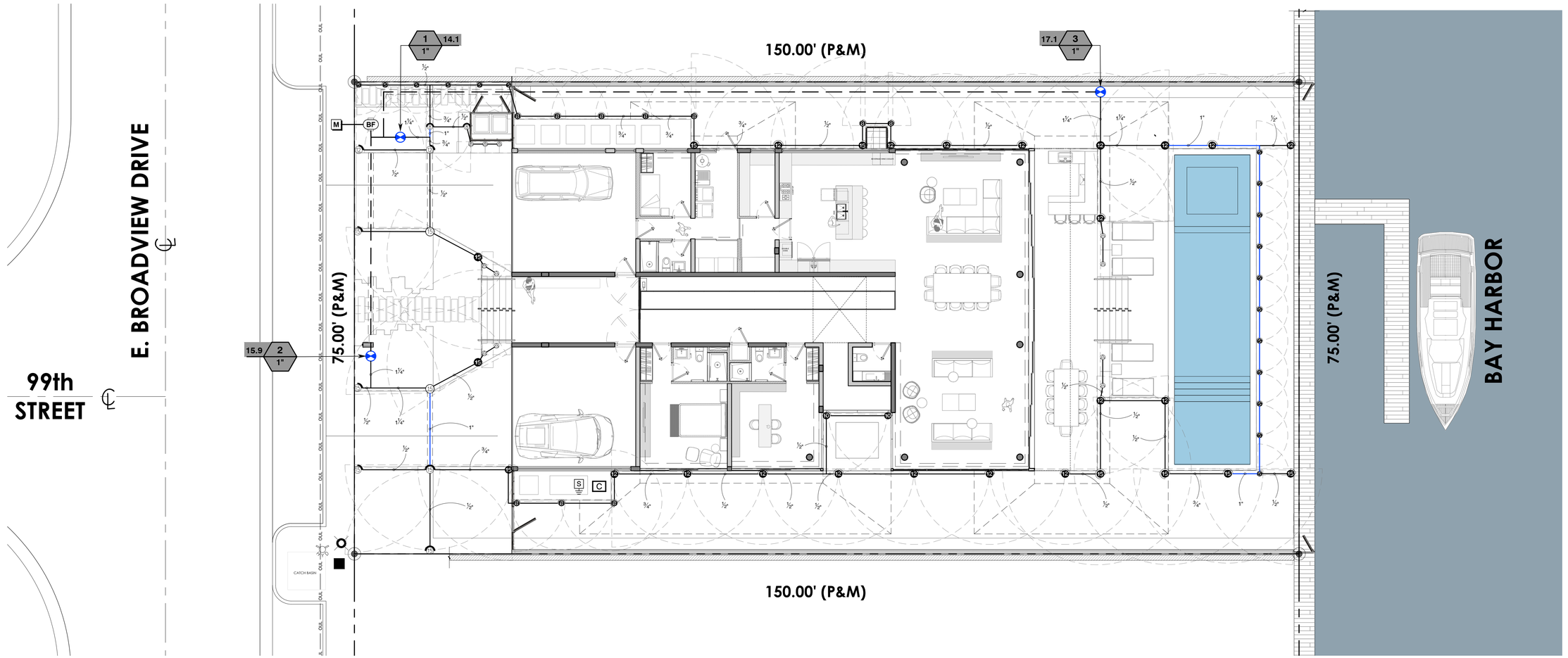
Title:

LANDSCAPE ELEVATIONS

Sheet Number:

L-3.1

Date: - JUNE 06, 2022



IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	17	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	10	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	16	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
8 10 12 15	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 8 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 12 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 15 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
8 TB 12 15	Toro 570Z-06P-COM-PC ADJ Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
2SST 4SS 4SST 4SS-SST 2SST	Toro 570Z-06P-COM-PC Shrub Strip Spray Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	11	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	3
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
C	Toro Controller EVO-04OD-SC 4 Station Outdoor Controller. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	310.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	136.4 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	85.0 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	39.7 l.f.
	Irrigation Mainline: PVC Schedule 40	168.0 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	69.0 l.f.

Valve Callout
#
#"
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro 252-26 Globe	1"	Shrub Spray	14.13	81.6	38.78		0.86 in/h
2	Toro 252-26 Globe	1"	Shrub Spray	15.86	76.9	39.57		0.87 in/h
3	Toro 252-26 Globe	1"	Turf Spray	17.08	200.0	39.82		0.92 in/h
	Common Wire				168.0			

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

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

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Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

DERICK LANGEL
Landscape Architect LA0667705

REVISIONS:

PROJECT NAME

BROADVIEW HOUSE
9501 E Broadview Drive
Bay Harbor Islands, FL 33154

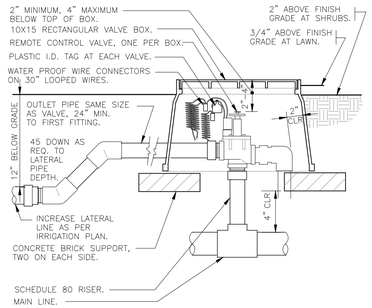
SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-05-72 LD
Drawn By: JV
Checked By: DL

Title:
IRRIGATION PLAN

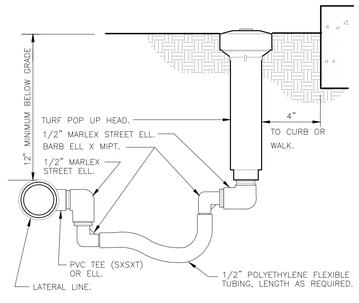
Sheet Number:
IR-1.0

Date: - JUNE 06, 2022



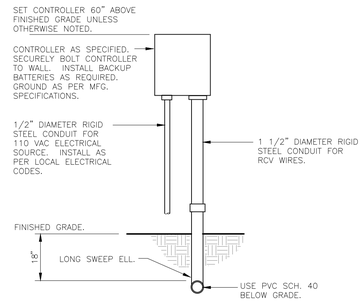
1 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 328406.13-02



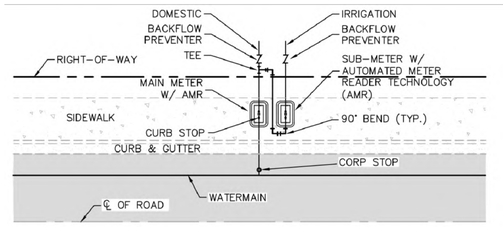
2 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



3 WALL MOUNT CONTROLLER

1" = 1'-0" 328409.13-01



NOTES:

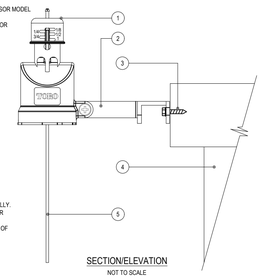
1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

4 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.

LEGEND

1. TORO WIRELESS RAIN SENSOR MODEL NO. TWRS. REFER TO PLAN FOR SENSOR LOCATION
2. ADJUSTABLE MOUNTING BRACKET
3. WOOD SCREW
4. WOOD FENCE
5. ANTENNA



(SURFACE MOUNT)

NOTE:
MOUNT SENSOR VERTICALLY. AVOID PLACEMENT UNDER EVE OR TREE CANOPY. LOCATE WITHIN 300 FEET OF SENSOR RECEIVER AND CONTROLLER

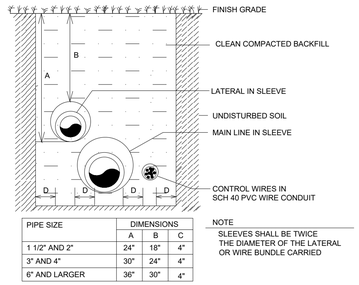
SECTION/ELEVATION

NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-255b.

5 TORO - TWRS WIRELESS RAIN SENSOR

N.T.S. DETAIL-FILE



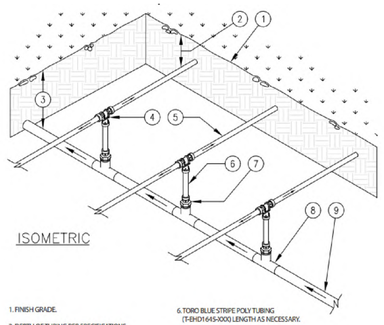
PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

6 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

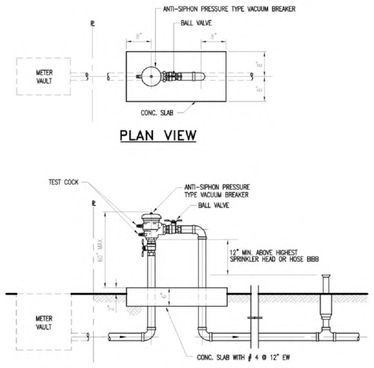
NTS 10



1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. TORO LOC-EZE TEE (T-FTT16).
5. DRIPLINE LATERAL.
6. TORO BLUE STRIPE POLY TUBING (T-EHD1645-9000) LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MTP ADAPTER (T-FAM16).
8. PVC TEE (5x5x5).
9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

7 CENTER-FEED SUPPLY-MANIFOLD

N.T.S. DETAIL-FILE



8 VACUUM BREAKER

N.T.S.

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

9 IRRIGATION NOTES

SCALE: NTS

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DERICK LANGEL
Landscape Architect LA0666705

REVISIONS:

PROJET NAME

BROADVIEW HOUSE
9501 E Broadview Drive
Bay Harbor Islands, FL 33154

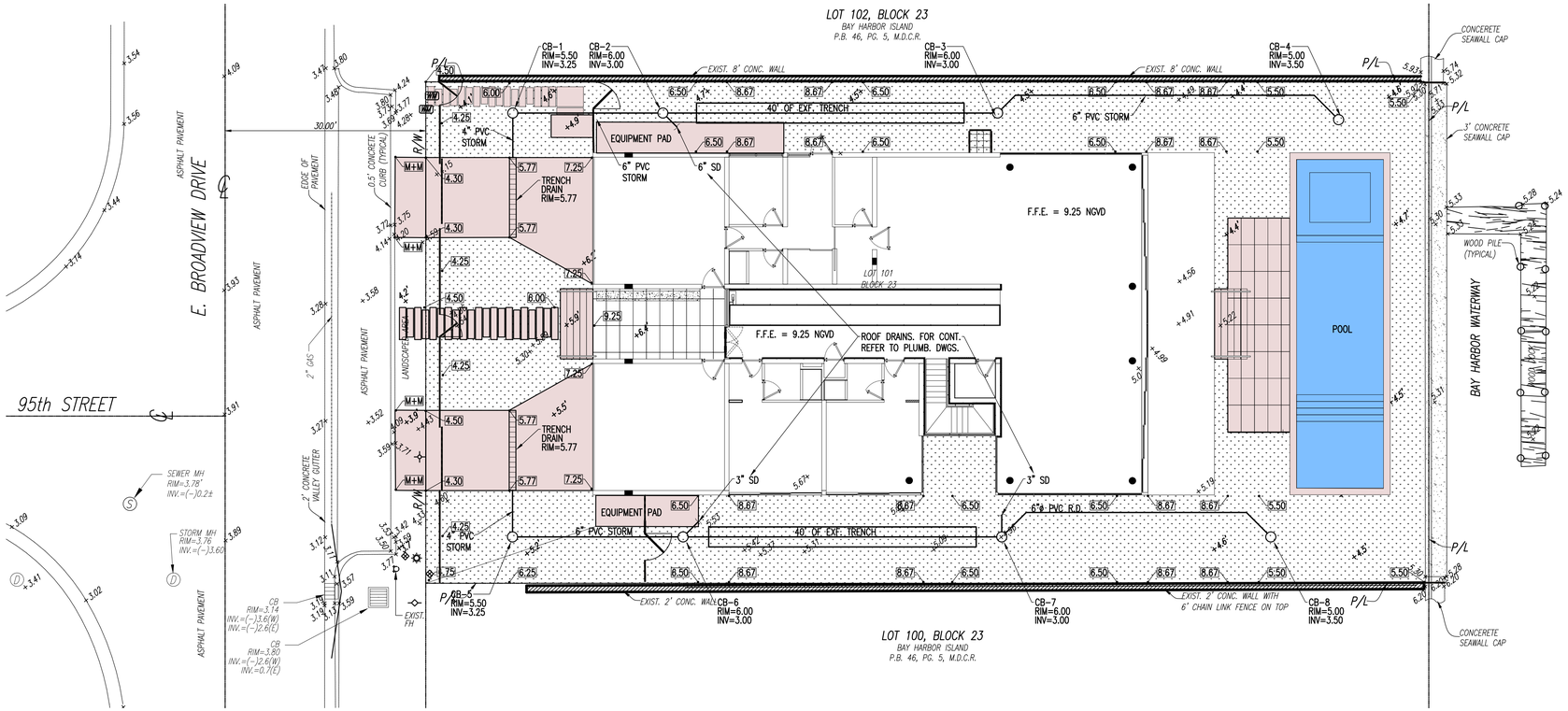
SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-05-72 LD
Drawn By: JV
Checked By: DL

Title:
IRRIGATION DETAILS

Sheet Number:
IR-1.1

Date: - JUNE 06, 2022



DRAINAGE NOTES

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
   CONVERSION FACTOR: 0.00 NAVD = 1.56 NGVD.
2. GRADING CRITERIA:
   A. DADE COUNTY FLOOD CRITERIA ELEVATION: +5.0 NGVD PER PLAT BOOK 120, PAGE 13.
   B. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.): FLOOD ZONE "AE", BASE FLOOD ELEVATION 8.0 NGVD, COMMUNITY 120650, PANEL 0317, SUFFIX L DATED SEPTEMBER 11, 2009.
3. DRAINAGE DESIGN CRITERIA:
   A. DESIGN STORM: SFWMD 10–YEAR
   B. DESIGN WATER TABLE ELEVATION: +2.07 NGVD
   C. DESIGN HYDRAULIC CONDUCTIVITY PROVIDED BY: DYNATECH ENGINEERING K1 = $1.93x10^{-4}$
4. CONTRACTOR:
   A. COORDINATE YOUR WORK WITH OTHER CONTRACTORS' WORK TO AVOID POTENTIAL CONFLICTS.
   B. NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE STARTING WORK.
   C. CONTACT THE PUBLIC WORKS DEPARTMENT FOR GENERAL MAINTENANCE OF TRAFFIC PLAN AND MAINTAIN TRAFFIC ACCORDINGLY.
   D. IF EXISTING IMPROVEMENTS ARE DAMAGED, RESTORE THEM TO THEIR ORIGINAL CONDITION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
   C. PROVIDE AND INSTALL OIL AND GREASE INTERCEPTORS (BAFFLES) OVER ALL PIPES IN DRAINAGE STRUCTURES CONNECTING TO A FRENCH DRAIN SYSTEM.
5. PROTECT COMPLETED DRAINAGE STRUCTURES FROM CONTAMINATION BY SILT AND CONSTRUCTION DEBRIS. PLACE TWO LAYERS OF FILTER FABRIC BETWEEN THE FRAME AND GRATE UNTIL SITE CONSTRUCTION OPERATIONS ARE FINISHED.
6. PROVIDE A SMOOTH SURFACE TRANSITION BETWEEN NEW AND EXISTING PAVEMENTS.
7. ADJUST ALL EXISTING UTILITY COVERS AND INLET GRATES (TO REMAIN) WITHIN THE LIMITS OF THE WORK TO BE FLUSH WITH THE FINISHED GRADE.
8. RESTORE ALL PAVED AREAS AFTER COMPLETION OF UNDERGROUND WORK.
9. FOR CONTINUATION OF STORM DRAIN (SD) AND CONDENSATE (CD) LINES REFER TO PLUMBING DRAWINGS.

GENERAL NOTES

1. EXISTING INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DATA PROVIDED TO THE ENGINEER, HOWEVER THIS INFORMATION IS NOT GUARANTEED. THE EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM THE SURVEY PREPARED BY ECS LAND SURVEYORS, INC., JOB. No.: EXS2865, DATED 12–24–2021. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATIONS OF ALL EXISTING IMPROVEMENTS BEFORE COMMENCING ANY WORK.
2. ALL EXISTING UTILITY SIZES AND LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY BE PRESENT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITY SIZES, LOCATIONS, AND MATERIAL BY ELECTRONIC METHODS AND BY HAND EXCAVATIONS IN COORDINATION WITH ALL THE UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE DONE BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
3. THE WORDS 'NEW', 'PROPOSED', 'INSTALL', 'PROVIDE', OR WORDS WITH SIMILAR MEANING, ON ANY PART OF THESE CONSTRUCTION DOCUMENTS, SHALL BE INTERPRETED, UNLESS OTHERWISE SPECIFICALLY STATED, TO MEAN 'FURNISH AND INSTALL COMPLETE IN PLACE AND READY FOR SERVICE'.
4. ALL PIPING REQUIRED FOR THE CONNECTIONS BETWEEN SYSTEMS SHOWN ON THESE DRAWINGS AND SYSTEMS SHOWN ON PLUMBING DRAWINGS SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. THESE CONNECTIONS, REQUIRED FOR THE INTENDED USE OF THE SYSTEMS, WHETHER SHOWN OR NOT ON THESE DRAWINGS, SHALL BE CONSIDERED INCIDENTAL AND PART OF THE BID PRICE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH ITEMS.

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- MEET & MATCH EXIST. ELEV.
- PROPOSED PAVEMENT (MATERIALS BY ARCHITECT)
- PROPOSED LANDSCAPE

SCALE
1" = 10'

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

The architectural drawings approved by the City of Bay Harbor Islands, rule over these drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Notes

1.- ALL DIMENSIONS MUST BE VERIFIED IN SITE BY THE G.C. BEFORE TO PROCEED WITH THE WORKS.
2.- IN THE EVENT THAT ANY DISCREPANCES ARE FOUND DURING THE WORKS, THE G.C. IS REPONSABLE FOR NOTIFYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.
3.- THE CORRECT EXECUTION OF THE PLAN IS THE RESPONSIBILITY OF THE G.C.
4.- THIS SHEET SHALL BE PRINTED IN COLOR

PROFESSIONAL SEAL:

JORGE G. MALDONADO P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 58684

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO, P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99th STREET,
PINECREST, FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE

PROJECT NAME
BROADVIEW HOUSE

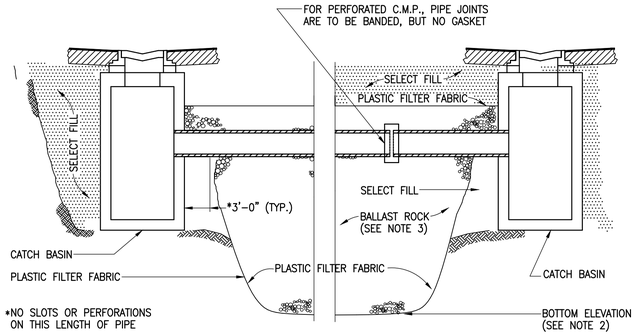
Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLANDS, FLORIDA

Sheet Name
GRADING & DRAINAGE PLAN
Particular Code
C1.1-G&D-BROAD

Code:
C.1.1

Scale	Drawn by	Revised	Authorized by	Print Date
1"=10'	WM	JM	JM	05-19-2022

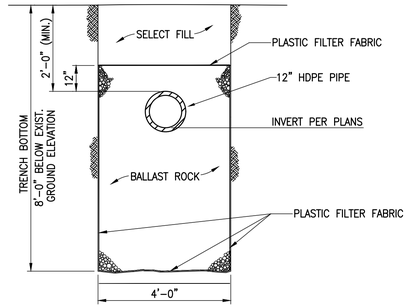
Graphic scale



LONGITUDINAL SECTION

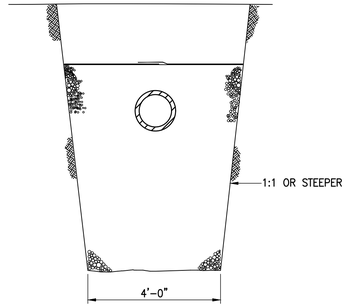
NOTES

1. PLASTIC FILTER FABRIC SHALL LINE THE ENTIRE TRENCH ENVELOPE.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 8'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.



TRANSVERSE SECTION

NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2. IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.

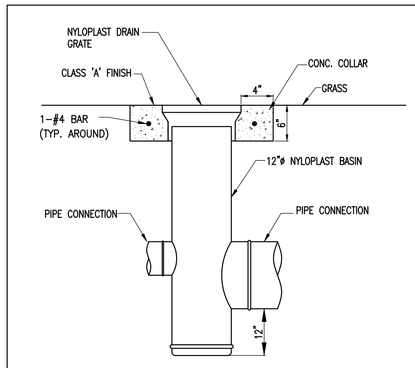


ALT. TRANSVERSE SECTION

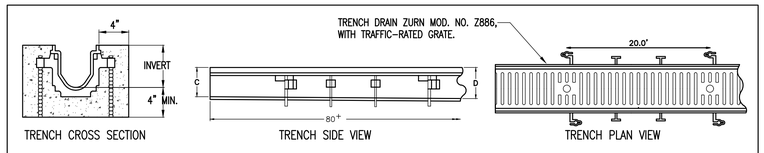
NOTE: MAY BE USED IN AREAS WHERE TRENCH TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

EXFILTRATION TRENCH

N.T.S.



NYLOPLAST CATCH BASIN



TRENCH CROSS SECTION

TRENCH SIDE VIEW

TRENCH PLAN VIEW

TRENCH DRAIN DETAIL

N. T. S.

SBB ARQUITECTURA

LUXOM DEVELOPMENTS

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N	sbbarq.com	@sbbarquitectura

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PROFESSIONAL SEAL:

JORGE G. MALDONADO P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 58684

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO, P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99th STREET,
PINECREST, FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLANDS, FLORIDA

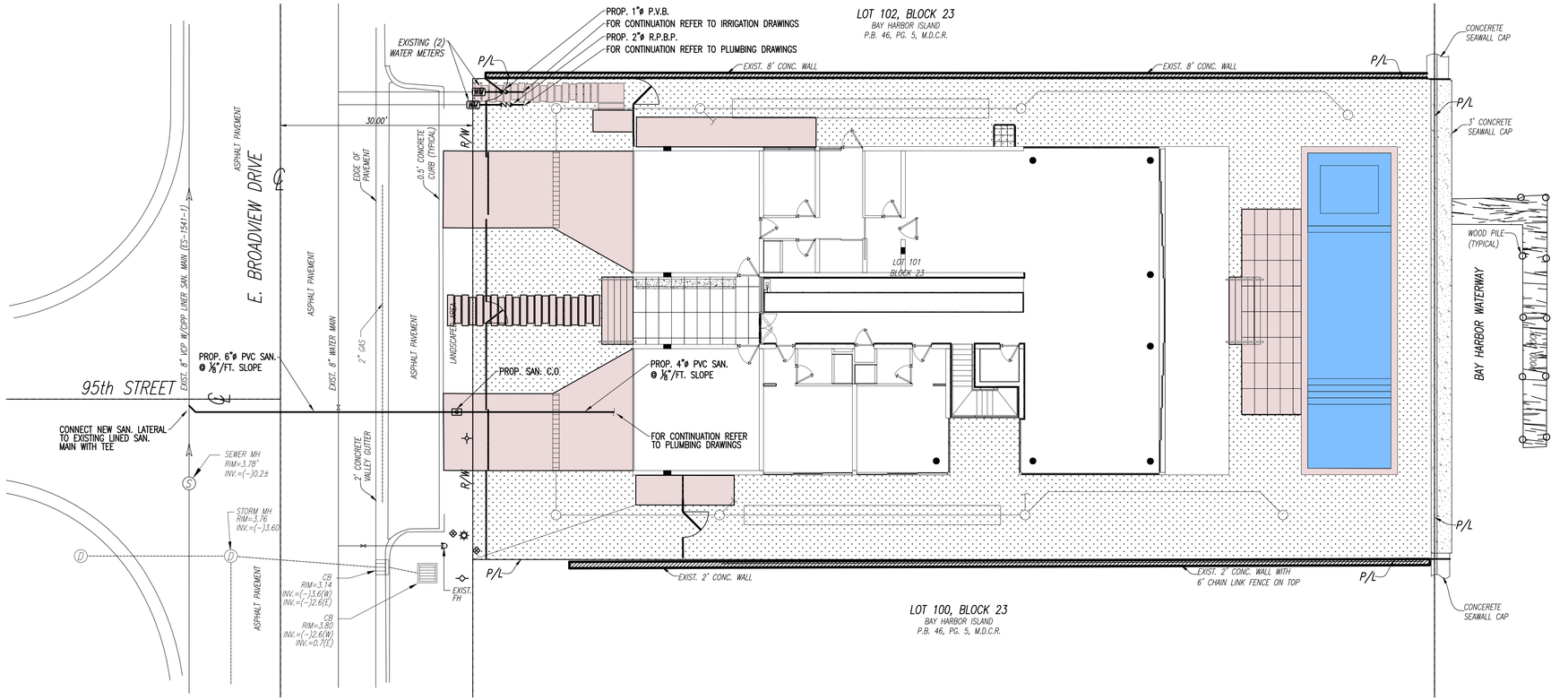
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Particular Code
C1.2-G&D-BROAD

Code:
C.1.2

Scale	Drawn by	Revised	Authorized by	Print Date
1"=10'	WM	JM	JM	05-19-2022

Graphic scale



Always call 811 two full business days before you dig t have underground utilities located and marked.

Sunshine811.com

SCALE
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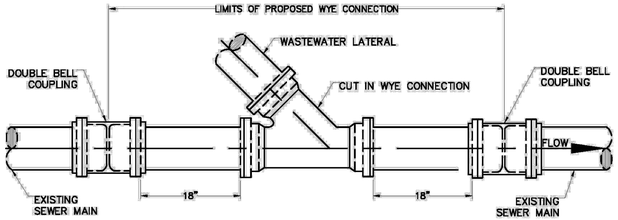
Project location
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BAY HARBOR ISLANDS, FLORIDA

Sheet Name
WATER & SEWER PLAN
Particular Code
C2.1-W&S-BROAD

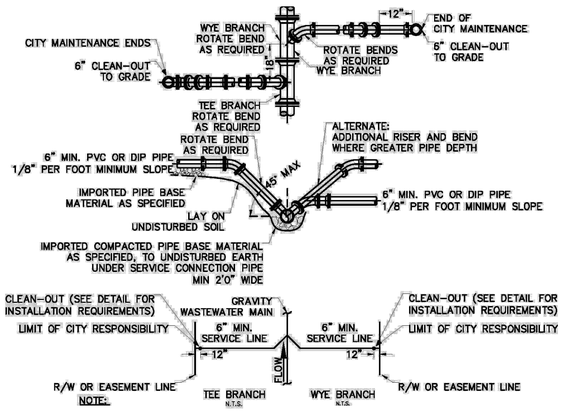
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Graphic scale



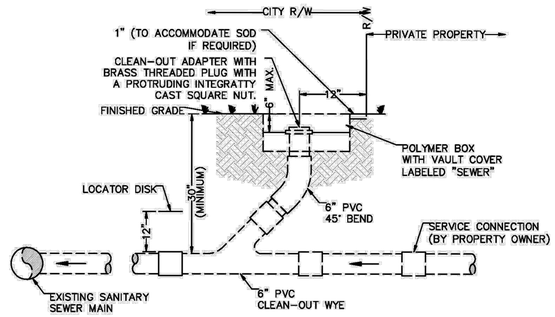
NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN CONNECTION
N.T.S.



NOTE:

1. WASTEWATER MAIN WYE BRANCH FITTING TO MATCH MAIN PIPE MATERIAL
2. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEAN-OUT INSTALLATIONS
3. SERVICE LATERALS SHALL TERMINATE 12" OUTSIDE THE PROPERTY LINE AT A DEPTH OF 30" EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS, AND ENDED WITH A 1"X2" TREATED WOODEN STAKE

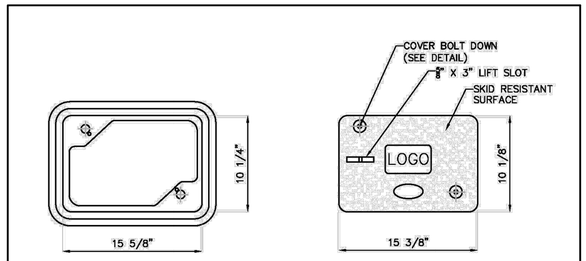
TYPICAL WASTEWATER SERVICE CONNECTION
N.T.S.



NOTE:

1. PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR HOUSE SERVICE CONNECTION.
2. CLEAN-OUT ASSEMBLY SHALL BE INSTALLED AT PROPERTY LINE.
3. 30" MIN. FOR RESIDENTIAL SERVICE UNLESS OTHERWISE SHOWN.
4. 8" DIAMETER LATERALS FOR MULTI-FAMILY AND NON-RESIDENTIAL PROPERTIES ARE TO BE CONNECTED TO THE MAIN THROUGH A MANHOLE.

TYPICAL CLEAN-OUT INSTALLATION CONNECTION
N.T.S.

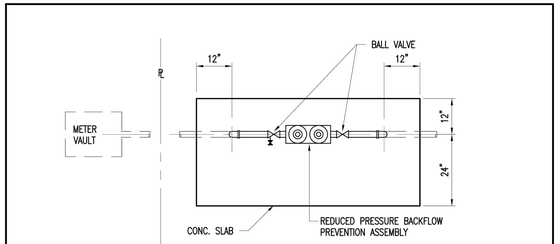


TOP VIEW

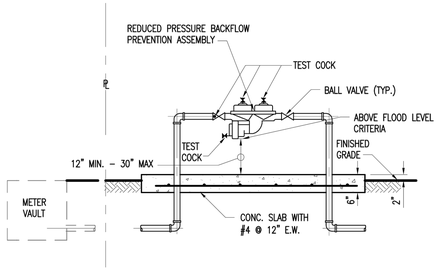
COVER WITH BOLT DOWN

BOX & COVER SECTION
(FLARED WALL)

SEWER CLEANOUT BOX AND COVER
N.T.S.



PLAN VIEW

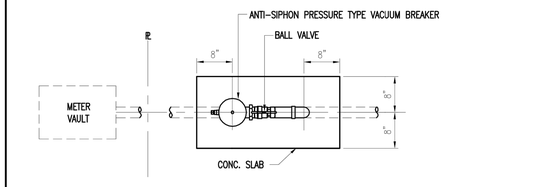


ELEVATION VIEW

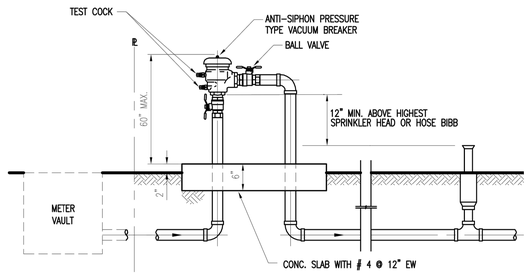
NOTES

1. BACKFLOW PREVENTOR SHALL HAVE A MINIMUM OF 24" HORIZONTAL CLEARANCE IN ALL DIRECTIONS.
2. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COOPER.
3. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.
4. ALL ABOVE GROUND PIPING AND DEVICES, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH BLUE ENAMEL PAINT (KOP-COAT 0508 LEAD-FREE).
5. COPPER ALLOY MATERIALS SHALL BE LEAD FREE.

REDUCED PRESSURE ZONE BACKFLOW PREVENTOR



PLAN VIEW



ELEVATION VIEW

NOTES

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PRESSURE VACUUM BREAKER

SBB ARQUITECTURA

L U X O M
DEVELOPMENTS

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AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

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CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT. ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
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7440 SOUTHWEST 99th STREET,
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REVISION	DESCRIPTION	CHECKED	DATE

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLANDS, FLORIDA

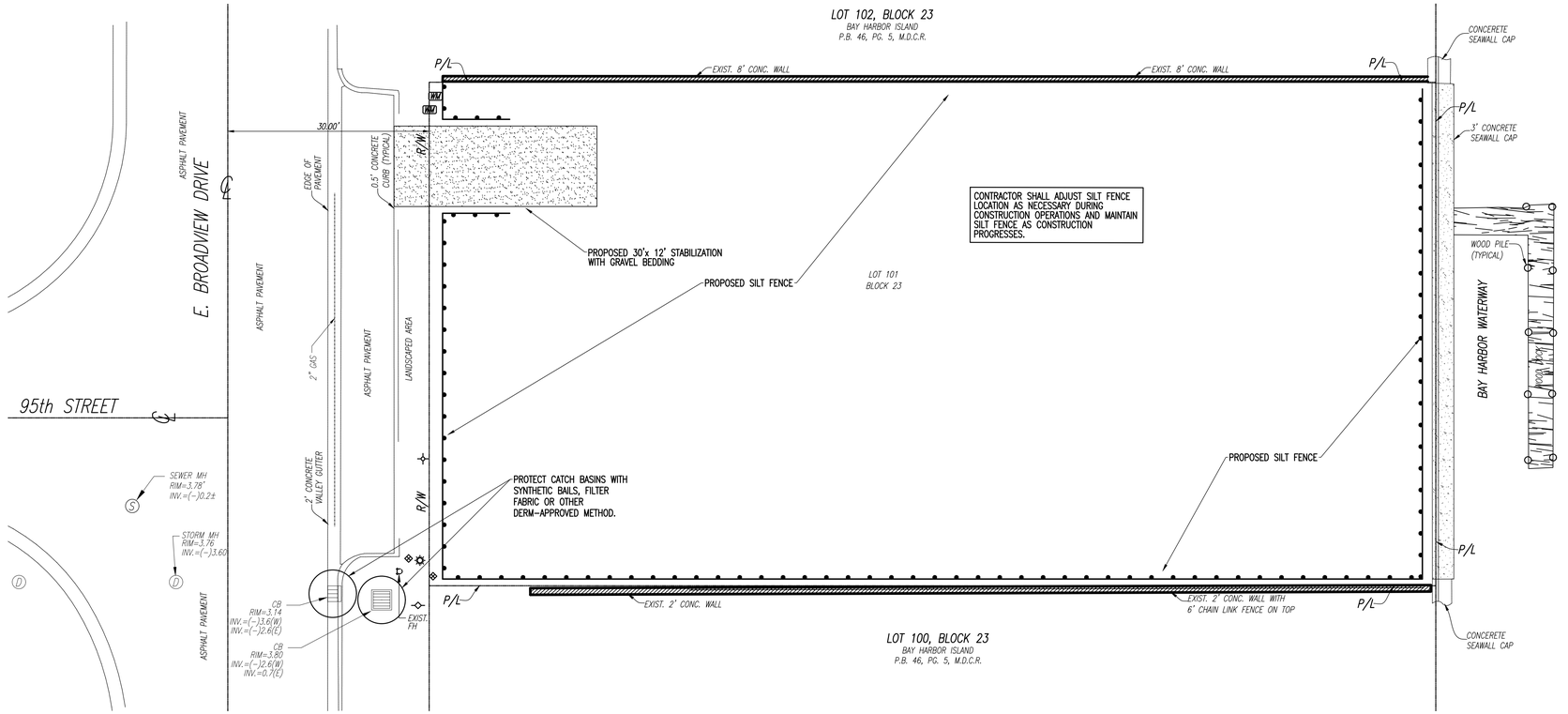
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Graphic scale



OFFSITE VEHICLE TRACKING NOTES

1. ALL EXIT POINTS AT CONSTRUCTION AREAS SHALL BE STABILIZED TO REDUCE VEHICLE TRACKING OF SEDIMENTS OUTSIDE THE CONSTRUCTION SITE.
2. STABILIZATION MAY BE ACCOMPLISHED BY MEANS OF GRAVEL BEDDING 6" MINIMUM THICKNESS OVER STABLE SUBGRADE.
3. ADD GRAVEL STONE AS NECESSARY TO MAINTAIN 6" THICKNESS AS CONSTRUCTION PROGRESSES.
4. TO IMPROVE STABILITY OR FOR WET CONDITIONS, PLACE GEOTEXTILE FABRIC BELOW THE GRAVEL.
5. WHEN NECESSARY, ALL VEHICLES LEAVING THE SITE WILL BE HOSED DOWN.
6. PAVEMENTS ADJACENT TO EXITS FROM THE CONSTRUCTION AREAS SHALL BE SWEPT AS REQUIRED TO REMOVE ANY MUD, DIRT OR ROCK TRACKED FROM THE SITE.
7. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH TARPAULINS.

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. TYPE 1 AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE WITH CHART 1, SHEET 1 PER INDEX 102 OF THE FDOT DESIGN STANDARDS, LATEST EDITION.
2. BALES SHALL BE ANCHORED WITH 2-1" X 2" (OR 1"-DIA.) X 4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
3. RAILS AND POSTS SHALL BE 2" X 4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.
5. WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE", PROVIDING THE "REASONABLE ASSURANCE REPORT", AND OBTAINING THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" PERMIT WHEN REQUIRED.

SCALE
1" = 10'

SBB ARQUITECTURA

LUXOM
DEVELOPMENTS

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REVISION	DESCRIPTION	CHECKED	DATE

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLANDS, FLORIDA

Sheet Name
STORM WATER POLLUTION PREVENTION PLAN

Code:
C.3.1

Particular Code
C3.1-SWPPP-BROAD

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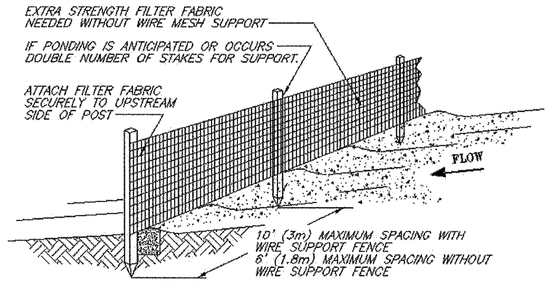
EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. .SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

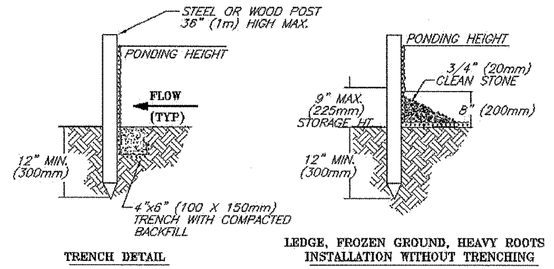
HANDLING OF INCIDENTAL FUEL SPILLAGE DURING CONSTRUCTION

1. THE CODE OF FEDERAL REGULATIONS, 29 CFR 1910.120 (1996), OCCUPATIONAL SAFETY AND HEALTH STANDARDS IS INCLUDED HEREIN BY REFERENCE.
2. THESE PROCEDURES SHALL BE FOLLOWED IN HANDLING MATERIAL CONTAMINATED WITH PETROLEUM FUEL PRODUCTS (HYDROCARBONS INCLUDING PETROLEUM, PETROLEUM DERIVATIVES, HYDRAULICS AND LIKE PRODUCTS) CAUSED BY INCIDENTAL SPILLAGE (INCLUDING LEAKS) FROM EQUIPMENT WITHIN THE CONSTRUCTION AREA.
3. INCIDENTAL SPILLAGE SHALL MEAN SPILLAGE OF A QUANTITY NOT GREATER THAN 5 GALLONS PER INCIDENT, OF VEHICULAR OR MECHANICAL EQUIPMENT FUEL PRODUCTS, ONTO OPEN GROUND AND ABSORBED OR NOT ABSORBED BY THE SOILS. SPILLAGE OR LEAKAGE OF PETROLEUM FUEL PRODUCTS IN QUANTITIES IN EXCESS OF 5 GALLONS SHALL BE IMMEDIATELY REMEDIATED AND IMMEDIATELY REPORTED TO DERM.
4. THE CONTRACTOR SHALL MAINTAIN ON SITE THE MOST EFFICIENT TYPE OF PETROLEUM ABSORBENT MATERIALS. THESE MATERIALS ARE AVAILABLE AT PETROLEUM EQUIPMENT SUPPLIERS AND MUST BE READILY ACCESSIBLE SO THAT SPILLAGES CAN BE CONTAINED AND PREVENTED FROM BECOMING GREATER INCIDENTS.
5. FIBER MATERIAL, SAND OR CAT LITTER MAY BE USED AS AN ABSORBING MATERIAL. SUFFICIENT QUANTITY OF ABSORBENT MATERIAL CAPABLE OF ABSORBING UP TO 25 GALLONS OF PETROLEUM FUEL PRODUCTS SHALL BE STOCKED AT THE JOB SITE AT ALL TIMES.
6. PERSONNEL HANDLING WASTE MATERIALS MUST HAVE A MINIMUM OF 40 HOURS TRAINING AS DEFINED IN 29 CFR 1910.120 AND IN ACCORDANCE WITH CERTIFIED OSHA COURSE.
7. THE FOLLOWING STEPS MUST BE ADHERED TO WHEN HANDLING SPILLAGES. THEY ALSO SERVE AS A GUIDE IN PREVENTING A MINOR INCIDENT FROM TURNING INTO A MAJOR EVENT.
8. PERFORM WORK AS SPECIFIED HEREIN AND IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF FDOT AND DERM PROCEDURES. NO PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR THE COST OF HANDLING AND DISPOSING OF LEAKS, SPILLAGES AND MATERIALS CONTAMINATED BY SUCH LEAKS OR SPILLAGES.
9. THE PROCEDURE FOR THE PROPER HANDLING AND DISPOSAL OF CONTAMINATED SOILS AND ABSORBENT MATERIALS IS READILY AVAILABLE THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
10. THE STEPS OUTLINED BELOW ARE MINIMUM REQUIREMENTS AND ARE MERELY GUIDELINES. THEY DO NOT CONSTITUTE A COMPLETE COMPLIANCE PROCEDURE.
    A. IF A FUEL CONTAMINATION TO OPEN GROUND HAS BEEN DISCOVERED, CHECK FOR THE ORIGIN OF THAT LEAK OR SPILLAGE. THEN STOP THE SPILLAGE OR LEAK OR POSITIVELY CONTAIN IT AND THEN USE ABSORBENTS TO COLLECT THE DISCHARGED LIQUID.
    B. SAND MAY BE USED TO ABSORB GROUND SURFACE SPILLS WHILE ABSORBENT MATERIALS MAY BE USED TO ABSORB GROUND SPILLS AS WELL AS SURFACE WATER SPILLS. ONCE ABSORPTION OF SPILLED FUEL IS COMPLETE, THE IMPACTED (CONTAMINATED) ABSORBENT MATERIALS SHALL BE STORED IN 55 GALLON STEEL DRUMS (100–150 LBS.) IF LEAKED OR SPILLED FUEL HAS BEEN ABSORBED INTO THE SOILS, EXCAVATE AND CONTAINERIZE THE IMPACTED (CONTAMINATED) SOILS. SOILS SHALL BE STORED IN 55–GALLON STEEL DRUMS.
    C. THE CONTAMINATED MATERIALS MUST BE COLLECTED, CONTAINERIZED AND OTHERWISE PROPERLY STORED AND LABELED PRIOR TO TRANSPORT TO A PRE–APPROVED STORAGE, DISPOSAL OR TREATMENT FACILITY.
    D. ALL DRUMS USED TO STORE IMPACTED (CONTAMINATED) ABSORBENT MATERIAL AND/OR CONTAMINATED SOILS SHALL BE PROPERLY SEALED AND LABELED WITH THE FOLLOWING INFORMATION.

NAME OF CONTRACTOR:
CONTRACT OR PROJECT NO.:
PROJECT ADDRESS:
LOCATION OF ORIGIN:
TYPE OF CONTENTS:
TYPE OF CONTAINMENT:
QUANTITY: (E.G. 1 OF 1)
DATE:
CONTAINERIZED BY:
LABELED BY:



NOTE: PRE–FABRICATED SILT FENCE IS ACCEPTABLE IF INSTALLED PER MANUFACTURER.



TRENCH DETAIL

LEDGE, FROZEN GROUND, HEAVY ROOTS INSTALLATION WITHOUT TRENCHING

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
4. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

SBB ARQUITECTURA

L U X O M
DEVELOPMENTS

The architectural drawings approved by the City of Bay Harbor Islands, rule over these drawings. Any discrepancy shall be reported to the architect immediately.

North	Web:	Instagram:
N	sbbarq.com	@sbbarquitectura

Notes
1.- ALL DIMENSIONS MUST BE VERIFIED IN SITE BY THE G.C. BEFORE TO PROCEED WITH THE WORKS.
2.- IN THE EVENT THAT ANY DISCREPANCES ARE FOUND DURING THE WORKS, THE G.C. IS REPONSABLE FOR NOTIFYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS.
3.- THE CORRECT EXECUTION OF THE PLAN IS THE RESPONSIBILITY OF THE G.C.
4.- THIS SHEET SHALL BE PRINTED IN COLOR

PROFESSIONAL SEAL:

JORGE G. MALDONADO P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 58684

PROJECT CLIENT / OWNER:
SAMUEL BISSU BAZBAZ

ARCHITECT:
DAVID SCHWADE, AIA, LICENSE # AR97772
DAKOTA HENDON, AIA, LICENSE # AR98269
AND STUDIO ARCHITECTURE AND DESIGN
2420 SW 27TH AVENUE, SUITE C. MIAMI, FL 33145

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
CT. ENGINEERING - CARLOS TILLAN, PE # 68869 CA# 25598
13201 SW 46TH STREET, MIAMI, FL. 33175
CT, ENGINEERING, INC.
PHONE: 305-527-9041

STRUCTURAL ENGINEER:
C.A. FERNANDO AZCUE P.E. STRUCTURAL
LICENSE NO: 65521 C.A. NO: 29139
17320 SW 142ND PL. MIAMI, FLORIDA, 33177
PHONE: 786-351 3663

CIVIL ENGINEERING:
JORGE G. MALDONADO, P.E.
MALDONADO CIVIL ENGINEERING
7440 SOUTHWEST 99th STREET,
PINECREST, FLORIDA 33156
EMAIL: JORGE@MALDO.NET PHONE: 305-342-2370

REVISION	DESCRIPTION	CHECKED	DATE

PROJECT NAME
BROADVIEW HOUSE

Project location
9501 E BROADVIEW DR 33154
BAY HARBOR ISLANDS, FLORIDA

Sheet Name
STORM WATER POLLUTION PREVENTION NOTES & DETAILS
Particular Code
C3.2-SWPPN-BROAD

Code:
C.3.2

Scale	Drawn by	Revised	Authorized by	Print Date
N / A	WM	JM	JM	05-19-2022

Graphic scale

AGENDA ITEM REPORT
September 6, 2022

ITEM NUMBER: 4.

ITEM: Request for approval for a new multi-family dwelling "Bay Harbor III Townhouses" located at 9201-9241 W. Bay Harbor Drive, Lot 7 of Block 17. On January 6, 2015, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. The new Developer, 9201 West, LLC, submitted a new site development application. The developer is proposing to construct a new five (5) dwelling unit townhouse development. The proposed site design incorporates one triangle-shaped building positioned east/west facing West Bay Harbor Drive. The proposed building is 3 stories in height with two upper floors of residential over one ground floor with two car garages. The dwelling units will range in size between 3,945 and 5,054 square feet of a/c space plus garages, balconies, etc. On the rooftop are proposed individual passive recreation areas, each with a sun deck, wet bar, and expansive open terrace. The site would have three (3) extra TDR units. Enclosed please find the site plan and elevations. (Item #4)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9201-9241 West Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 9201 WBHD TH MMPA DRB Staff Report July 25 2022
2.	9201-41 BAY HARBOR DRB SET 8.16.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: July 25th, 2022

Subject: Site Development Plan Application
Bay Harbor III Townhouses – 5 DU Townhouse Complex
9201 – 9241 West Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-00002
MMPA Account No. 01-0702-1114

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans (received 7/12/22, and if found acceptable, as submitted or with modifications, **APPROVE** the proposed Site Development Plans subject to any staff recommended conditions listed herein / other conditions / other required modifications.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 9201-9241 Bay Harbor Drive
Legal Description: Lot 7 of Block 17, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PRIOR PROJECT HISTORY

Prior to the original 1947 multifamily development (villas) being demolished in 2014-15, the lot was developed with six (6) one-story buildings with a total of eleven (11) DU on site. The Town's former Planning & Zoning Board (now renamed the Design Review Board) approved an eight (8) DU Townhouse Site Development Plan for this site on Jan. 6th, 2015. A Building Permit (BP) submittal was made to the Town with several reviews / corrections as late as

February 2016; however, due to inactivity on the BP application, in accordance with FBC provisions, the Town's Building Official voided the BP submission. MMPA is aware of the submission of Development Order (DO) extension letter(s) for this project; however, all timeframe extensions have now expired; therefore, the previous Site Development Plan expired as well. As stated above, the 2014-15 townhouse project included eight (8) DU, while up to thirteen (13) DU could have been built on this odd-shaped 16,274 sq. ft. / .374-acre site. Our records reveal that the previous developer, probably thinking the eight (8) DU townhouse project would be built, sold five (5) TDR units to the Island House (now La Baia) MFR complex at 9161 - 9201 EBHD on Sept. 16th, 2015, via Town Res. #2068. If the Town approves this new project with only five (5) DU, up to three (3) TDR units will be available for sale (13 max. DU - 5 TDR DU sold = 8 DU – 5 DU = 3 TDR DU available).

PROJECT DESCRIPTION / PROJECT REVIEW HISTORY

The project architect, Gustavo Carbonell, as agent for the property owner (9201 West, LLC) has submitted a new Site Development Plan application to allow for the construction of a five (5) dwelling unit townhouse development located at 9201 West Bay Harbor Drive (WBHD). A preliminary DRC application was filed in early August 2021 and a Pre-DRC meeting was held on Aug. 26th, 2021. A substantial number of comments were presented to the applicant by the DRC staff at that time. The applicant's design team addressed many of those comments in the formal Site Development Plan submission made on January 21st, 2022. A DRC meeting was held on March 10th, 2022. Due to the number and severity of DRC comments, the DRC deferred the application to allow the applicant's design team to address those comments. A revised set of Site Development Plans was submitted in late May 2022 and a 2nd DRC meeting was held on June 8th, 2022, at which time the DRC approved the project subject to a few minor corrections being made / signed-off by the DRC members.

The proposed site design incorporates one (1) triangled-shaped building positioned east / west on the site with the 5 townhouse units facing WBHD. The "front doors" of the proposed dwelling units face southwest. Five (5) separate driveway connections are shown along WBHD. The driveways are straight-in driveways leading to 2-car garages within the building. All of the driveways are shown at 18' in width which meets minimum Code requirements.

The proposed dwelling units will range in size between 3,945 to 5,054 square feet of A/C space plus garages, balconies, etc. The lot is currently vacant. On the building rooftops are proposed individual passive recreation areas, each with a sun deck, wet bar, and expansive open terrace. The proposed new building is 3-stories in height with two (2) upper floors of residential use over one (1) ground floor with 2-car garages. Two of the DU show a ground level laundry room / playroom / craft room & bathroom (all such areas must exceed BFE + 1' FBC).

As stated above based on the project survey the property has an area of 16,274 square feet / 0.374 acres; therefore, a maximum of thirteen (13) dwelling units could have been built at the maximum allowable base density (34 DUA). However, our records reveal that 5 TDR units were sold to the Island House MFR complex on Sept. 16th, 2015, via Town Res. #2068. If the Town approves this new project with only 5 DU up to three (3) TDR units would be available for sale (13 max. DU – 5 TDR DU sold = 8 DU – 5 DU = 3 TDR DU available).

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

This non-waterfront area of the Town is predominated by a mixture of mostly older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for low or mid-rise residential complexes (up to 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 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are now zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to other code provisions that affect yard encroachments, parking lot designs, building height limits & exceptions, building design standards, landscaping and other provisions. The revised submittal package addressed almost all of our previous design / Code issues; however, a few minor items still need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the DRB.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build only 5 DU while 13 DU are allowed via the base density. But as stated above, in 2015 five (5) TDR units were sold; therefore, the maximum allowed density is 8 DU. No additional DU are being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The applicant is proposing a building height of 30' to the main roof deck. Accessory roof structures are proposed as well (shade / trellis). The proposed use, density and design of the property is consistent with this zoning classification and applicable Land Development Regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. As discussed at the DRC meetings "fee simple" MFR DU (DU & land sub.) is prohibited by Code.

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

As stated above, the Site Development Plan depicts access to the site from five (5) driveway connections along West Bay Harbor Drive. The driveways are straight-in driveways. All five (5) driveways are designed as double driveways at 18' in width (Code min. for a double driveway).

Based on five (5) DU the Code requires at least ten (10) parking spaces. Five (5) two-car parking garages are provided in each DU; therefore, the plans meet minimum off-street parking requirements. Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one space must be in a garage and other parking spaces must be accessible without driving over or through another parking space (plan meets Code). The driveway in front of each garage provides two (2) extra parking spaces. Separate guest spaces are not required for townhouses with this type of parking arrangement, as the driveways serve as parking for guests / deliveries.

Fire Department staging area(s) are still not shown on the plans. The applicant should meet as soon as possible with the Fire Department to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's Site Development Plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building architectural design is typical Tropical South Fla. Modern with a glass / stucco facade. The proposed exterior colors are earth tones (beige / browns) with bronze glass and black window frames. Balconies, prominent eyebrows and other features help to break-up the building massing.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway" or "break" is required.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggest conditions of approval and/or comments based on the latest revised plans dated July 12th, 2022, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Gustavo J. Carbonell, PA, dated received by the Town July 12th, 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.

2. 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.

3. Town park impact fees must to be paid / satisfied at time of building permits.

4. 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.

5. 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.

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

7. 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.

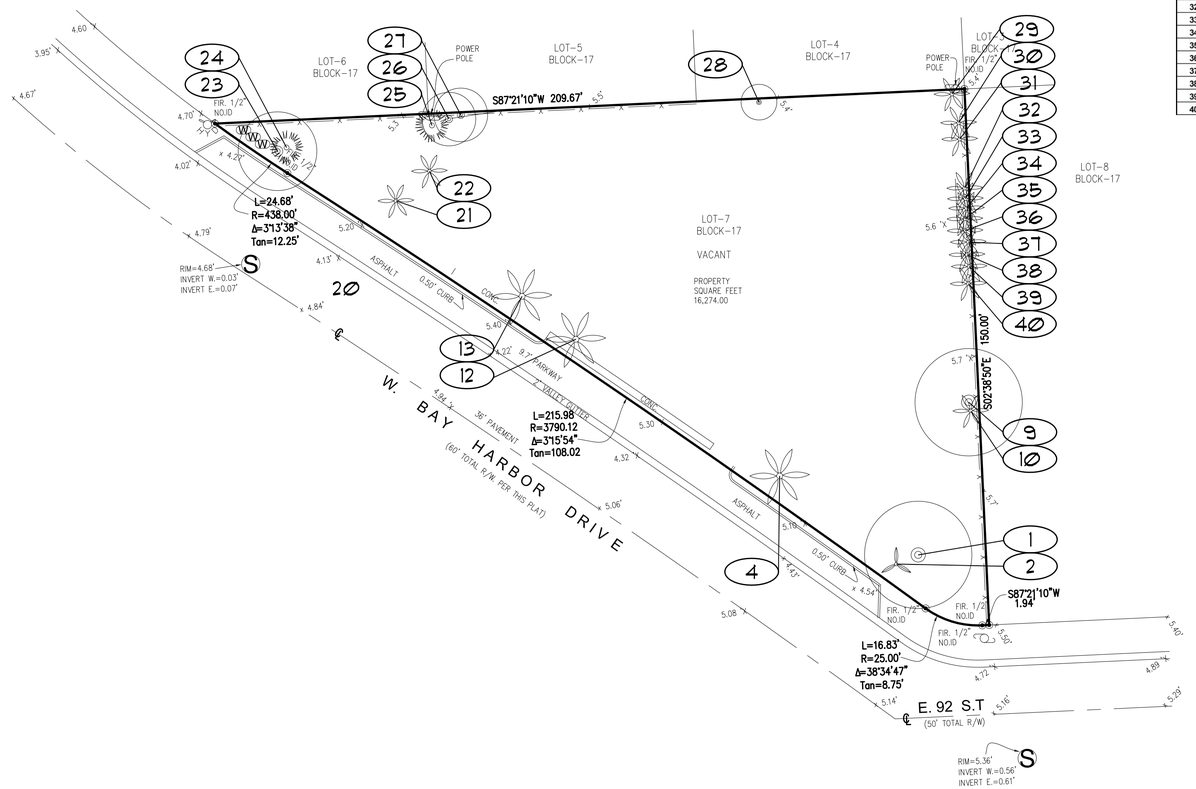
Abbreviations

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

SYMBOL LEGEND

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

SCALE 1"=20'



		9201 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154								
TREE		COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH	STATUS	CANOPY	CANOPY	SPECIMEN	REMARKS
NUM	SYM	11-Aug-14				inches			LOSS	MITIGATION	
1	FA	STRANGLER FIG	*Ficus aurea*	20	30	24		707			NATIVE STRANGLER FIG
2	DD	TRIANGLE PALM	*Dypsis decaryi*	8	8	8		50			
4	CN	COCONUT PALM	*Cocos nucifera*	20	20	8		314			
9	FIC	BANYAN FIG	*Ficus sp.*	30	30	54		707			NON-NATIVE FICUS SPECIES
10	VM	MONTGOMERY PALM	*Veitchia montgomeryana*	20	10	6		113			
12	CN	COCONUT PALM	*Cocos nucifera*	22	20	9		314			
13	CN	COCONUT PALM	*Cocos nucifera*	18	20	8		314			
21	PE	SOLITAIRE PALM	*Ptychosperma elegans*	10	8	3		50			
22	PE2	SOLITAIRE PALM	*Ptychosperma elegans*	14	8	3,3		50			
23	FIC	BANYAN FIG	*Ficus sp.*	18	22	24		380			NON-NATIVE FICUS SPECIES
24	SP	SABAL PALM	*Sabal palmetto*	10	10	12		79			
25	SP	SABAL PALM	*Sabal palmetto*	18	12	12		113			
26	CR	PITCH APPLE	*Clusia rosea*	15	15	multi		177			
27	FA	STRANGLER FIG	*Ficus aurea*	15	15	multi		177			NATIVE STRANGLER FIG
28	FB	BENJAMIN FIG	*Ficus benjamina*	10	10	5		79			NON-NATIVE FICUS SPECIES
29	PE	SOLITAIRE PALM	*Ptychosperma elegans*	16	10	4		79			
30	PE	SOLITAIRE PALM	*Ptychosperma elegans*	10	8	4		50			
31	PE	SOLITAIRE PALM	*Ptychosperma elegans*	12	8	4		50			
32	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4		50			
33	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4		50			
34	PE	SOLITAIRE PALM	*Ptychosperma elegans*	24	8	4		50			
35	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4		50			
36	PE	SOLITAIRE PALM	*Ptychosperma elegans*	24	8	4		50			
37	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4		50			
38	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4		50			
39	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4		50			
40	PE	SOLITAIRE PALM	*Ptychosperma elegans*	16	10	4		79			

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

Legal Description:

Parcel 1:
Lot 7, of Block 17, of " BAY HARBOR ISLAND ", according to the Plat thereof, as recorded in Plat Book 46 at Page 5, of the Public Records of Miami-Dade County, Florida.

Surveyor's Notes:

1. Unless otherwise noted record and measured data are in substantial agreement.
2. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
3. Elevations shown relative to The National Geodetic Vertical Datum of 1929.
4. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party of parties.
5. No underground installations or improvements have been located.
6. Benchmark of Origin: Miami-Dade County Benchmark R-243 Elevation 6.59'.
7. This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper.
8. Flood Zone AE, Base Flood Elevation=8.00' per map 120637, Suffix L, Panel 0144 Dated 9-11-09.
9. Identification of trees by JFS DESIGN, INC. LANDSCAPE ARCHITECTURE.
10. Title Commitment: Old Republic National Title Insurance Company Dated February 18-2021 11 pm., Commitment Number 1022655 All Items shown on Schedule B-11 that affects this property and is of a Land Survey Nature is shown on this Survey. (There are none)

Surveyor's Certificate

This Survey Certified to:
9201 West LLC
Gustavo Carbonell

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes items 1, 2, 3,4, 8, 9, 18 and 20 of Table A thereof.

03-09-2021
PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5443 STATE OF FLORIDA.
This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

PREPARED FOR:
9201 WEST, LLC

ALTA/NSPS LAND TITLE SURVEY

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

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PROFESSIONAL SURVEYOR AND MAPPER
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DRAWN BY: P.L.M.
CHECKED BY: P.L.M.
DATE: 03-09-2021
SHEET: 1 of 1

Proposed Five Townhomes for:

BAY HARBOR III

9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, Florida 33154

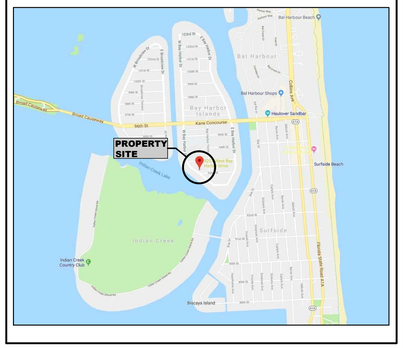


ARCHITECT:

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects

Carlos Ochoa
Architectural Project Manager
Phone: (954) 462-6565 Ext. 12
Fax: (954) 527-0857
E-mail: cochoa@gjcarch.com

LOCATION MAP



SHEET INDEX

SURVEY

ARCHITECTURAL.

COV-1 COVER SHEET INDEX AND LOCATION MAP
SP-1 SITE PLAN AND SITE DATA
SP-2 SITE DATA AND DETAILS
SP-3 ADJACENT USES
SP-4 FUTURE LAND USE AND ZONIG MAPS
A-0 COLORED RENDERINGS
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 ROOF PLAN
A-5 FLOOR PLANS UNIT 1
A-6 FLOOR PLANS UNITS 2,3,4.
A-7 FLOOR PLANS UNIT 5
A-8 ELEVATIONS
A-9 COLORED ELEVATIONS

CIVIL ENGINEEERING

C-1 CIVIL COVER SHEET AND NOTES
C-2 CIVIL PAVING GRADING AND DRAINAGE PLAN
C-3 CIVIL WATER AND SEWER PLAN
C-4 CIVIL STANDARD DETAILS
WS-1 CIVIL COVER SHEET AND NOTES
WS-2 CIVIL WATER AND SEWER PLAN
WS-3 CIVIL WATER AND SEWER PROFILES
WS-4 CIVIL STANDARD WATER AND SEWER DETAILS

LANDSCAPING

L-1 LANDSCAPE PLAN
L-2 ROOF LANDSCAPE PLAN

PHOTOMETRIC

PH-1 PHOTOMETRIC SITE PLAN AND DETAILS
PH-2 PHOTOMETRIC ROOF PLAN AND DETAILS

PROPERTY ADDRESS:

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

LEGAL DESCRIPTION:

LOT 7, IN BLOCK 17, OF " BAY HARBOR ISLAND " ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY , FLORIDA.

FLOOD LEGEND

FINISH FLOOR ELEVATION + 9.0 FEET NGVD
INDICATED ON SITE PLAN, ELEVATIONS, AND CIVIL ENGINEERING PLANS.

FINISH FLOOR GARAGES, LOWEST FLOOR ELEVATION + 6.0 FEET NGVD
INDICATED ON SITE PLAN, ELEVATIONS, AND CIVIL ENGINEERING PLANS.

LOWEST ELEVATION OF EQUIPMENT. + 39.0 FEET FOR ROOF MOUNTED AC CU, EMERGENCY GENERATOR
INDICATED ON ROOF PLAN

WATER HEATERS, PLANNED AS TANKLESS IN VARIOUS AREAS AT + 9.0 FEET OR HIGHER.
WILL BE INDICATED WITH BUILDING PERMIT PLANS

HIGHEST CROWN OF ROAD. + 5.14 NGVD
INDICATED ON SITE PLAN, CIVIL SHEET C-2 AND SURVEY.

FIRE SPRINKLERS. PROVIDED.
INDICATED FIRE LINE ON WS-2

FLOOD ZONE PANEL NUMBER 0144 MAP NUMBER 120637
INDICATED ON THE SURVEY

LOWEST ADJACENT GRADE + 5.5 NGVD AT BUILDING WALLS
INDICATED ON CIVIL SHEET C-2

HIGHEST ADJACENT GRADE + 6.0 NGVD AT FRONT BY GARAGE DOORS
INDICATED ON CIVIL SHEET C-2

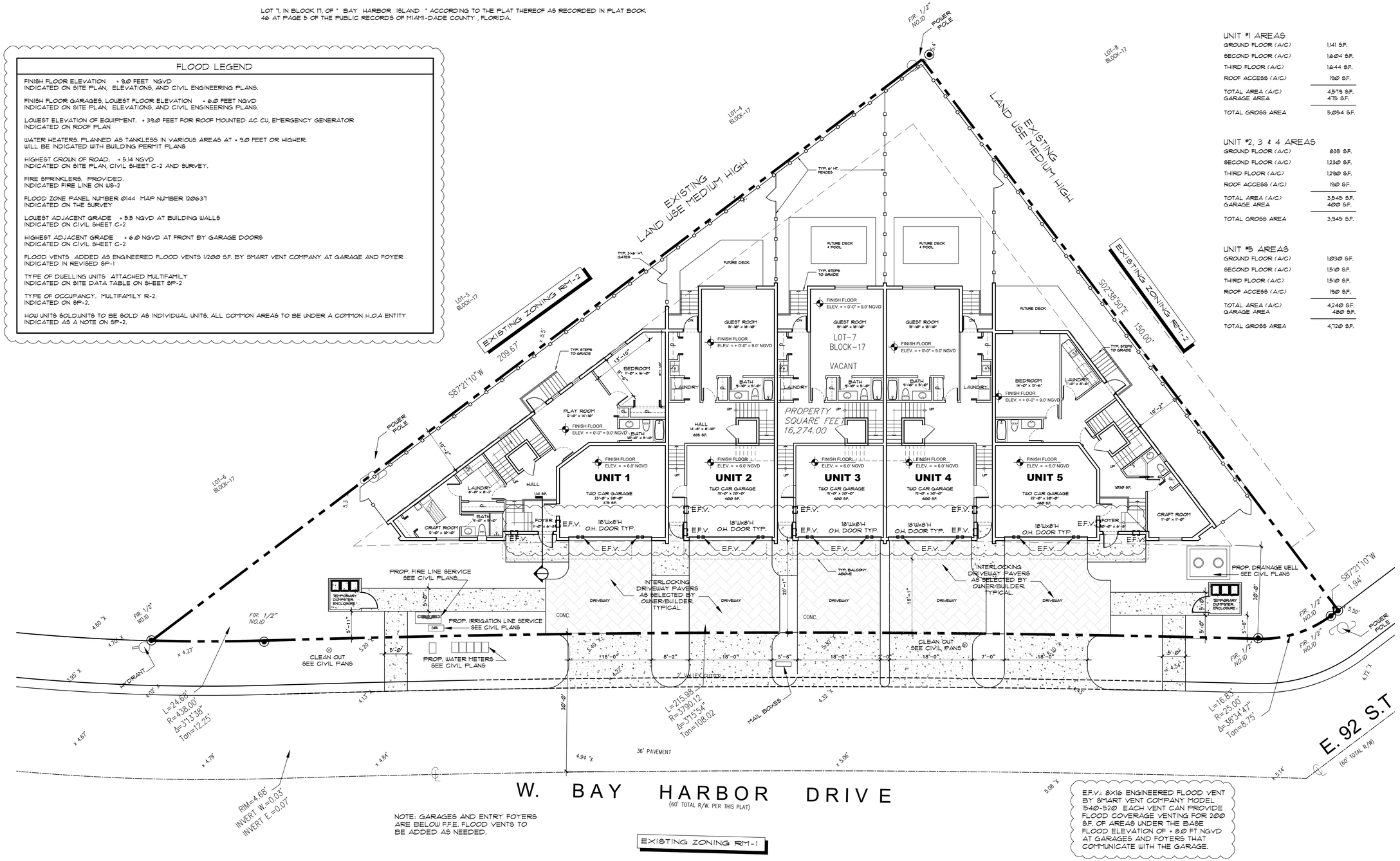
FLOOD VENTS ADDED AS ENGINEERED FLOOD VENTS 1/200 SF. BY SMART VENT COMPANY AT GARAGE AND FOYER
INDICATED IN REVISED SP-1

TYPE OF DWELLING UNITS ATTACHED MULTIFAMILY
INDICATED ON SITE DATA TABLE ON SHEET SP-2

TYPE OF OCCUPANCY. MULTIFAMILY R-2.
INDICATED ON SP-2.

HOW UNITS SOLD UNITS TO BE SOLD AS INDIVIDUAL UNITS. ALL COMMON AREAS TO BE UNDER A COMMON H.O.A ENTITY
INDICATED AS A NOTE ON SP-2.

NOTE: ALONG NORTH PROPERTY LINE EMPTY 2" CONDUITS TO BE PLACED FOR FUTURE UNDERGROUND ELECTRICAL SERVICE TO EACH METER AND COORDINATED WITH F.P.L.



NOTE: GARAGES AND ENTRY FOYERS ARE BELOW F.F.E. FLOOD VENTS TO BE ADDED AS NEEDED.

E.F.V.: 8X16 ENGINEERED FLOOD VENT BY SMART VENT COMPANY MODEL 1540-5120 EACH VENT CAN PROVIDE FLOOD COVERAGE VENTING FOR 200 S.F. OF AREAS UNDER THE BASE FLOOD ELEVATION OF + 8.0 FT NGVD AT GARAGES AND FOYERS THAT COMMUNICATE WITH THE GARAGE.

SITE DATA

LOT AREA	=	16,273 S.F.	= 100%
BLDG. COVERAGE AREA	=	6,966 S.F.	= 42.80%
VUA AREA	=	1,980 S.F.	= 12.16%
CONC. WALKS & ENTRY AREA	=	818 S.F.	= 5.02%
WOOD DECK & STAIRS	=	1,030 S.F.	= 6.34%
SANITARY CARTS AREA	=	104 S.F.	= 0.64%
LANDSCAPE AREA	=	5,375 S.F.	= 33.04%

UNIT #1 AREAS

GROUND FLOOR (A/C)	1,141 S.F.
SECOND FLOOR (A/C)	1,604 S.F.
THIRD FLOOR (A/C)	1,644 S.F.
ROOF ACCESS (A/C)	190 S.F.
TOTAL AREA (A/C)	4,579 S.F.
GARAGE AREA	475 S.F.
TOTAL GROSS AREA	5,054 S.F.

UNIT #2, 3 & 4 AREAS

GROUND FLOOR (A/C)	835 S.F.
SECOND FLOOR (A/C)	1,230 S.F.
THIRD FLOOR (A/C)	1,290 S.F.
ROOF ACCESS (A/C)	190 S.F.
TOTAL AREA (A/C)	3,545 S.F.
GARAGE AREA	400 S.F.
TOTAL GROSS AREA	3,945 S.F.

UNIT #5 AREAS

GROUND FLOOR (A/C)	1,030 S.F.
SECOND FLOOR (A/C)	1,510 S.F.
THIRD FLOOR (A/C)	1,510 S.F.
ROOF ACCESS (A/C)	190 S.F.
TOTAL AREA (A/C)	4,240 S.F.
GARAGE AREA	480 S.F.
TOTAL GROSS AREA	4,720 S.F.

1 **SITE PLAN**
SCALE: 1" = 10'

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DATE AND DESCRIPTION OF REVISION

Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

SITE PLAN & DATA

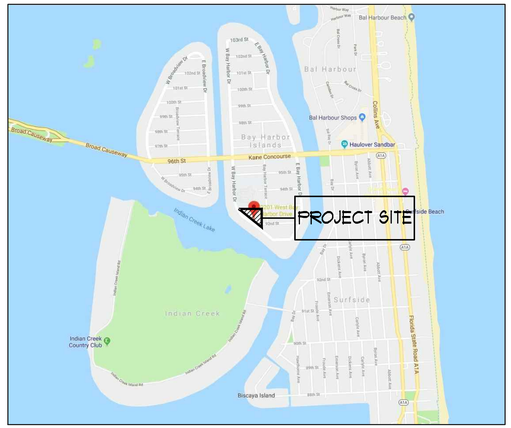
GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

ISSUED FOR DRC

DRAWN/CK'D: **COA/GJC**
DATE ISSUED: **03.20.18**
GJC PROJECT: **18-0** ©

SP-1



1 **LOCATION MAP** SCALE: N.T.S. **NORTH**

BUILDING CODE DATA
1- BUILDING CODE FBC 2020 RESIDENTIAL & FFPC 2020
2- OCCUPANCY = R-2
3- TYPE OF CONSTRUCTION III B

SITE DATA

PROPERTY ADDRESS: 9201-9241 W. BAY HARBOR DR. BAY HARBOR ISLANDS FL. 33154
BLDG PERMIT # :
LEGAL DESCRIPTION:

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

ZONING AND PROPERTY INFORMATION:

CURRENT USE:	VACANT LOT	
LAND USE DESIGNATION:	MEDIUM HIGH DENSITY (6-34 DU / AC)	
ZONING DESIGNATION:	RM-2 - Multiple Family Residential Distric	
SITE AREA:	16,274 S.F.	0.3735 ACRES

RESIDENTIAL DEVELOPMENT DATA:

RESIDENTIAL UNITS PROPOSED:	5 UNITS - 4 BEDROOM - 3 STORIES	
TYPE OF DWELLING UNIT:	ATTACHED MULTIFAMILY	
DENSITY ALLOWED PER SITE AREA:	34 DU/AC	UNITS ALLOWED = 12.70 = 13
DENSITY PROVIDED PER SITE AREA:		UNITS/ACRE / = 13.40 U/A
DENSITY ALLOWED :	5 TDR'S WERE SOLD IN 2015 = 8 NET DU ALLOWED	
(8 DU ALLOWED - 5 DU PROPOSED = 3 DU TDR UNITS)		

PARKING DATA:

PARKING SPACES REQUIRED:	2 PER UNIT X 5 UNITS = 10 SPACES
TOTAL PARKING SPACES PROVIDED:	10 SPACES
LOADING ZONE REQUIRED:	NONE

SITE AND BUILDING DATA:

BUILDING FOOT PRINT:	6,966.00	S.F.	42.80%
VEHICULAR USE AREA (V.U.A.):	1,622.00	S.F.	9.97%
PEDESTRIAN WALKS / SIDEWALKS:	805.00	S.F.	4.95%
PERVIOUS LANDSCAPE AREA:	5,858.00	S.F.	36.00%
PATIOS / POOL DECKS:	1,023.00	S.F.	6.28%
TOTAL LOT AREA:	16,274 S.F.		100%
BUILDING HEIGHT :	30'-0" FT.		TOP OF ROOF DECK
NUMBER OF STORIES:	THREE STORIES		
FLOOR AREA RATIO:	19,420.00 S.F. / 16,274 = 1.19		

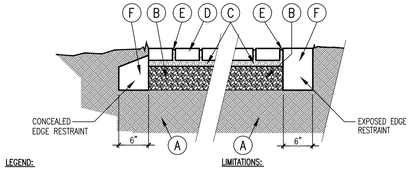
FLOODING ZONE: AE 8'-0" ELEVATION

NOTE:
ALL DWELLING UNITS TO BE SOLD TO INDIVIDUALS. ALL EXTERIOR AREAS TO BE UNDER A COMMON H.O.A. ENTITY.

2 **SITE & BUILDING DATA** SCALE: NTS

SETBACK TABLE		
SIDE	REQUIRED	PROVIDED
FRONT SOUTH	20'-0"	20'-1" TO BLDG.
REAR NORTH	10'-0"	10'-2" TO BLDG.
REAR EAST	10'-0"	10'-2" TO BLDG.

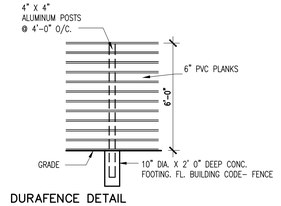
3 **SETBACKS TABLE** SCALE: N.T.S.



LEGEND:
A- SUITABLE SUBBASE TO BE COMPACTED SOIL (SEE NOTE NO.1)
B- LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180. MINIMUM THICKNESS REQUIRED:
6" IN THE PUBLIC RIGHT-OF-WAY
4" ON PRIVATE PROPERTY
C- SAND BEDDING COURSE, 2" TYPICAL.
D- CONCRETE SEGMENTAL PAVING UNITS.
E- JOINT FILLING SAND.
F- 2,500 PSI CONCRETE @ CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY W/ 1/4 SEE CIVIL ENG. PLANS.

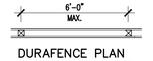
LIMITATIONS:
1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALED PERVIOUS AREA.
3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. (SEE ATTACHMENT).

4 **TYP. PAVER INSTALLATION DETAIL** SCALE: N.T.S.



DURAFENCE DETAIL

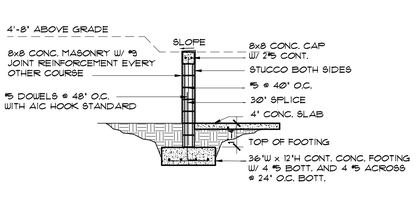
GENERAL NOTE:
FENCES, S. POOLS, POOL DECKS, PATIOS AND DRIVEWAYS SHOWN FOR REFERENCE ONLY AND UNDER SEPARATE PERMITS.



DURAFENCE PLAN

FENCE LEGEND
A — 6" HIGH DURAFENCE

5 **TYP. PVC FENCE DETAIL** SCALE: N.T.S.



NOTE: TEMPORARY DUMPSTER ENCLOSURE TO BE USED ONLY ON PICK UP DAY - SANITATION CARTS TO BE MAINTAINED INSIDE GARAGES.

6 **TYP. SANITARY CARTS FENCE DETAIL** SCALE: N.T.S.

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DATE AND DESCRIPTION OF REVISION					
4					

Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

Five Townhomes for:
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SITE DATA & DETAILS

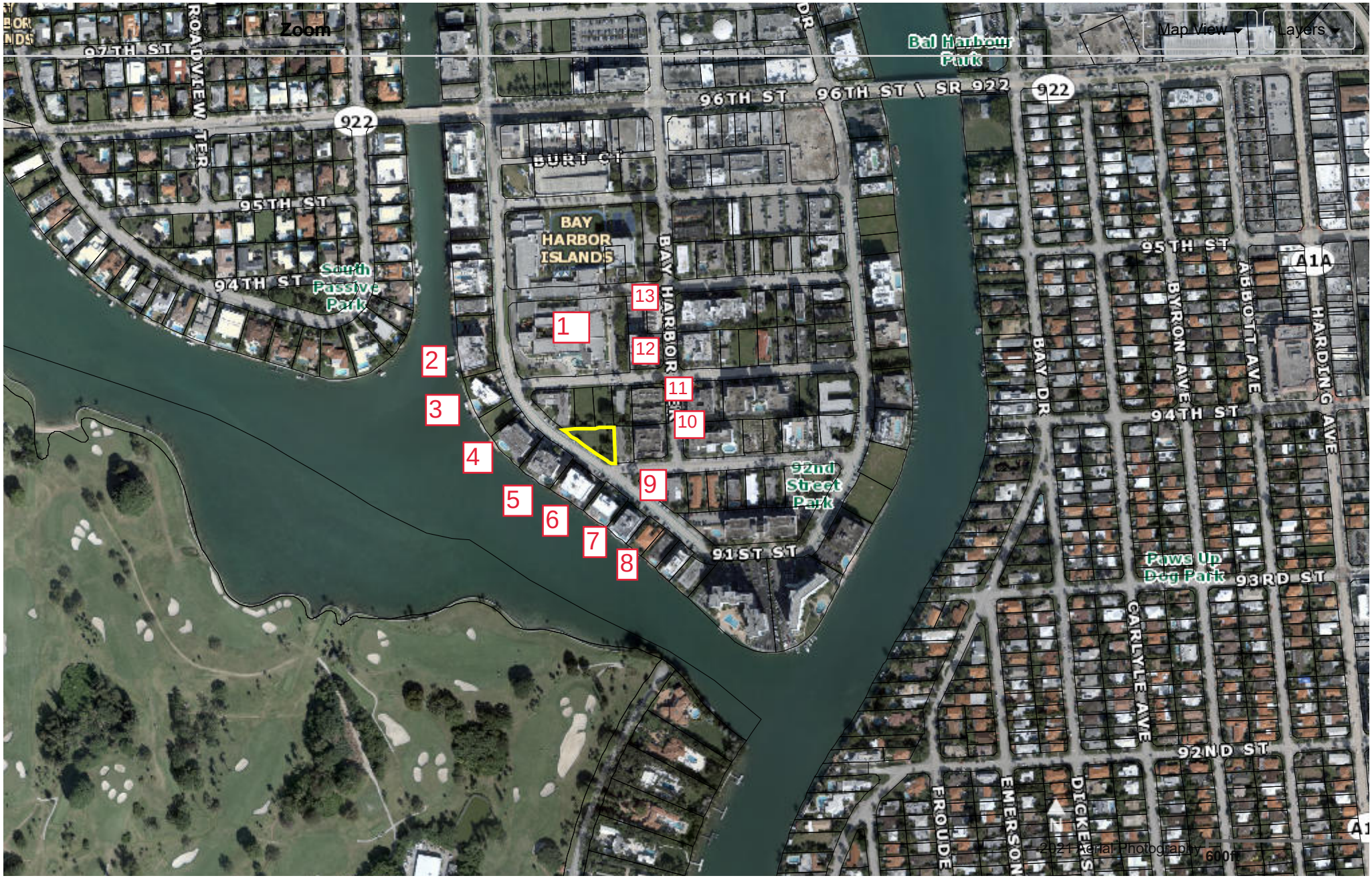
GUSTAVO J. CARBONELL
ARCHITECT, P.A.

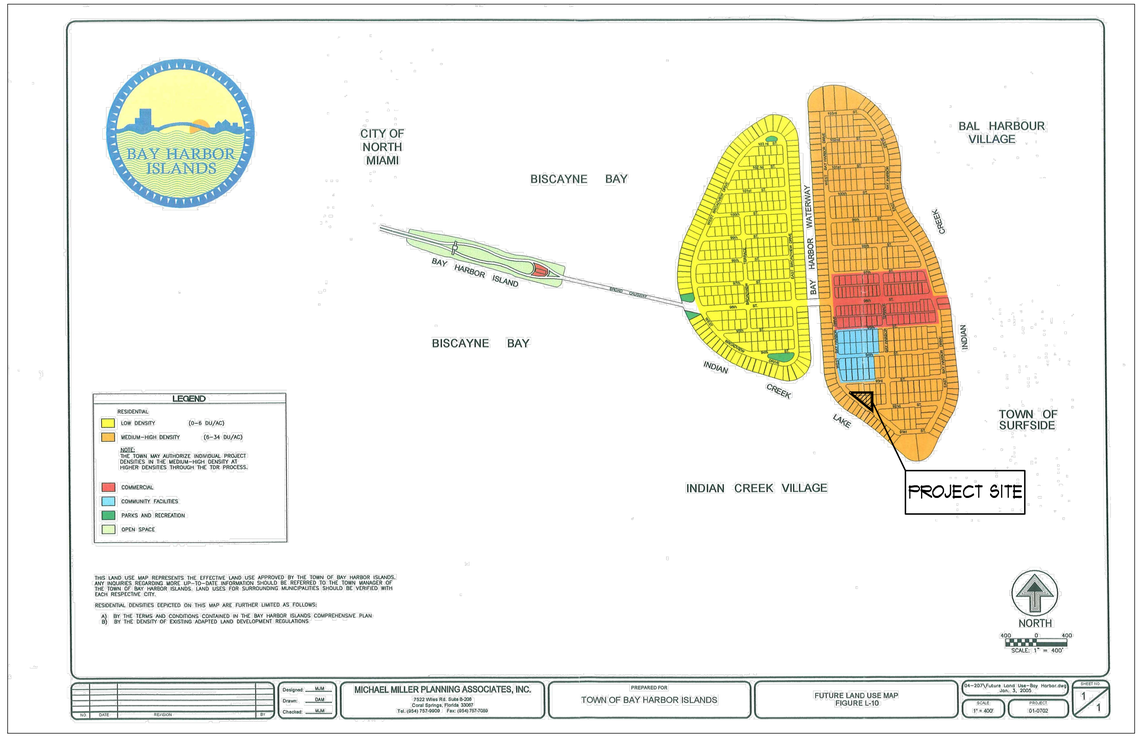
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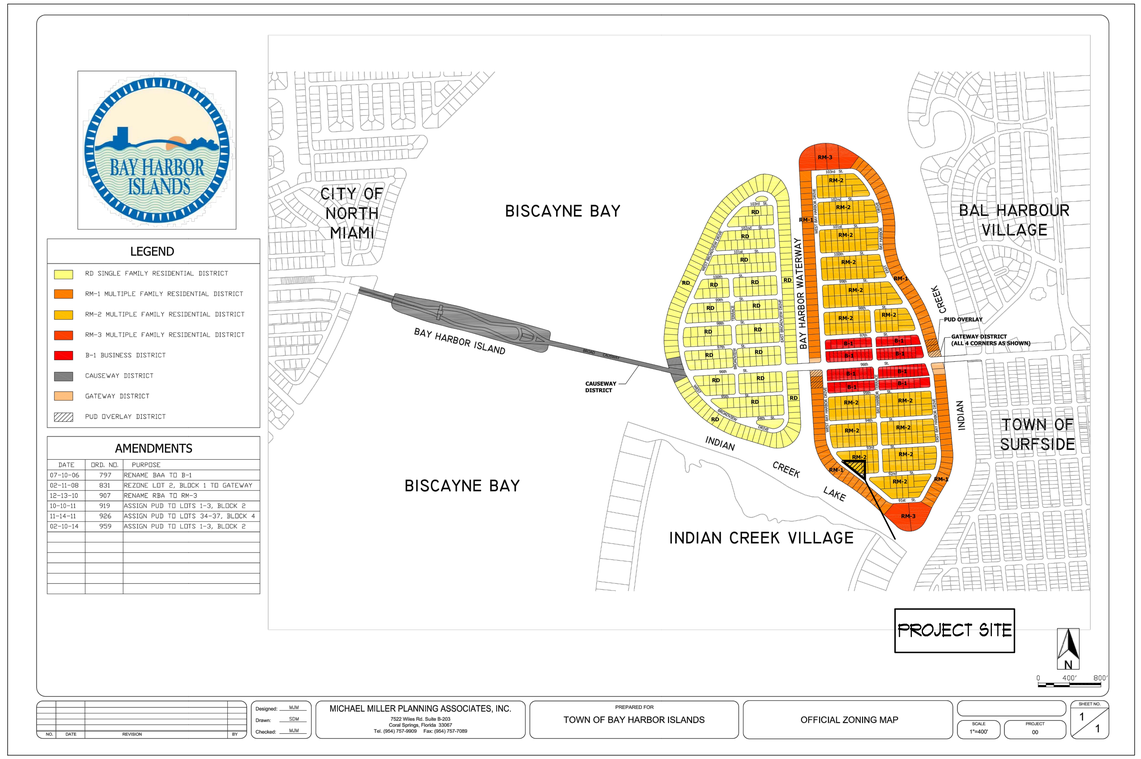
ISSUED FOR DRC

DRAWN/CK'D: **COA/GJC**
DATE ISSUED: **03.20.18**
GJC PROJECT: **18-0** ©

SP-2


Zoom
Map View
Layers
97TH ST
ROADVIEW TER
922
96TH ST
96TH ST \ SR 922
Bal Harbour Park
BURT CT
95TH ST
BAY HARBOR ISLANDS
94TH ST
South Passive Park
BAY HARBOR DR
BAY DR
BYRON AVE
ABBOTT AVE
HARDING AVE
A1A
13
1
12
2
11
3
10
4
9
92nd Street Park
5
6
7
8
91ST ST
Paws Up Dog Park
93RD ST
CARLYLE AVE
92ND ST
FROUDE
EMERSON
DICKENS
2021 Aerial Photography
600ft





1 **FUTURE LAND USE PLAN AND ZONING MAP**
SCALE: N.T.S.

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DATE AND DESCRIPTION OF REVISION

4	

Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

FUTURE LAND USE PLAN AND ZONING MAP

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

ISSUED FOR DRC

DRAWN/CK'D: **COA/GJC**
DATE ISSUED: **03.20.18**
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SP-4







1 **RENDERINGS**
SCALE: N.T.S.

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1						

Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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BAY HARBOR ISLANDS FL. 33154

RENDERINGS

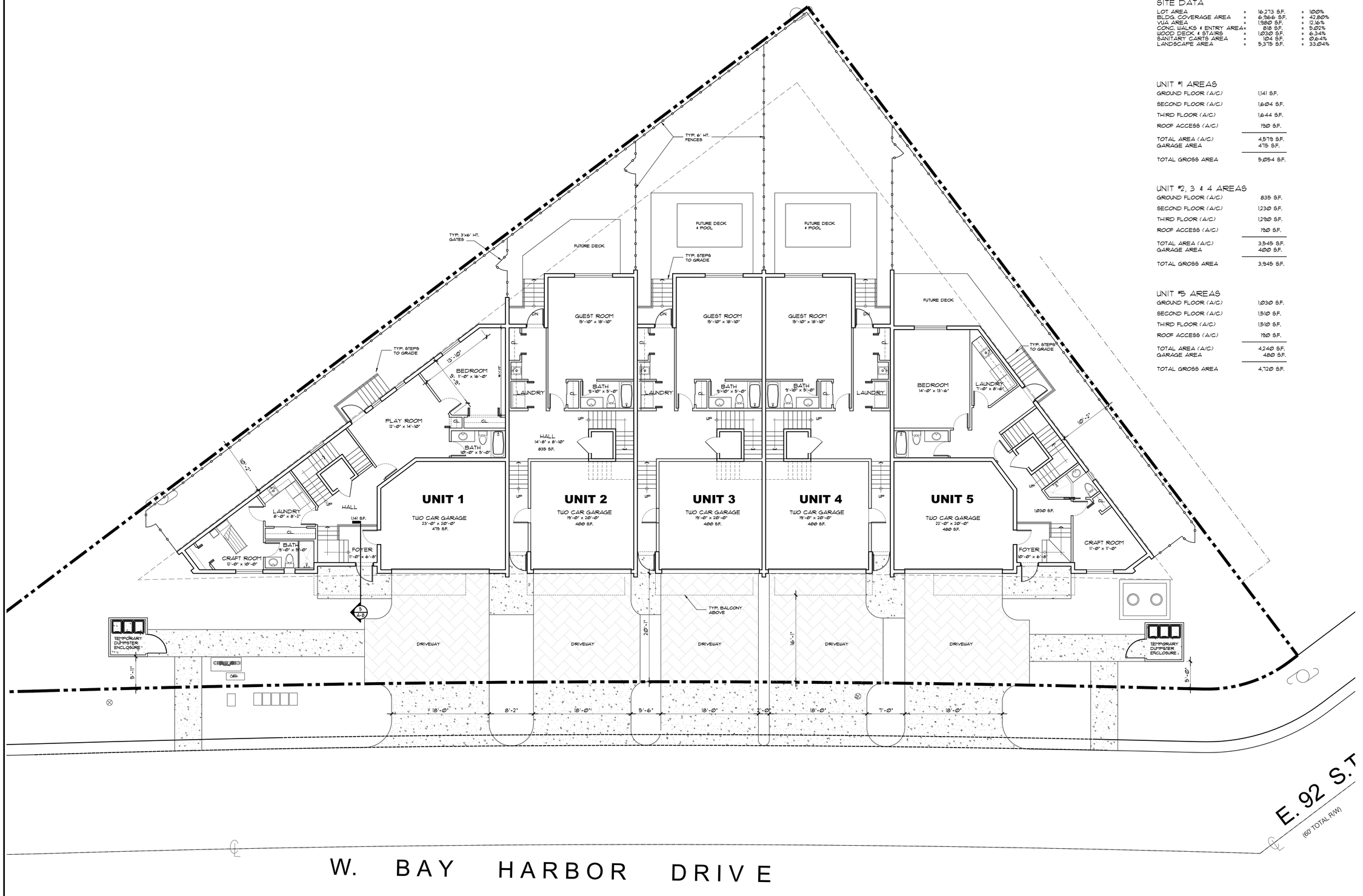
GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

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DATE ISSUED: **03.20.18**
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A-0



SITE DATA

LOT AREA	=	16,273 S.F.	= 100%
BLDG. COVERAGE AREA	=	6,866 S.F.	= 42.20%
VUA AREA	=	1,980 S.F.	= 12.16%
CONC. WALKS & ENTRY AREA	=	818 S.F.	= 5.02%
WOOD DECK & STAIRS	=	1,030 S.F.	= 6.34%
SANITARY CARTS AREA	=	104 S.F.	= 0.64%
LANDSCAPE AREA	=	5,375 S.F.	= 33.04%

UNIT #1 AREAS

GROUND FLOOR (A/C)	1,141 S.F.
SECOND FLOOR (A/C)	1,604 S.F.
THIRD FLOOR (A/C)	1,644 S.F.
ROOF ACCESS (A/C)	190 S.F.
TOTAL AREA (A/C)	4,579 S.F.
GARAGE AREA	475 S.F.
TOTAL GROSS AREA	5,054 S.F.

UNIT #2, 3 & 4 AREAS

GROUND FLOOR (A/C)	835 S.F.
SECOND FLOOR (A/C)	1,230 S.F.
THIRD FLOOR (A/C)	1,290 S.F.
ROOF ACCESS (A/C)	190 S.F.
TOTAL AREA (A/C)	3,545 S.F.
GARAGE AREA	400 S.F.
TOTAL GROSS AREA	3,945 S.F.

UNIT #5 AREAS

GROUND FLOOR (A/C)	1,030 S.F.
SECOND FLOOR (A/C)	1,510 S.F.
THIRD FLOOR (A/C)	1,510 S.F.
ROOF ACCESS (A/C)	190 S.F.
TOTAL AREA (A/C)	4,240 S.F.
GARAGE AREA	480 S.F.
TOTAL GROSS AREA	4,720 S.F.

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

NORTH

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

1ST. FLOOR PLAN

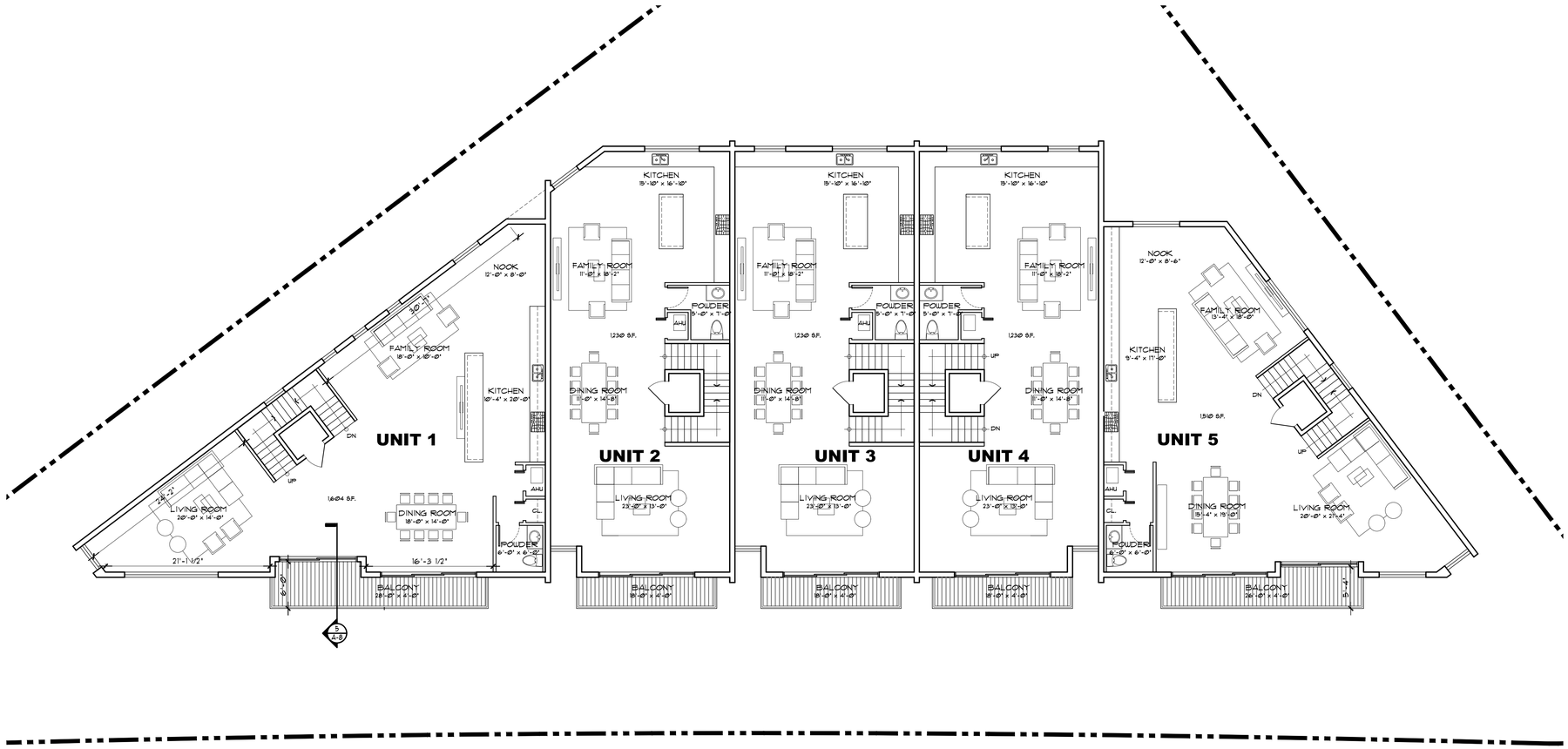
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1 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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2ND. FLOOR PLAN

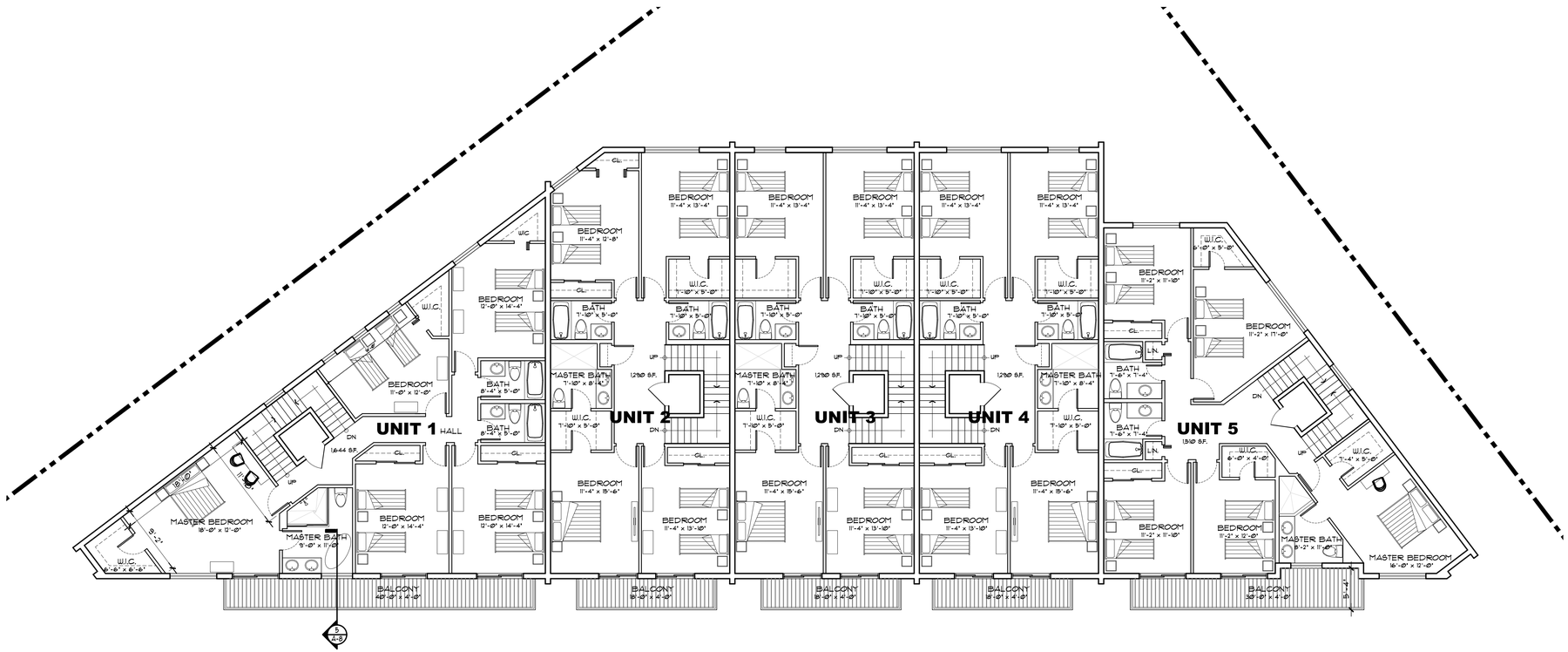
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1 **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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9201-9241 W. BAY HARBOR DRIVE
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3RD. FLOOR PLAN

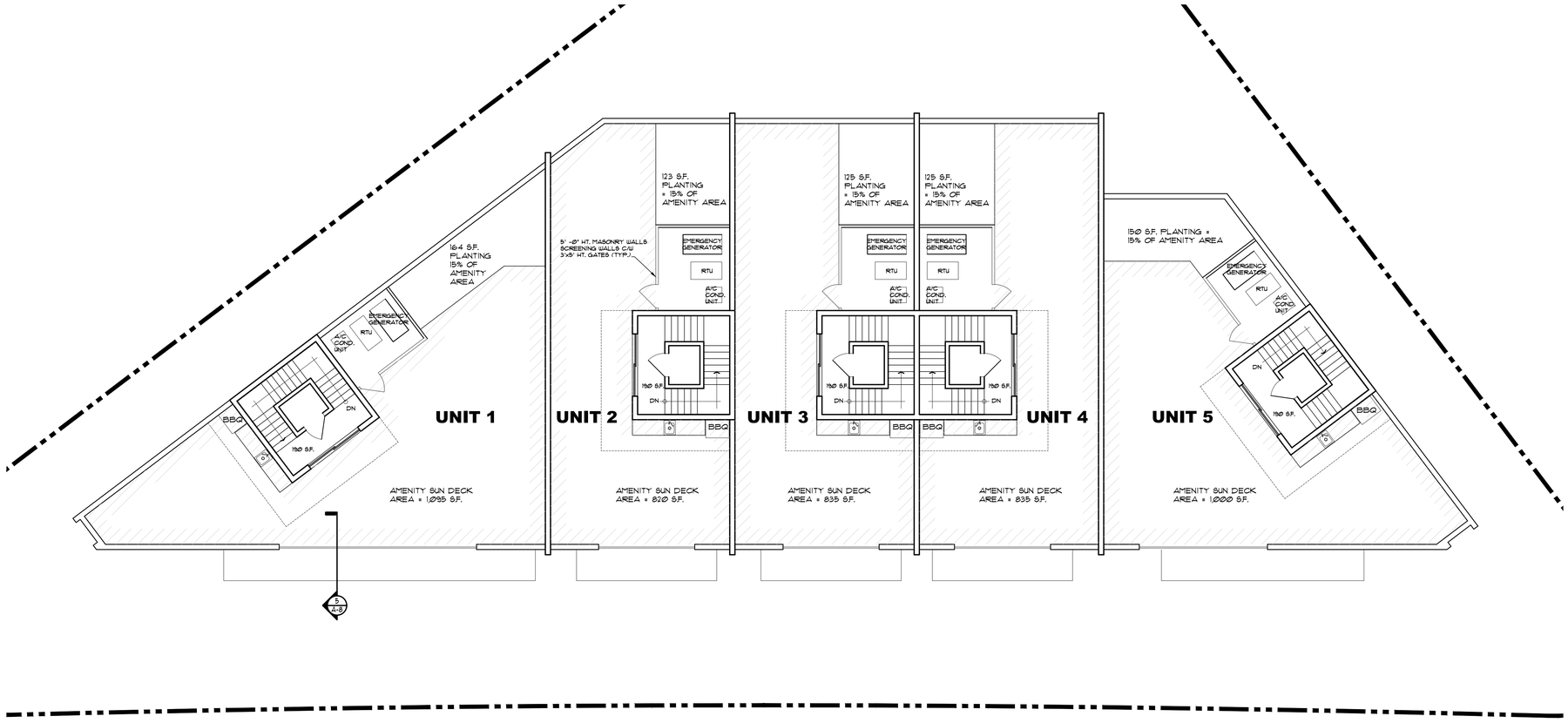
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A-3



1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

Five Townhomes for:
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ROOF PLAN

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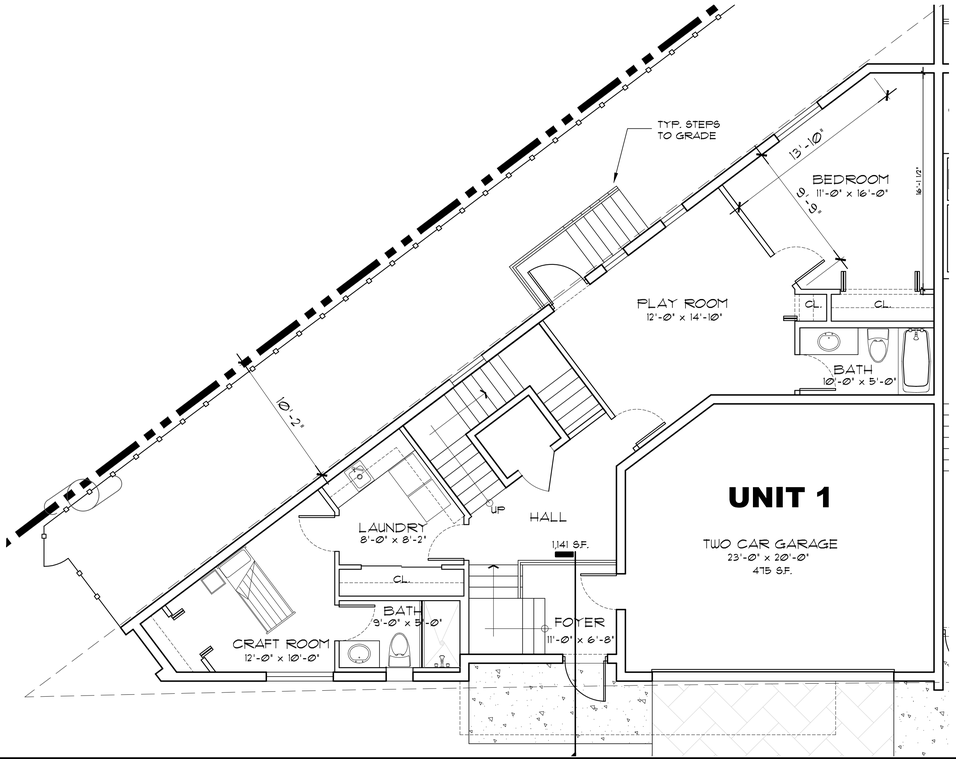
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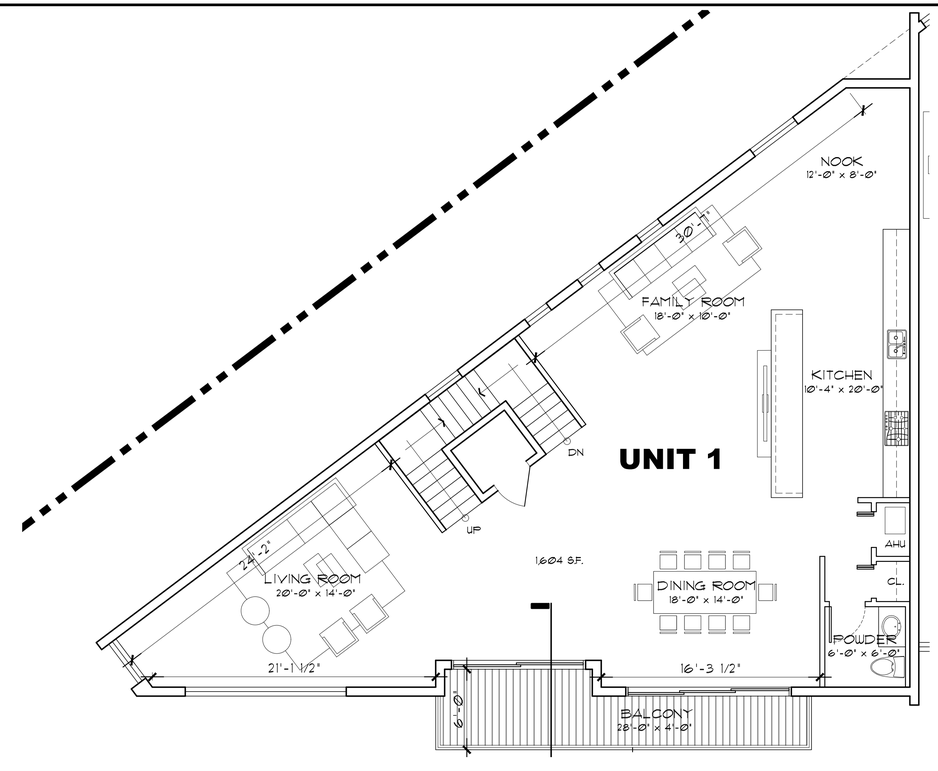
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1 FIRST FLOOR PLAN

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

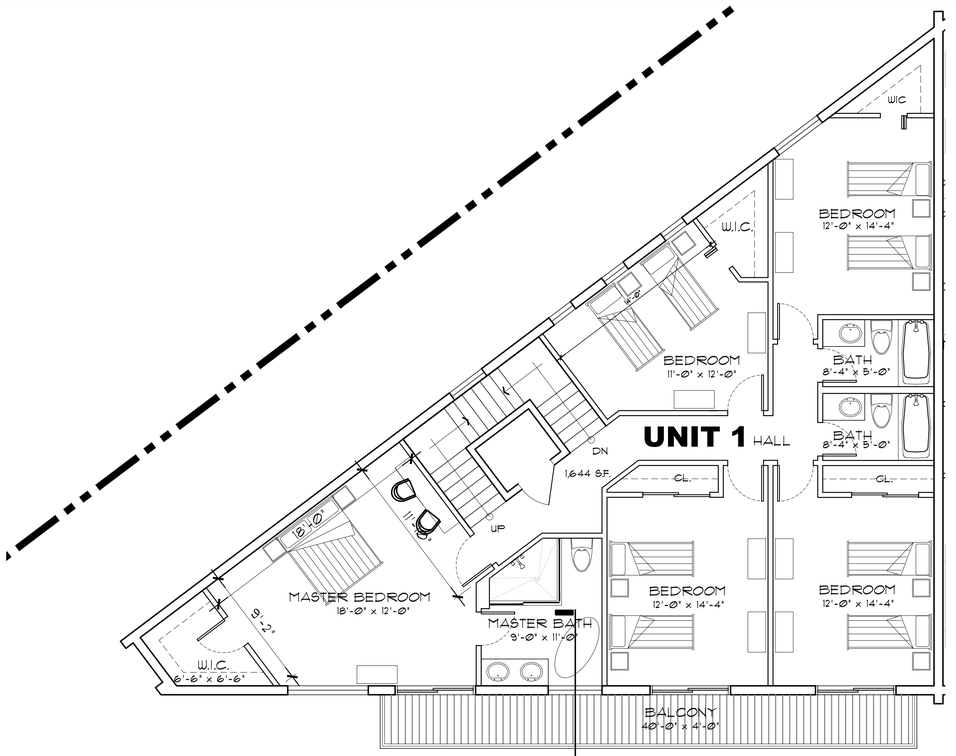
NORTH



2 SECOND FLOOR PLAN

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

NORTH



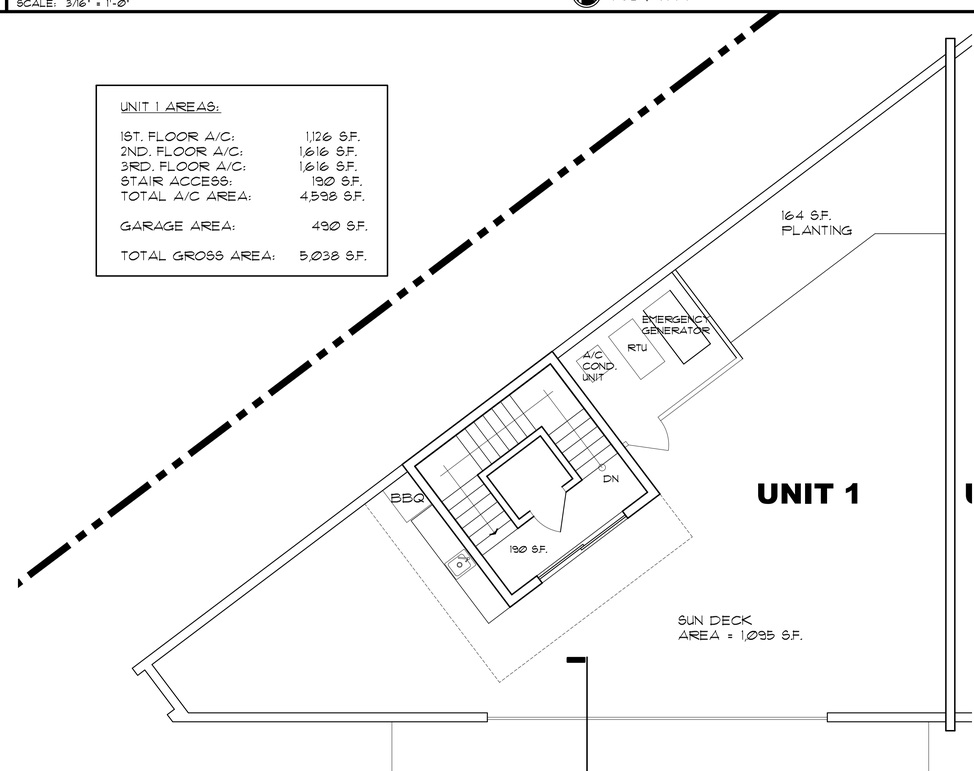
3 THIRD FLOOR PLAN

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

NORTH

UNIT 1 AREAS:

1ST. FLOOR A/C:	1,126 S.F.
2ND. FLOOR A/C:	1,616 S.F.
3RD. FLOOR A/C:	1,616 S.F.
STAIR ACCESS:	190 S.F.
TOTAL A/C AREA:	4,598 S.F.
GARAGE AREA:	490 S.F.
TOTAL GROSS AREA:	5,038 S.F.



4 ROOF DECK PLAN

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

NORTH

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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FLOOR PLAN UNIT 1

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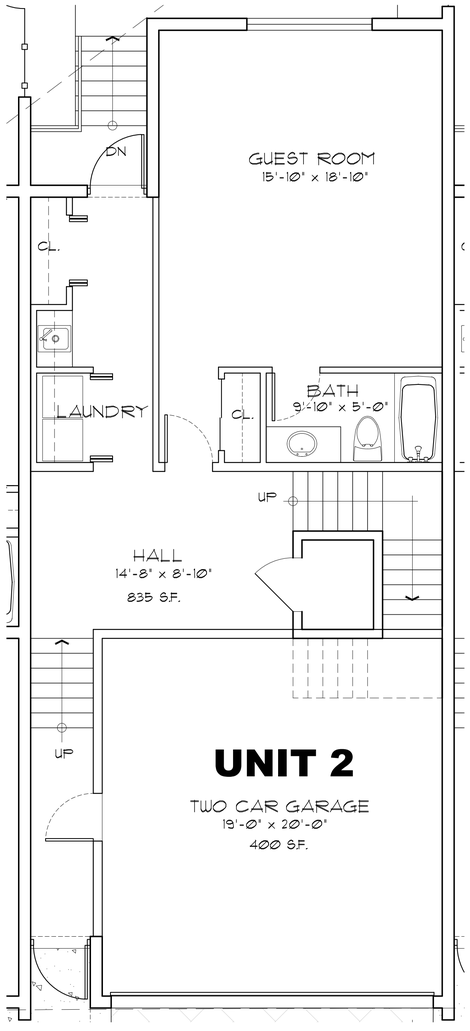
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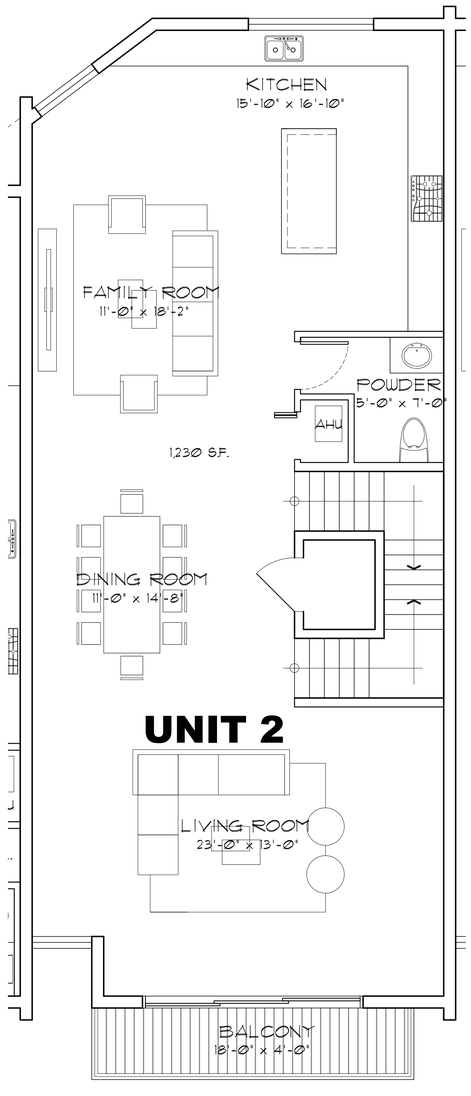
DATE ISSUED: 03.20.18

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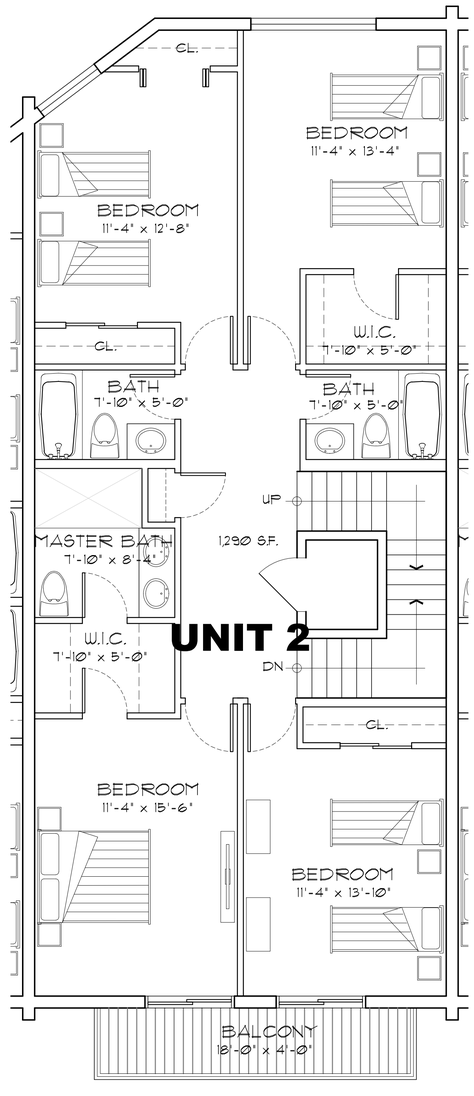
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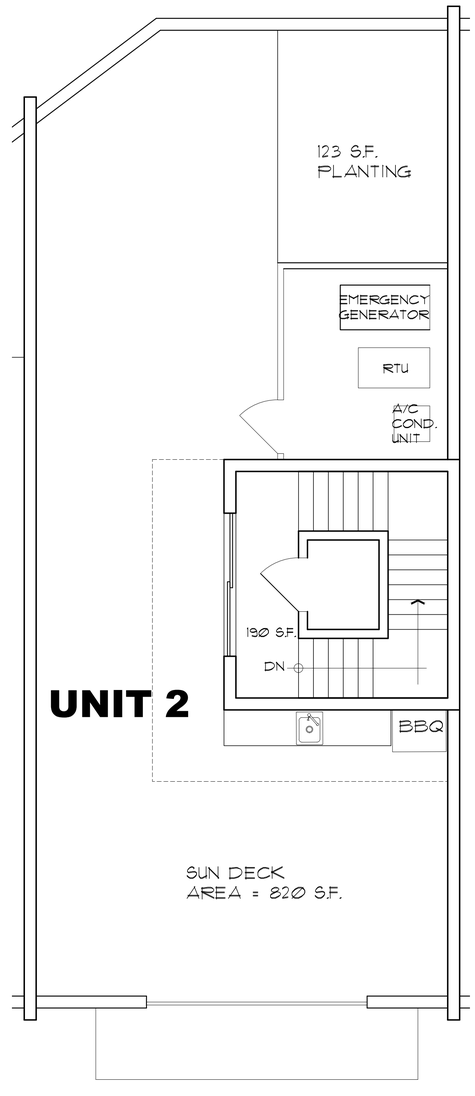
1 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



3 **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"



4 **ROOF DECK PLAN**
SCALE: 1/4" = 1'-0"

NORTH

UNIT 1 AREAS:

1ST. FLOOR A/C:	83 S.F.
2ND. FLOOR A/C:	1,180 S.F.
3RD. FLOOR A/C:	1,277 S.F.
STAIR ACCESS:	120 S.F.
TOTAL A/C AREA:	2,660 S.F.
GARAGE AREA:	1,195 S.F.
TOTAL GROSS AREA:	3,855 S.F.

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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FLOOR PLAN UNIT 2-3&4

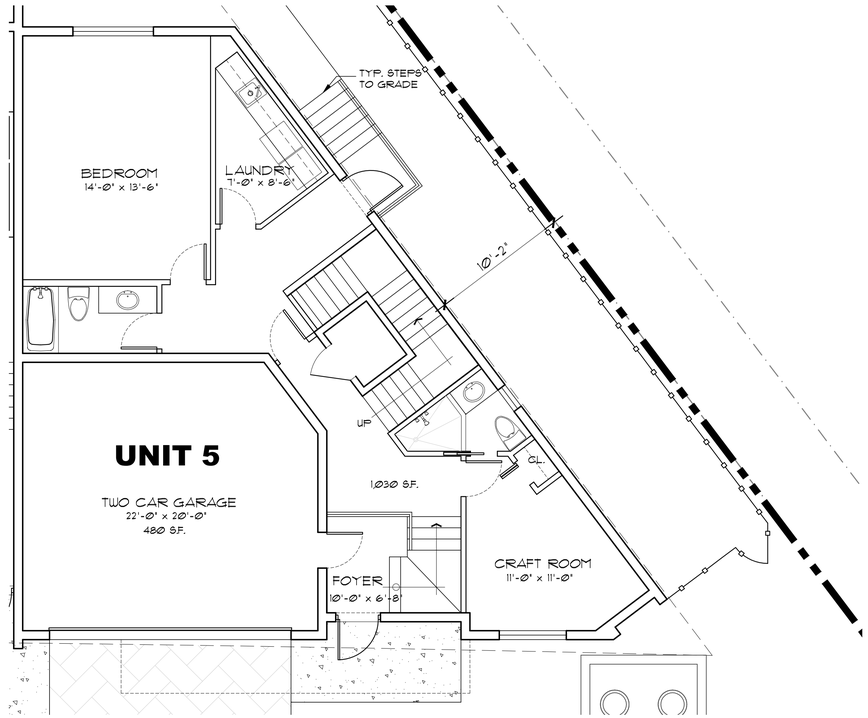
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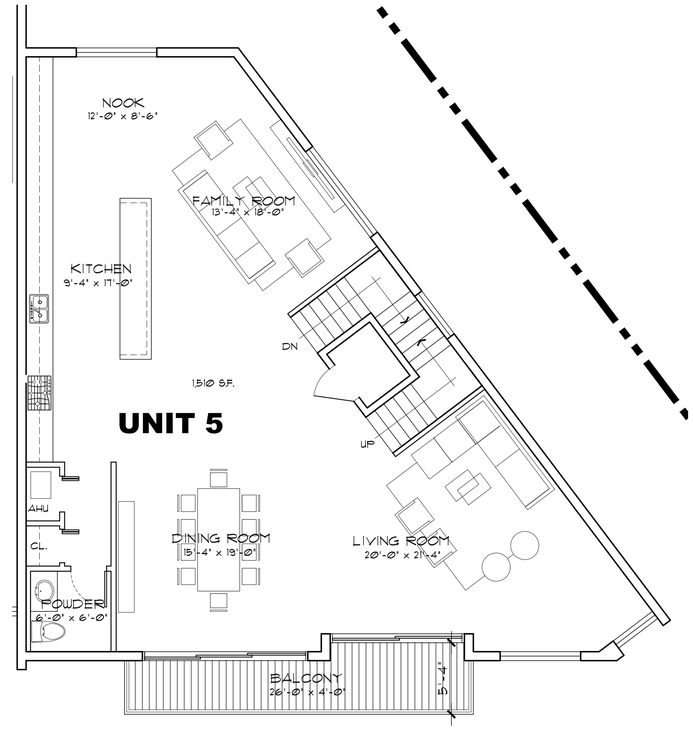
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A-6



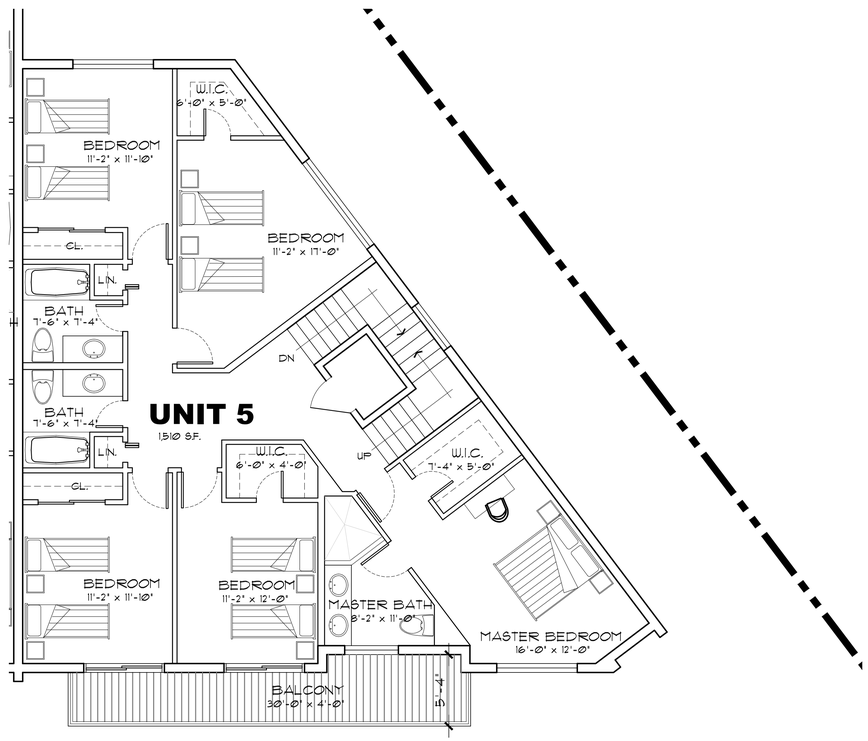
1 **FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-Ø"

NORTH



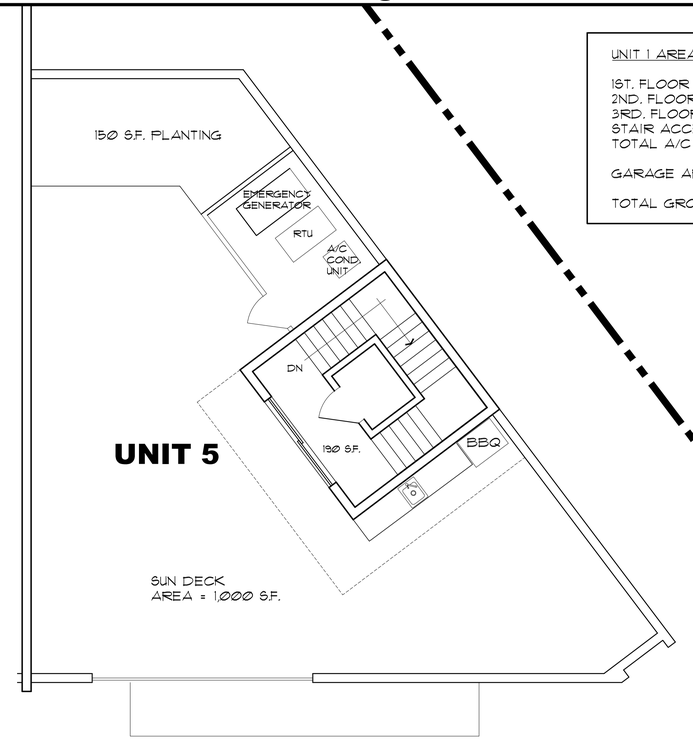
2 **SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-Ø"

NORTH



3 **THIRD FLOOR PLAN**
SCALE: 3/16" = 1'-Ø"

NORTH



UNIT 1 AREAS:

1ST. FLOOR A/C:	896 S.F.
2ND. FLOOR A/C:	1,245 S.F.
3RD. FLOOR A/C:	1,245 S.F.
STAIR ACCESS:	112 S.F.
TOTAL A/C AREA:	3,498 S.F.
GARAGE AREA:	362 S.F.
TOTAL GROSS AREA:	3,860 S.F.

4 **ROOF DECK PLAN**
SCALE: 3/16" = 1'-Ø"

NORTH

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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FLOOR PLAN UNIT 5

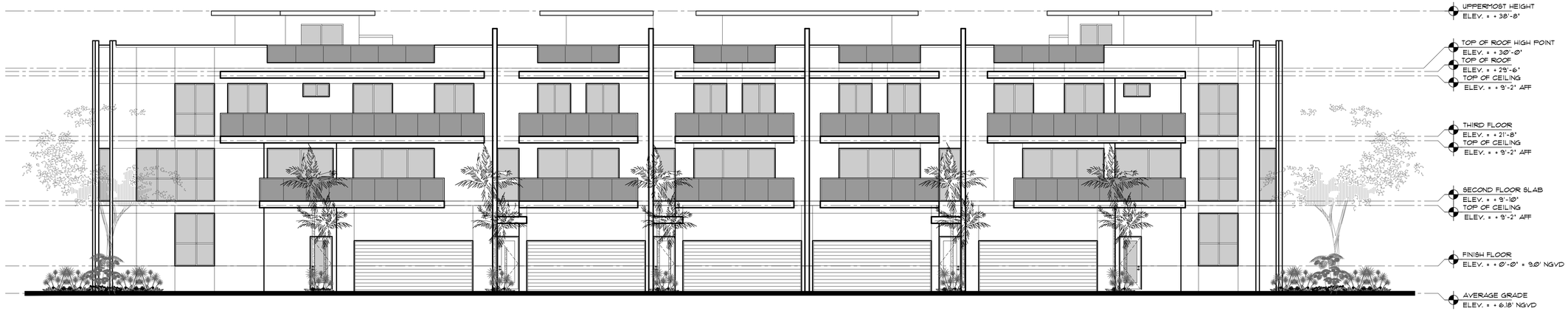
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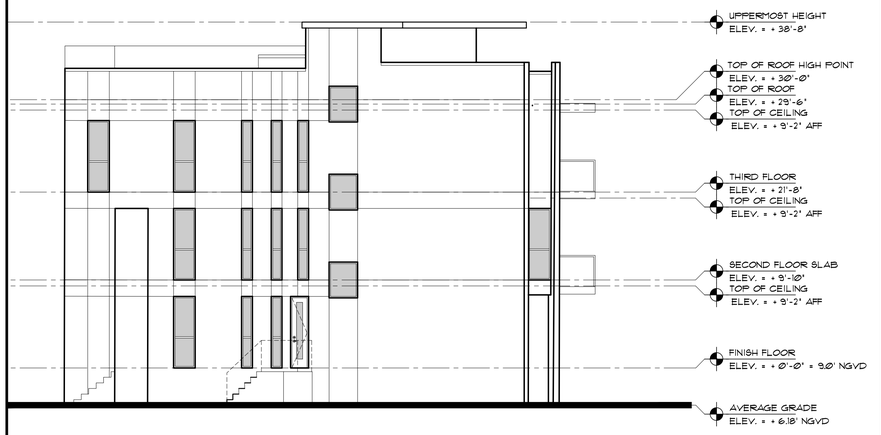
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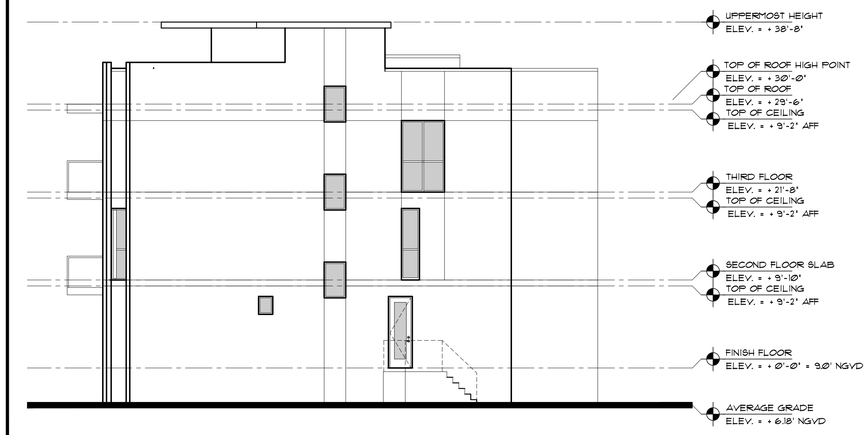
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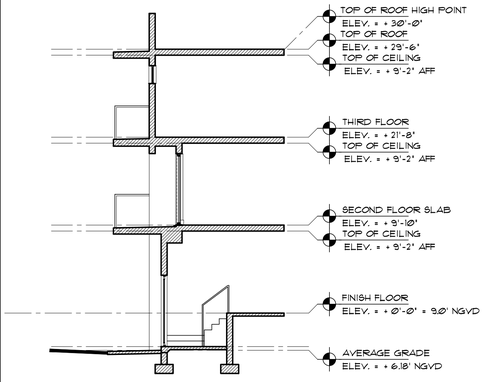
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 TYP. WALL SECTION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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ELEVATIONS

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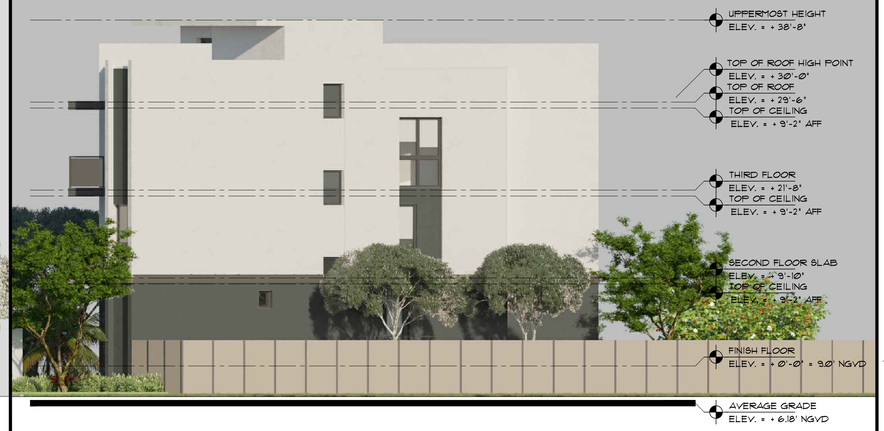
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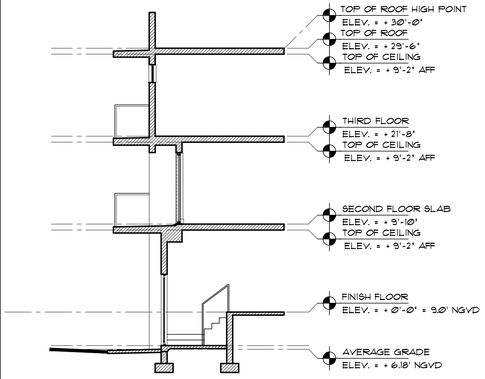
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 TYP. WALL SECTION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
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F: 954.527.0857

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COLOR ELEVATIONS

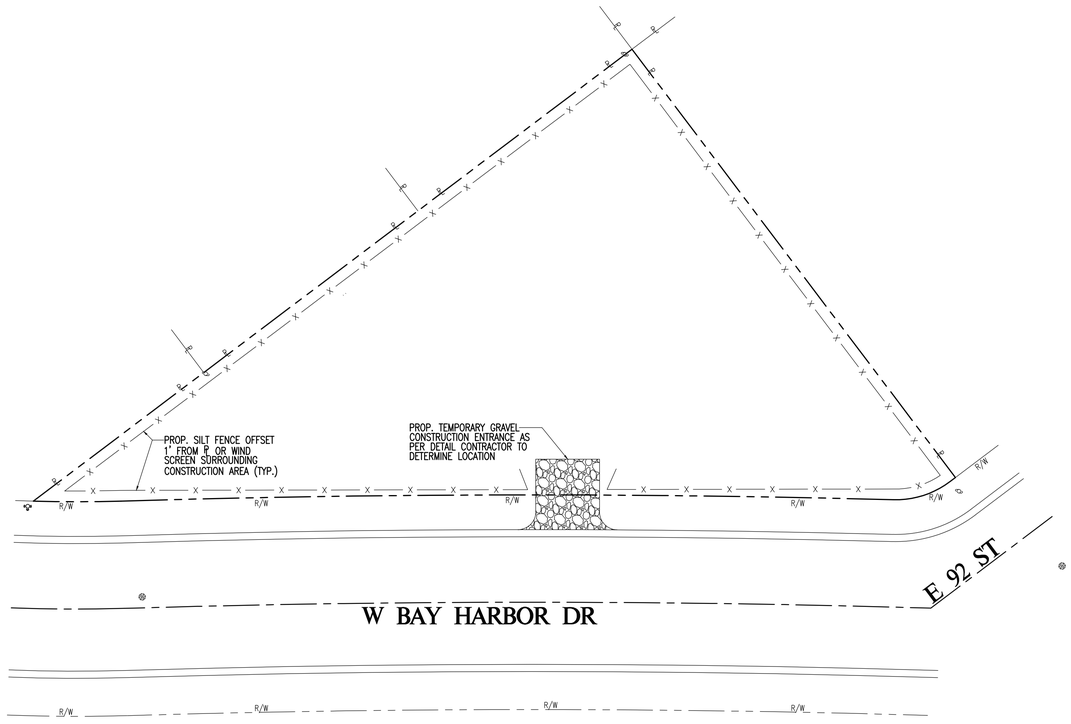
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A-9



SWPPP PLAN
SCALE: 1"=20'



LOCATION MAP
SCALE 1" = 300' S27-T52-R42

NOTE
CONTRACTOR/APPLICANT SHALL OBTAIN AN ERP AND CCP FROM FDEP. THIS IS AREQUIREMENT FOR NTP.

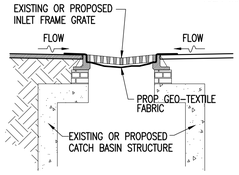
ENGINEER'S NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BAY HARBOR ISLANDS PUBLIC WORKS MANUAL AND CITY OF BAY HARBOR ISLANDS SPECIFICATIONS AND APPLICABLE MIAMI DADE COUNTY STANDARDS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE CITY OF BAY HARBOR ISLANDSPUBLIC WORKS MANUAL AND CITY OF BAY HARBOR ISLANDS SPECIFICATIONS AND APPLICABLE MIAMI DADE COUNTY STANDARDS.
3. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION, NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THIS ITEM.
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. ALL DRAINAGE STRUCTURES SHALL BE CATCH BASINS TYPE-P W/ BAFFLE WITH TRENCH SD. 1.1 PERFORATED PIPE INVERT TO BE ABOVE THE **OCTOBER HIGH WATER TABLE (2.0' N.G.V.D.)** & 2.0' MIN. COVER.
6. BOTTOM OF TRENCH ELEVATION FOR DRAINAGE STRUCTURES TO BE 15 FEET FROM TOP OF LOWEST CATCH BASIN.
7. **FLOOD CRITERIA 5.0' N.G.V.D.**
8. ALL ELEVATIONS REFER TO N.G.V.D.
9. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES I.E. UTILITY POLES, WATER METERS, SEWER LATERAL INVERT AND FIRE HYDRANTS. SHOULD CONFLICT EXIST CONTACT ENGINEER IMMEDIATELY.
10. ENGINEER IS NOT RESPONSIBLE FOR ANY AESTHETIC DEFECTS/DEFICIENCIES FROM THE CONSTRUCTION OF PROPOSED DESIGN AND SHALL BE COORDINATED WITH OWNER/DEVELOPER AT TIME OF ACCEPTANCE.
11. FEMA: **ZONE "AE" ELEV=8.0'**, COMMUNITY NO. 120637 SUFFIX: L PANEL: 0144 DATED (09/11/09)
12. HIGHEST **CROWN OF ROAD 5.16'** NGVD
13. CONTRACTOR TO APPLY SEDIMENT AND EROSION CONTROL MEASURES AROUND ENTIRE PROPERTY, SURROUNDING ALL AREAS OF CONSTRUCTION. SEE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS AND NOTES. CONTRACTOR SHALL VERIFY WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF NPDES PERMIT REQUIREMENTS.
14. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING PROVIDING ALL THE NECESSARY INVERTS, GRADES AND TRENCH SECTIONS SHOWING DEPTH OF TRENCH, PIPE INVERT AND RIM ELEVATIONS. AS-BUILT DRAWING SHALL BE SIGNED AND SEALED BY A LICENSED SURVEYOR AND TO BE CERTIFIED BY THIS OFFICE.

UNDERGROUND CONTRACTORS

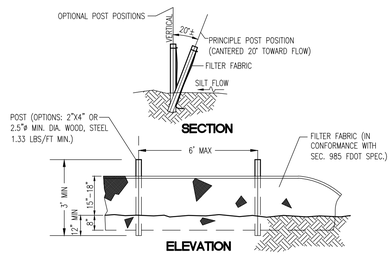
A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB3183, FLORIDA STATUES, WHICH INCORPORATES, BUT IS NOT LIMITED TO THE FOLLOWING:

1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
2. CONTRACTOR BIDS FOR TRENCHES EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.
3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.
4. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

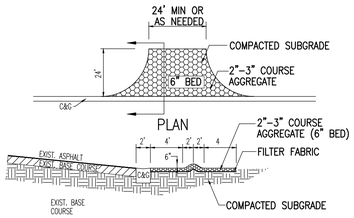


NOTE:
1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED. SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE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

DROP INLET SEDIMENT BARRIER
N.T.S.



TYPE III SILT FENCE
SCALE: NTS



SECTION

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

LEGAL DESCRIPTION

LOT 7, BLOCK 17, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 13-2227-001-3180

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Check positive response codes before you dig!

INDEX OF SHEETS:

C-1 CIVIL COVER SHEET AND NOTES
C-2 PAVING, GRADING AND DRAINAGE PLAN
C-3 PROPOSED ONSITE WATER AND SEWER PLAN
C-4 STANDARD DETAILS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438

Revisions	By:
1. DRC (2/8/22)	R.M.M.

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SERGIO C. LABISTE LICENSE No. 61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 06/10/22 Seal
SERGIO C. LABISTE P.E. #61733

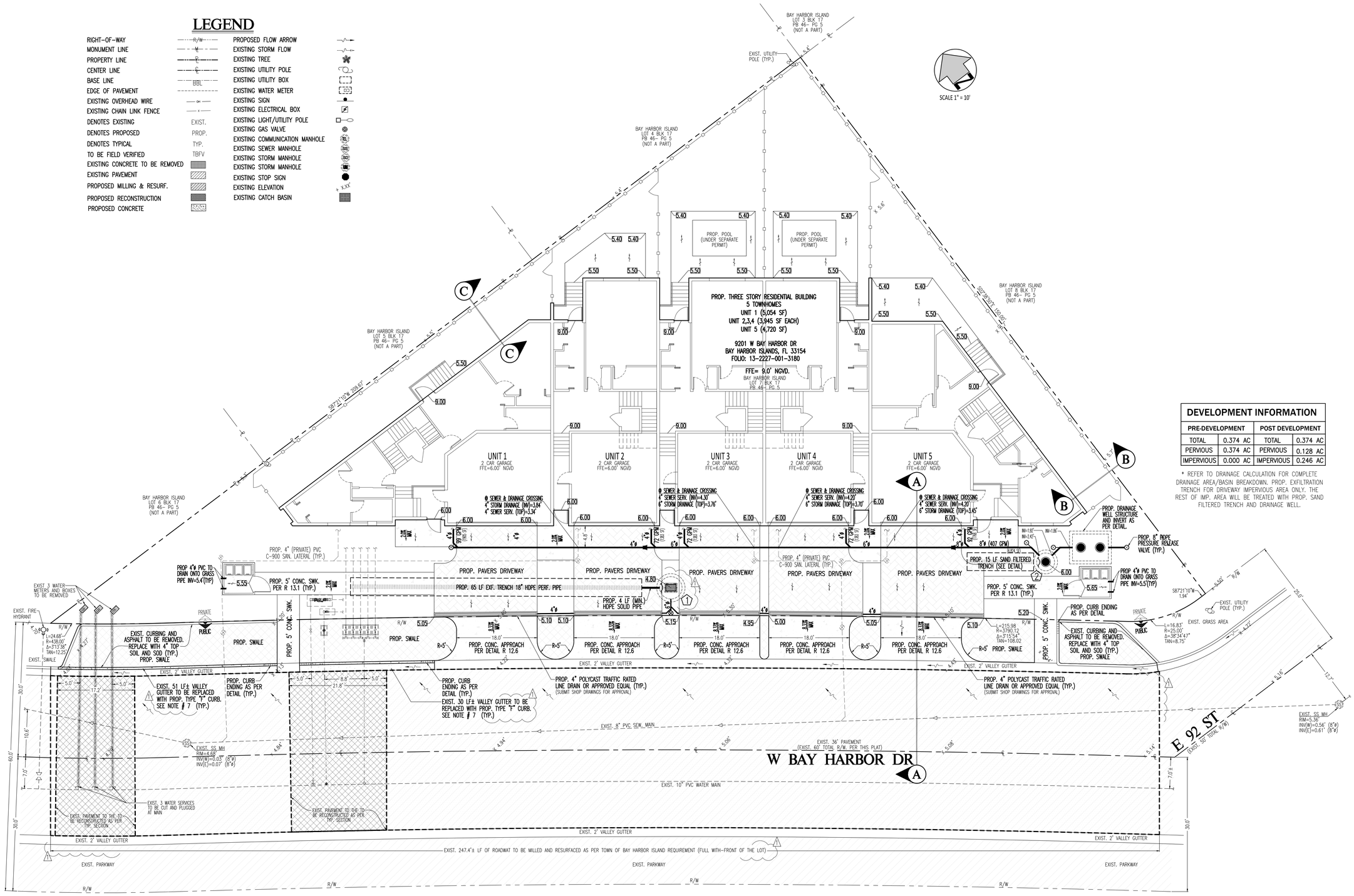
Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: C-1
Sheet Title: CIVIL COVER SHEET AND NOTES

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

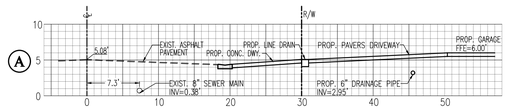
LEGEND

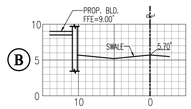
RIGHT-OF-WAY	R/W	PROPOSED FLOW ARROW	
MONUMENT LINE	M	EXISTING STORM FLOW	
PROPERTY LINE	P	EXISTING TREE	
CENTER LINE	C	EXISTING UTILITY POLE	
BASE LINE	BBL	EXISTING UTILITY BOX	
EDGE OF PAVEMENT		EXISTING WATER METER	
EXISTING OVERHEAD WIRE	OH	EXISTING SIGN	
EXISTING CHAIN LINK FENCE	x	EXISTING ELECTRICAL BOX	
DENOTES EXISTING	EXIST.	EXISTING LIGHT/UTILITY POLE	
DENOTES PROPOSED	PROP.	EXISTING GAS VALVE	
DENOTES TYPICAL	TYP.	EXISTING COMMUNICATION MANHOLE	
TO BE FIELD VERIFIED	TBFV	EXISTING SEWER MANHOLE	
EXISTING CONCRETE TO BE REMOVED		EXISTING STORM MANHOLE	
EXISTING PAVEMENT		EXISTING STORM MANHOLE	
PROPOSED MILLING & RESURF.		EXISTING STOP SIGN	
PROPOSED RECONSTRUCTION		EXISTING ELEVATION	x.xx'
PROPOSED CONCRETE	EXIST.	EXISTING CATCH BASIN	

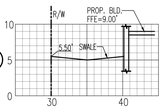


DEVELOPMENT INFORMATION			
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	0.374 AC	TOTAL	0.374 AC
PERVIOUS	0.374 AC	PERVIOUS	0.128 AC
IMPERVIOUS	0.000 AC	IMPERVIOUS	0.246 AC

* REFER TO DRAINAGE CALCULATION FOR COMPLETE DRAINAGE AREA/BASIN BREAKDOWN. PROP. EXFILTRATION TRENCH FOR DRIVEWAY IMPERVIOUS AREA ONLY. THE REST OF IMP. AREA WILL BE TREATED WITH PROP. SAND FILTERED TRENCH AND DRAINAGE WELL.







GRADING SECTIONS

SCALE: 1"=10'

PROPOSED STRUCTURES TABLE

FOR VALUES AND PROCEDURES USED TO DETERMINE LENGTH OF PROPOSED EXFILTRATION TRENCH SEE DRAINAGE CALCULATIONS

CB #	STRUCT.	RIM ELEV.	PIPE SIZE/DIRECTION	BAFFLE/DIRECTION	PIPE INV/DIRECTION	FRAME/GRATE	TRENCH
1	TYPE "P"	4.80'	18"ø/NW	(1) BAFFLE/NW	1.30'/NW	PER SD 2.3	65 LF
2	TYPE "P"	6.00'	15"ø/NW | 8"ø/N,E	(1) BAFFLE/NW	2.42/N | 1.92'/E	PER SD 4.4	N/A

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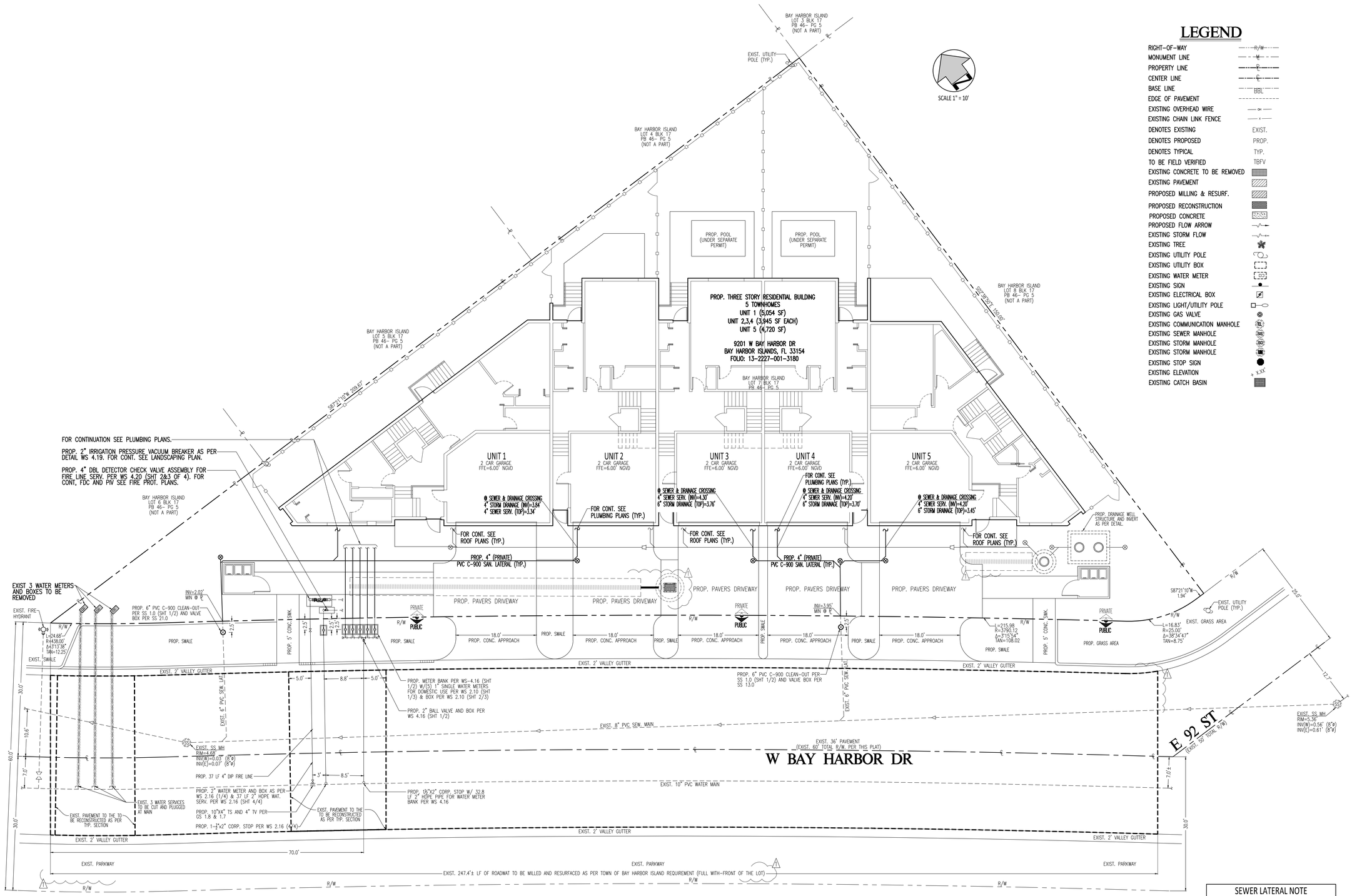
Date: 06/10/22 Seal

SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: C-2

Sheet Title: PROPOSED PAVING, GRADING AND DRAINAGE PLAN



LEGEND

RIGHT-OF-WAY	R/W
MONUMENT LINE	M
PROPERTY LINE	℄
CENTER LINE	℄
BASE LINE	BBL
EDGE OF PAVEMENT	
EXISTING OVERHEAD WIRE	OH
EXISTING CHAIN LINK FENCE	x
DENOTES EXISTING	EXIST.
DENOTES PROPOSED	PROP.
DENOTES TYPICAL	TYP.
TO BE FIELD VERIFIED	TBFV
EXISTING CONCRETE TO BE REMOVED	
EXISTING PAVEMENT	
PROPOSED MILLING & RESURF.	
PROPOSED RECONSTRUCTION	
PROPOSED CONCRETE	
PROPOSED FLOW ARROW	
EXISTING STORM FLOW	
EXISTING TREE	
EXISTING UTILITY POLE	
EXISTING UTILITY BOX	
EXISTING WATER METER	
EXISTING SIGN	
EXISTING ELECTRICAL BOX	
EXISTING LIGHT/UTILITY POLE	
EXISTING GAS VALVE	
EXISTING COMMUNICATION MANHOLE	TEL
EXISTING SEWER MANHOLE	SAN
EXISTING STORM MANHOLE	STO
EXISTING STORM MANHOLE	
EXISTING STOP SIGN	
EXISTING ELEVATION	+ X.XX'
EXISTING CATCH BASIN	

SEWER LATERAL NOTE
CONTRACTOR TO VERIFY BEFORE CONSTRUCTION THE EXISTING INVERT ELEVATION IS SUFFICIENT FOR CONNECTION.

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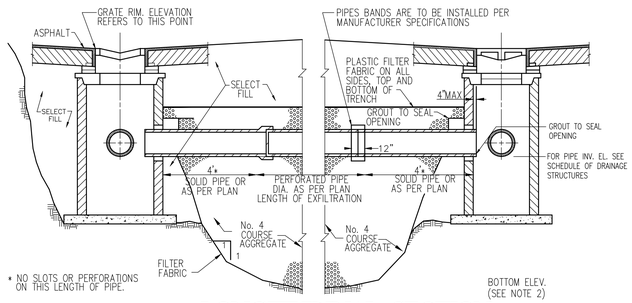
Sheet No: C-3
Sheet Title: PROPOSED WATER AND SEWER PLAN

DRAINAGE WELL CONSTRUCTION NOTES

1. DRAINAGE WELL SHALL BE DRILLED TO A DEPTH AS DETERMINED BY THE DRILLER IN ORDER TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM CHLORIDE CONCENTRATIONS OF 1,500 MILLIGRAMS PER LITER & 10,000 MILLIGRAMS PER LITER OF TOTAL DISSOLVED SOLIDS (TDS).
2. WELL SHALL HAVE AN UPPER CASING OF A MINIMUM OF 24 INCHES IN DIAMETER, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT AND GROUT SEALED AT LEAST 3 FEET BELOW THE CAP OF THE UPPERMOST ROCK FORMATION TO BE DEVELOPED, CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
3. WELL SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. THE COMPLETED WELL SHALL BE PUMPED AT A RATE TO MEET MIAMI DADE COUNTY REQUIREMENTS FOR ALLOWABLE DRAW DOWN AND TEST DURATION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST.

   FOR FURTHER DRAINAGE WELL DETAILS, SEE DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DRAWING # DWD-01, NOTES MODIFIED AS FOLLOWS:

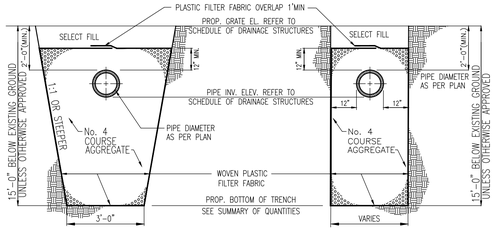
   DRAINAGE WELL SHALL BE STEEL CASING WITH 3/8" WALL THICKNESS (FY = 42 K.S.I.) MEETING A.S.T.M. A53/A53M-99B, A135-01, A252-98, A589-96 OR AMERICAN PETROLEUM INSTITUTE API 5L-2000. WELL CASINGS CONFORMING TO THE AFOREMENTIONED SHALL ALSO CONFORM TO THE AMERICAN NATIONAL STANDARD FOR WELDED AND SEAMLESS WROUGHT STEEL PIPE (ANSI/ASME B36.10M-2000). ALL WELL CASING SHALL BE STENCILED WITH THE APPLICABLE STANDARD, OR PROPER DOCUMENTATION OF MANUFACTURER SPECIFICATIONS MUST BE SUPPLIED TO THE PERMITTING AUTHORITY UPON REQUEST. SHOULD CONTRACTOR WANT TO USE A CASING OR LINER PIPE NOT PREVIOUSLY APPROVED BY THE DEPARTMENT CONTRACTOR SHALL SUBMIT DOCUMENTATION JUSTIFYING THE USE OF SUCH MATERIALS WOULD PROVIDE EQUIVALENT MATERIAL STRENGTH AND DURABILITY.
7. 48 HOURS IN ADVANCE OF DIGGING OPERATIONS, THE CONTRACTOR SHALL CONTACT THE UNDERGROUND NOTIFICATION CENTER AT 1800-432-4770 AS WELL AS UTILITY OWNERS.



LONGITUDINAL SECTION

NOTES:

1. AFTER THE COURSE AGGREGATE 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 No. 4 COURSE AGGREGATE WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. REFER TO ROADWAY RESTORATION DETAIL FOR FRENCH DRAIN INSTALLATION UNDER PAVEMENT



ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

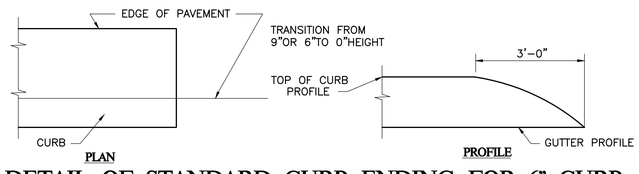
TRANSVERSE SECTION

NOTES:

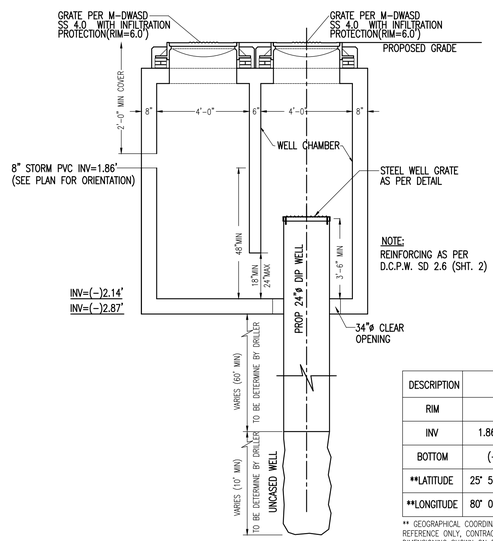
1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE AND APPROVED.
3. IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.

EXFILTRATION TRENCH DETAIL

N.T.S. SD 1.1



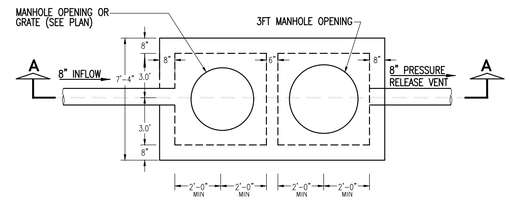
DETAIL OF STANDARD CURB ENDING FOR 6" CURB



SECTION A

DESCRIPTION	1
RIM	6.00'
INV	1.86' (8"ø)
BOTTOM	(-)2.14'
**LATITUDE	25° 52' 58.4" N
**LONGITUDE	80° 07' 54.5" W

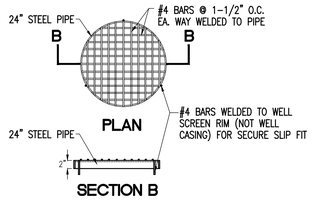
** GEOGRAPHICAL COORDINATES PROVIDED FOR REFERENCE ONLY, CONTRACTOR SHALL FOLLOW DIMENSIONING SHOWN ON PLAN FOR CONST. OF WELL.



TOP SLAB PLAN

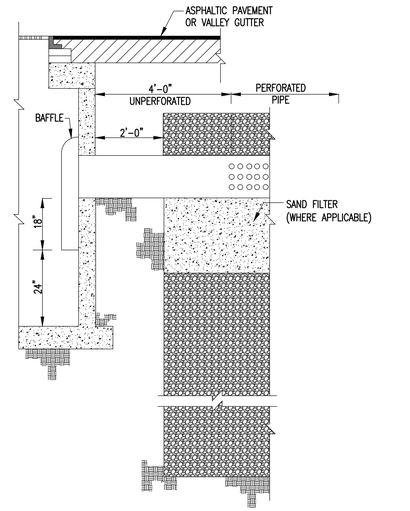
DRAINAGE WELL DETAIL

SCALE: NTS 8'-6" X 6'-0" INTERIOR



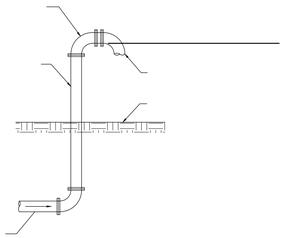
SECTION B

STEEL WELL GRATE DETAIL



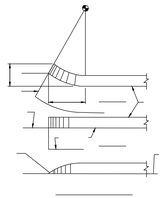
FRENCH DRAIN CONNECTION DETAIL

NTS



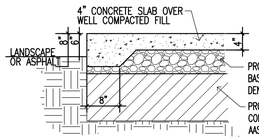
VENT ELEVATION DETAIL

NTS



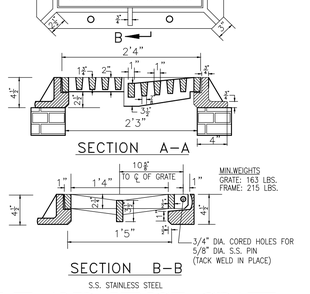
STANDARD CURB NOSING

NTS



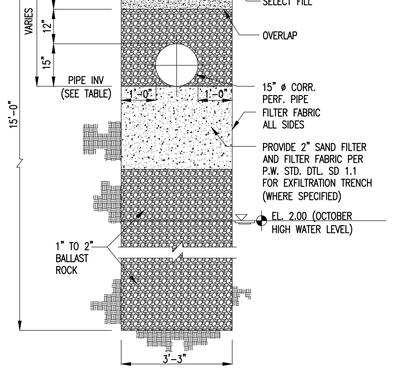
SIDEWALK THICKENED EDGE DETAIL

N.T.S.



FRAME AND HINGE GRATE

NTS SD 2.3

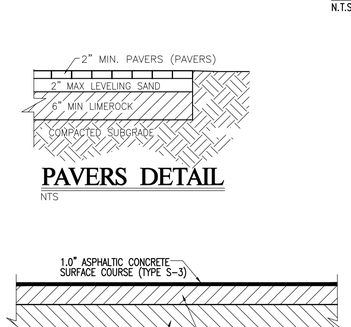


15" FRENCH DRAIN SECTION

NTS (SAND FILTERED)

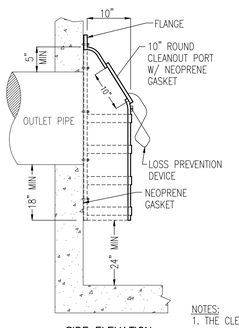
PAVERS DETAIL

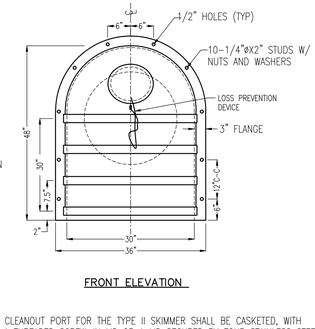
NTS



ON-SITE TYPICAL SECTION

N.T.S.

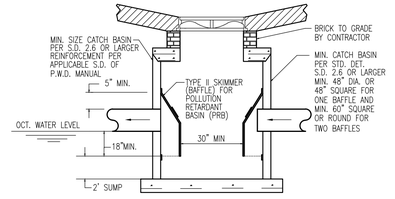




NOTES:
1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE CASKETED, WITH EITHER A THREADED SCREW-IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK-RELEASE LATCHES.
2. THE BACKS OF SKIMMERS MUST CONFORM TO THE SHAPE OF THE BASIN WALLS ON WHICH THEY ARE MOUNTED.

TYPE II SKIMMER FOR FRENCH-DRAIN OUTLETS

N.T.S.



TYPICAL CATCH BASIN DETAIL

NTS

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FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438

Revisions	By:
1. DRC (2/8/22)	R.M.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 06/10/22 Seal

SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: C-4

Sheet Title: STANDARD DETAILS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

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

a. EASEMENTS, IF REQUIRED.
b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
c. ABSOLUTE BILL OF SALE
d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT).
ii. DFVFI OFFER'S CONTRACT BOND (I.F., CONTRACT AGREEMENT).
e. "RECORD DRAWING" PRINTS (24"x36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
g. BILL OF SALE SKETCH (8½"x11") FOR WATER AND SEWER, SEPARATELY.

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

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	
03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5
07/20/2016	D.V.		SHEET 1 OF 2

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

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

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

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	
03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	GS 0.5
07/20/2016	D.V.		SHEET 2 OF 2

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



LOCATION MAP
SCALE 1" = 300' S27-T52-R42

LEGAL DESCRIPTION

LOT 7, BLOCK 17, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 13-2227-001-3180

SCOPE OF WORK

PROPOSED CLEAN OUT FOR EXISTING SANITARY SEWER LATERALS, FIRE LINE, IRRIGATION SERVICE AND WATER SERVICE FOR PROPOSED THREE STORY RESIDENTIAL BUILDING (5 TOWNHOMES)

BAY HARBOR ISLAND NOTES

1. OWNER SHALL HIRE A LICENSED PLUMBER AT TIME OF CITY INSTALLATION OF 10" WATERMAIN IN RIGHT OF WAY AND REMOVE EXISTING WATER METERS AS INDICATED IN PLANS.
2. 12" MINIMUM VERTICAL SEPARATION REQUIRED AT ALL CROSSINGS UTILITIES SHALL BE MAINTAINED.
3. AS INDICATED ON 811 LOGO, CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED, R/W EASEMENTS, PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN 12" MINIMUM SEPARATION BETWEEN UTILITIES.
5. CONTRACTOR SHALL PROVIDE PRE CONSTRUCTION PHOTOS TO FIELD INSPECTOR AND POST CONSTRUCTION PHOTOS PRIOR TO FINAL INSPECTION.
6. EROSION CONTROL METHODS SHALL BE MAINTAINED THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. IF ANY STRUCTURE OR UTILITY IS IMPACTED IN THE RIGHT OF WAY, THEN CONTRACTOR SHALL RESTORE IT TO EXISTING CONDITIONS OR BETTER AT THE CONTRACTORS EXPENSE
8. ELEVATIONS REFER TO NGVD.

SALTWATER INTRUSION AREA. All PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASEMENT PER M-DWASD DETAIL A 9.0.

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

ALL ELEVATIONS REFER TO N.G.V.D. 1929

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

INDEX OF SHEETS:

WS-1 CIVIL COVER SHEET AND NOTES
WS-2 PROPOSED WATER AND SEWER PLAN
WS-3 PROPOSED WATER AND SEWER PROFILES
WS-4 STANDARD WATER AND SEWER DETAILS
WS-5 STANDARD WATER AND SEWER DETAILS

(NOT PART OF M-D WASD NOTES NOR APPROVAL)

RER-DERM WATER-SEWER GENERAL NOTES

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

Rev. 4/30/2018

p:\pollution regulation\delegated erm permitting\ww-ssrc_extensions\sewer extensions\forms and package\ie application package\ie permit package\package march-2017\rer-derm-notes official last one-revised(2018-0429).doc

(NOT PART OF M-WASD NOTES NOR APPROVAL)

THE FOLLOWING ARE REQUIREMENTS PER DEPARTMENT OF HEALTH

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

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

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

FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
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Revisions	By:
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SERGIO C. LABISTE LICENSE No. 61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 06/10/22 Seal
SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: WS-1
Sheet Title: CIVIL COVER SHEET AND NOTES

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

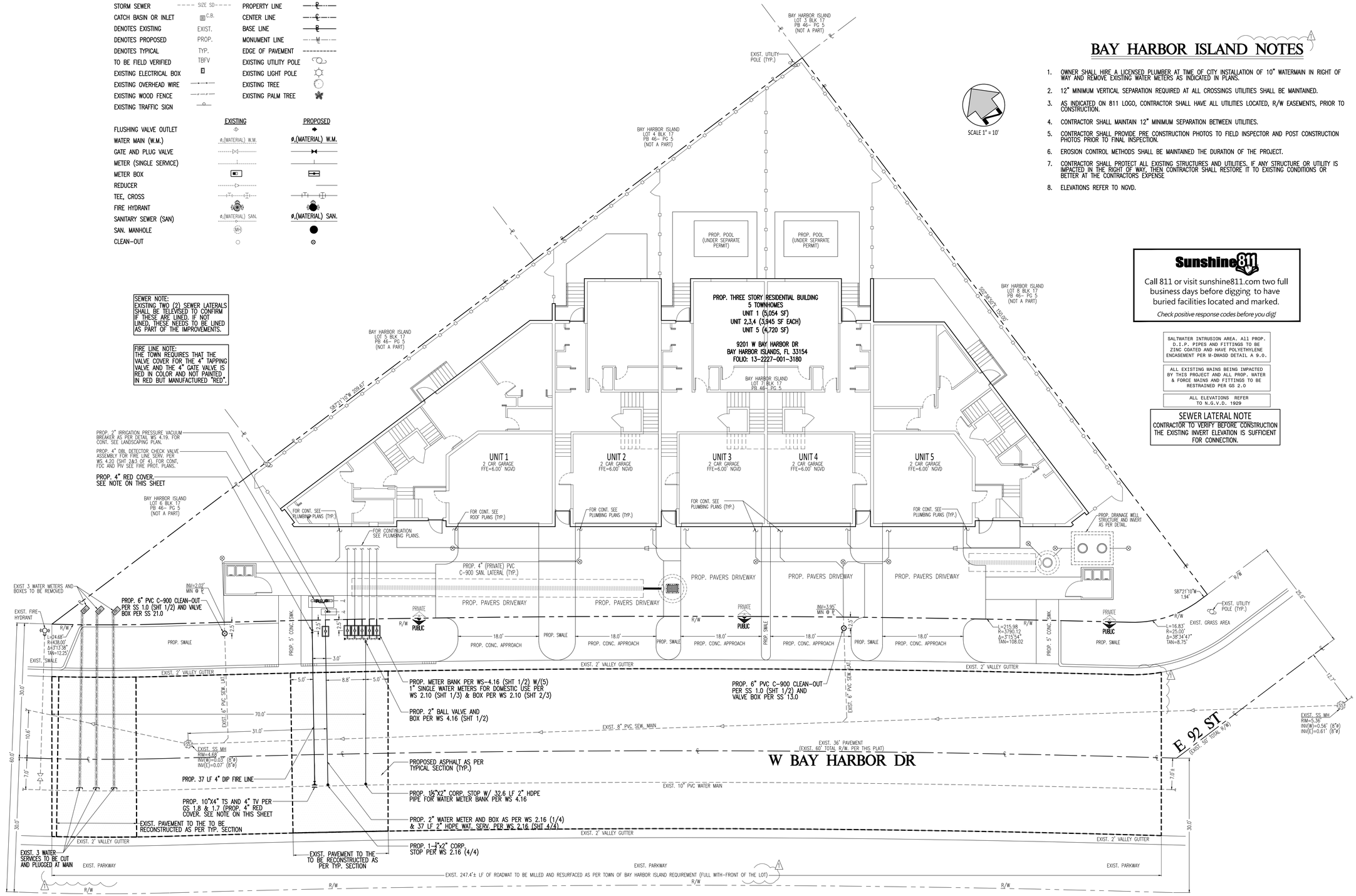
LEGEND

GAS MAIN	SIZE G	RIGHT-OF-WAY	R/W
STORM SEWER	SIZE SD	PROPERTY LINE	P
CATCH BASIN OR INLET	C.B.	CENTER LINE	℄
DENOTES EXISTING	EXIST.	BASE LINE	B
DENOTES PROPOSED	PROP.	MONUMENT LINE	M
DENOTES TYPICAL	TYP.	EDGE OF PAVEMENT	
TO BE FIELD VERIFIED	TBFV	EXISTING UTILITY POLE	
EXISTING ELECTRICAL BOX		EXISTING LIGHT POLE	
EXISTING OVERHEAD WIRE		EXISTING TREE	
EXISTING WOOD FENCE		EXISTING PALM TREE	
EXISTING TRAFFIC SIGN			

	EXISTING	PROPOSED
FLUSHING VALVE OUTLET		
WATER MAIN (W.M.)	ø,(MATERIAL) W.M.	ø,(MATERIAL) W.M.
GATE AND PLUG VALVE		
METER (SINGLE SERVICE)		
METER BOX		
REDUCER		
TEE, CROSS		
FIRE HYDRANT		
SANITARY SEWER (SAN)	ø,(MATERIAL) SAN.	ø,(MATERIAL) SAN.
SAN. MANHOLE	MH	
CLEAN-OUT		

SEWER NOTE:
EXISTING TWO (2) SEWER LATERALS SHALL BE TELEVISED TO CONFIRM IF THESE ARE LINED. IF NOT LINED, THESE NEEDS TO BE LINED AS PART OF THE IMPROVEMENTS.

FIRE LINE NOTE:
THE TOWN REQUIRES THAT THE VALVE COVER FOR THE 4" TAPPING VALVE AND THE 4" GATE VALVE IS RED IN COLOR AND NOT PAINTED IN RED BUT MANUFACTURED "RED".



BAY HARBOR ISLAND NOTES

1. OWNER SHALL HIRE A LICENSED PLUMBER AT TIME OF CITY INSTALLATION OF 10" WATERMAIN IN RIGHT OF WAY AND REMOVE EXISTING WATER METERS AS INDICATED IN PLANS.
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8. ELEVATIONS REFER TO NGVD.

Sunshine811
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Check positive response codes before you dig!

SALTWATER INTRUSION AREA. All PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASEMENT PER M-DWASD DETAIL A 9.0.

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

ALL ELEVATIONS REFER TO N.G.V.D. 1929

SEWER LATERAL NOTE
CONTRACTOR TO VERIFY BEFORE CONSTRUCTION THE EXISTING INVERT ELEVATION IS SUFFICIENT FOR CONNECTION.

FIVE TOWNHOMES FOR BAY HARBOR III
9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438

Revisions	By:
1. DRC (2/8/22)	R.M.M.

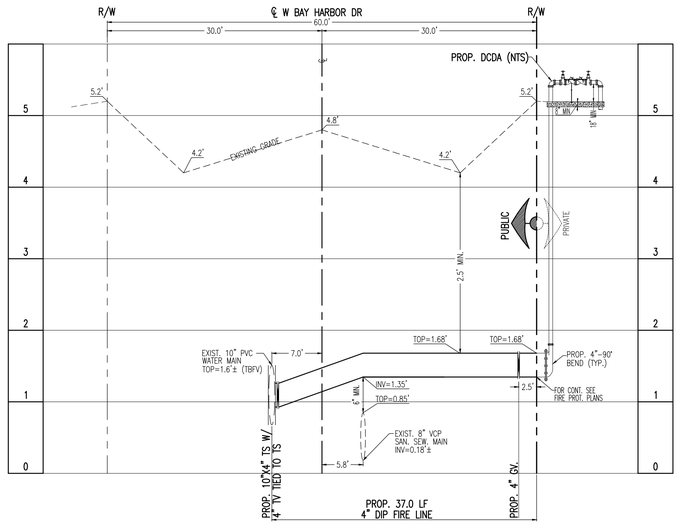
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SERGIO C. LABISTE LICENSE No. 61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 06/10/22 Seal
SERGIO C. LABISTE P.E. #61733

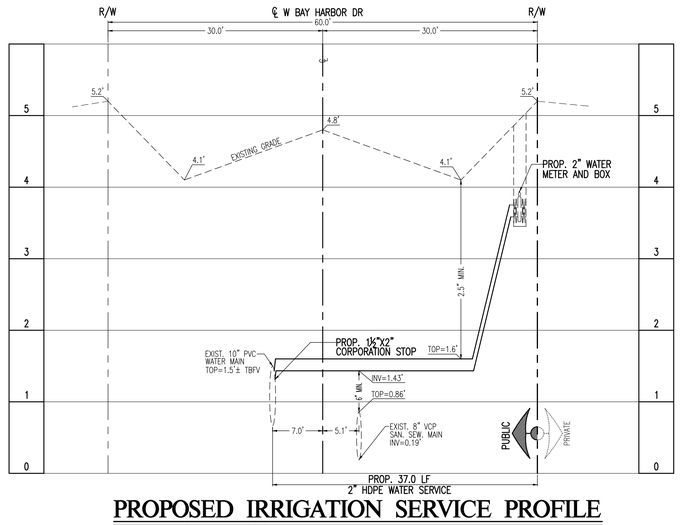
Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No:
WS-2
Sheet Title:
PROPOSED WATER AND SEWER PLAN



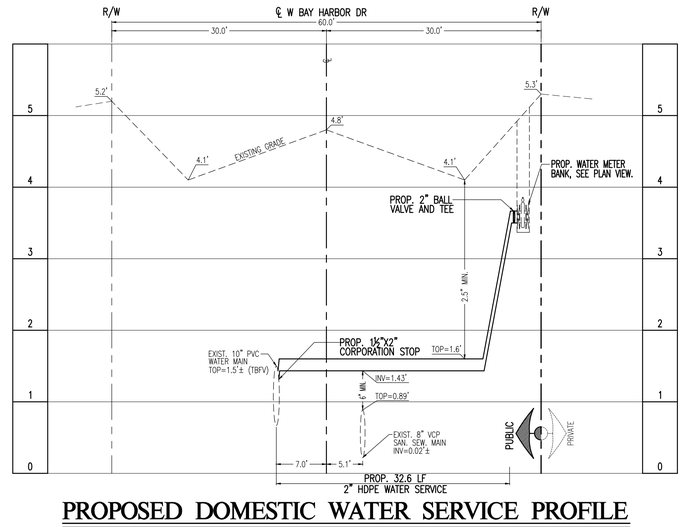
PROPOSED 4" DIP FIRE LINE PROFILE

SCALE: HORIZ. 1"=10', VERT. 1"=1' W BAY HARBOR DR



PROPOSED IRRIGATION SERVICE PROFILE

SCALE: HORIZ. 1"=10', VERT. 1"=1' W BAY HARBOR DR



PROPOSED DOMESTIC WATER SERVICE PROFILE

SCALE: HORIZ. 1"=10', VERT. 1"=1' W BAY HARBOR DR

SALTWATER INTRUSION AREA. All PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASEMENT PER M-DWASD DETAIL A 9.0.

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

ALL ELEVATIONS REFER TO N.G.V.D. 1929

Sunshine811

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FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

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Revisions	By:

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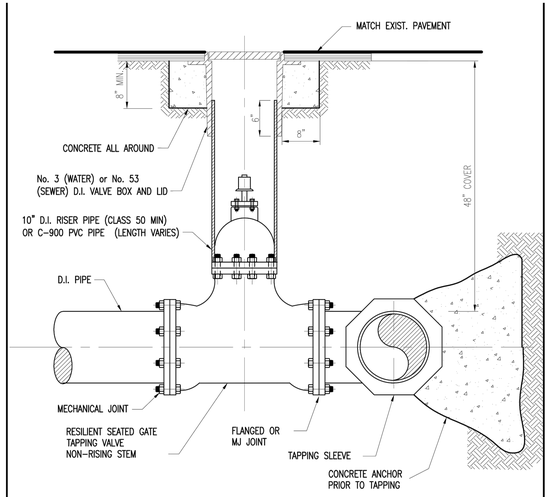
Date: 06/10/22 Seal

SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: WS-3

Sheet Title: PROPOSED WATER AND SEWER PROFILES



NOTES:

1. RESILIENT SEATED GATE TAPPING VALVE CAN BE USED FOR SEWER CONNECTION.
2. 18" CLEARANCE FROM FITTINGS AND BELLS.
3. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 "psi" PRIOR TO BEING TAPPED.
4. TAPPING ON CONCRETE MAINS SHALL BE PRESSURE TESTED AT A LOWER PRESSURE THAN THE ACTIVE OPERATING PRESSURE OF THE MAIN.

ITEM	CROSS REF.	SPEC. REF.
No.53 Valve Box	SS 13.0	
No.3 Valve Box	WS 3.11	
INSTALLATION	GS 1.8	

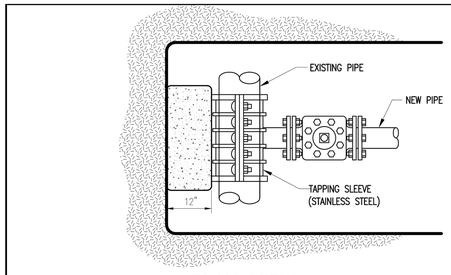
MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

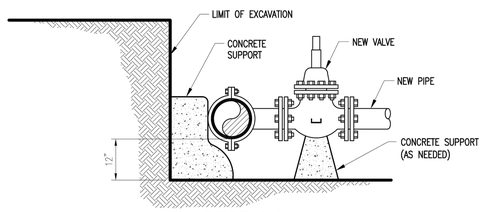
STANDARD DETAIL

TYPICAL TAPPING VALVE SETTING (16" AND SMALLER)

GS 1.7 — SHEET 1 OF 1



PLAN VIEW



SECTION

PROCEDURE:

1. CONTRACTOR TO INSTALL AND PRESSURE TEST TAPPING SLEEVE AND VALVE, WITNESSED BY M-D.WASD INSPECTOR.
2. ALL TAPS LARGER THAN 20 INCHES SMALL BE DONE BY A TAPPING SPECIALIST WITH CREDENTIALS ACCEPTABLE TO THE DEPARTMENT.
3. CONTRACTOR TO SUPPLY EQUIPMENT TO HANDLE TAPPING MACHINE & DEWATERING EQUIPMENT.
4. 18" CLEARANCE FROM FITTINGS AND BELLS.
5. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 psi PRIOR TO BEING TAPPED.

ITEM	CROSS REF.	SPEC. REF.

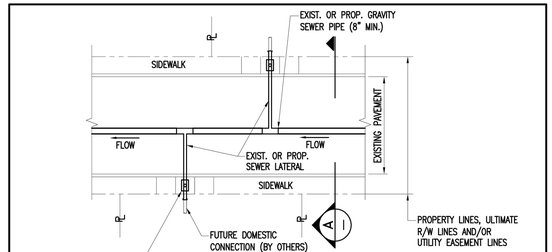
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01/22/2009	V.F.C.
07/20/2016	D.V.

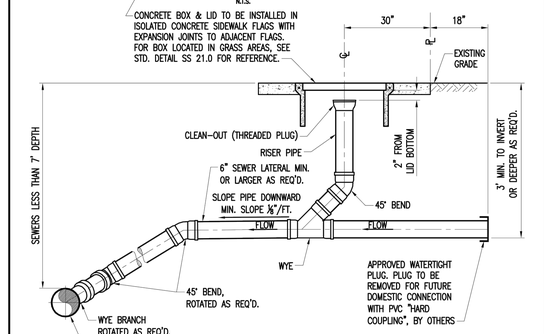
STANDARD DETAIL

TAPPING SLEEVE AND VALVE INSTALLATION (PROPOSED)

GS 1.8 — SHEET 1 OF 1



PLAN



SECTION A

ITEM	CROSS REF.	SPEC. REF.
SAN. SEWER CLEAN-OUT	SS 22.0	
GRAVITY SEWER SERVICE LATERALS		UC-310

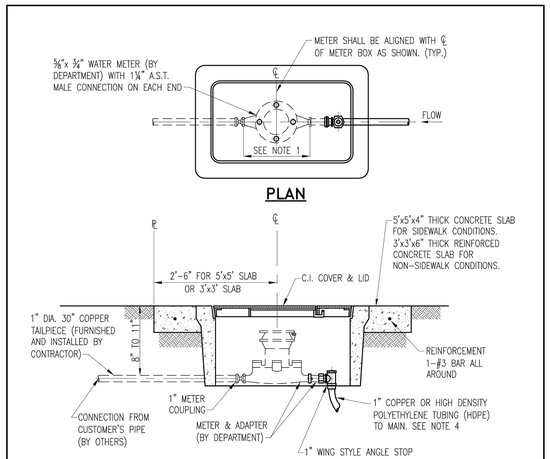
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ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL

GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

SS 1.0 — SHEET 1 OF 2



PLAN

SECTION

NOTES:

1. METER LAYING LENGTH AS SHOWN:
   10½" (OUTLET TO OUTLET) FOR ⅝" OR 1" METER (11" WITH GASKETS).
2. USE SINGLE METER BOX.
3. CONCRETE SLAB REINFORCEMENT SHALL HAVE 1-#3 BAR ALL AROUND.
4. USE 1" BLUE COLOR HDPE OR 1" COPPER TUBING FOR POTABLE WATER SERVICE. USE ONLY 1" PURPLE COLOR HDPE (NO COPPER ALLOWED) FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. WHEN USING 1" HDPE SERVICE A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STANDARD COPPER TRACE WIRE IS TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE SHALL BE ATTACHED TO WATER MAIN. WIRE MUST EXTEND INTO METER BOX.
7. IF USED FOR RECLAIMED WATER, THE COVER SHALL BE PERMANENTLY EMBOSSED WITH THE WORDING: "RECLAIMED WATER-DO NOT DRINK-NO BEBER-PA BOUE".
8. ALL SPACER TUBES AND TAILPIECES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
9. REPAIRS TO SLAB AND METER ARE PROHIBITED.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	

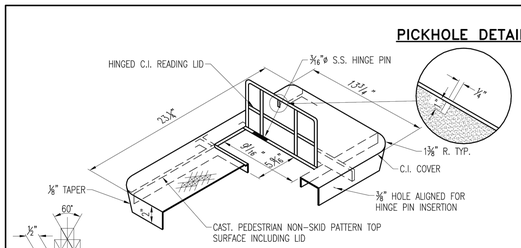
MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
06/01/2008	V.F.C.

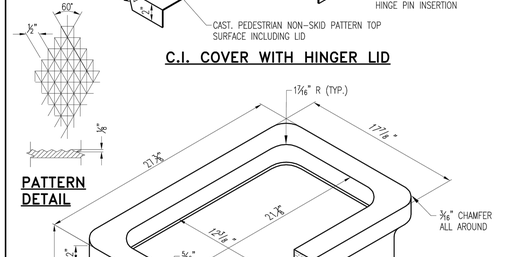
STANDARD DETAIL

SINGLE METER BOX INSTALLATION

WS 2.10 — SHEET 1 OF 3



C.I. COVER WITH HINGER LID



CONCRETE BODY

NOTES:

1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL. LID W.T.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	

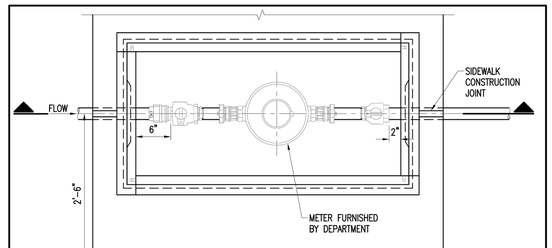
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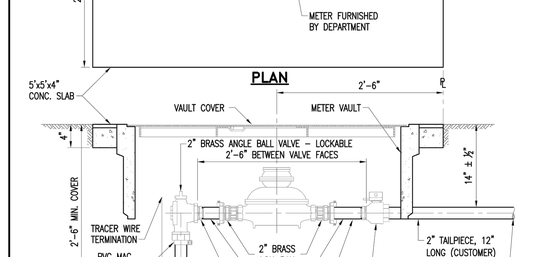
STANDARD DETAIL

SINGLE METER BOX DETAIL

WS 2.10 — SHEET 2 OF 3



PLAN



SECTION

NOTES:

1. USE 2'x4' METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PLAN	WS 4.10	
2'x4' METER VAULT	WS 2.17	

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

ISSUE DATE	APPROVED BY
05/31/2013	E.A.V.

STANDARD DETAIL

TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER

WS 2.16 — SHEET 1 OF 4

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FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

C A R L A B, I N C.
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Revisions	By:

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Date: 06/10/22 Seal

SERGIO C. LABISTE P.E. #61733

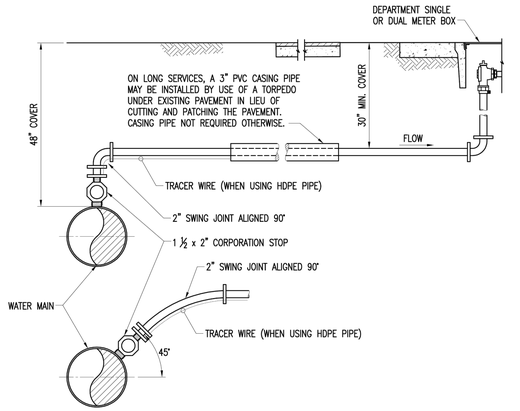
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Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No:

WS-4

Sheet Title:

STANDARD WATER AND SEWER DETAILS



NOTES:

1. CONTRACTOR HAS THE OPTION OF TAPPING AT 45°.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
3. PROVIDE 36" MIN. COVER FOR SERVICES INSTALLED WITHIN ARTERIAL ROADS (INCLUDING ALL SECTION LINE AND HALF-SECTION LINE ROADS).
4. INSTALL TAPPING SADDLE FOR: THICKNESS CLASS D.I. MAINS 4" & SMALLER, PRESSURE CLASS D.I. WATER MAINS 8" & SMALLER, OR WHEN MAIN IS PVC, HDPE OR AC PIPE.
5. WHEN MAIN IS SHALLOWER THAN 48", A ⅛ OR ¼ BEND MUST BE USED.
6. WHEN USING HDPE SERVICE PIPE, A TEN GAUGE BLUE TRACER WIRE TO BE TAPED TO THE PIPE EVERY 2 FT. WITH POLY OR DUCT TAPE. TRACER WIRE TO BE MECHANICALLY FASTENED TO THE MAIN WHEN A METAL WATER MAIN IS USED.
7. USE SERVICE SADDLE AND TAPPING SLEEVE FOR PVC RECLAIMED WATER MAIN.

ITEM	CROSS REF.	SPEC. REF.
DUAL METER BOX	WS 2.12	
SINGLE METER BOX	WS 2.10	3.02

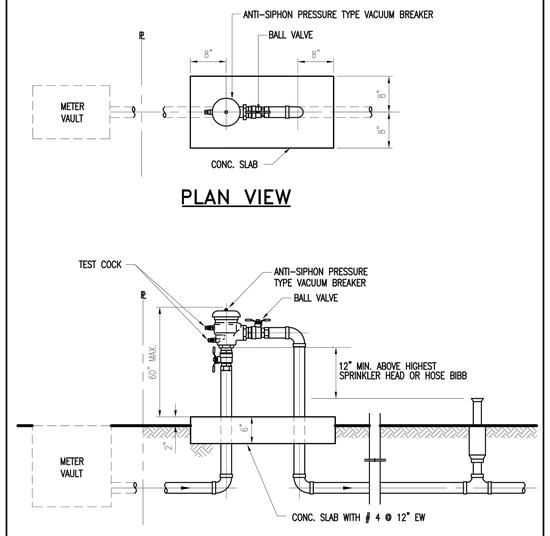
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ISSUE DATE	APPROVED BY
12/16/2009	V.F.C.

STANDARD DETAIL

TYPICAL 2" SERVICE CONNECTION (HDPE)

WS 2.16 SHEET 4 OF 4



ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS4.5	XX 0.0

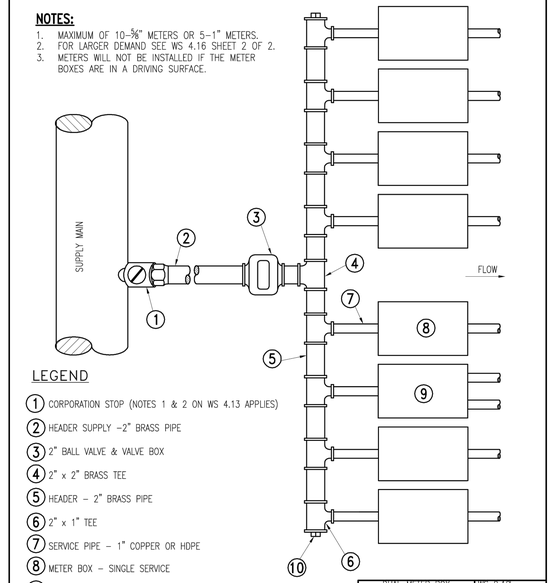
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ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

STANDARD DETAIL

PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY

WS 4.19 SHEET 1 OF 2



NOTES:

1. MAXIMUM OF 10-¾" METERS OR 5-1" METERS.
2. FOR LARGER DEMAND SEE WS 4.16 SHEET 2 OF 2.
3. METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.

LEGEND

1. CORPORATION STOP (NOTES 1 & 2 ON WS 4.13 APPLIES)
2. HEADER SUPPLY -2" BRASS PIPE
3. 2" BALL VALVE & VALVE BOX
4. 2" x 2" BRASS TEE
5. HEADER - 2" BRASS PIPE
6. 2" x 1" TEE
7. SERVICE PIPE - 1" COPPER OR HDPE
8. METER BOX - SINGLE SERVICE
9. METER BOX - DUAL SERVICE
10. 2" BRASS PLUG

ITEM	CROSS REF.	SPEC. REF.
DUAL METER BOX	WS 2.12	
SINGLE METER BOX	WS 2.10	
TYP. GATE VALVE	WS 1.0	

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

ISSUE DATE	APPROVED BY
11/01/2006	V.F.C.

STANDARD DETAIL

METER BANK - 2" SUPPLY

WS 4.16 SHEET 1 OF 2

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 0508 LEAD-FREE). IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING SINGLE CHECK VALVE DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITHIN PRIVATE PROPERTY.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

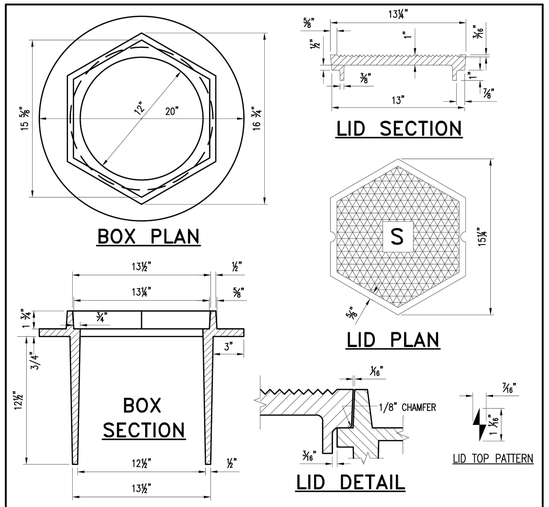
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ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL

DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES

WS 4.20 SHEET 3 OF 4



NOTES:

1. MACHINE FINISH BOTTOM OF COVER AND SEAT OF FRAME.
2. ALL DIMENSIONS ARE NET CASTING, NOT PATTERN.
3. FOUNDRY AND LOCATION SHALL BE CAST ON BOTTOM OF THE LID. (SEE WS 2.05)
4. MINIMUM WEIGHTS: RING: 134LBS COVER: 44LBS

ITEM	CROSS REF.	SPEC. REF.
XXXXX		

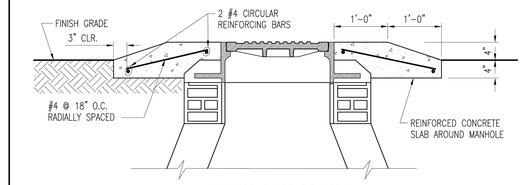
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06/25/2015	J.B.F.

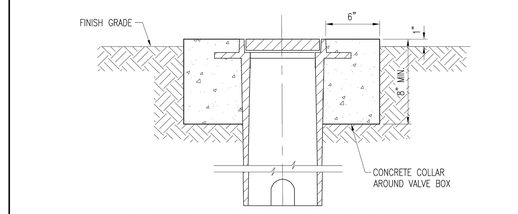
STANDARD DETAIL

No. 53 C.I. VALVE BOX AND LID

SS 13.0 SHEET 1 OF 1



MANHOLE IN GRASS AREA



VALVE BOX FOR WATER OR SEWER IN GRASS AREA

NOTES:

1. A "GRASS AREA" IS ANY AREA OTHER THAN PAVED SURFACE OR A SIDEWALK AREA.
2. IN "GRASS AREAS" THE TOP OF THE CONCRETE COLLAR OR SLAB SHALL BE FINISHED WITH THE TOP OF THE VALVE BOX OR MANHOLE.
3. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
4. CLEARANCE OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.

ITEM	CROSS REF.	SPEC. REF.
STANDARD MANHOLE	SS 6.0	
VALVE BOX AND LID	WS 3.10	

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

ISSUE DATE	APPROVED BY
06/01/2008	V.F.C.

STANDARD DETAIL

MANHOLE / VALVE BOX IN GRASS AREAS

SS 21.0 SHEET 1 OF 1

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438

Revisions	By:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

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

SERGIO C. LABISTE LICENSE No. 61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

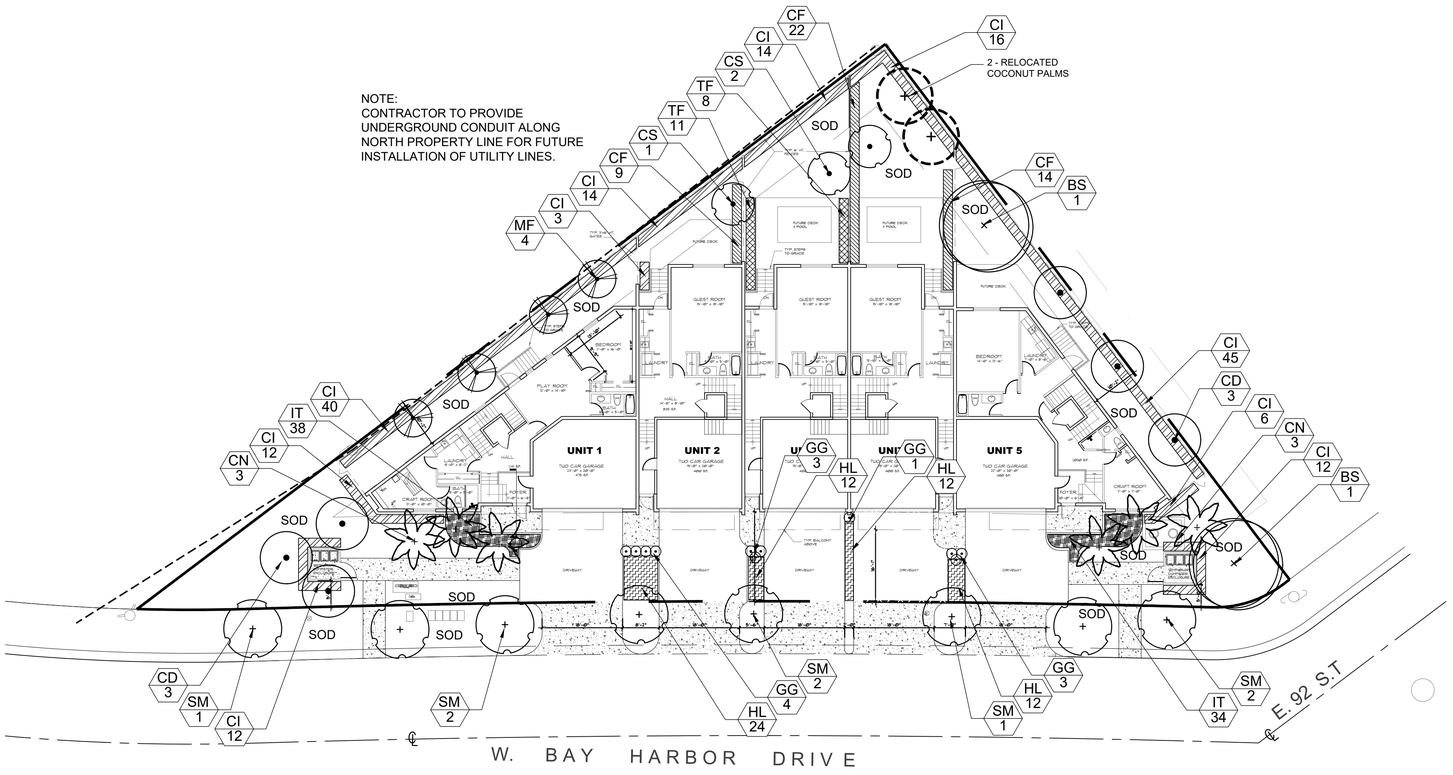
Date: 06/10/22 Seal

SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: WS-5

Sheet Title: STANDARD WATER AND SEWER DETAILS



Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native
Trees/ Palms					
CD	6	Coccoloba diversifolia	Pigeon Plum	12' Ht. x 4' Spr., 2.5" cal.	Yes
MF	4	Myrcianthes fragrans	Simpson's Stopper	12' Ht. x 5' Spr., 2.5" cal.	Yes
BS	2	Bursera simaruba	Gumbo Limbo	12' Ht x 4' Spr, 2.5" cal	Yes
CN	6	Cocos nucifera 'Green Malayan'	Coconut Palm	20' OA HT min. w/ 6' CT	No
CS	3	Cordia sebestena	Orange Geiger Tree	12' Ht x 4' Spr, 2.5" cal	Yes
SM	8	Swietenia mahagoni	Mahogany	15' Ht , 6' CT, 2.5" cal	Yes
Shrubs/Groundcovers					
CI	174	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes
CF	45	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.	No
HL	60	Hymenocallis latifolia/ Spider Lily	Hymenocallis latifolia/ Spider Lily	18" x 18", 24" O.C.	Yes
TF	19	Tripsacum floridana	Florida Gamma Grass	24" x 24", 24" O.C.	Yes
GG	11	Galphimia gracilis	Thryallis	24" x 24", 24" O.C.	No
IT	72	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18" x 18", 24" O.C.	No
Sod			St. Augustine		
Mulch			Shredded Melaleuca or Eucalyptus		

Landscape Code Legend

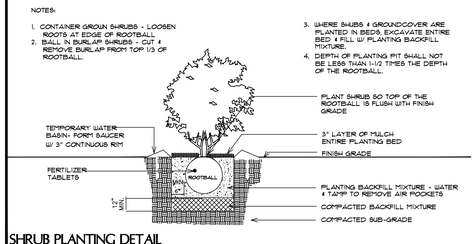
Site Address: 9201-9241 W Bay Harbor Drive
NET LOT AREA: 16,273 sf (.37 AC)

	Required	Provided
A. OPEN SPACE REQUIREMENT		
Net lot area = 16,273 sf x 20% =	3255 SF	5375 SF
B. MAXIMUM LAWN AREA ALLOWED		
3255 SF X 60% = 1953 SF + open space over code 2120 sf=	4073 SF	4060 SF
C SHADE TREES		
1. Number of shade trees required: 28 trees/ acre 28 x .37 AC = 11	11	17
2. Percentage of native trees required 11 x .50 =	6	15
3. Percentage drought tolerant and low maintenance species: 11 x .50	6	17
D. STREET TREES 1/35'		
West Bay Harbor Dr 256'/ 35' =	8	8
E. SHRUBS		
1. Number of shrubs required: Number of trees required x 10 = 19 x 10	190	381
2. Percentage of native shrubs required: 190 x .30	57	253
3. Percentage drought tolerant and low maintenance species required: 190 x .50 =	95	253

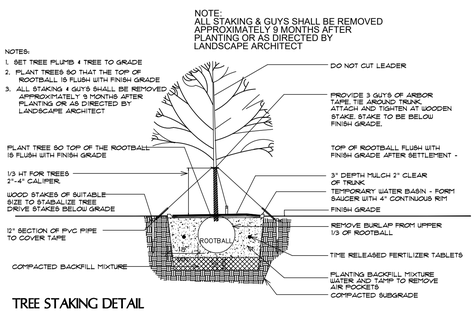
General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All road rock, concrete, asphalt and all other unnatural materials shall be removed from all landscape areas and replaced with approved planting soil prior to installation.
9. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent muck. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
10. All sodded areas to have a minimum of 2' of planting soil as described in note #9.
11. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
12. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
13. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
14. Only bio-degradable material can be attached to the trunks of trees.
15. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area. If trees are containerized ,the rootballs shall be shaved at the periphery and radial slices made to correct all circling roots and rootball deficiencies.
16. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
17. All planting shall be installed with fertilizer at time of planting.
18. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
19. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
20. All landscape and irrigation shall be installed in compliance with all local codes.
21. The plan shall take precedence over the plant list, should there be any discrepancy between the two.
22. A pre-construction meeting with the City Urban Forestry Department is required prior to the installation of any plant material.
23. All tree work shall be permitted and performed by a Broward County Tree Trimmer.
24. No landscape other than sod are allowed within 5 feet of any portion of City owned utilities within the public street right of way including meters, hydrants, service lines, etc. No street trees shall be placed on top of or 5 feet of either side of any City owned utility infrastructure. No trees, shrubs or obstruction shall be placed within a 3 foot radius of a City owned sewer lateral cleanout or water and/ or reuse meter.

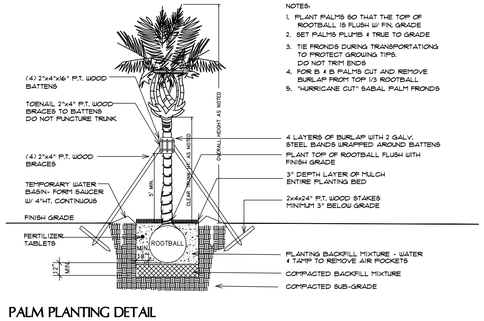
NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



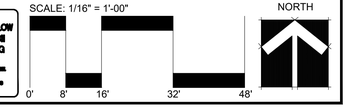
PALM PLANTING DETAIL

NOTES:
1. SOD AND IRRIGATE TO EDGE OF ROAD.
2. TREE REMOVAL PERMIT IS REQUIRED BY CITY PRIOR TO REMOVAL OF ANY TREES ON SITE.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROPRIATE SHRUB MATERIAL.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
Call 811 two business days before digging

LANDSCAPE PLAN

SCALE: 1/16" = 1'-00"



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DATE AND DESCRIPTION OF REVISION		
1	SITE & PLANTING REV.	04-14-2022

Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

LANDSCAPE PLAN

Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

ISSUED FOR DRC

DRAWN/CK'D:

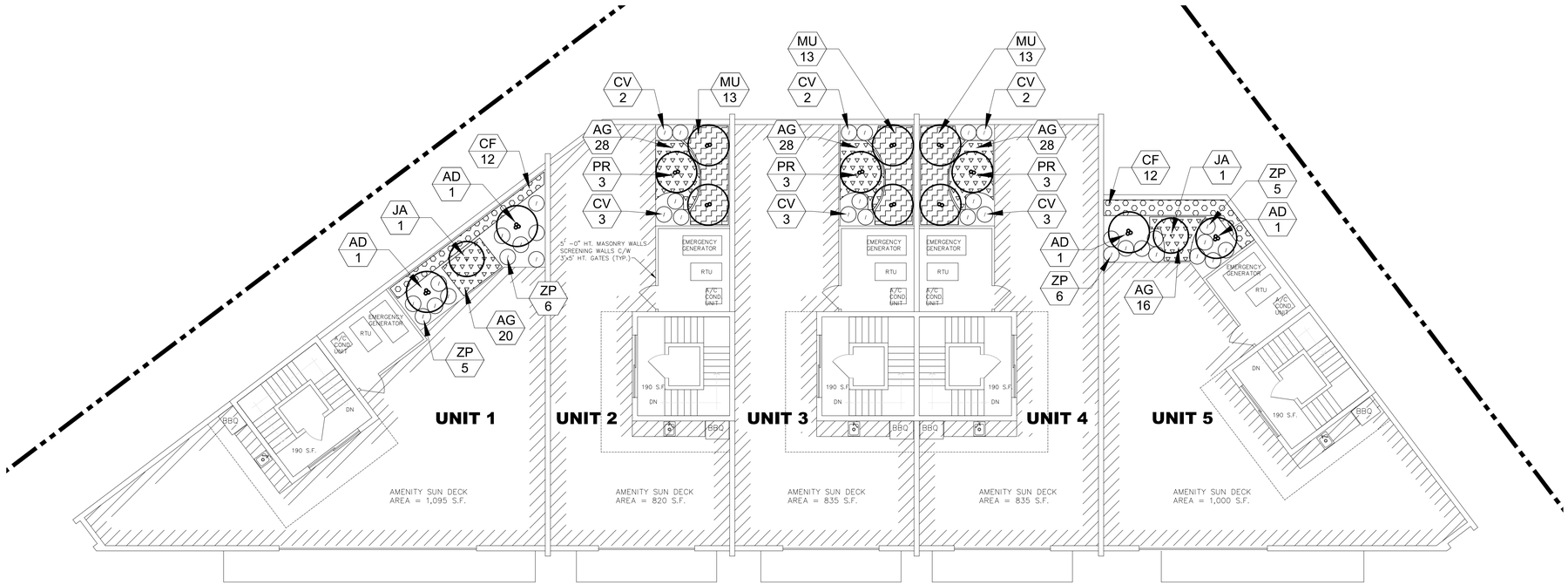
DATE ISSUED: **10-5-2021**

GJC PROJECT: **21-12** ©

L-1

Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
AD	4	Adonidia merrillii	Christmas Palm	8' Ht , triple trunk	No	HIgh
PR	9	Phoenix roebelenii	Pygmy Date Palm	4' Ht, double trunk	No	High
JA	2	Jatropha integerrima 'Compacta'	Jatropha	5' Ht, std	No	High
Shrubs/Groundcovers						
AG	36	Arachis glabrata	Rhizoma Peanut	4"x 10", 18" O.C.	No	High
CV	15	Codiaeum variegatum 'Franklin Roosevelt'	Croton	24" x 24", 24" O.C.	No	High
MU	39	Muhlenbergia capillaris	Muhly Grass	24" x 24", 24" O.C.	Yes	High
CF	24	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.	No	High
ZP	22	Zamia pumila	Coontie	16" x 16"	Yes	High
Mulch			Shredded Melaleuca or Eucalyptus			



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

NORTH

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DATE AND DESCRIPTION OF REVISION

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Architecture and Planning
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Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
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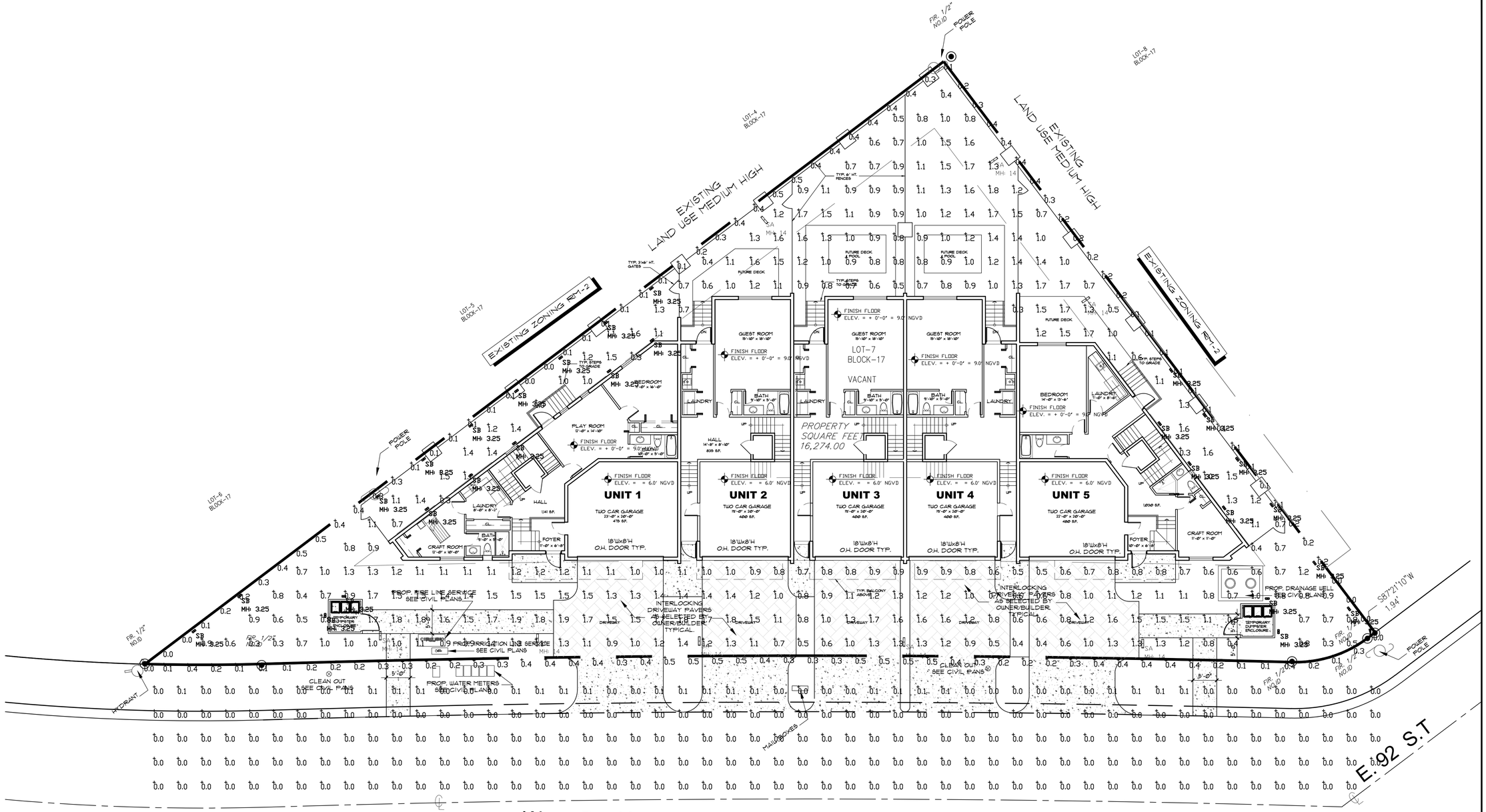
ROOF LANDSCAPE PLAN

Kimberly Moyer, PLA
Landscape Architecture
(954) 592-3695
k.moyerla@gmail.com
Lic. No. #LA0000952

ISSUED FOR DRC

DRAWN/CK'D: **PW / KM**
DATE ISSUED: **06-13-2022**
GJC PROJECT: **18-0** ©

L-3



NOTE: GARAGES AND ENTRY FOYERS ARE BELOW F.F.E. FLOOD VENTS TO BE ADDED AS NEEDED.

EXISTING ZONING RM-1

Luminaire Schedule: BAY HARBOR III - SITE_REV 2 BAY HARBOR ISLANDS, FL 07/08/2022

Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	15	SA	Single	Luminis Canada Inc.	BVA21-L1LK2A-TYP3-BVP614-***,***,***-HS-T15	POLE MOUNT A.F.G.	0.855	1834	13.9	13.9
	39	SB	Single	Luminis Canada Inc.	SN82SB-L1LK2A-K30-H30-***,***	39" BOLLARD	0.855	74	6.8	6.8
	3	SC	Single	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW	WALL MOUNT A.F.F. (bottom of fixture)	0.855	1164	10.0002	10

Calculation Summary: BAY HARBOR III - SITE_REV 2 BAY HARBOR ISLANDS, FL 07/08/2022

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.25	0.5	0.0	N.A.	N.A.
ROOF DECK	Illuminance	Fc	1.21	3.2	0.4	3.03	8.00
BEYOND PROPERTY LINE STREET	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
BUILDING ENTRANCES	Illuminance	Fc	0.94	1.4	0.5	1.88	2.80
DRIVEWAYS	Illuminance	Fc	1.11	1.9	0.4	2.78	4.75
FUTURE DECK & POOL	Illuminance	Fc	1.10	1.8	0.3	3.67	6.00
OPEN AREA AROUND FENCE	Illuminance	Fc	1.09	1.7	0.3	3.63	5.67
OPEN AREAS OUTSIDE FENCE	Illuminance	Fc	0.93	1.7	0.3	3.10	5.67
WALKWAYS	Illuminance	Fc	1.18	1.9	0.3	3.93	6.33

1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 10'

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DATE AND DESCRIPTION OF REVISION
1

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Florida 33304

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Five Townhomes for:
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PHOTOMETRIC SITE PLAN

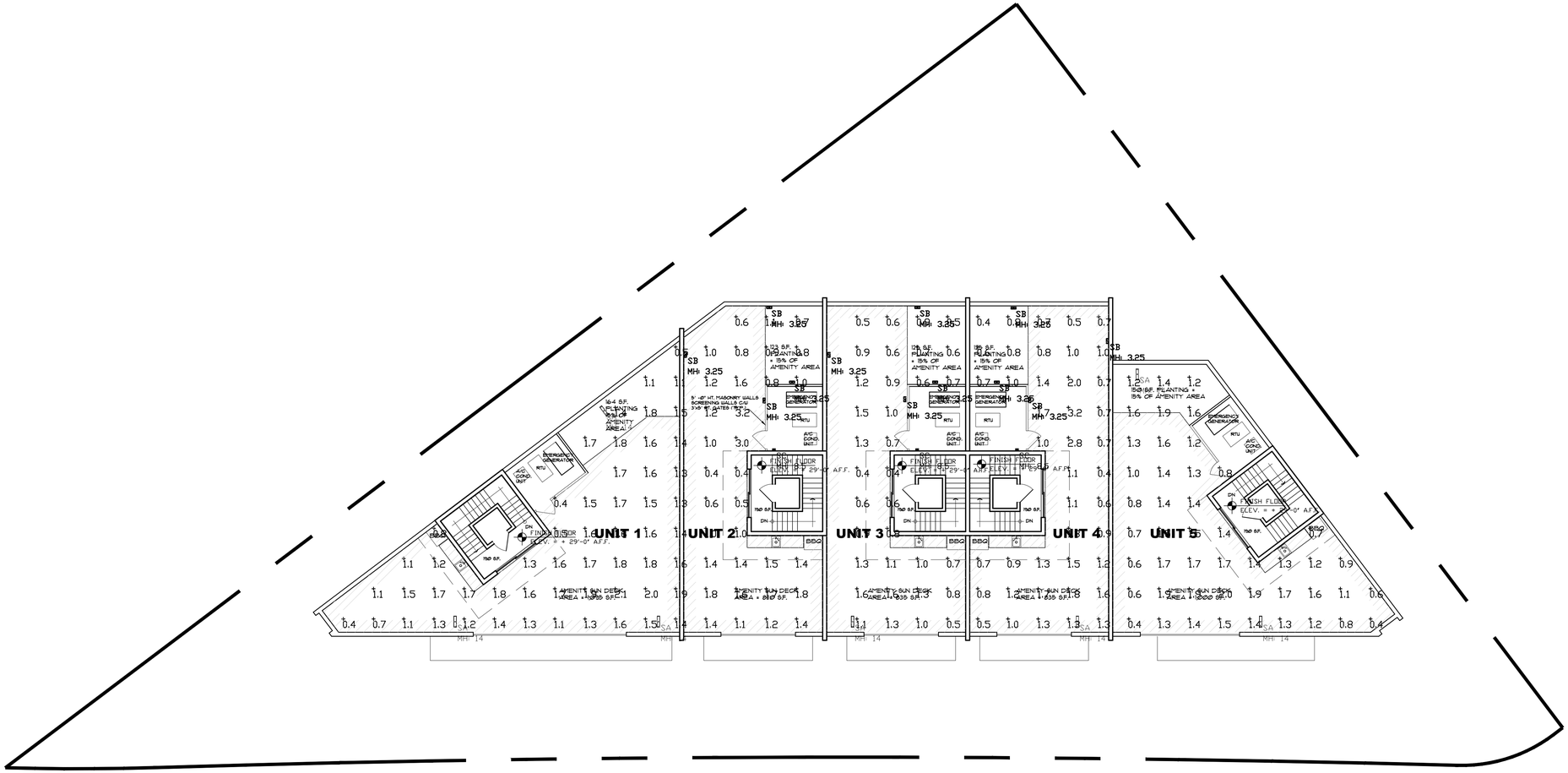
GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

ISSUED FOR DRC

DRAWN/CK'D: **COA/GJC**
DATE ISSUED: **03.20.18**
GJC PROJECT: **18-0** ©

PH-1



Luminaire Schedule: BAY HARBOR III - SITE_REV 2 BAY HARBOR ISLANDS, FL 07/08/2022

Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	15	SA	Single	Luminis Canada Inc.	BVA21-L1LK2A-TYP3-BVP014-***-***-HS-T1S	POLE MOUNT A.F.G.	0.855	1834	13.9	13.9
	39	SB	Single	Luminis Canada Inc.	SN82SB-L1LK2A-K30-H39-***-***	39" BOLLARD	0.855	74	6.8	6.8
	3	SC	Single	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW	WALL MOUNT A.F.F. (bottom of fixture)	0.855	1164	10.0002	10

Calculation Summary: BAY HARBOR III - SITE_REV 2 BAY HARBOR ISLANDS, FL 07/08/2022

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.25	0.5	0.0	N.A.	N.A.
ROOF DECK	Illuminance	Fc	1.21	3.2	0.4	3.03	8.00
BEYOND PROPERTY LINE STREET	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
BUILDING ENTRANCES	Illuminance	Fc	0.94	1.4	0.5	1.88	2.80
DRIVEWAYS	Illuminance	Fc	1.11	1.9	0.4	2.78	4.75
FUTURE DECK & POOL	Illuminance	Fc	1.10	1.8	0.3	3.67	6.00
OPEN AREA AROUND FENCE	Illuminance	Fc	1.09	1.7	0.3	3.63	5.67
OPEN AREAS OUTSIDE FENCE	Illuminance	Fc	0.93	1.7	0.3	3.10	5.67
WALKWAYS	Illuminance	Fc	1.18	1.9	0.3	3.93	6.33

1 PHOTOMETRIC ROOF PLAN
SCALE: 1" = 10'

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DATE AND DESCRIPTION OF REVISION
4

Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
gcarbonell@gjcarch.com
www.guscarbonell.com
T: 954.462.6565
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Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

PHOTOMETRIC ROOF PLAN

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

ISSUED FOR DRC

DRAWN/CK'D: **COA/GJC**
DATE ISSUED: **03.20.18**
GJC PROJECT: **18-0** ©

PH-2



BELLEVUE BVA21

PRODUCT FAMILY	BELLEVUE
LOCATION	Exterior
APPLICATION	Wet location

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Advanced optical system features high performance micro-prisms organized to create a uniformly illuminated surface and directs precise light exactly where needed.

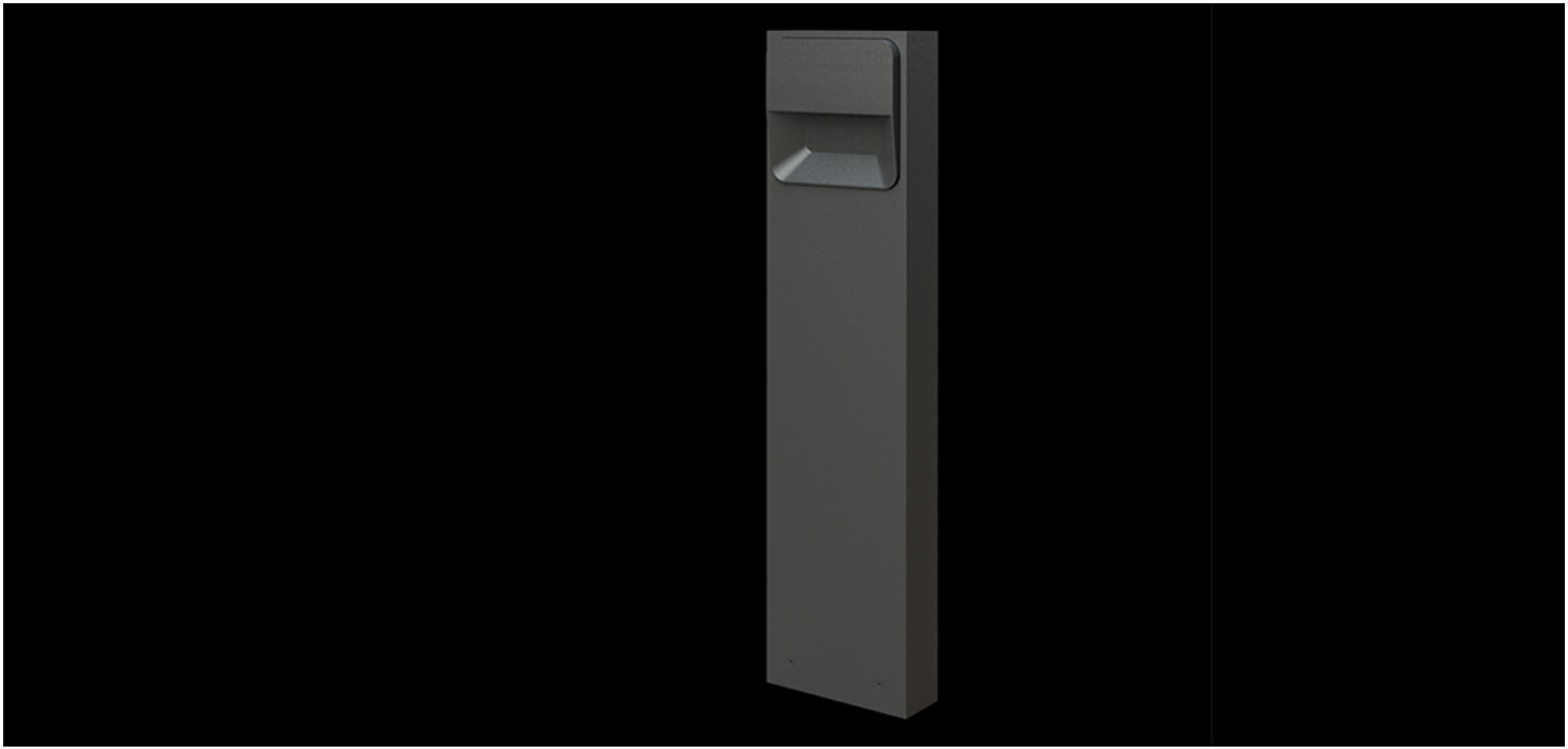
The combination of state-of-the-art optics and thermal management make Bellevue BVA series ideal for street and area applications where performance and reliability are essential.

Powerful Light



Safety and visibility are paramount. With four standard IES distribution types to choose from, Bellevue offers the right combination of power and uniform illumination for streets, alleys and parking lots. Light goes where it is intended, providing security for pedestrians and motorists alike.

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SCENA SN825B-H39

PRODUCT FAMILY	SCENA
LOCATION	Exterior
APPLICATION	Wet location

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COMPARE





WDGE1 LED Wall Mount

Architectural Wall Luminaire Size 1 – up to 2,000 lumens

By Lithonia Lighting

CERTIFIED IN TITLE 20

SPECIFICATIONS **OVERVIEW**

Shape	Trapezoid
Light Source	LED - Static
Lumens	1200 LM, 1300 LM, 1400 LM, 1500 LM, 1600 LM, 1700 LM, 1800 LM, 1900 LM, 2000 LM
CCT / LED Color	2700 K, 3000 K, 3500 K, 4000 K, 5000 K
CRI	80, 90
Product Type	Wallpack
Compliance Listing	CA Title 20
Environmental Listing	Damp Location, Dry Location
Regulatory Listing	CSA
Fixture Wattage	13, 15.1, 18, 8.9

Read More

SPEC SHEETS IES/REVIT VIEW PRODUCT

We acy rights. Do you consent to our use of 3rd party cookies? Yes No

AGENDA ITEM REPORT
September 6, 2022

ITEM NUMBER: 5.

ITEM: Request for approval for a new multi-family dwelling for “CHBH 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. On November 3, 2015, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. The new Developer, CHBH 100 Street, submitted a new Site Development application for a similar midrise multifamily development. The developer is proposing to construct a new 6 story / 45-unit mid-rise residential development. The proposed design incorporates one (1) rectangular shaped building positioned east-west on the site on top of a grade level parking garage structure with 88 parking spaces. The building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms and several private seating areas. The building is six (6) stories in height , five (5) floors of residential use over one (1) floor of parking/building lobby @ 65ft above BFE + 1" FBC freeboard. Based on the current design, the developer will need to acquire nineteen (19) TDR units. Enclosed please find the site plan and elevations. (Item #5)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1145-1167 100 Street.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 1145-67 100 St MFR DRB Staff Report July 7 2022
2.	1155 100 Street DRB Set 8.16.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: July 7th, 2022

Subject: Site Development Plan Application
1145 / 1155 / 1167 100th Street – 45 DU Multi-family Residential Complex
Bay Harbor Islands Acct. No.: SPR22-000014
MMPA Acct. No. 01-0702-1134

RECOMMENDED ACTION

MMPA recommends the Design Board Committee (DRB) review the contents of this staff report, the most recent Site Development Plans (dated 6/22/22) and if found acceptable, **APPROVE** the proposed project as submitted or with modifications as deemed appropriate, subject to the recommended staff conditions listed herein and/or otherwise required by the DRB, to allow for the construction of a new 6-story / 45 DU multifamily complex located at 1145 / 1155 / 1167 100th Street and a finding by the DRB of the following:

1. The DRB finds the proposed increased density (26 Base DU + 19 TDR Units = 45 total DU) "fits" within the building envelope without alterations or variances;

2. The DRB approves the mechanically stacked parking system pursuant to §23-30(f);

3. The DRB approves a reduction for portions of the streetside landscape strips along 100th Street for the lobby drop-off area / guest parking spaces to be setback not less than 7'-6" near the lobby drop-off and 8'.0" for the guest spaces in lieu of the normal 10' width for multifamily development parking lot design criteria stated in §23-24(d)(1), which is compliant with the Miami-Dade Landscape Code min. landscape width criteria along roads (min. 7');

4. The Board finds the applicant's proposed alternative "breezeway" design is adequate pursuant to §23-11(B1)(6); and

5. Subject to any staff recommended conditions listed herein.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-2 Multiple Family District
General Location:	1145 / 1155 / 1167 100th Street
Legal Description:	Lots 13, 14, and 15 of Block 7, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

The project architect, S&E Architects, Inc., as agent for the property owner, CHBH 100 Street, LLC, has submitted a Site Development Plan application to allow for the construction of a forty-five (45) dwelling unit mid-rise residential development located at 1145 / 1155 / 1167 100th Street. The proposed dwelling units range from 1,220 to 3,030 sq. ft. of A/C space plus balconies, etc. According to the survey submitted, the lots are currently vacant; however, the Town's records indicates the lots were previously developed with two duplexes and one triplex with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU.

In the fall of 2015, a Site Development Plan application was filed for a similar 45 DU midrise redevelopment project. The Town's former Planning & Zoning Board approved the project on November 3rd, 2015, subject to a number of conditions, including a specific breezeway design. This former Site Development Plan approval has expired, as any / all Development Order extensions expired, and no Building Permit application was ever made to the Town.

The proposed site design incorporates one (1) rectangular-shaped building positioned east-west on the site on top of a grade level parking garage structure with eighty-eight (88) parking spaces (42 lifts x 2 = 84 + 4 ADA) and three (3) exterior front yard guest / drop-off / delivery spaces for a total of ninety-one (91) spaces, while a minimum of ninety (90) spaces are required. The applicant has committed that all vehicle-lift parking will be via a 24/7 valet service. Four (4) driveway connections are proposed for the site – one (1) driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The western driveway is a two-way driveway connection to 100th Street that is 23' in width that narrows to a 12' wide one-way inbound only driveway in the side yard to the parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage in the east side yard and widens to a 23' wide driveway connection to 100th Street. Guest spaces flank each of the outer driveways. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveway connections that are 12' in width and provide access to the building lobby entrance. Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways. A formal verification will need to be provided by the applicant stating that the Miami-Dade Fire Department reviewed the plan and has agreed to the design prior to the issuance of building permits. If the Miami-Dade Fire Department requires significant changes that impact the site layout design, the DRB may have to re-review / re-approve the revisions.

On the building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms, and several private seating areas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE + 1' FBC freeboard.

As stated above, the survey submitted notes the lots are currently cleared and vacant. The Miami-Dade County Property Appraisers website / Town records indicates that the lots were previously developed with a total of seven (7) DU. The survey indicates the lots are "full" lots that apparently never dedicated the front 11' of the lots for on-street parking, as many others did in the past. According to the survey, the total lot area is 33,750 square feet / 0.775 acres in size. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build forty-five (45) dwelling units (58 DUA) which would require the developer to acquire nineteen (19) TDR units.

According to the Town's 2006 Historic Structure Survey, the now demolished structure on Lot 15 was built in 1951, while the now demolished structures on Lots 13 and 14 were built in 1956. The architectural styles listed for all of the demolished structures is Masonry Vernacular (FMSF No. DA10194, DA10196, DA10198).

The adjoining / nearby development sites currently include the 5-story Imperial Manor apartment complex @ 16 DU / 61.5 DUA to the immediate east of the site. To the immediate north of Lot 15 is the 6-story Imperial 101 Apartment complex @ 9 DU / 34.6 DUA. To the immediate north of Lot 14 is the new 7-story One Bay Harbor Condo @ 17 DU / 65.4 DUA. To the immediate north of Lot 13 is a one-story duplex @ 2 DU / 7.7 DUA each. To the immediate west is the 4-story Ambassador Apartments @ 24 DU / 46.1 DUA. To the south across 100th Street is a vacant lot, a 4 DU / 4-story Townhouse development that is under construction (1150), and a 2-story apartment complex @ 6 DU / 23.1 DUA.

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

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 45 DU; therefore, 19 additional TDR units are required. If the Town Council approves the 19 TDR units, the proposed development would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, the applicant is seeking Code allowed design alternatives that the DRB must consider and approve as part of the Site Development Plan. See comments noted below.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the three (3) lots together prior to the issuance of building permits. A draft Unity of Title document has been submitted to the Town for sign-off.

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

As stated above, the Site Development Plan depicts access to the site from four (4) driveway connections. A grade level parking garage structure is proposed with eighty-eight (88) parking spaces (42 lifts x 2 = 84 spaces + 4 standard ADA spaces) and three (3) exterior front yard guest / drop-off / delivery spaces for a total of ninety-one (91) spaces. One (1) driveway is proposed at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The western driveway is a two-way driveway connection to 100th Street that is 23' in width that narrows to a 12' wide one-way inbound only driveway in the side yard to the parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage into the east side yard area and widens back to a 23' wide driveway connection to 100th Street. Guest spaces flank each of the outer driveways. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveways connections that are 12' in width and provide access to the building lobby entrance. Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways. Based on 45 DU the Town Code requires at least ninety (90) parking spaces, and ninety-one (91) parking spaces are provided (84 via 42 lifts, 4 standard ADA spaces, and 3 guest / drop-off spaces in the front yard). The site design meets / exceeds the minimum Code requirements for on-site parking spaces. As this is a three-lot development, at least three (3) guest spaces are required as well as a drop-off area near the lobby entrance, which is shown.

The plans show some reductions of the front yard landscape strip dimensions (10' min. reqd. by Town Code / 7' min. reqd. by M-D Code / 7'-6" – 8.0' shown) to accommodate the guest parking spaces / building lobby drop-off area. Some reduction may be granted by the Town; however,

not less than 7' can ever be approved. The DRB has noted the importance of providing as much required front yard landscaping as possible - but has allowed some minor reductions to accommodate the required guest spaces and lobby drop-off in the Town's 20' front setback yard. The landscape strip reduction will have to be specifically approved by the DRB; otherwise, the site design will have to be modified. It is noted the plans show some building foundation landscaping that will enhance the site appearance, but it could be narrowed / removed to increase the front property line landscape strip width if required by the DRB.

Fire Department staging areas are shown within 100th Street between the outer driveways. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any significant 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 building design is clean / modern with decorative horizontal and vertical elements and an abundant use of glass. The building exceeds one hundred twenty (120) feet in length (shown at 180'+/-); therefore, a "breezeway" is required. Section 23-11(B2)(6) states that breezeways shall have a minimum unobstructed width, completely through the building, of at least 20 feet, unless the Design Review Board (formerly PZB) finds that enhanced architectural articulation and detailing is provided on the building facades to break the massing of the building. The building is broken with a form of partial "breezeway" through the building on only the 2nd & 3rd Levels. The plans show DU occupying the upper floor areas above that, although that building façade plane is recessed. It is noted for informational purposes that the 2015 project design had a 20' wide decorative breezeway completely through the building for all of the residential floors. It is entirely up to the DRB discretion to consider alternatives to the standard breezeway. If the DRB does not agree to the alternative design submitted the project will have to be re-designed to meet the normal Code requirement or as otherwise agreed to by the DRB. MMPA notes the latest plan updates significantly increased the original building articulation to provide off-sets / details the breakup the building massing.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are suggest conditions of approval and/or comments based on the latest revised plans dated June 22nd, 2022, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by S&E Architects, Inc., dated June 22nd, 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. DRB 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 nineteen (19) 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. The DRB approves a waiver to allow portions of the streetside landscape strips along 100th Street for the lobby drop-off area / guest parking spaces to be setback not less than 7'-6" near the lobby drop-off and 8'.0" for the guest spaces instead of 10' for multifamily development parking lot design criteria stated in §23-24(d)(1), which is consistent with the Miami-Dade Landscape Code min. landscape setback requirement along roads (min. 7');

5. The Design Review Board finds the applicant's proposed alternative "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request the project must be redesigned to gain approval.

6. 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.

7. Town park impact fees must to be paid / satisfied at time of building permits.

8. 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.

9. 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.

10. 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.

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

12. 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 northern property line is required.

DRAWING LIST

	COVER SHEET / INDEX OF DRAWINGS
	SURVEY
A-1	PROJECT INFO/DATA
A-1A	BREEZEWAY WAIVER REQUEST LETTER
A-2	CONTEXT AND SITE PHOTOS
A-3	AERIAL VIEW RENDERING
A-4	RENDERING (100th ST. FACADE STREET VIEW)
A-5	RENDERING (100th ST. FACADE BREEZEWAY VIEW)
A-6	RENDERING (100th ST. FACADE BREEZEWAY DETAIL VIEW)
A-7	RENDERING (SW CORNER FACADE STREET VIEW)
A-8	RENDERING (SE CORNER FACADE STREET VIEW)
A-9	RENDERING (REAR FACADE VIEW)
A-10	RENDERING (NW CORNER REAR FACADE VIEW)
A-11	RENDERING (POOL DECK VIEW 1)
A-12	RENDERING (POOL DECK VIEW 2)
A-13	SITE PLAN - LEVEL 1 FLOOR PLAN
A-14	LEVEL 2 OVERALL FLOOR PLAN
A-15	LEVEL 3 OVERALL FLOOR PLAN
A-16	LEVEL 4 OVERALL FLOOR PLAN
A-17	LEVELS 5-6 OVERALL FLOOR PLAN
A-18	MAIN ROOF LEVEL FLOOR PLAN
A-19	OVERALL ROOF LEVEL FLOOR PLAN
A-20	MAIN ROOF LEVEL FLOOR PLAN (COLORED)
A-21	LEVEL 2 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-22	LEVEL 2 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-23	LEVEL 2 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-24	LEVEL 2 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-25	LEVEL 3 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-26	LEVEL 3 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-27	LEVEL 3 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-28	LEVEL 3 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-29	LEVEL 4 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-30	LEVEL 4 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-31	LEVEL 4 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-32	LEVEL 4 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-33	LEVEL 5-6 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-34	LEVEL 5-6 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-35	LEVEL 5-6 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-36	LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-37	SOUTH BUILDING ELEVATION
A-38	NORTH BUILDING ELEVATION
A-39	WEST BUILDING ELEVATION
A-40	EAST BUILDING ELEVATION
A-41	BUILDING SECTION 1
A-42	BUILDING SECTION 2
A-43	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
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
LP-104	LANDSCAPE PLANTING PLAN (LEVEL 2 / BREEZEWAY)
LL-100	GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS
LL-101	ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
LL-102	LIGHTING SPECIFICATIONS
LI-100	LANDSCAPE IRRIGATION PLAN
LI-101	LANDSCAPE IRRIGATION DETAILS

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

(PLANNING AND ZONING SUBMITTAL DRAWINGS)
JULY 22, 2022

OWNER/DEVELOPER
CHBH 100th STREET 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



REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: COVER SHEET

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET

OF SHEETS

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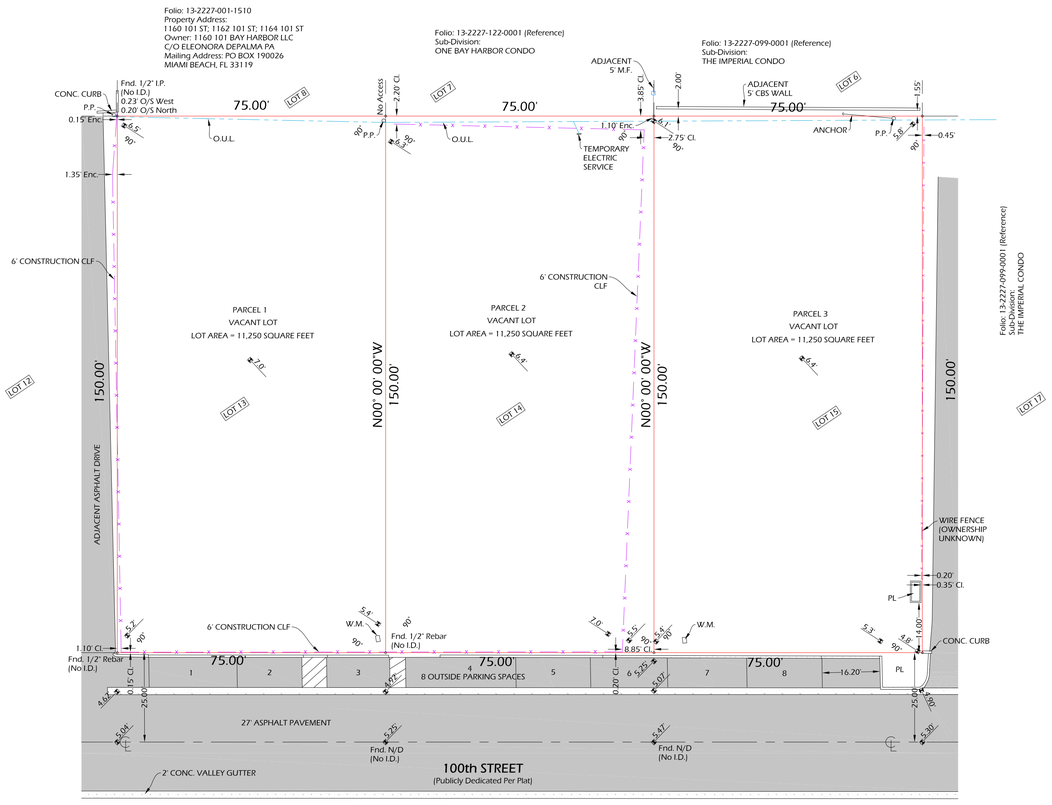
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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

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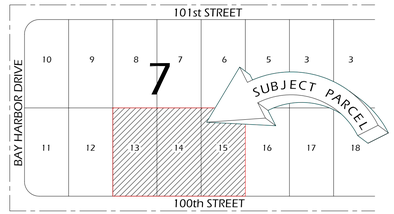
Scale: 1"=20'





VICINITY MAP
NTS





LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
PARCEL 1:
Lot 13, Block 7, 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.

PARCEL 2:
Lot 14, Block 7, 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.

PARCEL 3:
Lot 15, Block 7, 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.

SCHEDULE B – SECTION II Exceptions - Chicago Title Insurance Company, Order No 10184037; Effective Date January 11, 2022 at 11:00 AM

5. Restrictions, covenants, conditions and easements as shown in Deed Book 2848 Page 69, but deleting any such restrictions based on race, color, religion, sex, familial status or national origin, and Notices to Extend in Official Records Book 9632, Page 1157, Official Records Book 9649 Page 253, and in Official Records Book 26282 Page 717. (APPLIES - NOT A SURVEY MATTER)
6. Ordinance No. 97-118, recorded in Official Records Book 17721, Page 2454. (APPLIES - BLANKET IN NATURE)
7. Ordinance No. 81-19, recorded in Official Records Book 11114, Page 822. (APPLIES - BLANKET IN NATURE)
8. All matters contained on the Plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. (APPLIES)

PREPARED FOR: CHBH 100 TH STREET LLC, 1145-1163 100 Street, Bay Harbor Island, FL 33154

To CHBH 100 TH STREET LLC, a Florida limited liability company; Maxim Credit Group LLC, a New York limited liability company, its successors and/or assigns as their interest may appear; Beloff Law, PA; Chicago Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on March 7, 2022.

Date of Plat or Map: March 11, 2022

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
3/30/2022

Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments
  Parcel 1:
  1. Portion of the 6 foot high construction chain link fence is encroaching over the West boundary line.
  Parcels 1 and 2:
  2. Overhead utility lines.
  Parcel 2:
  3. Portion of the adjacent 5 foot high metal fence is encroaching over the North boundary line.
  Parcel 3:
  4. Overhead utility line, anchor, and power pole.
- Underground structures, if any, not located.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA, Parcels 1 and 2 fall within Flood Zone AE, Base 8 and Parcel 3 falls within Flood Zone AE, Base 8 and Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L; Community No. 120637 ; Revised Date of September 11, 2009.
- Lot Area: 33,750 Square Feet, 0.7 ± Acres; Building Area at ground level = N/A.
- Marked Parking spaces: 0 Regular; 0 Handicap
- ✤ Denotes Spot Elevation
- Elevations shown are based on Miami-Dade County Benchmark No. R-243; Elevation = 6.61' National Geodetic Vertical Datum 1929.

LEGEND

Δ	= Central Angle	℄	= Center Line	F.H.	= Fire Hydrant	M	= Measured	O/S	= Offset	PL	= Planter	R.L.S.	= Registered Land Surveyor	T	= Tangent
A	= Arc	CLF	= Chain Link Fence	FIP	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines	P.L.S.	= Professional Land Surveyor	RNG	= Range	Trans.	= Transformer
A/C	= Air Conditioner	Cl.	= Clear	FIR	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plat	P.O.B.	= Point of Beginning	R/R	= Railroad	TWP	= Township
ASPH	= Asphalt	Conc.	= Concrete	FPL	= Florida Power & Light	MH	= Manhole	PB	= Plat Book	P.O.C.	= Point of Commencement	RSM	= Registered Surveyor & Mapper	Typ.	= Typical
C	= Calculated	D	= Deed	ID	= Identification	ℳ	= Monument Line	PC	= Point of Curvature	P.P.	= Power Pole	R/W	= Right-of-Way	U.E.	= Utility Easement
C.B.	= Catch Basin	Ø	= Diameter	I.P.	= Iron Pipe	Mon.	= Monument	PCP	= Permanent Control Point	PRC	= Point of Reverse Curvature	Sdwk	= Sidewalk	UTIL.	= Utility
CBS	= Concrete Block Structure	DH	= Drill Hole	LB	= Licensed Business	N/A	= Not Applicable	PG	= Page	PRM	= Point of Reference Monument	Sec.	= Section	W.F.	= Wood Fence
CH	= Chord	DME	= Drainage & Maintenance Easm't	LME	= Lake Maintenance Easement	N/D	= Nail & Disc	P.I.	= Point of Intersection	PT	= Point of Tangency	SD	= Storm Drain	W.M.	= Water Meter
Chatta.	= Chattahoochee	Easm't	= Easement	LP	= Light Pole	N°	= Number	PKWY	= Parkway	R	= Radius	S.M.H.	= Sanitary Manhole	WME	= Wall Maintenance Easement
		Enc.	= Encroachment	L.S.	= Land Surveyor	NTS	= Not to Scale	℄	= Property Line	Res.	= Residence	SSMH	= Sanitary Sewer Manhole	W.V.	= Water Valve

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED: 03-22-22

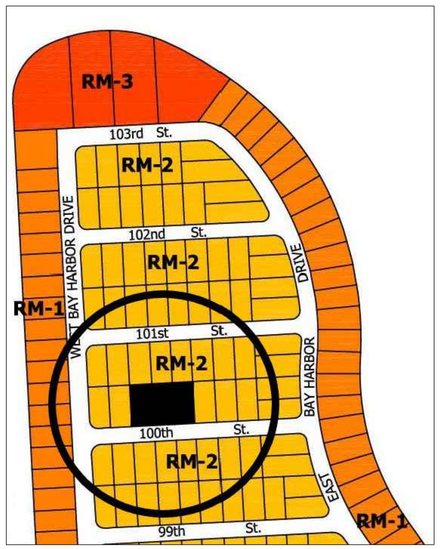
MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel. (305) 278-2494

FLOOD ZONE: AE		BASE: 8 & 9	
DATE: 03-07-22	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 22-0023



BAY HARBOR ISLANDS ZONING MAP

N



LOCATION MAP

N

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 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LOT AREA	33,750 S.F. (0.77 ACRES)
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.06 NGVD
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL

	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	225' 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 33,750 x 0.20 = 6,750 S.F.	7,290 S.F. = 21.6%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.77 ACRES = 26 UNITS	45 UNITS (19 TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.77 ACRES x 60 DUA = 46 UNITS	45 UNITS (58.14 DUA)
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")	22'-6" (10% OF 225' LOT LENGTH)
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 120'-0" = 40'-0") @EAST/WEST (0.33 x 180'-0" = 60'-0")	NORTH = 0'-0" SOUTH = 0'-0" EAST = 59'-2" WEST = 55'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	180'-0" x 120'-0" 20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3
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 12,495 SF x 15% = 1,874 SF MIN.	3,800 S.F. = 30.4%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING THREE GUEST SPACES (1 PER LOT) 45 UNITS x 2 = 90 MIN.	91 SPACES INCLUDING 3 GUEST SPACES AND 4 HC SPACES

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 A2	2	1,705 SF	25 SF	1,840 SF	290 SF	2 BEDROOM / 2 BATH + DEN
UNIT A3	2	1,705 SF	25 SF	1,840 SF	170 SF	2 BEDROOM / 2 BATH + DEN
UNIT A4	2	1,565 SF	25 SF	1,710 SF	170 SF	2 BEDROOM / 2 BATH
UNIT B	4	1,600 SF	25 SF	1,730 SF	150 SF	2 BEDROOM / 2 BATH + DEN
UNIT B4	2	1,235 SF	25 SF	1,355 SF	375 SF	2 BEDROOM / 2 BATH
UNIT B 5/6	4	1,235 SF	25 SF	1,355 SF	150 SF	2 BEDROOM / 2 BATH
UNIT C	2	1,380 SF	25 SF	1,515 SF	55 SF	2 BEDROOM / 2 BATH
UNIT C 4/5/6	3	1,230 SF	25 SF	1,355 SF	55 SF	2 BEDROOM / 2 BATH
UNIT D	2	1,630 SF	25 SF	1,735 SF	145 SF	2 BEDROOM / 2 BATH
UNIT D4	1	1,210 SF	25 SF	1,305 SF	420 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT D 5/6	2	1,210 SF	25 SF	1,305 SF	145 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT E2	2	1,635 SF	25 SF	1,770 SF	590 SF	2 BEDROOM / 2 BATH + DEN
UNIT E3	2	1,635 SF	25 SF	1,770 SF	190 SF	2 BEDROOM / 2 BATH + DEN
UNIT F	2	3,010 SF	30 SF	3,205 SF	200 SF	4 BEDROOM / 3 BATH + DEN + FAMILY
UNIT F4	1	2,430 SF	40 SF	2,610 SF	580 SF	4 BEDROOM / 3 BATH
UNIT F 5/6	2	2,430 SF	40 SF	2,610 SF	200 SF	4 BEDROOM / 3 BATH
UNIT G	6	2,145 SF	25 SF	2,275 SF	160 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT H	4	1,930 SF	25 SF	2,090 SF	120 SF	3 BEDROOM / 3 BATH + DEN
TOTAL	45	77,540 SF	1,180 SF	83,675 SF	8,865 SF	

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 finsih 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.

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	**83,675 SQ. FT.**	**= 72.1%**
NON-SALEABLE AREA		**= 27.9%**
GARAGE/MEP	**17,685 SQ. FT.**	**32,425 SQ. FT.**
AMENITY/CORE	**14,740 SQ. FT.**	
TOTAL ENCLOSED AREA	**116,100 SQ. FT.**	
UNIT BALCONY AREAS	**8,865 SQ. FT.**	
BREEZEWAY/PLANTER AREAS	**1,955 SQ. FT.**	
RECREATION DECK AREA	**11,295 SQ. FT.**	
ROOF MEP AREA	**6,675 SQ. FT.**	
TOTAL SLAB AREA	**144,890 SQ. FT.**	

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: DATA

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

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

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REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway
- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.
- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement with garage entry/exits on the side minimize traffic impact
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.

- The heavily landscaped roof deck with pool has been located on the north side with the mechanical yard on the street side (south) providing a more pleasing visual interaction with the adjacent buildings on the north, east and west.
- Dimensions:
  - South – 180' overall divided by 20'-6" breezeway/recess which breaks into two 79'-9" east and west lengths – the 79'-9" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 29'-7" and recesses of 50'-2" each side.
  - North – 180' overall divided by 25'-6" breezeway/recess which breaks into two 77'-3" east and west lengths – the 77'-3" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 27'-6" and recesses of 49'-9" each side.
  - East and West – 120' max. at the lower floors

REVISIONS	DATE

PERMIT ISSUE
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BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

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SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 07-22-22
SCALE –
JOB NO. 2022-01
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1



2



3



4



5



6



PHOTO SITE LEGEND

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
SITE AND CONTEXT PHOTOS

DATE 07-22-22
SCALE -
JOB NO. 2022-01
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AERIAL VIEW

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
AERIAL VIEW

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET
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RENDERING
(100th STREET FACADE STREET VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
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RENDERING
(100th STREET FACADE BREEZEWAY VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET
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RENDERING

(100th STREET FACADE BREEZEWAY DETAIL VIEW)

REVISIONS	DATE

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-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 07-22-22
SCALE –
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RENDERING
(SW CORNER FACADE STREET VIEW)

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BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 07-22-22
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JOB NO. 2022-01
SHEET
A-7
OF SHEETS



RENDERING
(SE CORNER FACADE STREET VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

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RENDERING
(REAR FACADE VIEW)

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BID SET
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CONSTRUCTION SET
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1155 100TH STREET
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1155 100TH STREET
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RENDERING
(NW CORNER FACADE REAR VIEW)

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CONSTRUCTION SET
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NEW RENTAL APARTMENT BUILDING
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SHEET TITLE
RENDERING
NW CORNER FACADE
REAR VIEW

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RENDERING
(POOL DECK VIEW 1)

REVISIONS	DATE

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CONSTRUCTION SET
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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
RENDERING
POOL DECK VIEW 1

DATE 07-22-22
SCALE –
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RENDERING
(POOL DECK VIEW 2)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

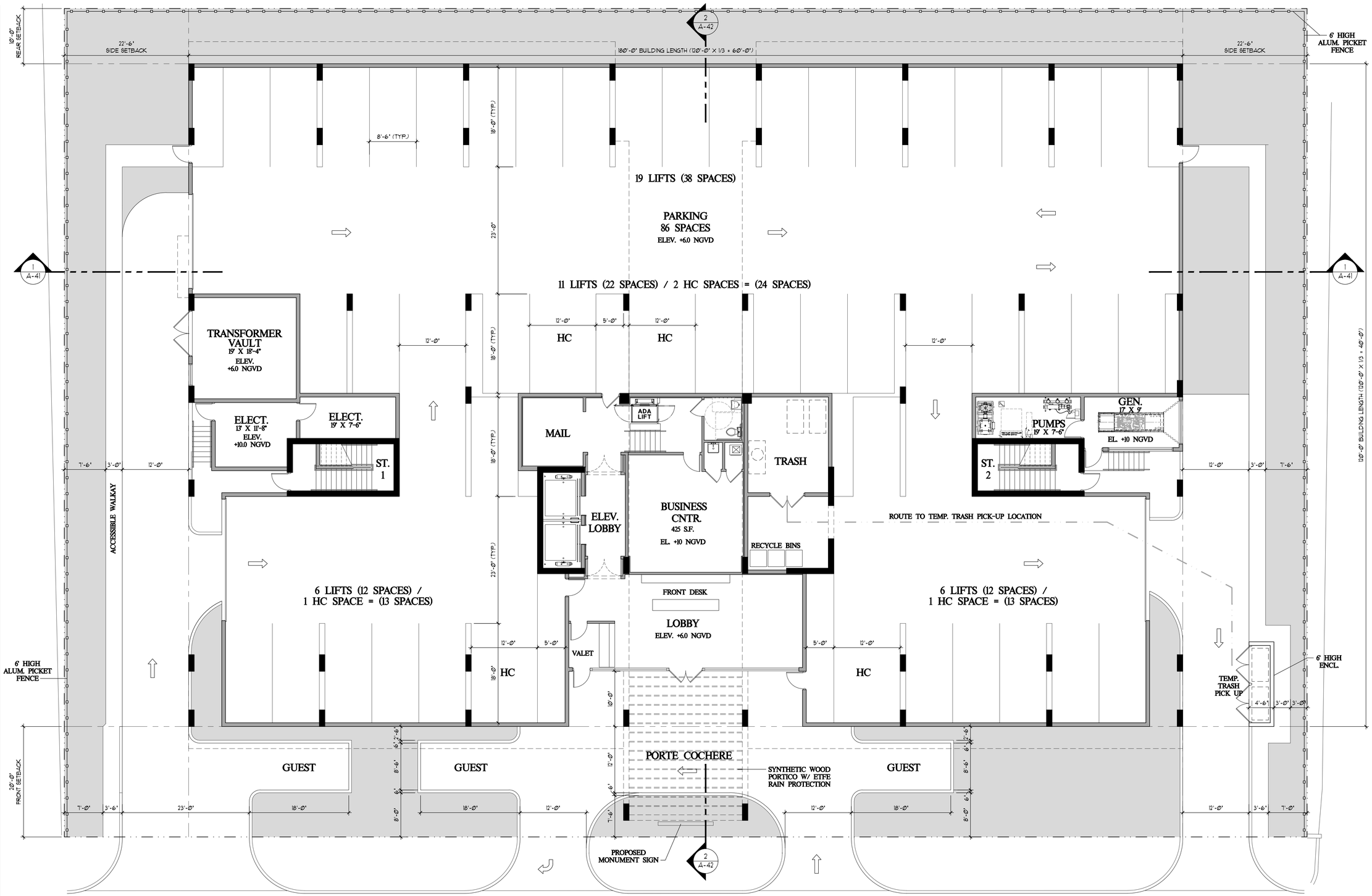
SHEET TITLE
RENDERING
POOL DECK VIEW 2

DATE 07-22-22
SCALE –
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SHEET
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OF SHEETS

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LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 21.6% OF 33,750 S.F. = 7,290 S.F.

100 TH S T R E E T

LEVEL 1

GROSS DATA

AMENITY/CORE AREAS:	2,780 SQ. FT.
GARAGE/MEP AREAS:	17,685 SQ. FT.
TOTAL ENCLOSED AREA:	20,465 SQ. FT.

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

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AR0015487

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

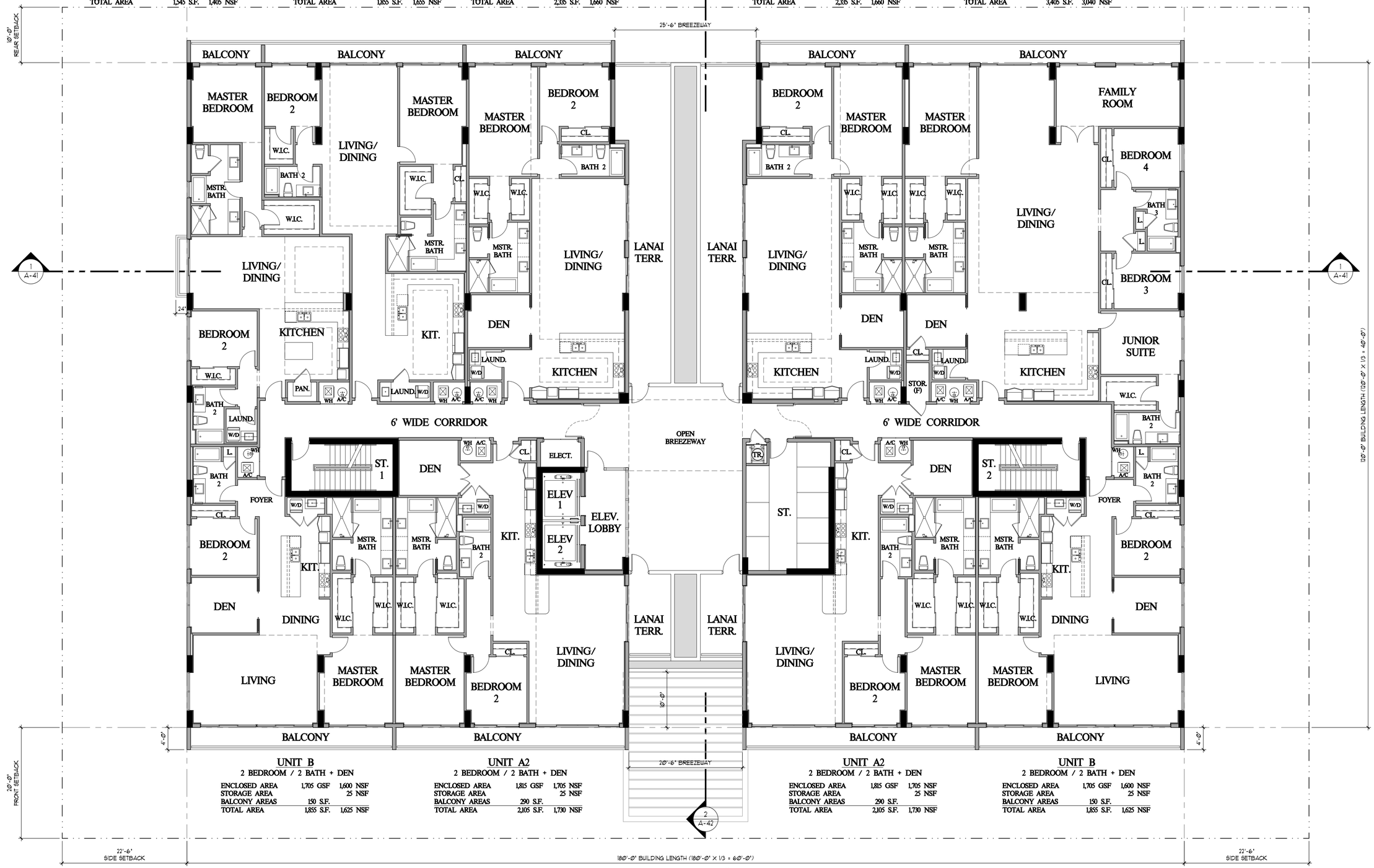
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2

LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	2,460 SQ. FT.	
BREEZEWAY/PLANTER AREAS:	1,275 SQ. FT.	
TOTAL SLAB AREA:	22,650 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,767 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE
LEVEL 2 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-14

OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

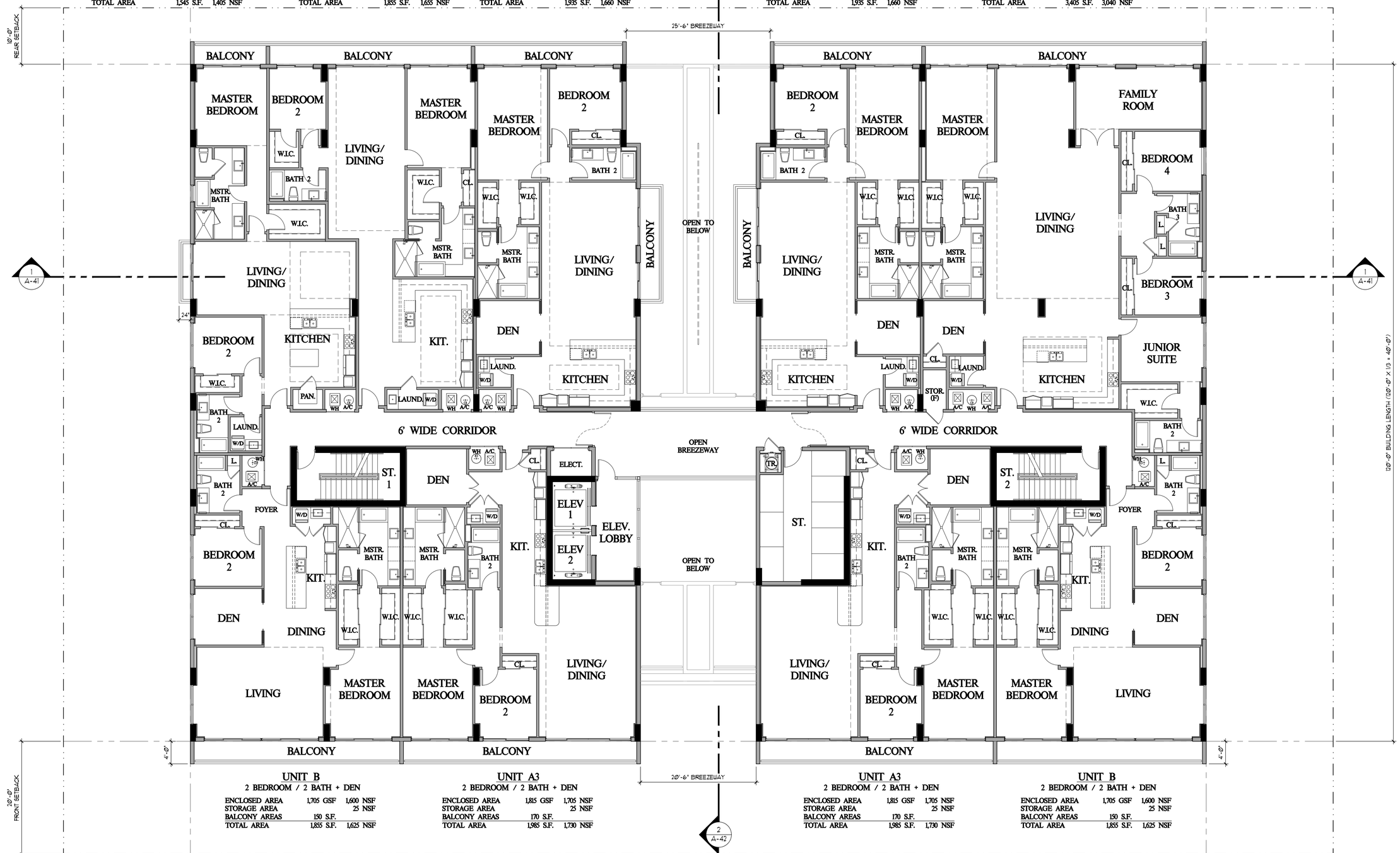
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	1,420 SQ. FT.	
BREEZWAY AREA:	415 SQ. FT.	
TOTAL SLAB AREA:	20,750 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,767 SQ. FT.

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-15
OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,385 S.F.	1,255 NSF

UNIT D4
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

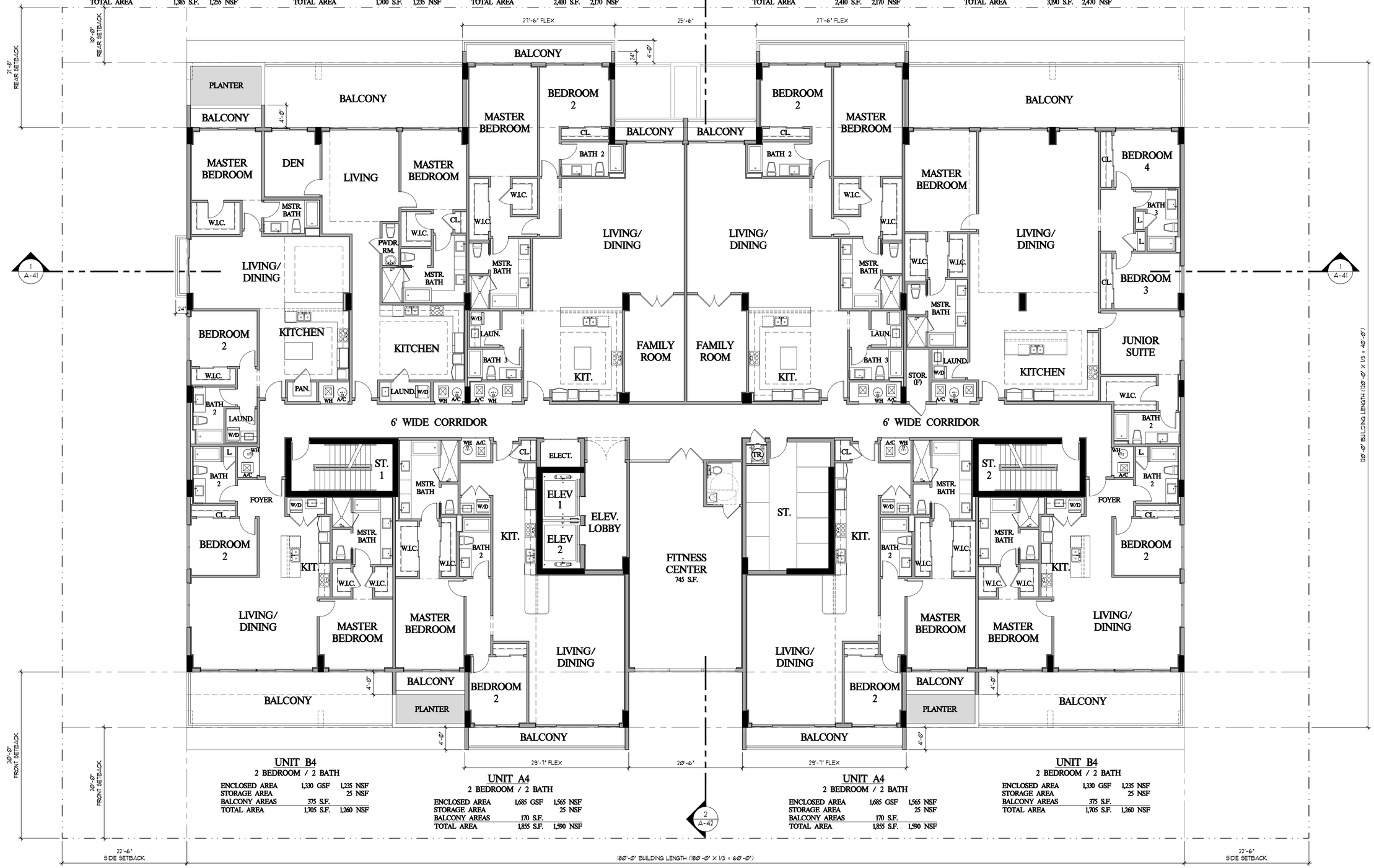
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,190 S.F.	2,470 NSF



UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

LEVEL 4

LEVEL 4 FLOOR PLAN

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	15,955 SQ. FT.	= 84.6%
NON SALEABLE CORE/FIT. CNTR. AREA:	2,910 SQ. FT.	= 15.4%
TOTAL ENCLOSED AREA:	18,865 SQ. FT.	= 100%
BALCONY AREAS:	2,465 SQ. FT.	
PLANTER AREAS:	265 SQ. FT.	
TOTAL SLAB AREA:	21,595 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	14,760 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,640 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-16

OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,325 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,380 S.F.	1,255 NSF

UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,425 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

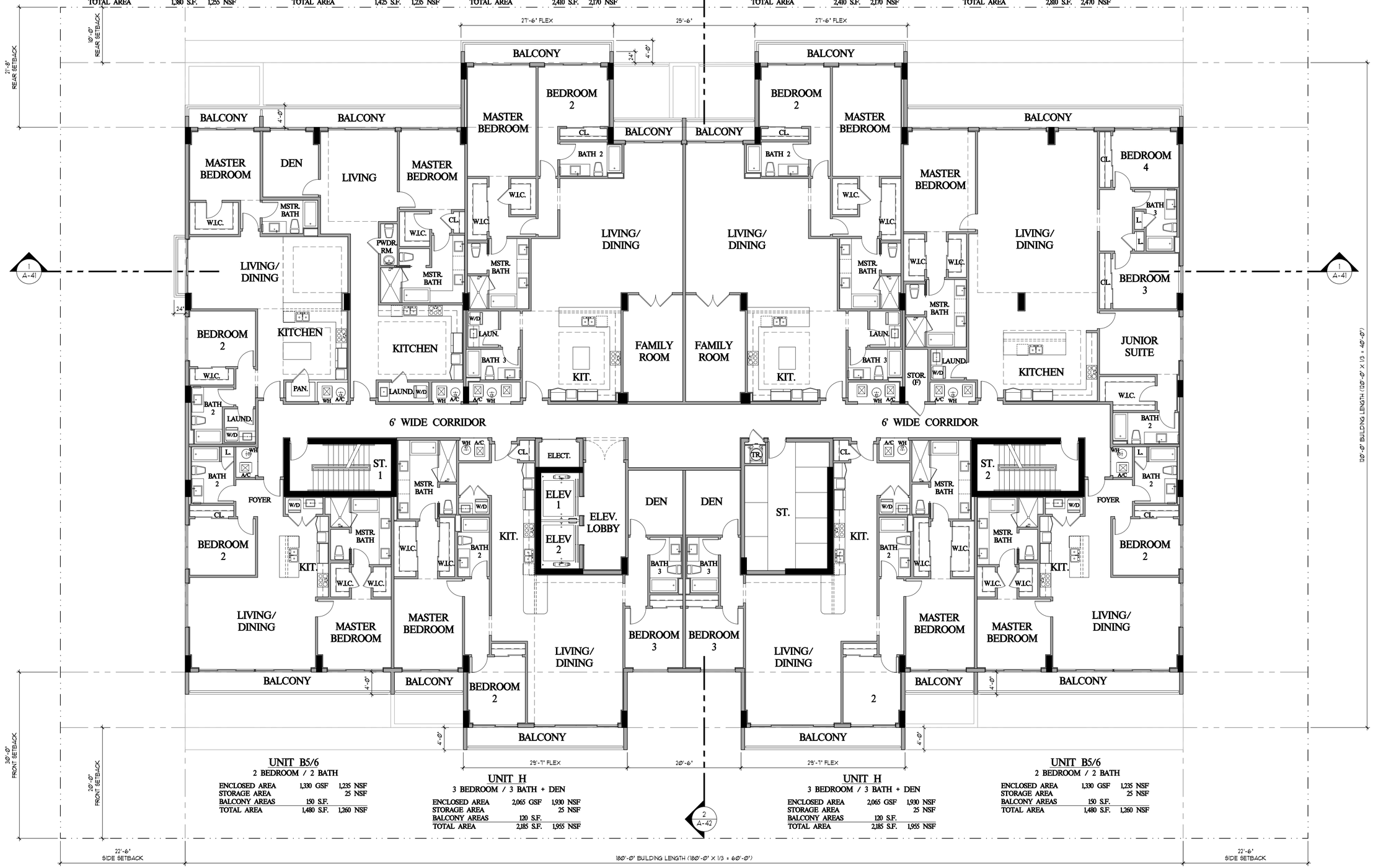
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F5/6
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	2,810 S.F.	2,470 NSF



UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

LEVEL 5-6

LEVELS 5-6 FLOOR PLAN

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	16,715 SQ. FT.	= 88.6%
NON SALEABLE CORE AREA:	2,155 SQ. FT.	= 11.4%
TOTAL ENCLOSED AREA:	18,870 SQ. FT.	= 100%
BALCONY AREAS:	1,260 SQ. FT.	
TOTAL SLAB AREA:	20,130 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,490 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,721 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: LEVELS 5-6 FLOOR PLAN

DATE 07-22-22

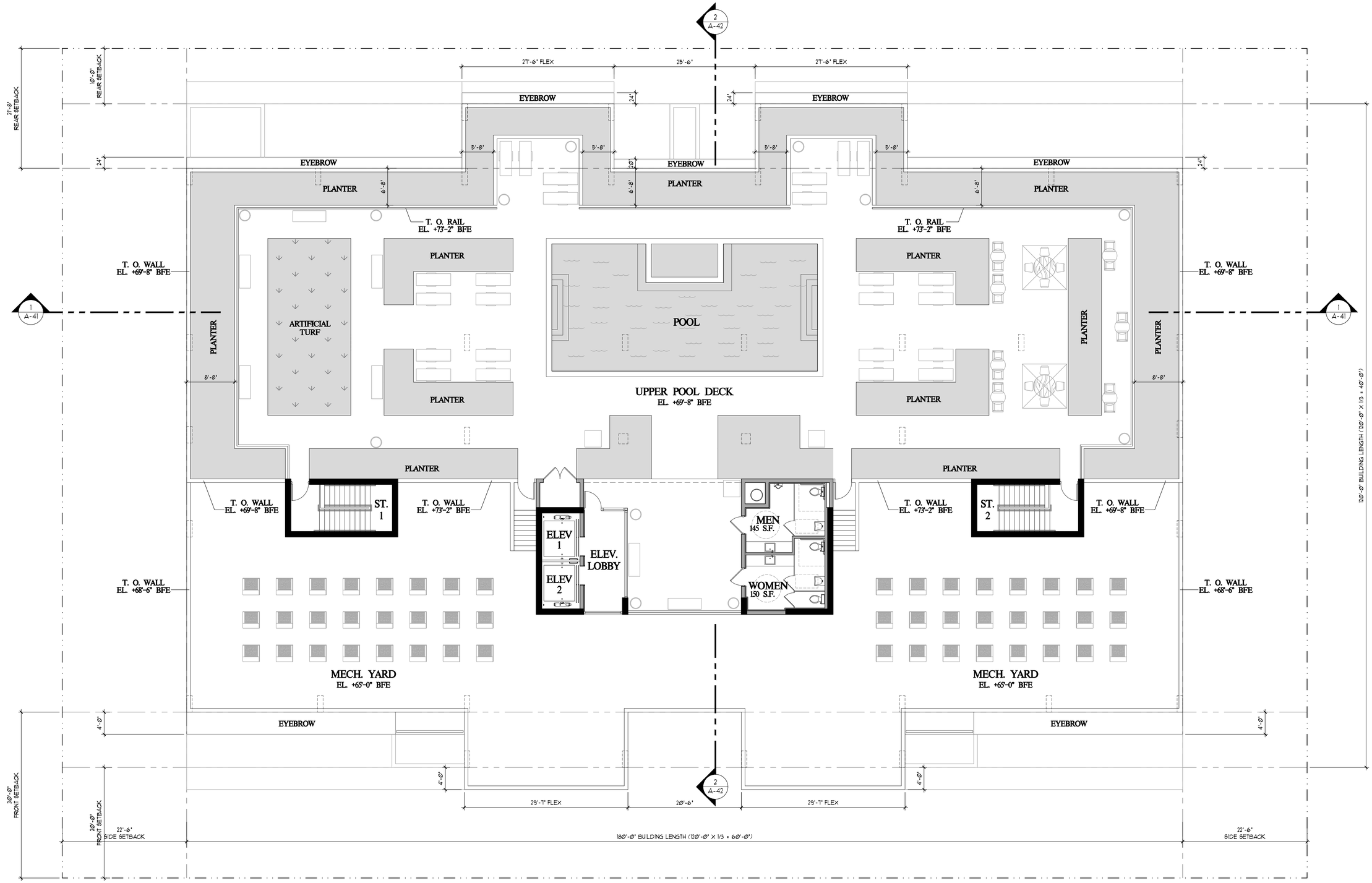
SCALE

JOB NO. 2022-01

SHEET A-17

OF SHEETS

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



ROOF LEVEL FLOOR PLAN

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

N

ROOF LEVEL

GROSS DATA

ENCLOSED CORE AREA:	1,200 SQ. FT.	= 6.1%
RECREATION DECK AREA:	11,295 SQ. FT.	= 60.2%
MEP ROOF AREA:	6,675 SQ. FT.	= 33.7%
TOTAL ENCLOSED AREA:	19,170 SQ. FT.	= 100%

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

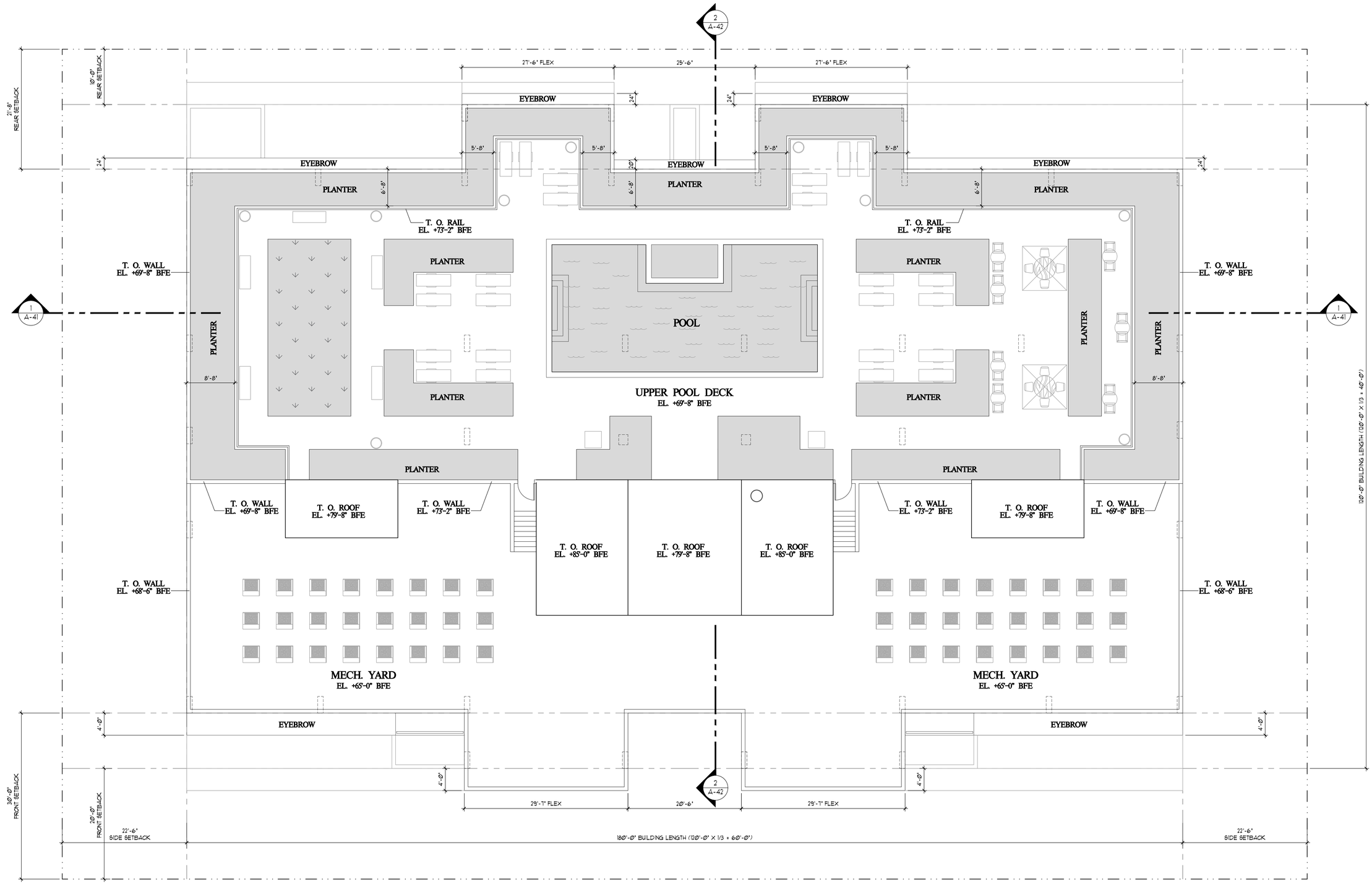
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-18
OF SHEETS

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



ROOF LEVEL
OVERALL FLOOR PLAN

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

N

GROSS DATA

ENCLOSED CORE AREA:	1,200 SQ. FT.	= 6.1%
RECREATION DECK AREA:	11,295 SQ. FT.	= 60.2%
MEP ROOF AREA:	6,675 SQ. FT.	= 33.7%
TOTAL ENCLOSED AREA:	19,170 SQ. FT.	= 100%

ROOF LEVEL

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

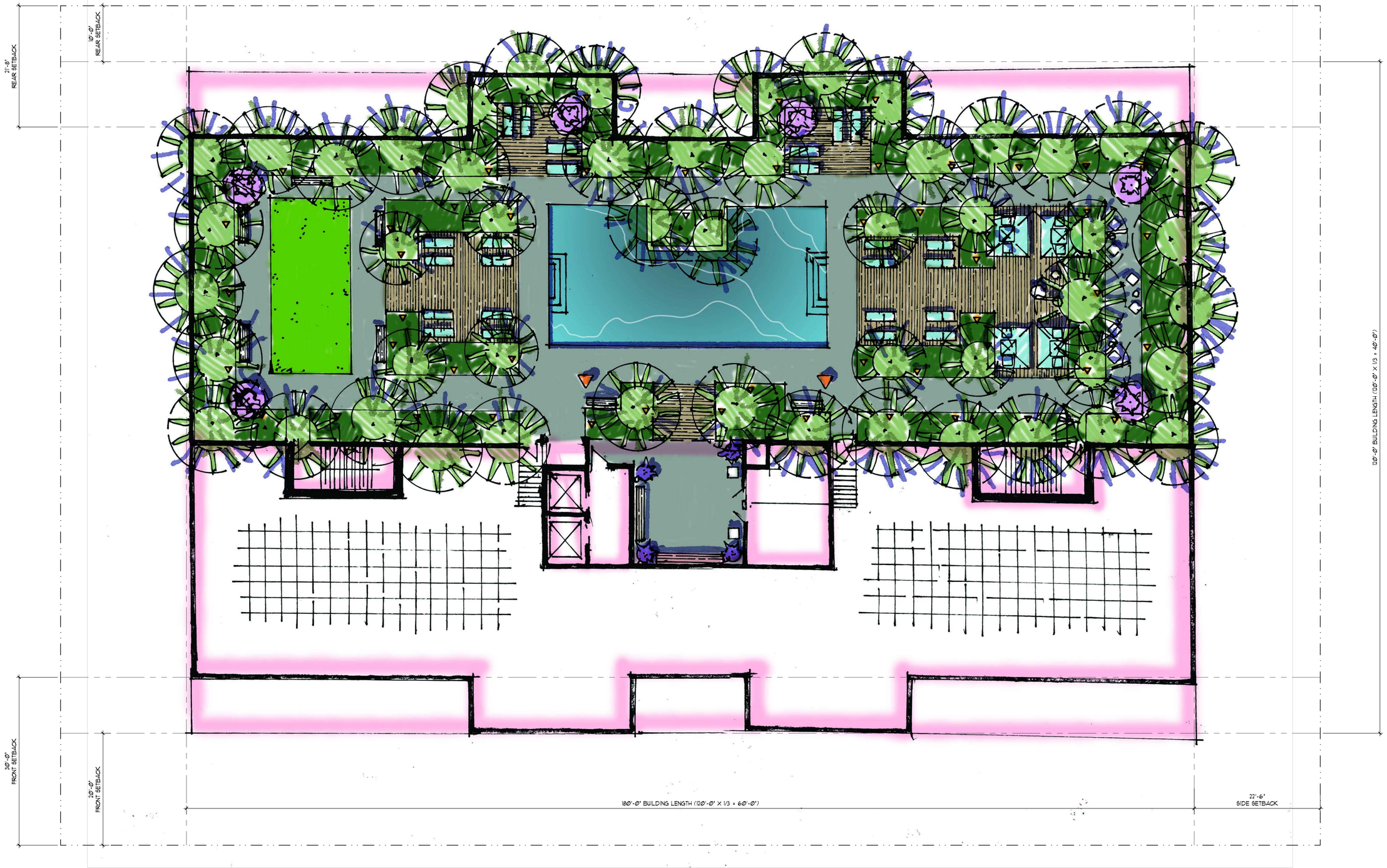
PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-19
OF SHEETS



ROOF LEVEL
COLOR FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-20
OF SHEETS

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



UNIT A2

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

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

N

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 2 - SOUTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-21

OF SHEETS



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

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REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE
LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-22

OF SHEETS

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



LEVEL 2 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
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Office: 305-441-2226

SHEET TITLE
LEVEL 2 - NORTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-23

OF SHEETS

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

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF



LEVEL 2 - NORTHWEST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

REVISIONS	DATE

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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ARCHITECTS, INC.
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SHEET TITLE
LEVEL 2 - NORTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-24
OF SHEETS

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UNIT A3

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

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

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SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-25

OF SHEETS



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

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

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S & E ARCHITECTS, INC.
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SHEET TITLE
LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-26

OF SHEETS

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

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



LEVEL 3 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

REVISIONS	DATE

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1155 100TH STREET
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1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
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SHEET TITLE
LEVEL 3 - NORTHEAST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-27
OF SHEETS

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UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF



LEVEL 3 - NORTHWEST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 3 - NORTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-28
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UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT B4
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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

N

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1155 100TH STREET
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SHEET TITLE
LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-29
OF SHEETS

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UNIT B4
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

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1155 100TH STREET
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1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-30
OF SHEETS

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UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,570 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,195 S.F.	2,470 NSF



LEVEL 4 - NORTHEAST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 4 - NORTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-31

S & E ARCHITECTS, INC.
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OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,385 S.F.	1,255 NSF

UNIT D4
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF



LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

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

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NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-32

OF SHEETS

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



UNIT H

3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT B5/6

2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

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

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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-33
OF SHEETS



UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS

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

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REVISIONS	DATE

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1155 100TH STREET
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1155 100TH STREET
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SHEET TITLE
LEVEL 5-6 - SOUTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
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SHEET
A-34
OF SHEETS

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UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F5/6
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	2,810 S.F.	2,470 NSF



LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
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1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-35
OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,325 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,380 S.F.	1,255 NSF

UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,425 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF



LEVEL 5-6 - NORTHWEST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

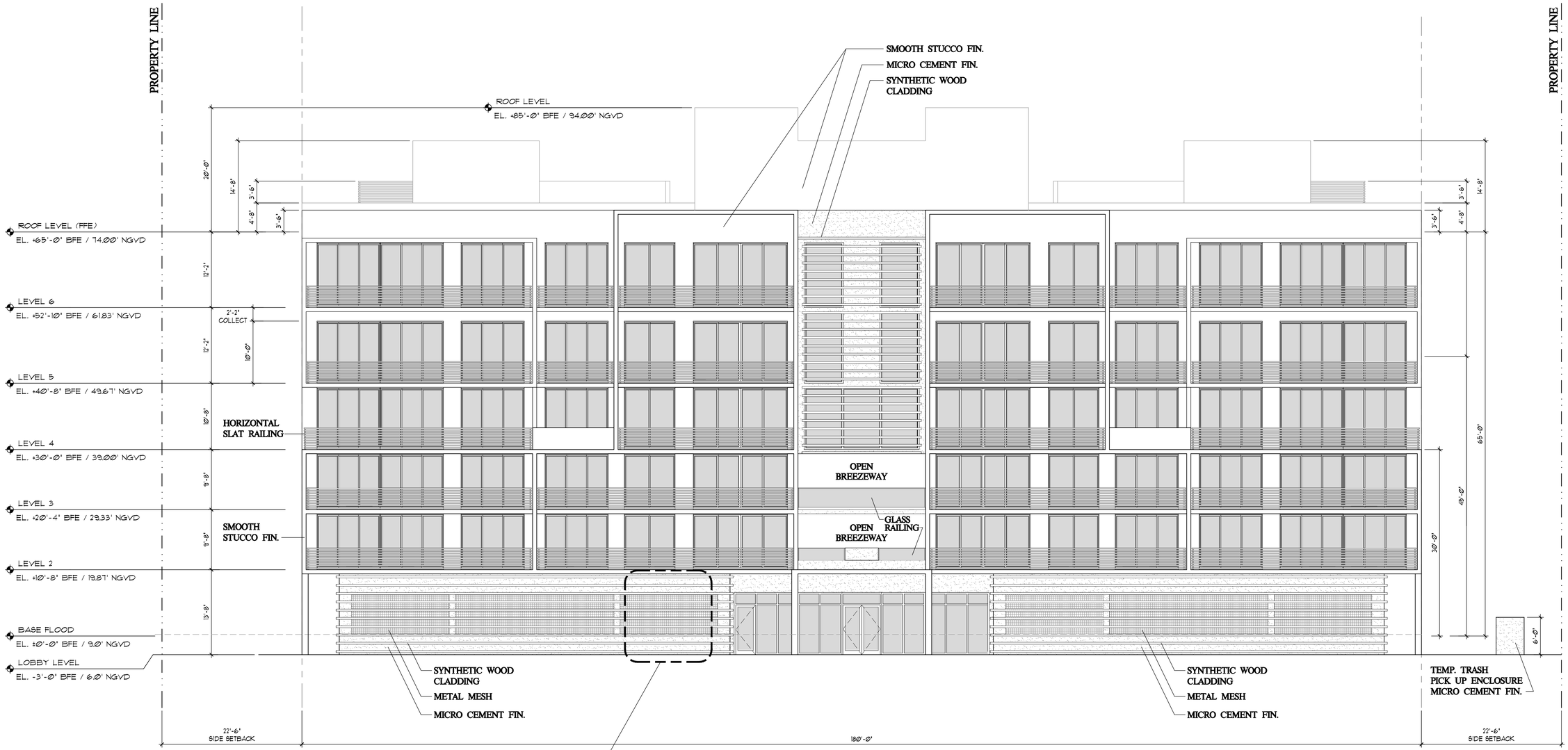
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2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - NORTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-36

S & E ARCHITECTS, INC.
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OF SHEETS



SOUTH BUILDING ELEVATION

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



GARAGE SCREEN DETAIL

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REVISIONS	DATE

PERMIT ISSUE
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BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

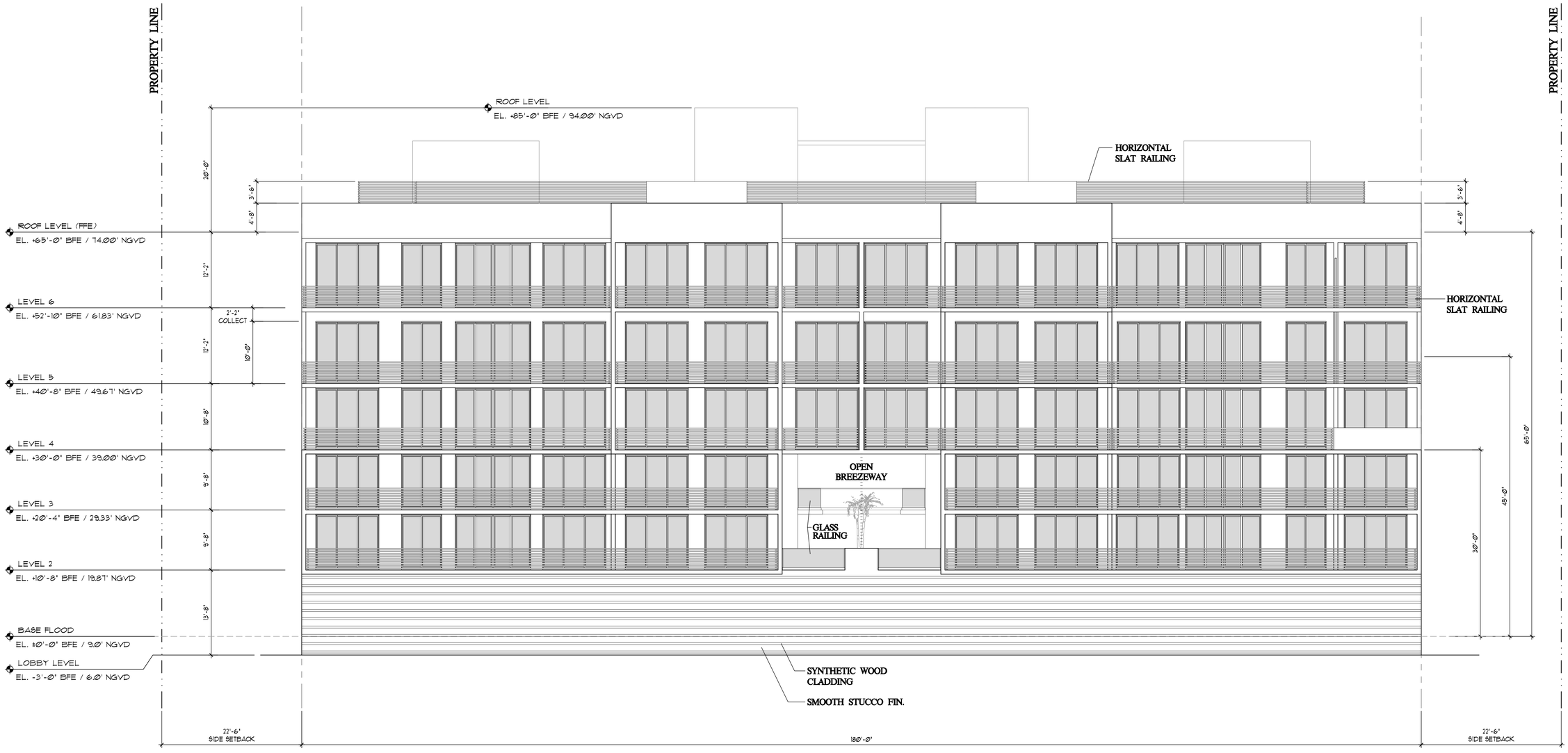
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
SOUTH BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-37
OF SHEETS



NORTH BUILDING ELEVATION

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

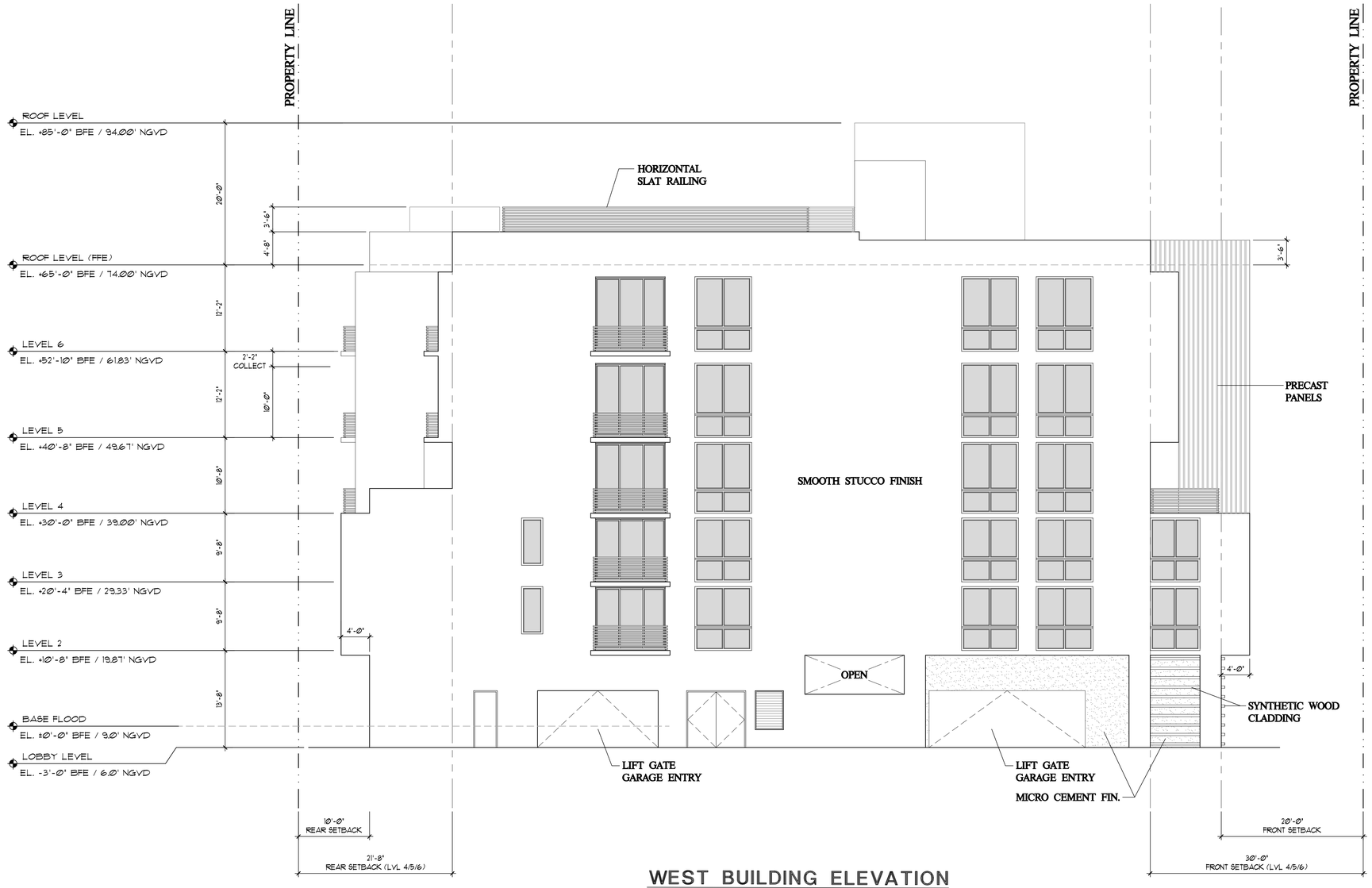
SHEET TITLE
NORTH BUILDING ELEVATIONS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-38
OF SHEETS

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



WEST BUILDING ELEVATION

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

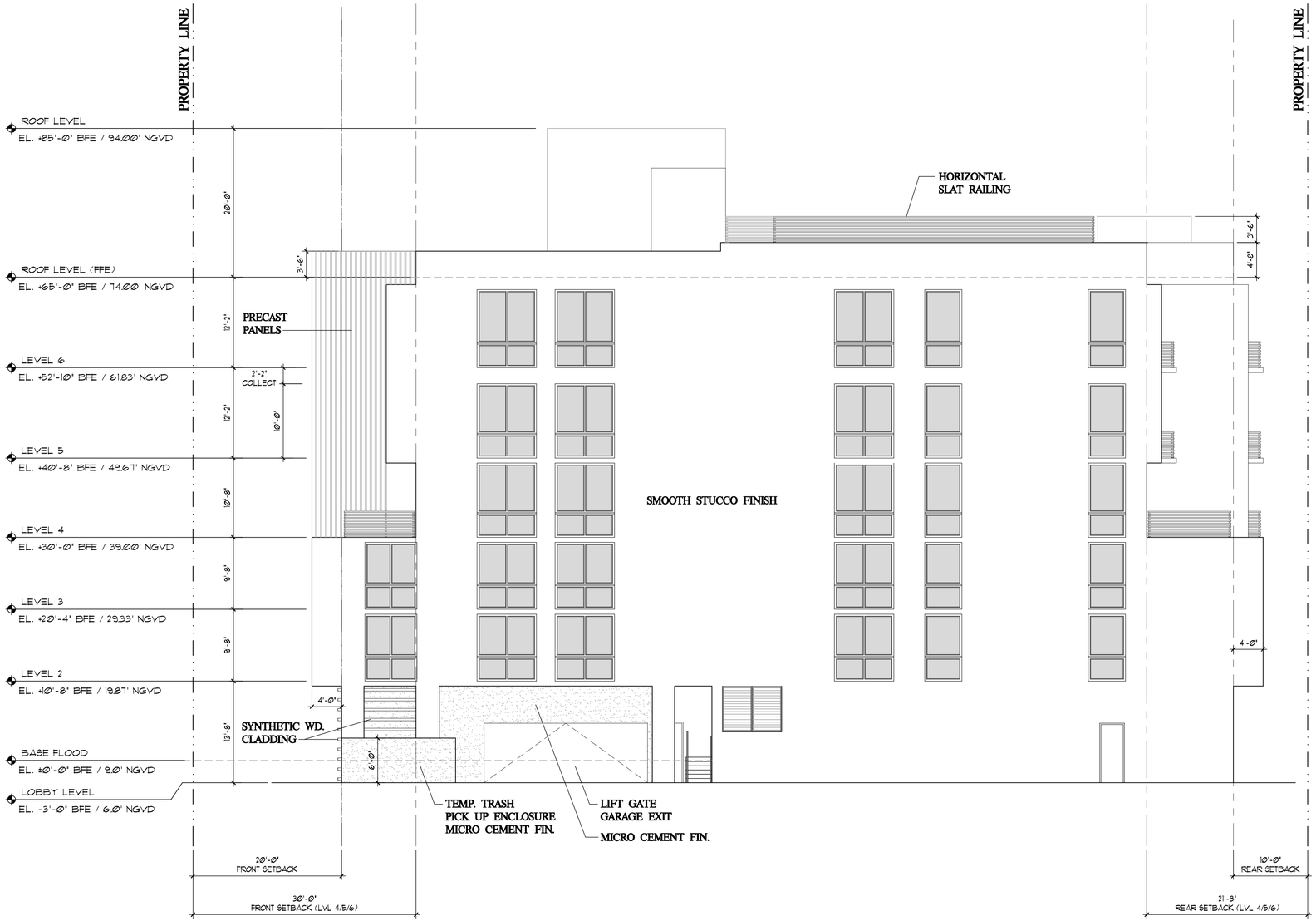
SHEET TITLE
WEST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-39
OF SHEETS

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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



EAST BUILDING ELEVATION

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

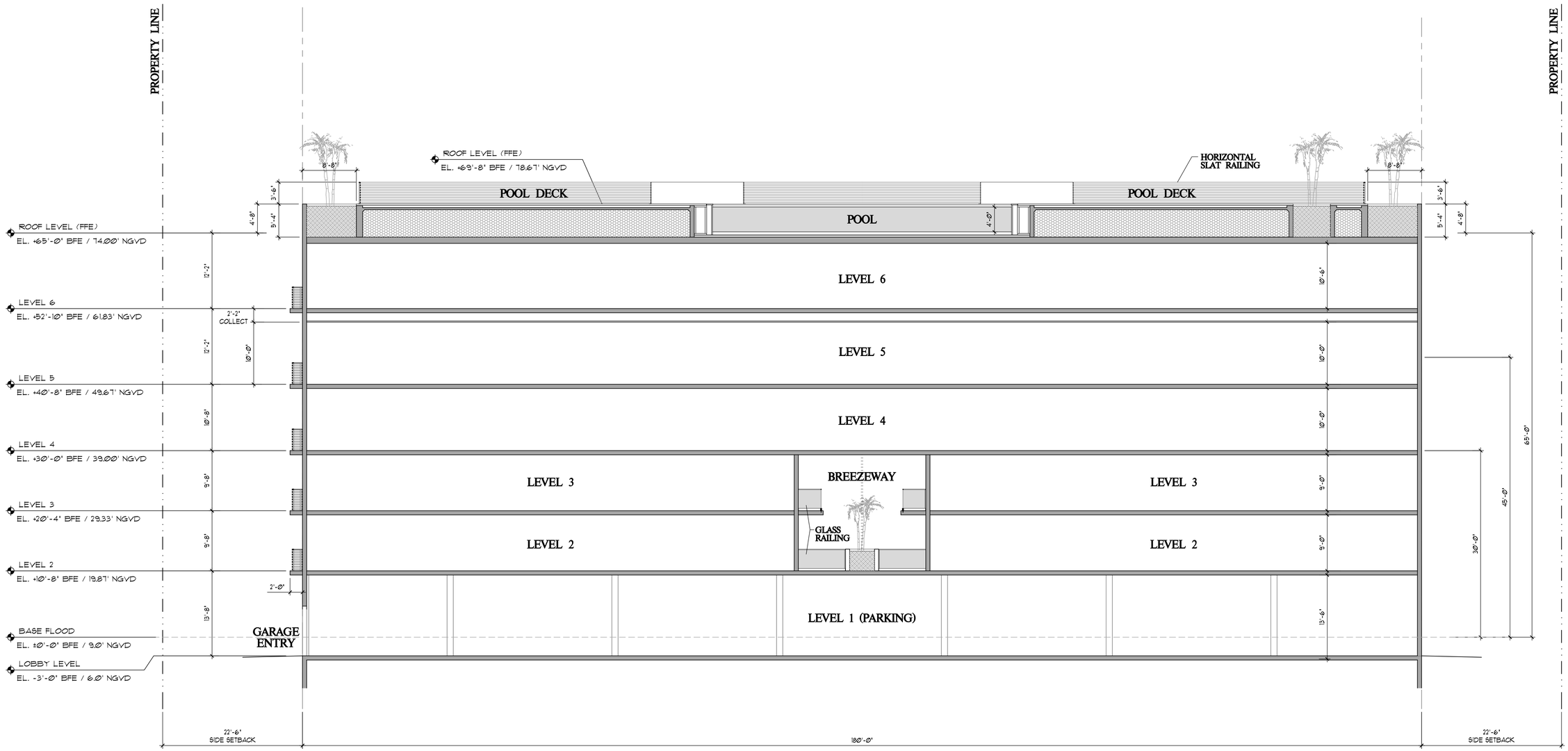
SHEET TITLE
EAST
BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS

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ROBERT J. SCHNECKENBERG
AR0015487



SECTION 1

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

REVISIONS	DATE

PERMIT ISSUE
-

BID SET
-

CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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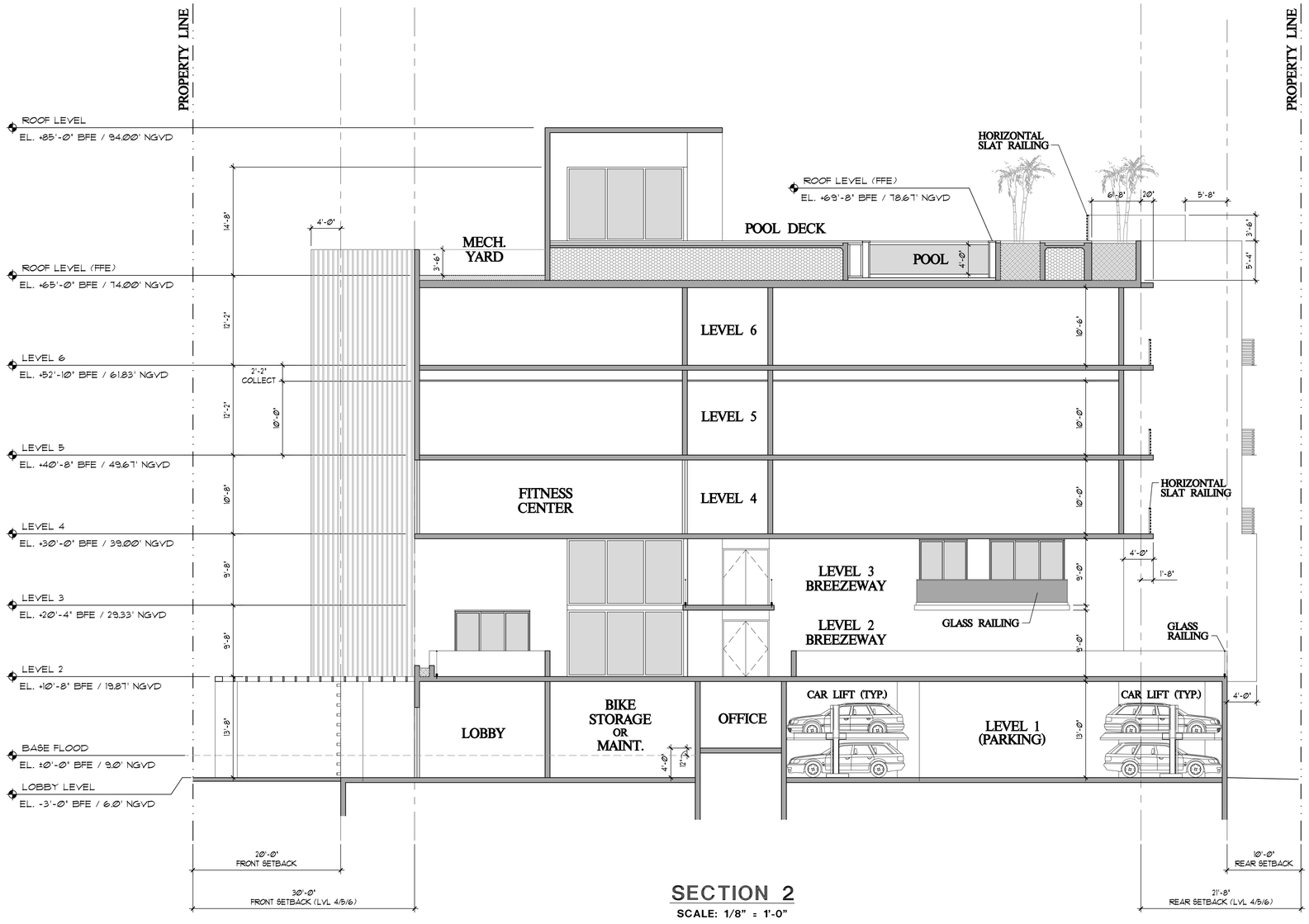
SHEET TITLE
BUILDING SECTION 1

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS

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AR0015487



SECTION 2

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
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Office: 305-441-2226

SHEET TITLE
BUILDING SECTION 2

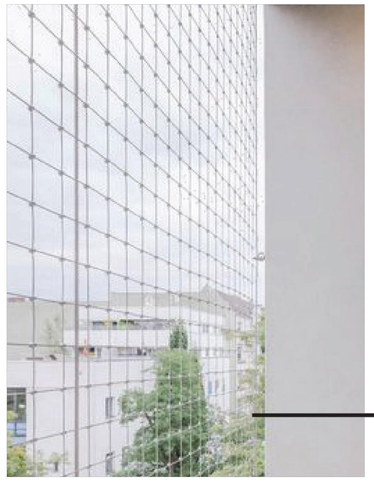
DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS

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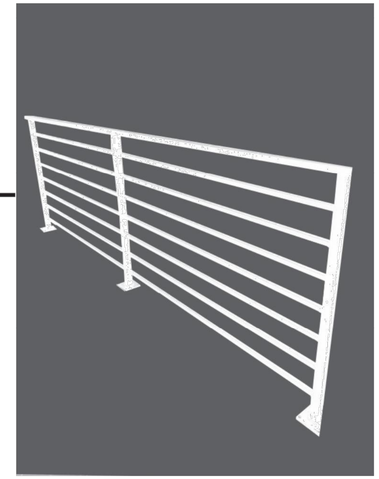
S & E ARCHITECTS, INC.
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AR0015487

MATERIAL SHEET

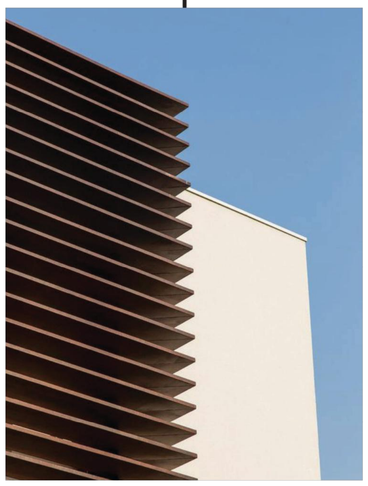


METALIC MESH





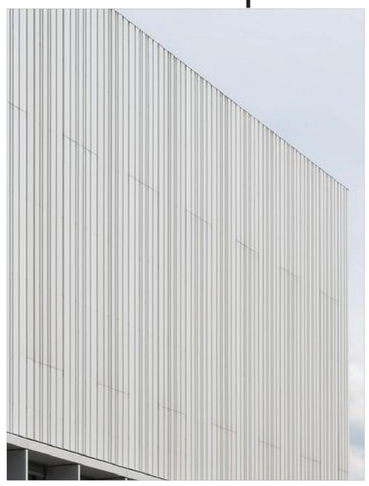
WHITE ALUMINUM RAILING



SYNTHETIC WOOD CLADDING



MICRO CEMENT



WHITE ALUMINUM PROFILES



WOOD LIKE ALUMINUM FRAME

MATERIAL PRESENTATION BOARD

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
MATERIAL PRESNETATION BOARD

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-43
OF SHEETS

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

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

25 May 2022

Re: Development Impact Analysis Report
1155 100th Street
Bay Harbor Islands, Florida 33154
Langan Project No.: 300303700

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 **16,492 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	45 Units (2.17 per DU)	200 GPD per Capita/Unit	19,530
TOTAL DAILY GALLONAGE			19,530

EXISTING POTABLE WATER CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	7 Units (2.17 per DU)	200 GPD per Capita/Unit	3,038
TOTAL DAILY GALLONAGE			3,038

NET INCREASE	**16,492 GPD**

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 **12,864 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SANITARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	45 Units (2.17 per DU)	156 GPD per Capita/Unit	15,234
TOTAL DAILY GALLONAGE			15,234

EXISTING SANITARY SEWER CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	7 Units (2.17 per DU)	156 GPD per Capita/Unit	2,370
TOTAL DAILY GALLONAGE			2,370

NET INCREASE	**12,864 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 **52.12 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	45 Units (2.17 per DU)	0.632 TPY per Capita/Unit	61.72
TOTAL DAILY GALLONAGE			61.72

EXISTING SOLID WASTE CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	7 Units (2.17 per DU)	0.632 TPY per Capita/Unit	9.60
TOTAL DAILY GALLONAGE			9.60

NET INCREASE	**52.12 TPY**

LANGAN

STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. 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 the 1155 100th Street project.

LANGAN

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

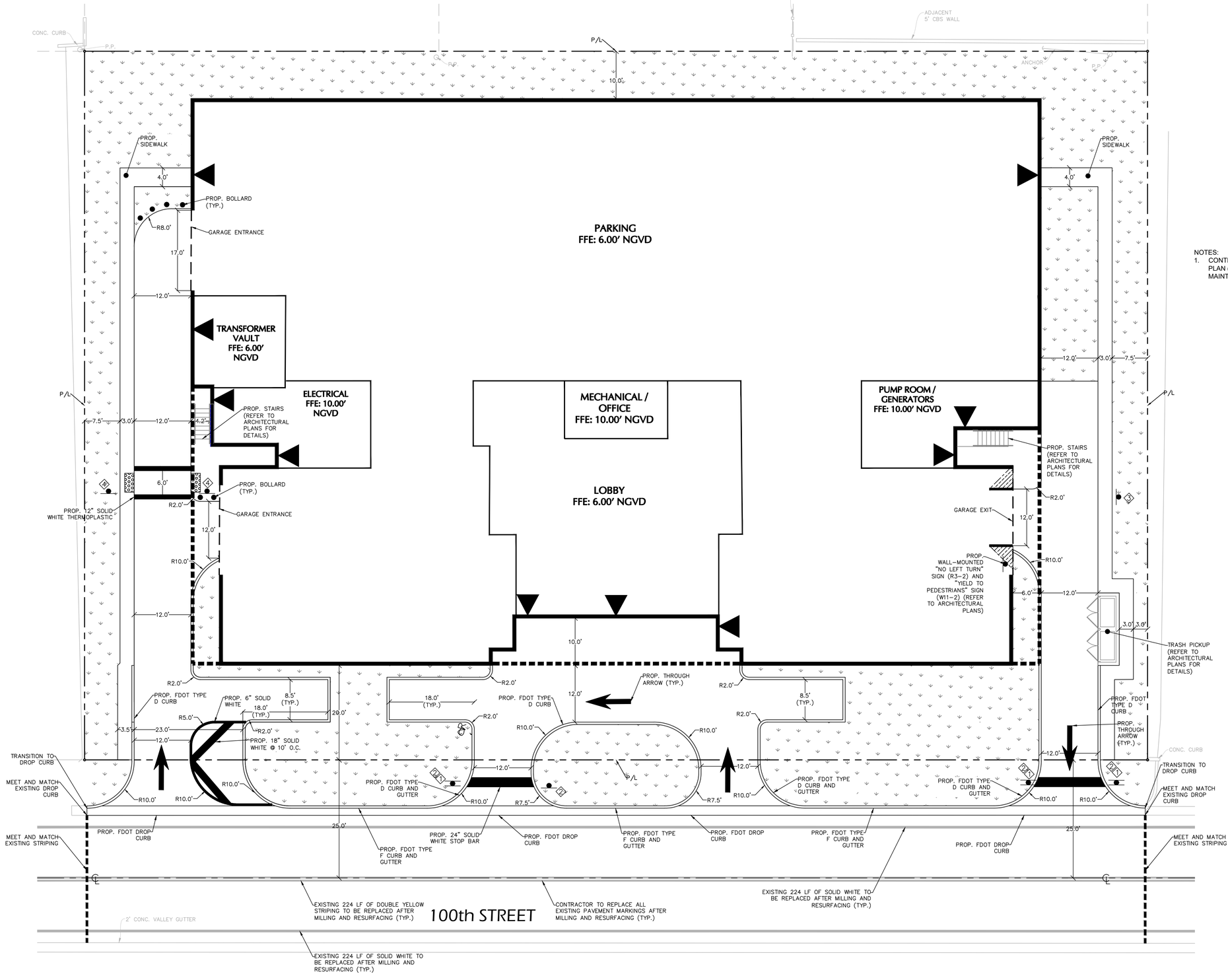
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
DEVELOPMENT IMPACT ANALYSIS REPORT

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET **C-003**
OF SHEETS

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. 00006601/LB6172/LB8198



10 0 2 4 10
SCALE: 1" = 10'

LEGEND	
1	STOP SIGN (R1-1)
2	DO NOT ENTER (R5-1)
3	NO LEFT TURN (R3-2)
4	YIELD TO PEDESTRIANS (W11-2 & W16-7P)

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

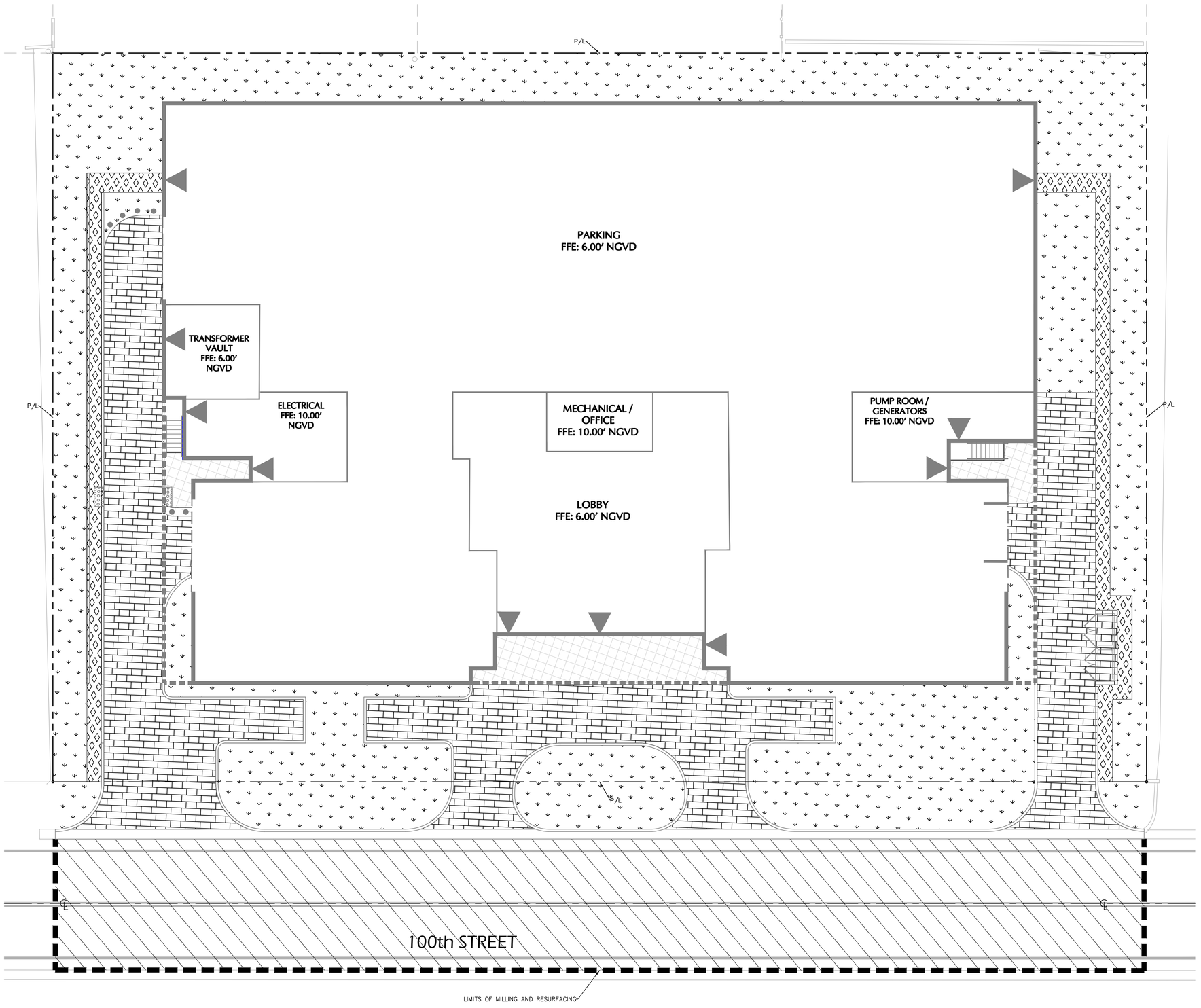
SHEET TITLE: SITE PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

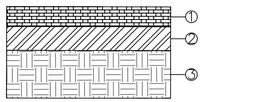
SIGNATURE DATE

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. 0000660 / LB8172 / LB8198

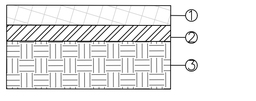


10 0 2 4 10
SCALE: 1" = 10'



VEHICULAR PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180



PEDESTRIAN PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

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. 00006601/LB8172/LB8198

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
PAVEMENT PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS

ABANDONED 6" WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

PROPOSED SWALE (TYP.)

PROPOSED DRAINAGE WELL 01

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED DRAINAGE WELL 03

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED CATCH BASIN (TYP.)

PARKING
FFE: 6.00' NGVD

TRANSFORMER VAULT
FFE: 6.00' NGVD

ELECTRICAL
FFE: 10.00' NGVD

MECHANICAL / OFFICE
FFE: 10.00' NGVD

PUMP ROOM / GENERATORS
FFE: 10.00' NGVD

LOBBY
FFE: 6.00' NGVD

PROP. STAIRS (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

PROPOSED DRAINAGE WELL 02

PROPOSED 65 LF OF EXFILTRATION TRENCH

PROPOSED 30 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED YARD DRAIN (TYP.)

PROPOSED CURB INLET (TYP.)

PROPOSED YARD DRAIN (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

CAUTION: EXISTING GAS MAIN

EXISTING NATURAL GAS MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" PVC C-900 WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" VCP SANITARY SEWER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

100th STREET

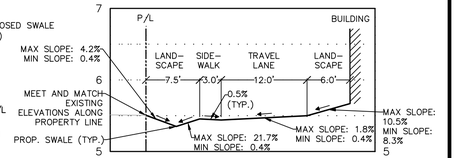
SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

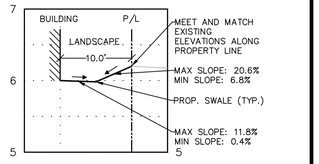
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

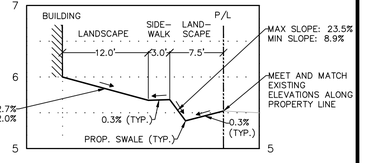
VERTICAL SCALE IN FEET



A-A' PROFILE



B-B' PROFILE



C-C' PROFILE

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
GRADING AND DRAINAGE PLAN

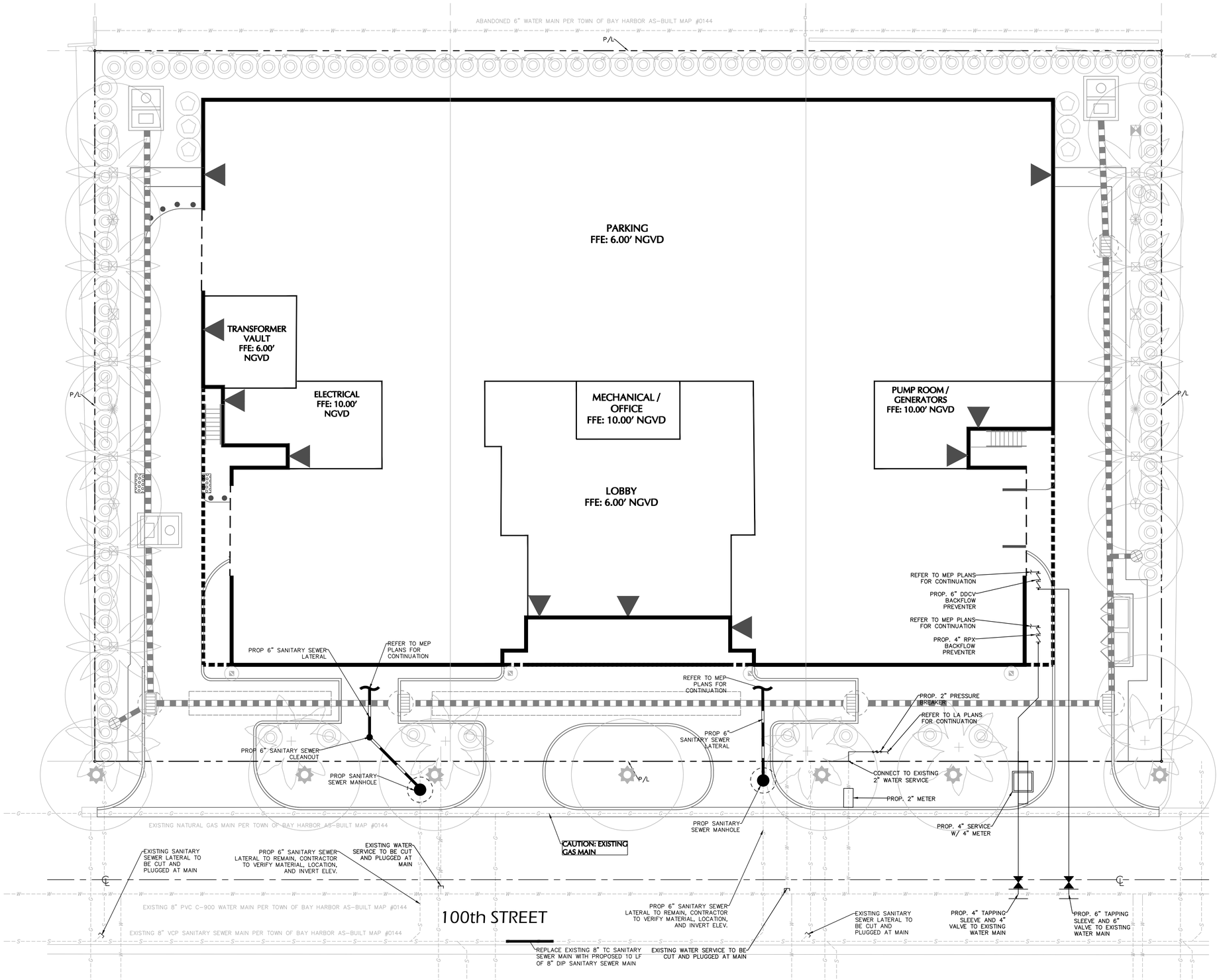
DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-400
OF SHEETS

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. 00006051/LB8172/LB8198

Date: 7/20/2022 Time: 08:23 User: bstipes Style Table: Langan.stb Layout: C-400 Document Code: 300303701-0501-CG101-0101



10 0 2 4 10
SCALE: 1" = 10'

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

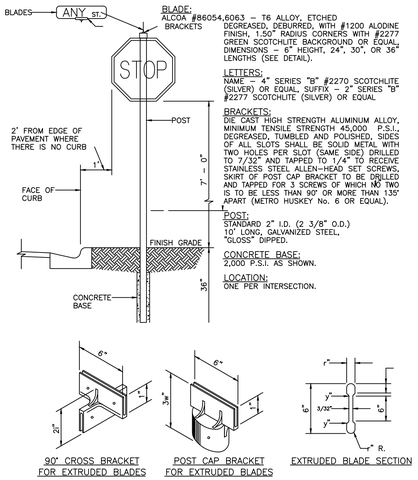
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UTILITY PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-500
OF SHEETS

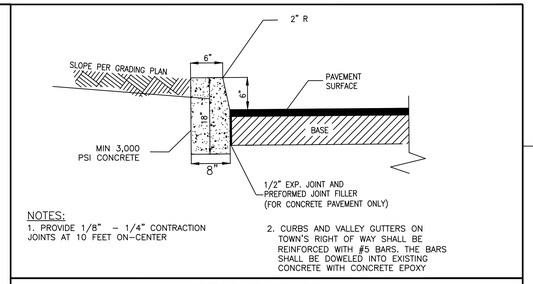
SIGNATURE DATE

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. 0000660/LB8172/LB8198

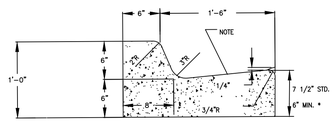


STOP SIGN AND STREET BAR ASSEMBLY



NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

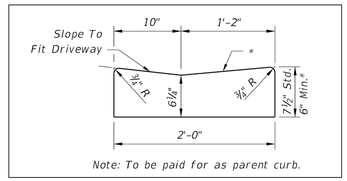
FDOT TYPE D CURB



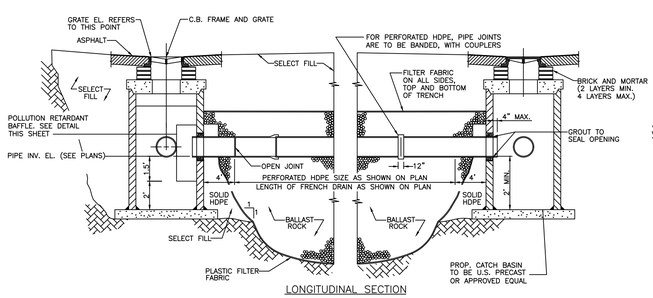
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT TYPE F CURB AND GUTTER

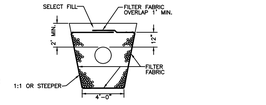
NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.



FDOT STANDARD DROP CURB

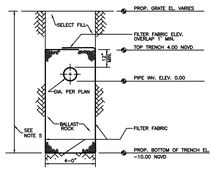


LONGITUDINAL SECTION



ALT. TRANS. SECTION*

*MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.



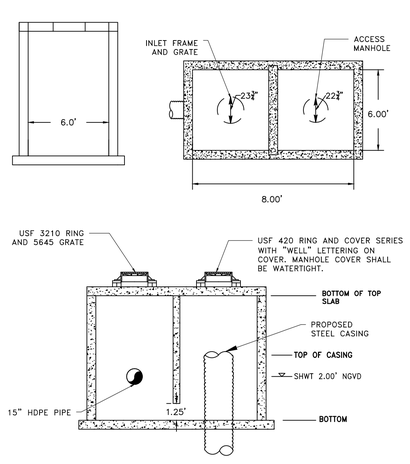
TRANSVERSE SECTION

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.

NOTES:
1. INSTALL POLLUTION RETARDANT BAFFLE AS PER DETAIL THIS SHEET.
2. THE PROPOSED TRENCH SHALL BE EXCAVATED TO THE BOTTOM OF TRENCH ELEVATION INDICATED IN THE DRAINAGE STRUCTURE SCHEDULE, UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILT BOTTOM OF TRENCH ELEVATIONS AND LENGTH OF THE EXFILTRATION TRENCHES INSTALLED TO THE ENGINEER OF RECORD. AS-BUILTS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
4. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) NOT REVIEWED, TO BE DESIGNED BY PRECASTER AND SHALL MEET FDOT STANDARDS AND SUPPORT HS-20 LOADING.
5. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15 FEET DEEP OR EXTEND TO A DEPTH WHERE EXISTING CLEAN FILL IS ENCOUNTERED, WHICHEVER IS GREATER.

EXFILTRATION TRENCH DETAIL



DRAINAGE WELL DETAIL

REVISIONS	DATE

PERMIT ISSUE
-
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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.

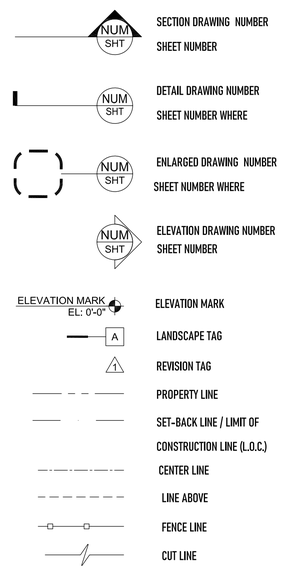
SOIL EROSION CONTROL NOTES:

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.

LAYTOUT NOTES:

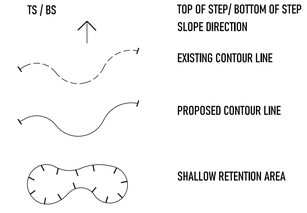
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE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

SYMBOL LEGEND



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



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 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 JURISDICTION 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.

LANDSCAPE ABBREVIATIONS:

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

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

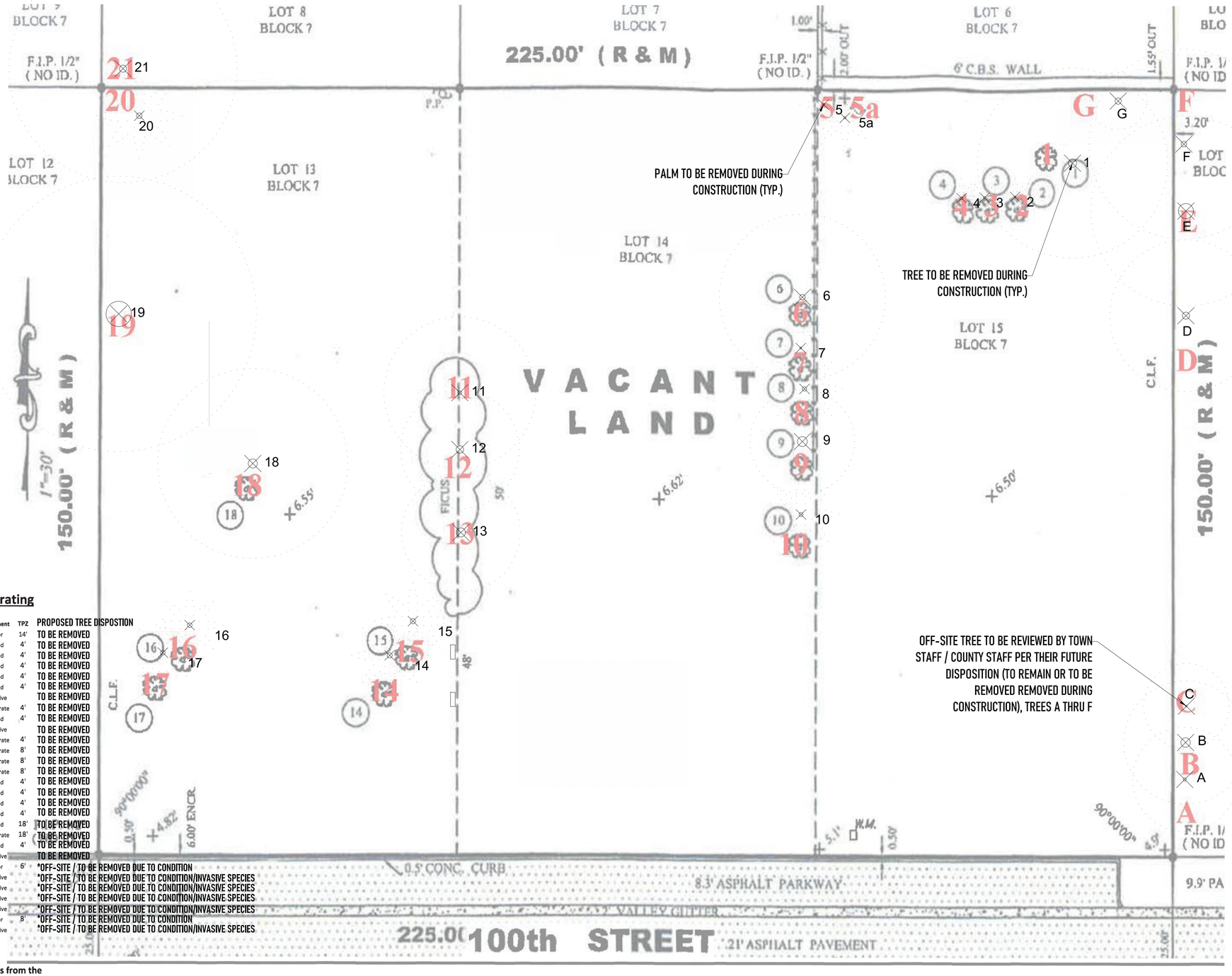
ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

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 100 BH

PROFESSIONAL SEAL(S):



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

TOTAL # OF PALMS PROPOSED FOR REMOVAL: 13 (#2,3,4,5,5a,7,8,10,14,15,16,17,20) 13 PALMS PROPOSED FOR REMOVAL @ 2:1 = 26 NEW PALMS 6" DBH / 16' OVERALL HEIGHT.

TOTAL # OF TREES PROPOSED FOR REMOVAL: 6 (#1,11,12,13,18,19) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 17,623 SF WHICH IS EQUAL TO APPROXIMATELY 35 TREES @ 500 SF EACH.

#6,9, 21 ARE INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

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

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Comment	TPZ	PROPOSED TREE DISPOSTION
1	Persea americana	Avocado	21"	30'	40'	Poor	14'	TO BE REMOVED
2	Adonidia merrillii	Christmas palm	5"	25'	8'	Good	4'	TO BE REMOVED
3	Adonidia merrillii	Christmas palm	6"	25'	8'	Good	4'	TO BE REMOVED
4	Adonidia merrillii	Christmas palm	7"	23'	8'	Good	4'	TO BE REMOVED
5	Adonidia merrillii	Christmas palm	5"	15'	10'	Good	4'	TO BE REMOVED
5a	Adonidia merrillii	Christmas palm	6"	13'	12'	Good	4'	TO BE REMOVED
6	Schefflera actinophylla	Umbrella tree	14"	30'	35'	Invasive		TO BE REMOVED
7	Adonidia merrillii	Christmas palm	5"	14'	10'	Moderate	4'	TO BE REMOVED
8	Adonidia merrillii x 2 tks	Christmas palm	11"	21'	16'	Good	4'	TO BE REMOVED
9	Schefflera actinophylla	Umbrella tree	25"	24'	22'	Invasive		TO BE REMOVED
10	Livistona chinensis	Chinese fan palm	10"	9'	16'	Moderate	4'	TO BE REMOVED
11	Ficus benjamina	Weeping fig	9"	23'	32'	Moderate	8'	TO BE REMOVED
12	Ficus benjamina	Weeping fig	19"	23'	25'	Moderate	8'	TO BE REMOVED
13	Ficus benjamina	Weeping fig	25"	23'	23'	Moderate	8'	TO BE REMOVED
14	Sabal palmetto	Sabal palm	13"	12'	16'	Good	4'	TO BE REMOVED
15	Sabal palmetto	Sabal palm	13"	15'	16'	Good	4'	TO BE REMOVED
16	Sabal palmetto	Sabal palm	12"	14'	14'	Good	4'	TO BE REMOVED
17	Sabal palmetto	Sabal palm	12"	12'	16'	Good	4'	TO BE REMOVED
18	Ficus religiosa	Bo tree	46"	28'	40'	Good	18'	TO BE REMOVED
19	Ficus aurea	Strangler fig	64"	35'	58'	Moderate	18'	TO BE REMOVED
20	Sabal palmetto	Sabal palm	14"	14'	18'	Good	4'	TO BE REMOVED
21	Schefflera actinophylla	Umbrella tree	18"	28'	48'	Invasive		TO BE REMOVED
A	Ficus benjamina	Weeping fig	8"	20'	22'	Poor	6'	*OFF-SITE / TO BE REMOVED DUE TO CONDITION
B	Schinus terebinthifolius	Brazilian pepper	24"	22'	26'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
C	Schinus terebinthifolius	Brazilian pepper	5"	14'	18'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
D	Schefflera actinophylla	Umbrella tree	18"	26'	32'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
E	Schefflera actinophylla	Umbrella tree	38"	30'	40'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
F	Ficus aurea	Strangler fig	14"	30'	40'	Poor	8'	*OFF-SITE / TO BE REMOVED DUE TO CONDITION
G	Ardisia elliptica	Shoebutton ardisia	16"	18'	12'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES

- **TPZ is the radius of the tree protection. The measurement is from the outside of the trunk. The CRZ is equal to the TPZ.**
- **Note that the CRZ/root plate of these trees will be limited by adjacent hardscape, curbs, and adjacent structures.**

*ALL OFF-SITE TREES TO BE REVIEWED FURTHER PER THEIR LOCATION, SPECIES, CONDITION, ETC. BY THE TOWN OF BAY HARBOR / MIAMI-DADE PER THEIR FUTURE DISPOSITION (REMAIN/REMOVAL)

1 TD-100 TREE RESOURCE EVALUATION FOR 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154
APPENDIX A: MEASUREMENTS AND CONDITIONS RATING + PROPOSED DISPOSITION

NORTH
01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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

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COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FL 33301
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PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

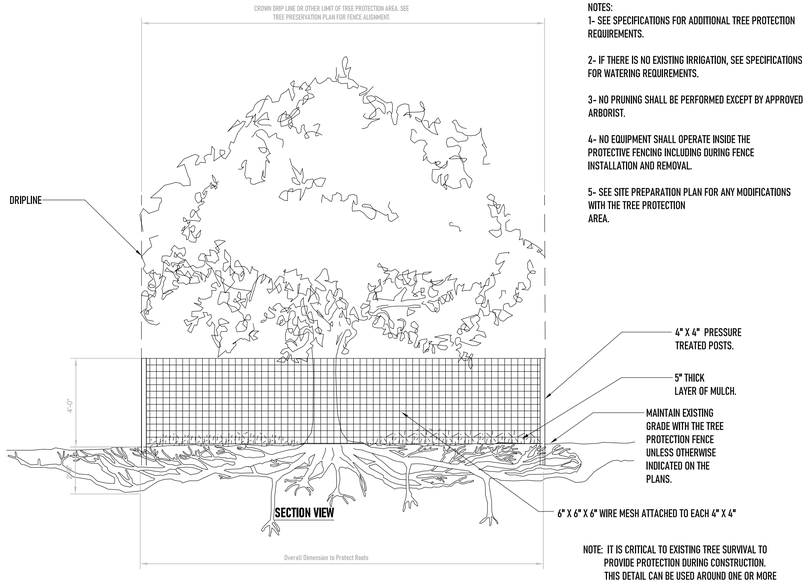
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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
TREE DISPOSITION PLAN

TD-100



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

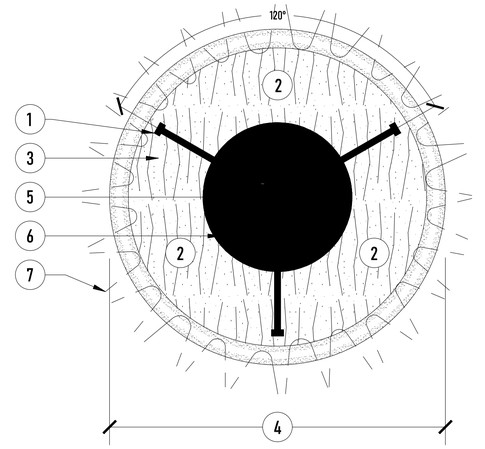
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

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.

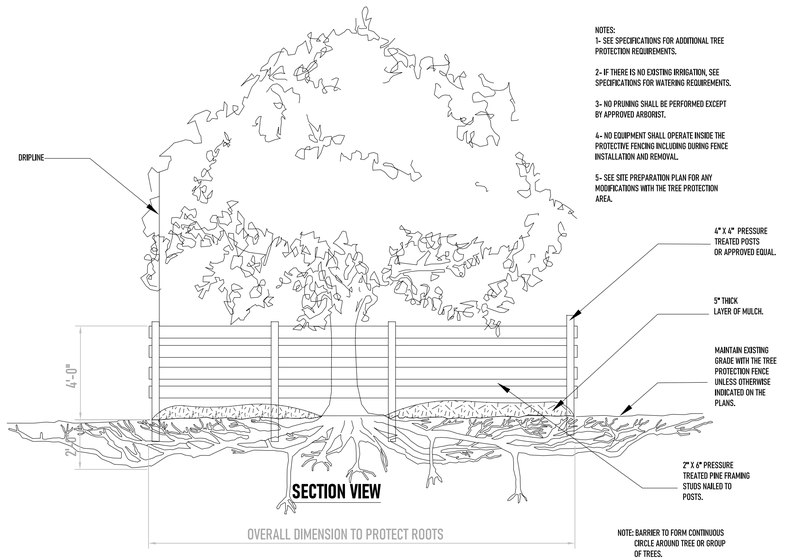
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 / TD-101 — WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S



1 - 2" X 4" WOOD BRACE AT WOJAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / TD-101 — WOOD BARRIER DETAIL (PLAN VIEW)
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.

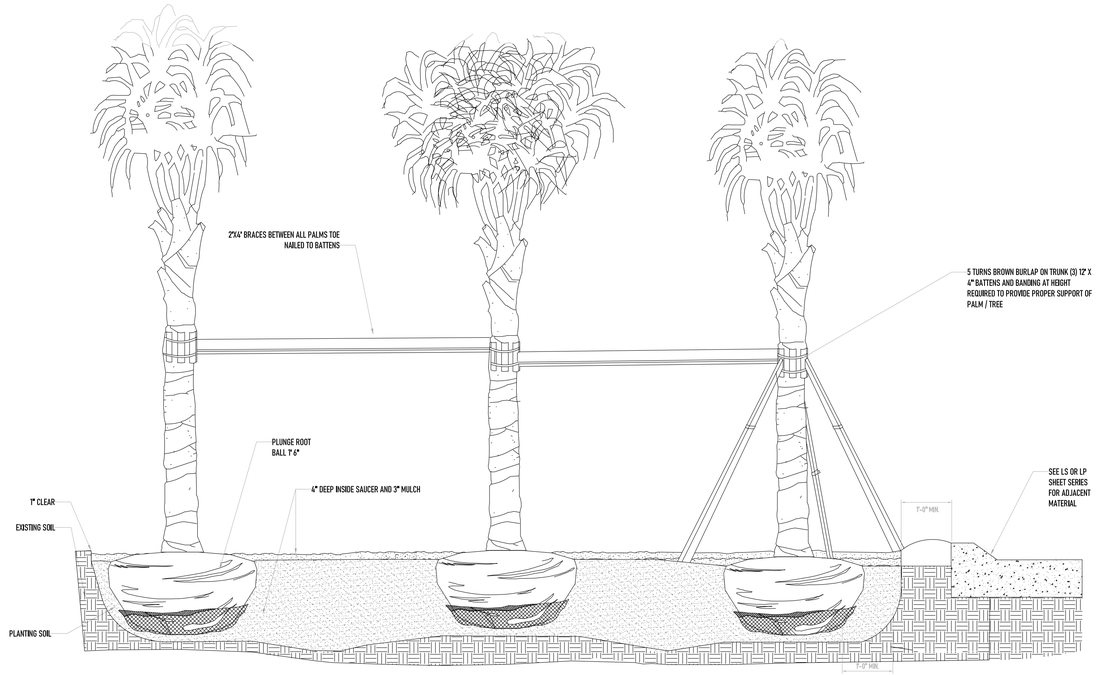
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

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.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 / TD-101 — WOOD BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S



1 / TD-101 — PALM BRACING DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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

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PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
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PROJECT NAME:
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PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE PROTECTION DETAILS

TD-101

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 1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

Net Lot Area .77 **Acres /** 33,750 **SF**

	Required	Provided
A. Open Space Requirement Net Lot Area = 33,750 SF x 20% = 6,750 SF	20% / 6,750 SF	20.7% / 7,000 SF
B. Maximum Lawn Area Allowed**** Req. open space 33,750 SF x 60% = 20,250 SF	60% Max / 20,250 SF	6.2% % / 2,088 SF
C. Shade Trees Required*	25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ.	
1. 28 trees/acre: 28 x .77 acres = 22	22	14 TREES + 6 PALMS
2. Native Species Required - 50% # of Trees req. 22 x 50% = 11	11	16 TREES
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 16 x 50% = 8	8	16
D. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage Width of lot 225 LF / 35' = 7	7	7
Note: Street trees do not count toward required on-site lot trees.		
Note: Street tree species determined by Town Street Tree Master Plan.		
E. Shrubs Required***		
1. 10 shrubs / required trees	160	2,024
2. Native Species Required - 30%	48	347
3. Drought Tolerant and Low Maintenance Species Require – 50%	80	347

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)		
1. Parking Lot from ROW		
2. Dissimilar Uses		

Notes:

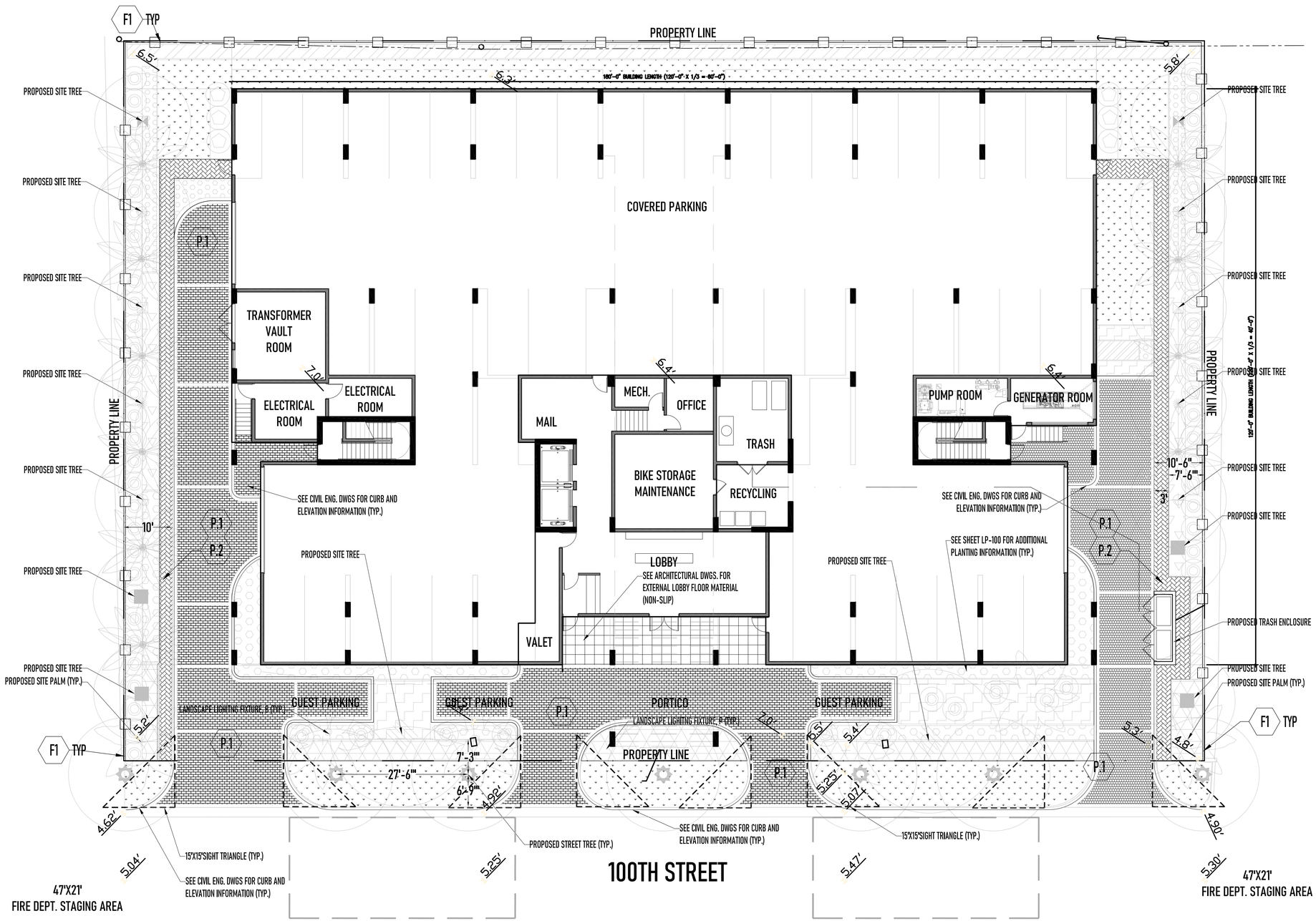
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of 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



1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.07.22					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 5,350 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 483 S.F.		P.2	- PRECAST CONCRETE PAVERS (PERMEABLE) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 530 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
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WWW.COASTAL-OPS.COM

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CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
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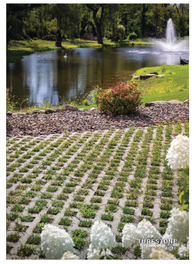
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Sheet Title:
LANDSCAPE SITE PLAN

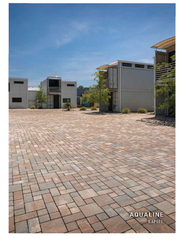
LS-100

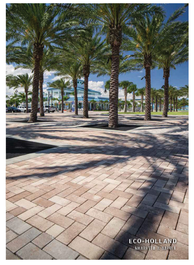












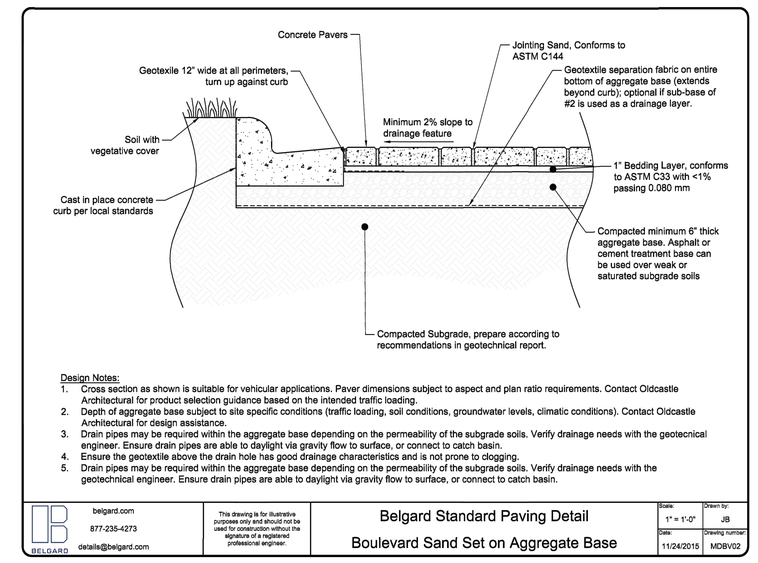
14 COMMERCIAL PRODUCT OFFERING

FLORIDA 15

4 LS-101 P.2 PERMEABLE PAVERS
LANDSCAPE SITE MATERIAL IMAGERY



5 LS-101 F.1 SITE FENCING - 6' HEIGHT
LANDSCAPE SITE MATERIAL IMAGERY



3 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY



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FEATURES & BENEFITS

- Installed as a standard system
- Cobble look with a random pattern
- Can also be used for accents or borders

AVAILABLE COLORS


GRAY


SLATE

SHAPES & SIZES

MULTI-PIECE 70MM



ESTIMATING CHART

	PLANT LOCATION	SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ PALLET
MULTI-PIECE 70MM	DEF	98	-	-	504 per bag	-	3003

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2 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE _ ALTERNATIVE OPTION
LANDSCAPE SITE MATERIAL IMAGERY

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1 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

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Drawn By: TH

Sheet Title:
LANDSCAPE MATERIAL IMAGERY

LS-101

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

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 SATIN LEAF TREE FOR STREET TREE FOR 100TH 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.

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		BS	BUSSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
4		CV	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. GW.HT. 15'
6		CN	COCOS NUCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 4" DBH - MIN. OVERALL HEIGHT: 12'-20' - UPGRADED SIZE PER BUILDING HEIGHT
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIEBURGENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)
5		AP	ARCHONTOPHOENIX SP.	KING PALM	- MIN. 10' C.T. (MULTI-TRUNK)
N/A		N/A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A

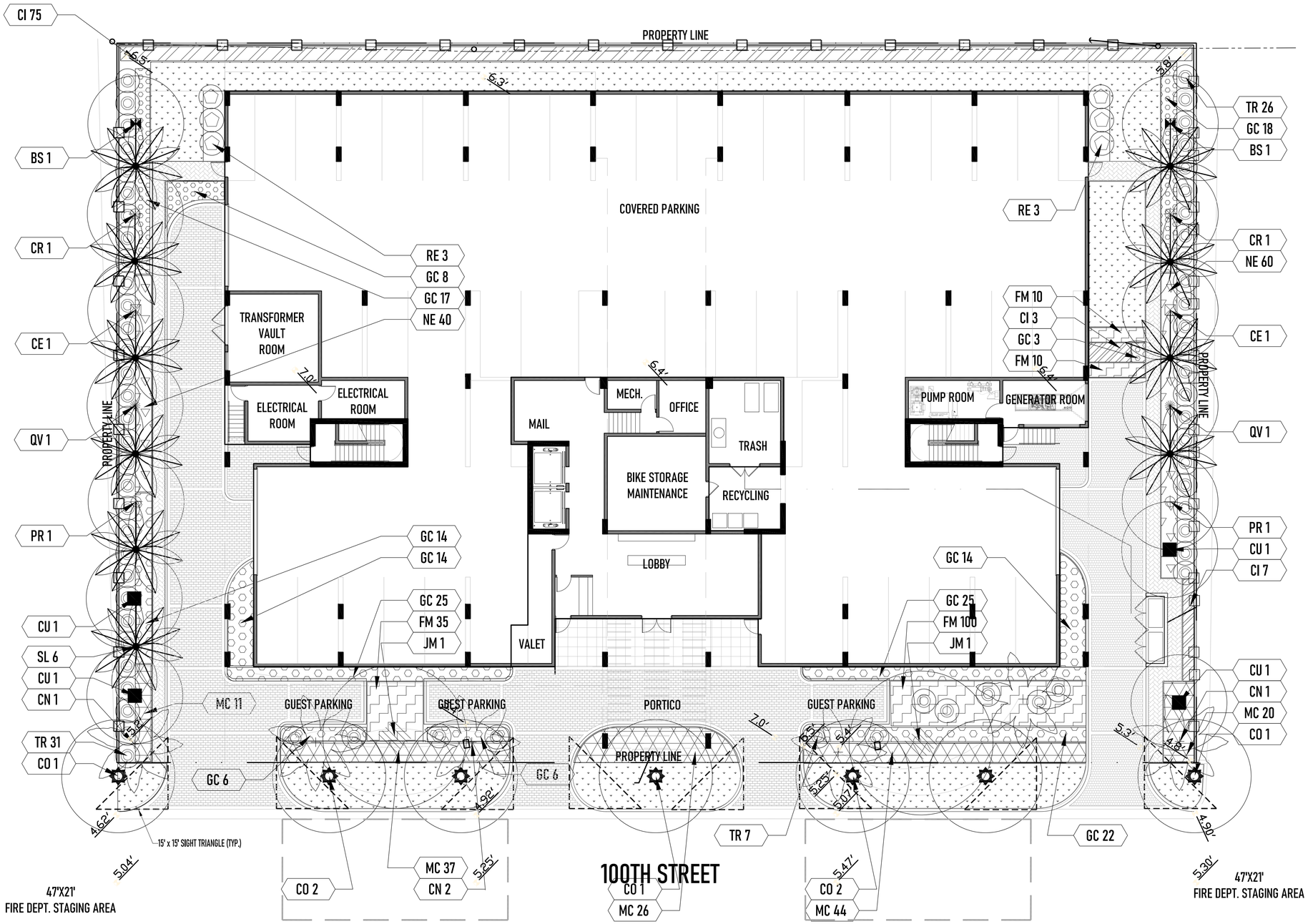
1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
107		MC	MUHLENBERGIA CAPILLARIS	PINK MULHY GRASS	- 3 GAL. - MIN. 24" HT.
85		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.
100		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.
293		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.
308		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.
360		EL	ERIGNDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.
675		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.
258		PO	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	- 1 GAL. - MIN. 24" HT.
QTY=1,1358		SX	SUCCULENT MIX - AGAVE, ALOE, ASOMBIA, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, ASOMBIA, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	4" POT
+/-4,475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF "AUGUSTA"	- 475 SF
70		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.
9		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING
8		MO	MONSTERA DELICIOSA	MONSTERA VINE	- 3 GAL. - SEE PLAN FOR SPACING
+/-1,948SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A

PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102



1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.07.22

# OF BLDG. STORIES	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 6	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% 16-18 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.

NORTH
01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

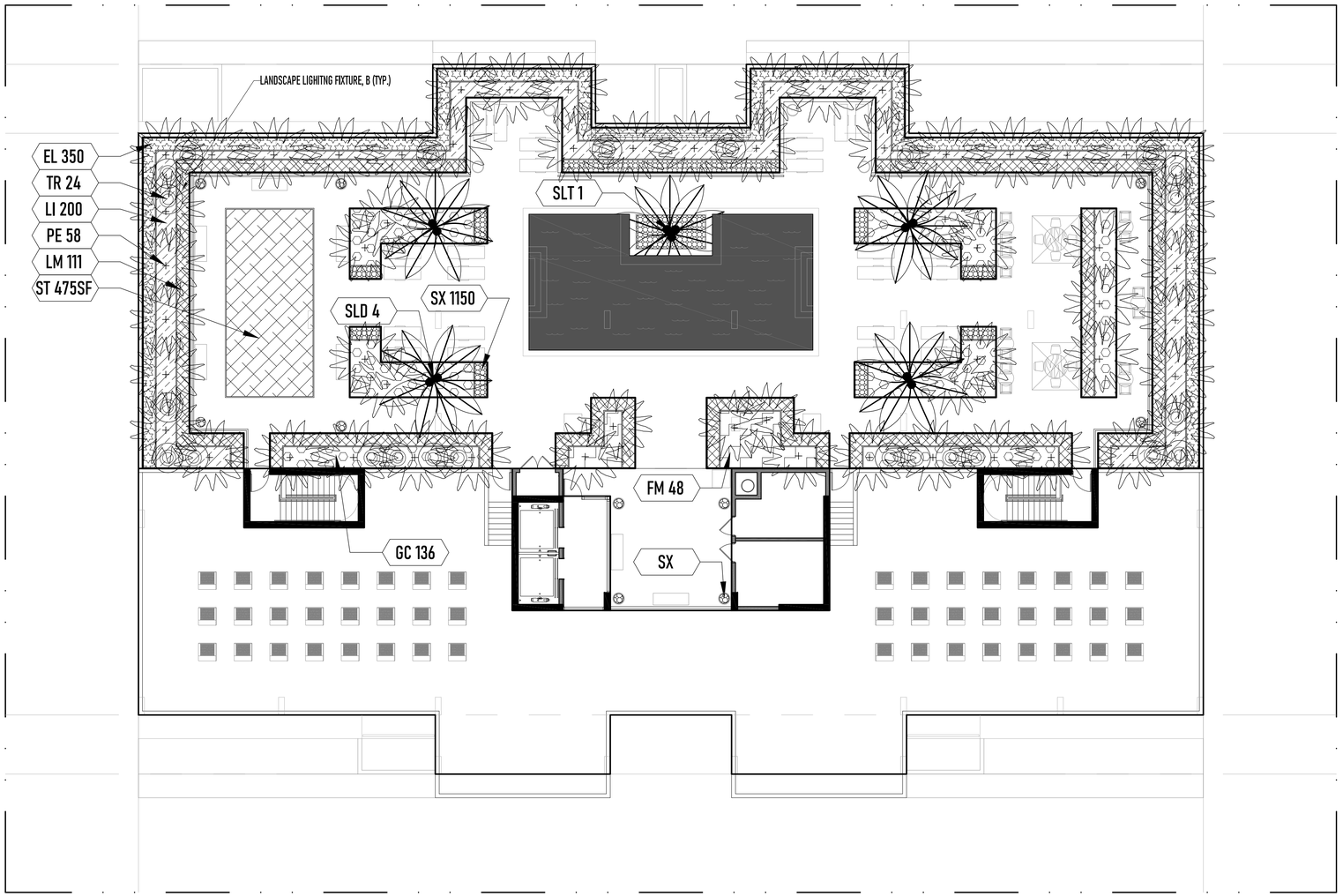
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 170' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE
2		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. GALVI. 10'	- 15' / 25'	- FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM
6		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-25' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER - SITE REQUIRED PALM
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIUKUENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)	- 15'-20'/ 30'	- FLORIDA #1 - FLORIDA FRIENDLY - 10 SINGLES ON GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF
5		AP	ARCHONTOPHOENIX SP.	KING PALM	- MIN. 10' C.T. (MULTI-TRUNK)	- 15' / 30'	- FLORIDA #1 - FLORIDA FRIENDLY - BREEZEWAY PALM
N/A		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE L1-100 FOR RELOCATED TREE/PALM LOCATIONS	SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE L1-100 FOR RELOCATED TREE/PALM LOCATIONS

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	
107		MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE	
85		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA NATIVE	
100		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE	
283		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY	
308		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY	
360		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA NATIVE	
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE	
675		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY	
250		PO	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	- 1 GAL. - MIN. 24" HT.	- FLORIDA #1; 8" O.C. - FLORIDA NATIVE	
QTY+/-1,150		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	- 4" POT	- FLORIDA #1; 6" O.C. - FLORIDA FRIENDLY - MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT	
+/-475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP	
70		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE	
9		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY	
8		MD	MONSTERA DELICIOSA	MONSTERA VINE	- 3 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY	
+/-1,948SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.	



NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
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 PRECEDENT 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 ONE 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. ALL 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 ABUTTING 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 FETILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHAL 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 ABUT 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, AGRIFORM 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 PREVIOULSY 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 THOROUGHLY 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.

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

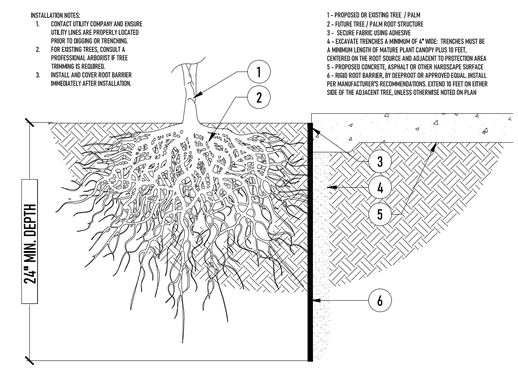
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
2		JH	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 10' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE
2		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. OA.HT. 15'	- 15' / 25'	- FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM
6		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER - SITE REQUIRED PALM
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIUKIUENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)	- 15'-20' / 30'	- FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES ON GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF
5		AP	ARCHONTOPHOENIX SP.	KING PALM	- MIN. 10' C.T. (MULTI-TRUNK)	- 15' / 30'	- FLORIDA #1 - FLORIDA FRIENDLY - BREEZEWAY PALM
N/A		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS	SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

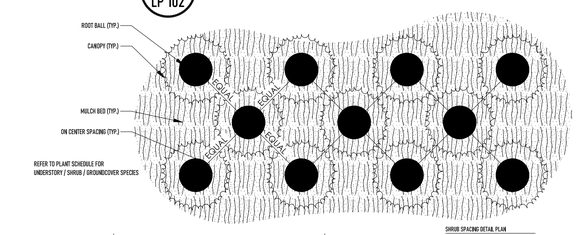
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
107		MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
85		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
100		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
203		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
308		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
360		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
675		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 12" O.C. - FLORIDA FRIENDLY
250		PO	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	- 1 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 8" O.C. - FLORIDA NATIVE
QTY=/-1,150		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	- 4" POT	- FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY - ONLY TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT
+/-475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
70		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
9		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
8		MO	MONSTERA DELICIOSA	MONSTERA VINE	- 3 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-1,948SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



INSTALLATION NOTES:
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF TREE TRIMMING IS REQUIRED.
3. INSTALL AND COVER ROOT BARRIER IMMEDIATELY AFTER INSTALLATION.

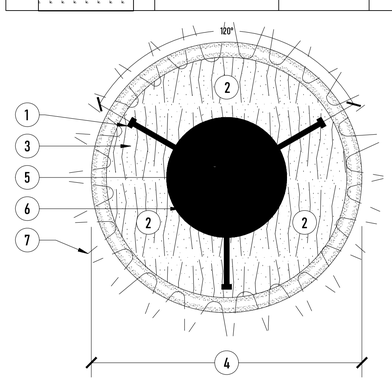
1 - PROPOSED OR EXISTING TREE / PALM
2 - FUTURE TREE / PALM ROOT STRUCTURE
3 - SECURE FABRIC USING ADHESIVE
4 - EXCAVATE TRENCHES A MINIMUM OF 4' WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5 - PROPOSED CONCRETE, ASPHALT OR OTHER HARDSCAPE SURFACE
6 - ROOD ROOT BARRIER, BY DEEPROOT OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. EXTEND 10 FEET ON EITHER SIDE OF THE ADJACENT TREE, UNLESS OTHERWISE NOTED ON PLAN

5 / LP 102 — ROOT BARRIER — SCALE=N.T.S



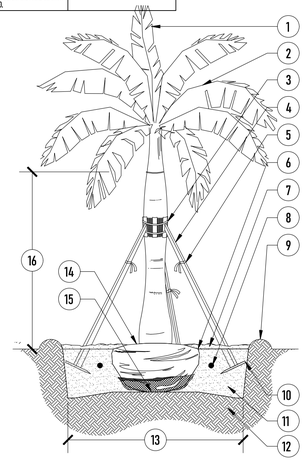
1 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
2 - SET CROWN OF ROOTS SLIGHTLY ABOVE SURROUNDING FINISH GRADE. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4 - CONSTRUCT TEMPORARY 3" WATERING BASIN
5 - FINISH GRADE
6 - FERTILIZER TABLET, IF APPLICABLE
7 - BACKFILL WITH SPECIFIED SOIL MIX
8 - EXISTING SOIL
9 - 2x DIAMETER OF THE ROOT BALL

4 / LP 102 — SHRUB / GROUNDCOVER PLANTING AND SPACING — SCALE=N.T.S



1 - 2" X 4" WOOD BRACE AT W/2AL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / LP 102 — LARGE TREE STAKING — SCALE=N.T.S

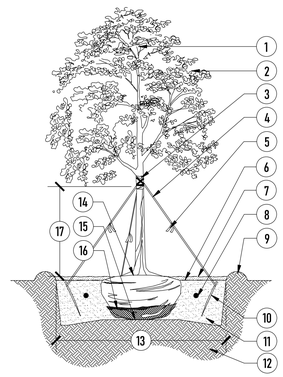


1 - TERMINAL BUD / FROND
2 - UNTIE FRONDS PRIOR TO INSPECTION
3 - METAL STRAPS SECURING 2" X 4" WOOD BATTENS. MINIMUM 5 LAYERS OF BURLAP. TOE NAIL BRACES TO 2" X 4" WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY INTO TRUNK.
4 - 4" X 4" WOOD BRACE AT EQUAL SPACING (3 PER PALM)
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 - CONSTRUCT TEMPORARY 3" WATERING BASIN
10 - 2" X 4" X 8" STAKE: SET 2" BELOW FINISH GRADE
11 - BACKFILL WITH SPECIFIED SOIL MIX
12 - EXISTING SOIL
13 - 2x DIAMETER OF THE ROOT BALL
14 - SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15 - SET ROOT BALL ON UNDISTURBED SOIL
16 - CLEAR TRUNK / GRAY WOOD. REFER TO PLANT SCHEDULE

2 / LP 102 — LARGE PALM PLANTING — SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1 - DO NOT PRUNE CENTRAL LEADER.
2 - PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3 - PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM.
4 - 1" WIDE MINIMUM STRAPPING USING SISAL OR OTHER BIODEGRADABLE MATERIAL. GUY WIRES SHALL NOT BE USED.
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 - CONSTRUCT TEMPORARY 3" WATERING BASIN
10 - 2" X 4" X 8" STAKE: SET 2" BELOW FINISH GRADE
11 - SPECIFIED SOIL MIX
12 - EXISTING SOIL
13 - 2x DIAMETER OF THE ROOT BALL
14 - SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15 - SET ROOT BALL ON UNDISTURBED SOIL
16 - REMOVE 2/3 OF BURLAP / WIRE BASKET FROM ROOT BALL
17 - CLEAR TRUNK; REFER TO PLANT SCHEDULE

1 / LP 102 — LARGE TREE PLANTING 2" CALIPER AND GREATER — SCALE=N.T.S

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102



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



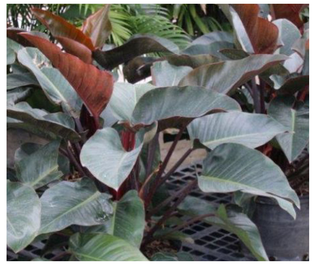
18 LP 103 — BOUGANVILLEA SP. 'PINK' - PINK BOUGANVILLEA
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



17 LP 103 — SUCCULENT MIX
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



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



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



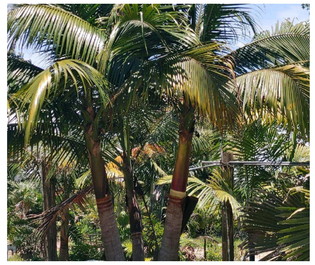
14 LP 103 — ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



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



12 LP 103 — CHRYSOPHYLLUM OLIVIFORME- SATIN LEAF
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



11 LP 103 — SATAKENTIA LIUKIUENSIS - SATAKENTIA PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



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



9 LP 103 — COCCOLOBA UVIFERA - SEA GRAPE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



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



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



6 LP 103 — QUERCUS VIRGINIANA 'SKY CLIMBER' - LIVE OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



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



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



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



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



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

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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MIAMI, FL 33133
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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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING IMAGERY

LP-103

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

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 SATIN LEAF TREE FOR STREET TREE FOR 100TH 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.

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 35' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		BS	BUSSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. GA.HT. 15'
6		CN	COCOS NUCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-30' - UPGRADED SIZE PER BUILDING HEIGHT
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIEBURGENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)
5		AP	ARCHONTOPHOENIX SP.	KING PALM	- MIN. 10' C.T. (MULTI-TRUNK)
N/A		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A

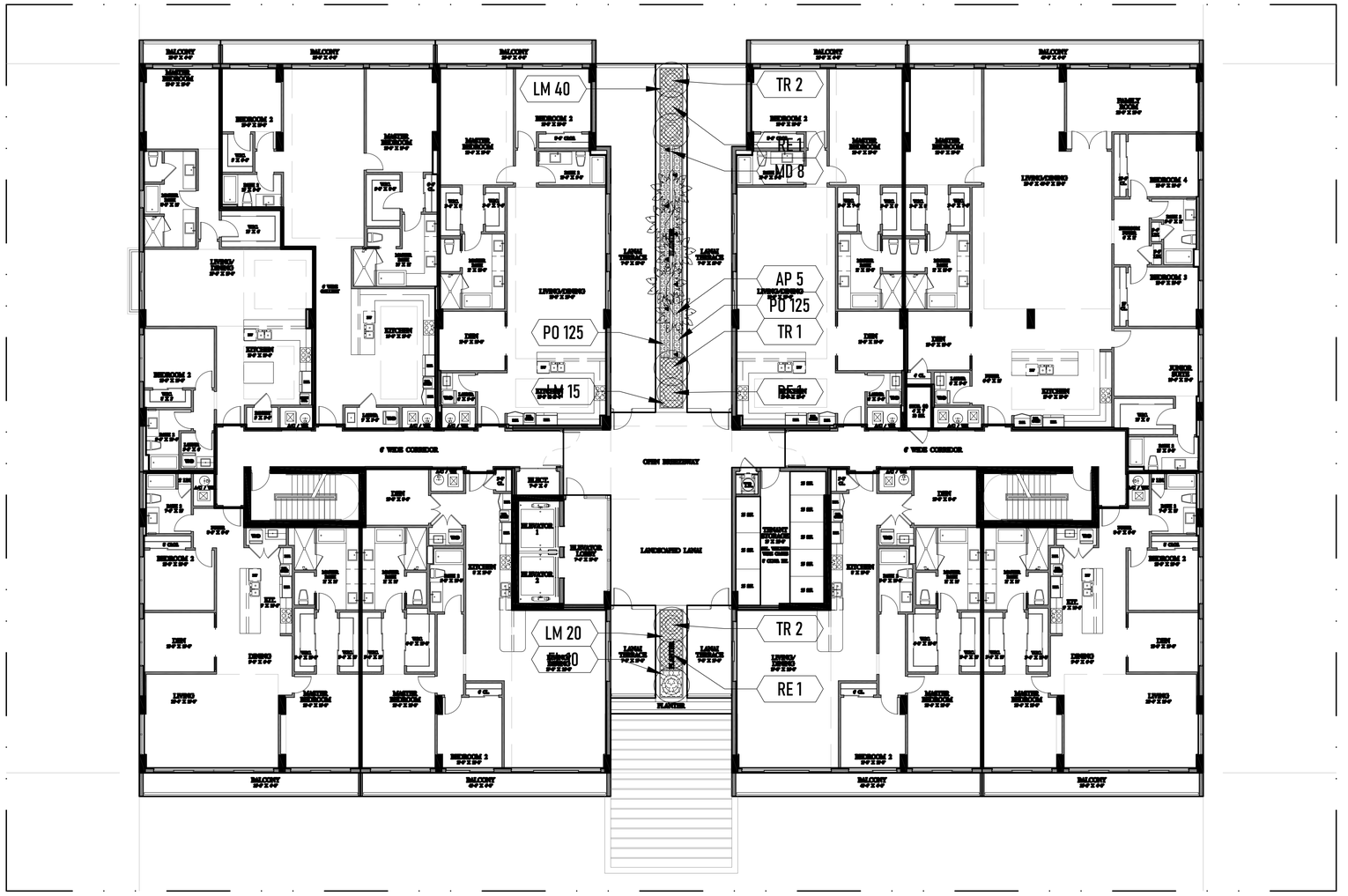
1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
107		MC	MUHLENBERGIA CAPILLARIS	PINK MULHY GRASS	- 3 GAL. - MIN. 24" HT.
85		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.
100		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.
203		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.
308		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.
360		EL	ERIGNEIA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.
675		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.
258		PO	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	- 1 GAL. - MIN. 24" HT.
QTY=1,150		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	- 4" POT
+/-475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF
70		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.
9		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING
8		MO	MONSTERA DELICIOSA	MONSTERA VINE	- 3 GAL. - SEE PLAN FOR SPACING
+/-1,968SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A

PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102



LEVEL 2

1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.07.22

# OF BLDG. STORIES	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 6	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% 16-18 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.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

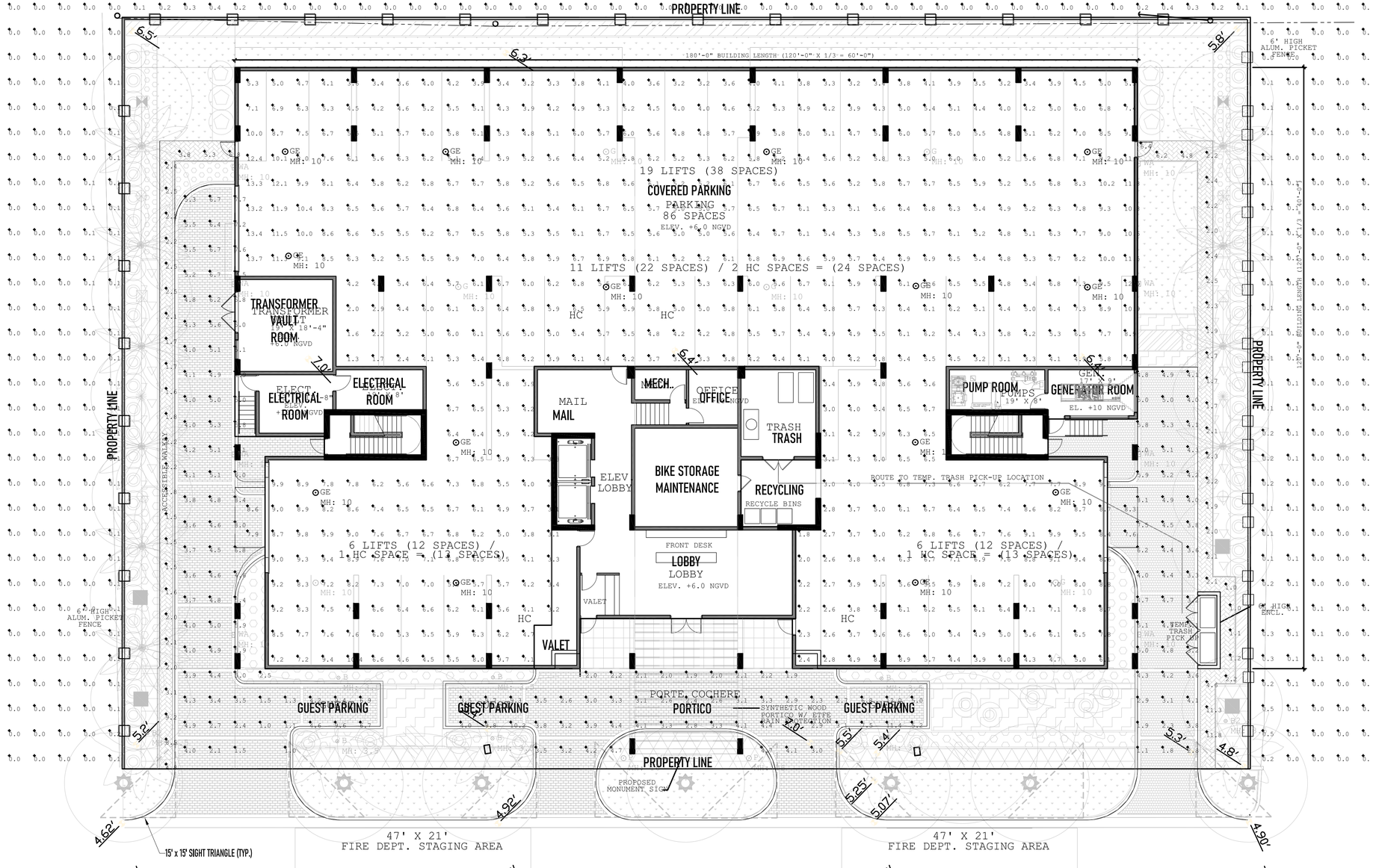
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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (LEVEL 2 / BREEZEWAY)

LP-104



47'X21'
FIRE DEPT. STAGING AREA

47'X21'
FIRE DEPT. STAGING AREA

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	WA	Single	LSI Industries XWM-2-LED-04L-40	0.900	4051	29.5	236
	2	P	Single	LSI Industries OPS-05L-3W-40K8	0.900	4911	34	68
	14	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB	0.900	5241	37	518
	6	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	222
	2	B2	Single	Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K	0.900	1469	21.2	42.4
	6	B	Single	Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K	0.900	1779	21.3	127.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Exterior	Illuminance	Fc	4.52	12.0	1.0	4.52	12.00
Parking Garage Floor	Illuminance	Fc	6.00	13.7	1.3	4.62	10.54
Sidewalk	Illuminance	Fc	3.02	11.8	1.0	3.02	11.80
Spill	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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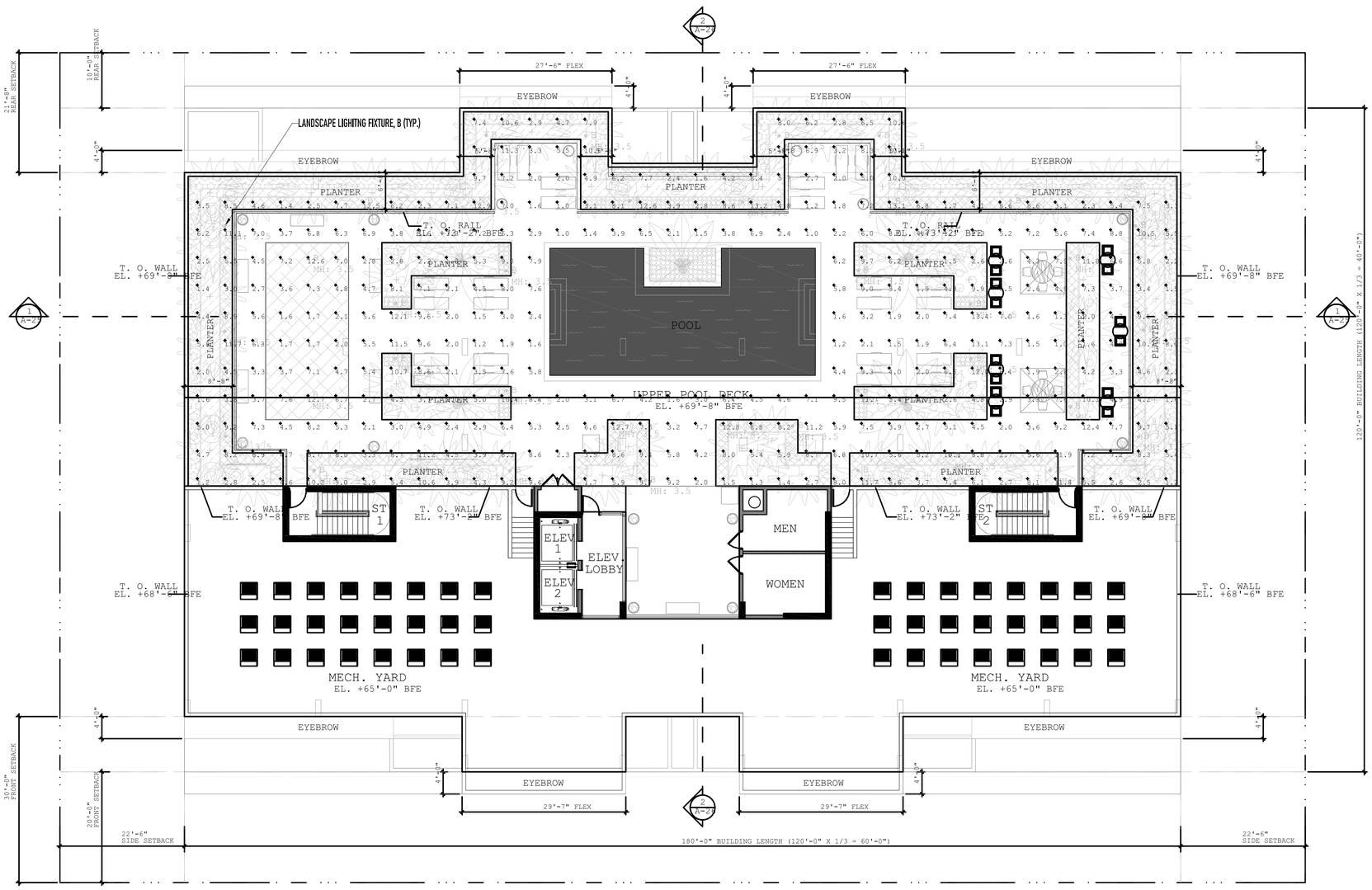
Sheet Title:

LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

LL-100

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Deck	Illuminance	Fc	5.54	13.4	1.0	5.54	13.40

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	38	B	Single	Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K	0.900	1779	21.3	809.4



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614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
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P: 954.266.8932
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CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

ROOF LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

NORTH
01' 5' 10' 20'
SCALE: 3/32"=1'-0"

LL-101

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IK08



OVERVIEW	
Lumen Range	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door
- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 62262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYEP: P OPS-PT-5L-3W-XX-40K8-XX

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66



OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accessory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYPE: GE EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-XX

Catalog # : _____ Project : _____
Prepared By : _____ Date : _____

Excursion (EXN)

LED Parking Garage/Canopy Luminaire



OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System

- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional Integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via IOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation

- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

Listings

- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYPE: G EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____
Prepared By : _____ Date : _____

Excursion (EXN)

LED Parking Garage/Canopy Luminaire



OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional Integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via IOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation

- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

Listings

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- State of California Title 24 compliant.
- Suitable for covered damp location applications.
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- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
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- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
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- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

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- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System

- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377

IRRIGATION NOTES

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

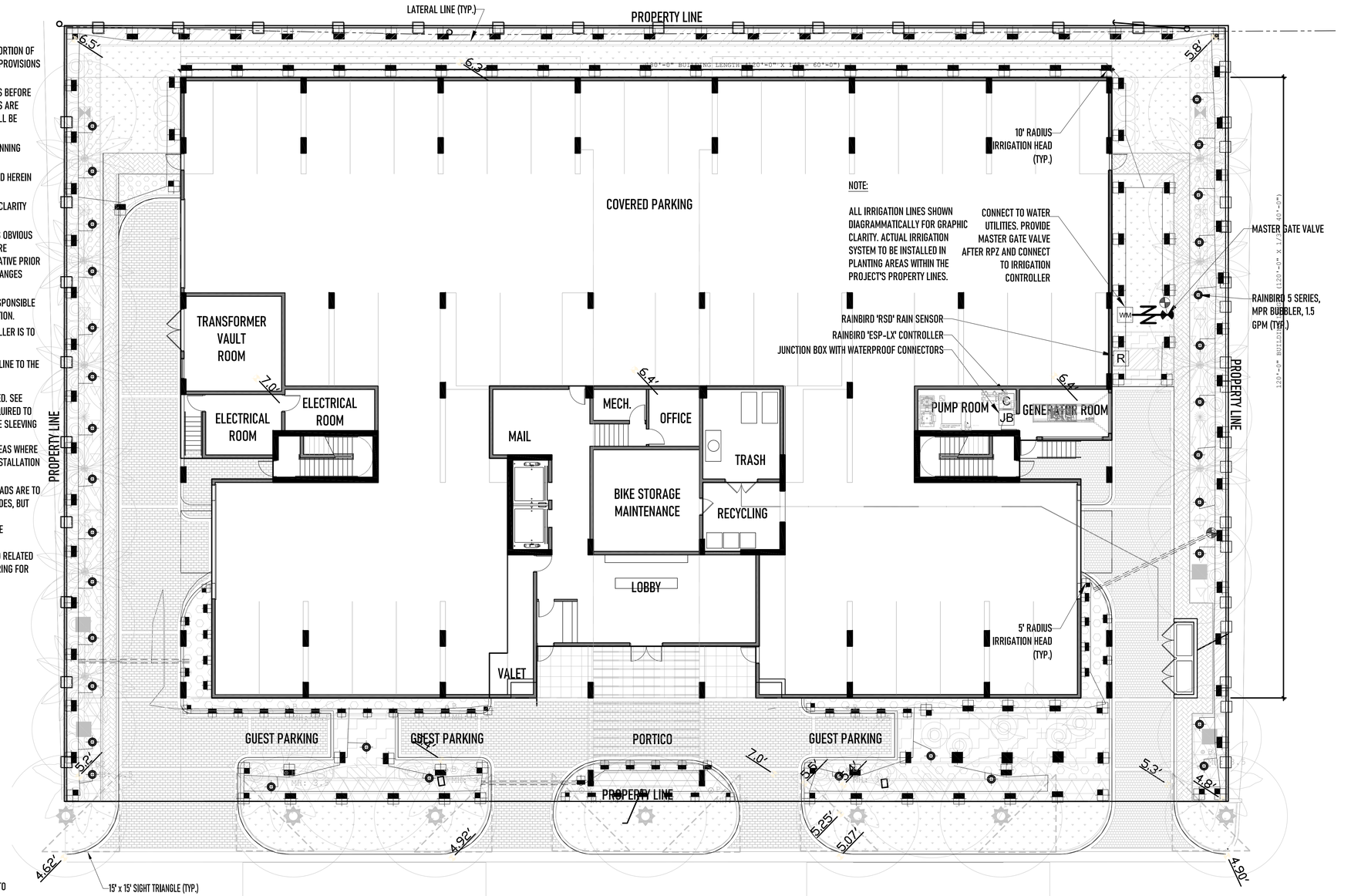
9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.



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.
RPZ	RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEERS PLANS
	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" 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

ZONE NUMBER → 1
VALVE SIZE → 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

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

LI-100

PIPING

- ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 110% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A "SHOP DRAWING" DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT/DESIGNER AND GENERAL CONTRACTOR.
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
- PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE:
1- BURIED TO A MINIMUM DEPTH OF 18"
2- TWO PIPE SIZES LARGER THAN THE CARRIER PIPE
3- EXTENDED 3' BEYOND HARDSCAPED AREA.
- CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL SLEEVES.
- PIPE INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40, LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21 CLASS 200.
- PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET / SECOND AND TO LIMIT FICTION LOSS IN THE PIPING NETWORK.
- PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARDS SUCH AS VEHICULAR TRAFFIC OR ROUTINE EVENTS WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS TO COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
- BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
- THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.
- A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX.

SPRINKLERS

- SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS AND THE RESIDENCE OR ARCHITECTURE.
- SPRINKLERS SHALL BE RAIN BIRD 1800 SERIES. SIX (6") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD / MULCH. TWELVE (12") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVERS AND LOW SHRUBS. EIGHTEEN (18") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS. ONE (1) BUBBLER MINIMUM PER NEW TREE OR LARGE PALM.
- POP-UP TYPE LOCATED IN SOD, MULCH AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.
- POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF SIX (6") INCHES ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
- EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE.
- ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
- SPRINKLERS LOCATED ADJACENT TO HARDSCAPE AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPE AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS AND LAWN/PROPERTY MAINTENANCE PERSONNEL.

CONTROL SYSTEM

- A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE FOUR (4) STATION CONTROLLER SHALL ACTIVATE THREE (3) SOLENOID VALVES. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.
- CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.
- CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED.
- CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN TYPE WHICH SHALL BE:
1- INSTALLED IN ACCORDANCE WITH LOCAL CODES
2- INSTALLED IN WIRE CONDUIT
3- BURIED TO A MINIMUM DEPTH OF 15". SPLICES SHALL BE MADE WATERPROFF USING APPROVED METHODS.
- AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE (1) CUBIC FOOT OF POROUS GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.
- WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE INSTALLED ON A STATIONARY STRUCTURE, MINIMUM OF FIVE (5') FEET CLEARANCE FROM OTHER OUTDOOR / EXTERIOR EQUIPMENT / TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

TIMING AND PRECIPITATION

- TIMING 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 REGULATION TO BE INSTALLED IF STATIC OPERATING PRESSURE IS HIGHER THAN 60 PSI.
- FOR DRIPLINE APPLICATION, COMPRESSION FITTINGS ARE TO BE USED OVER INSERT FITTINGS.

1145-1163 100 STREET BAY HARBOR - IRRIGATION SCHEDULE - 2022.07.22

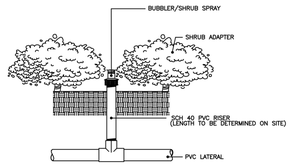
IRRIGATION ZONE SUMMARY SCHEDULE

ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* (*TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER/CST/EST	2"	XX GPM	40 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK
2	POP UP	1-1/4"	XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
			PRESSURE REQUIRED +/-XX PSI	80 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK

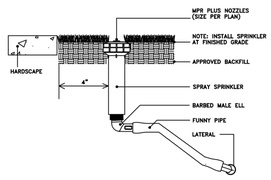
PIPE INSTALLATION + SLEEVE NOTES

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

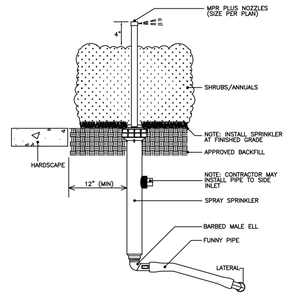
FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6	
VEHICLE TRAFFIC AREAS	
WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	5"
4"	6"
SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F	



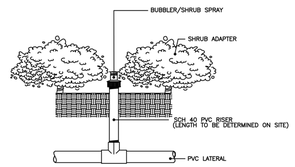
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



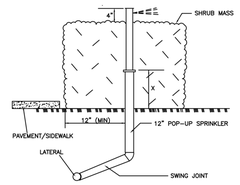
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



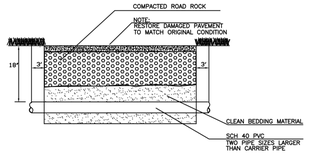
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



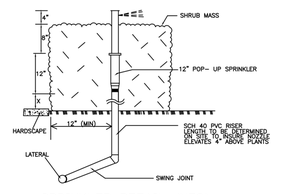
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



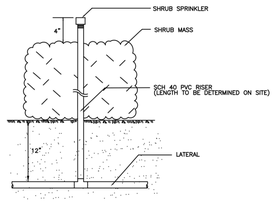
SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



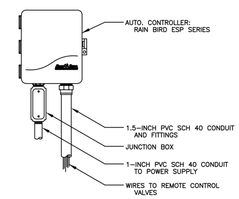
PIPE SLEEVE DETAIL
NOT TO SCALE



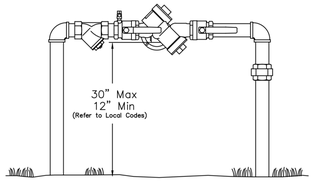
SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



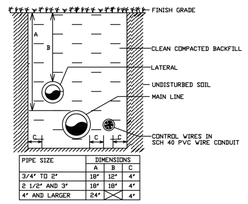
SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



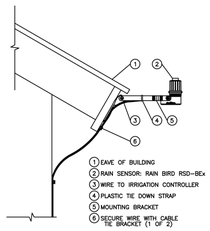
ESP AUTOMATIC CONTROLLER
NOT TO SCALE



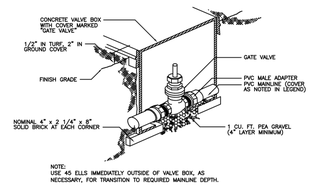
REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



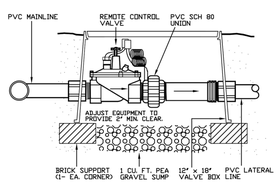
TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



RAIN SENSOR RSD-BEx
NOT TO SCALE



GATE VALVE DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION SPECIFICATIONS

Sunshine State 811 of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

LI-101

AGENDA ITEM REPORT
September 6, 2022

ITEM NUMBER: 6.

ITEM: Request for approval for a revision for "One Kane Concourse, LLC" located at 9551 East Bay Harbor Drive, Lots 1-2 of Block l. On November 14, 2011, the PZB/TC reviewed and approved a gateway site development plan for this site. The proposed site plan and building permit application have been granted multiple extensions. The project architect, Revuelta Architecture International, as agent for the property owner, One Kane Concourse, LLC submitted revised plans for several modifications to the previously approved plans. The ground floor area has expanded toward the Kane Concourse Bridge to within 10' of the north property line. The addition of the balconies for the upper office floors. Some modifications to the exterior design of the building. Enclosed please find the previously and new proposed site plan and elevations. (Item #6)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application
for site plan approval at 9551 East Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9551 EBH Drive Revised Plans DRB 8.16.2022
2.	BHI One Kane Concourse DRB Staff Report Aug 8 2022
3.	BHI One Kane Concourse SP Rev Backup Docs Aug 2022
4.	2112 - One Kane Concourse
5.	9551 Letter of Intent
6.	9551 Revised Application



Zoning Summary

revuelta architecture international p.a.

ONE KANE CONCOURSE - COMMERCIAL BUILDING

	SF	Acres
Lot Area	**22,301**	0.512

Legal Description

LOTS 1 AND 2, BLOCK 1, 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.

Flood Elevation

As per FEMA map number 12086C0144L Panel 0144
Survey:Flood Zone +10 N.G.V.D.
Grade Level +4.3' (Crown of the road)

Florida Building Code 2014

Use and Occupancy Classifcation: Business Group "B"

Zoning Classification **Comprehensive Plan FLUM: "COMMERCIAL"** **Zoning District "G" - Gateway**

Building Setbacks		**Required**	**Proposed**
Front -**East bay harbor Drive**		20'-0" for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height with a maximum setback of 30 feet	20-0"' - 30'-0"
Front - **Kane Concourse**		For Ground Level Restaurants 10'-0" min. setback	10'-0"
		20'-0". for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height	20'-0" - 45'-0"
Side - **South**		10'-0". for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height with a maximum setback of 25 feet.	10'-0" - 25'-0"
Rear - **Waterfront**		20'-0"	20'-0"

Flex Setbacks		**Allowable setback (Feet)**	**Proposed (Feet)**
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

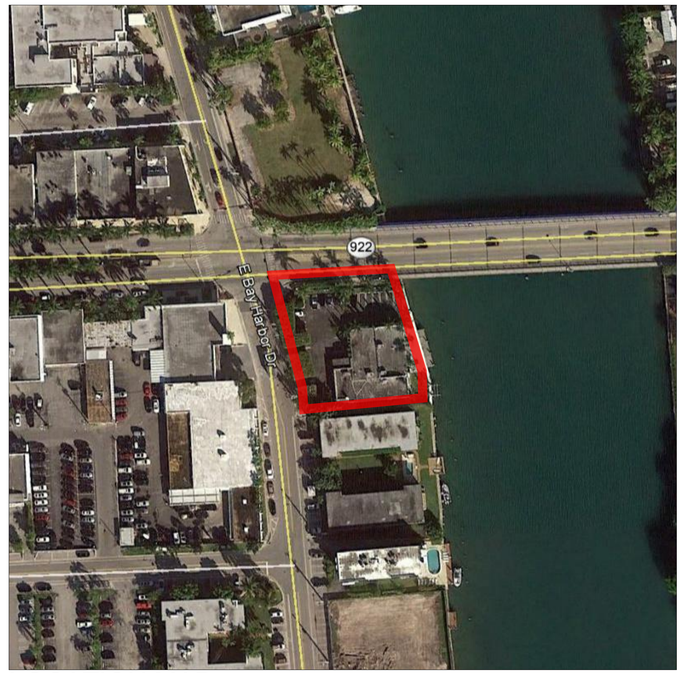
Maximum Height		**Allowable**	**Proposed**
Maximum Building Height - as of right		75 feet above BFE +1 FBC Freeboard	**75**
Landscape Areas		**Allowable**	**Proposed**
		N.A.	
Pervious Area			2,262 SF
Impervious Area			20,039 SF

Roof Landscape Requirment	**Roof Area**	**Required**		**Proposed**	
15% of Used Roof Area	4750 SF	713 SF	15%	1,530	32%

Parking Space Requirements	**area**	**Required**	**Proposed**
Restaurant (1 space / 35 SF)	3,000 SF	*86*	
Restaurant Bar (1 space / 2 LF)	40 Linear Feet	*20*	
Restricted restaurant operations from 6pm - 2 am, ord. sect. [23-24 (e)]		**0**	**0**
Office	42,217 SF	**141**	**144**
Total Parking Spaces		**141**	**144**

Building Gross Area **107,650 SF**

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: G:\Projects\1338_OFFICE BUILDING BAY HARBOR\1338_WORKSET\1338_BMI\DRB ADA RAMP MODIFICATION\1338_ONC_2022 NEW DESIGN.pln - By abrouet - Date: 7/22/2022



LOCATION MAP

ALL EXISTING OVERHEAD POWER LINES / OTHER LINES MUST BE PLACED UNDERGROUND AT THE EXPENSE OF THE DEVELOPER.
IF FPL DOESN NOT ALLOW THIS AT THIS TIME, CONDUIT MUST BE INSTALLED.
UTILITY SERVICES TO THE BUILDING MUST BE UNDERGROUND FROM THE POLES TO THE BUILDING

ZONING DATA

ONE KANE CONCOURSE

revuelta
architecture
international

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A-130	SECTIONS
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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE,
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER

OWNER INFORMATION

TAUBCO
9551 E. BAY HARBOR DR.
BAY HAROBOR, FLORIDA 33154

ARCHITECT

REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE
SUITE No 110
MIAMI, FLORIDA 33133

CIVIL ENGINEER

HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BOULEVARD, SUITE 303
HOLLYWOOD, FLORIDA, 33021

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS INC.
6800 SW. 81 STREET
MIAMI, FLORIDA 33143

LIGHTING CONSULTANT

ARPE ENGINEERING INC
GABLES INTERNATIONAL PLAZA
2655 LE JEUNE ROAD, SUITE 1109
CORAL GABLES, FLORIDA 33134

PLANNING & ZONING

Revisions

CONSULTANTS

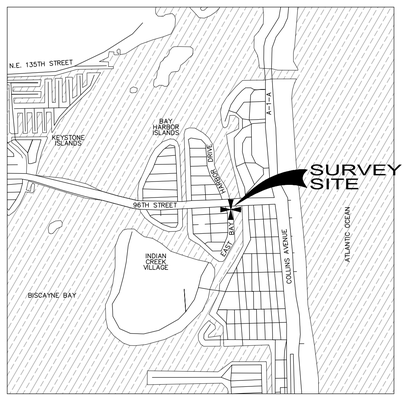
Date
7/22/2022
Scale
As Shown
Project No.
1338

A-101

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PALM TREE
- TREE
- 10.02'EP — EDGE OF PAVEMENT ELEVATION
- 10.02'TC — TOP OF CURB ELEVATION
- 10.00' — ELEVATION
- OHW — OVERHEAD WIRES
- G — UNDERGROUND GAS LINE
- STM — UNDERGROUND STORM SEWER LINE
- SAN — UNDERGROUND SANITARY SEWER LINE
- ℄ — CENTERLINE
- CA — CENTRAL ANGLE
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- ⑧ — COMMITMENT EXCEPTION IDENTIFIER





LOCATION MAP
NOT TO SCALE

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

LEGAL DESCRIPTION: (PARCEL 4)

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

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 22,301 SQUARE FEET, 0.5120 ACRES.
3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK NO. R-243; ELEVATION: 6.59 FEET.
4. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 10 FEET; PANEL #12086C0144L; COMMUNITY #120636; MAP DATE: 9/11/09
5. THIS SITE LIES IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
6. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF LOT 1 BEING N87°21'10"E AS SHOWN ON SAID PLAT.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
9. THIS SITE HAS A TOTAL OF 23 CLEARLY IDENTIFIABLE PARKING SPACES (22 REGULAR & 1 DISABLED).
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 9815113, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 20, 2021 AT 8:00 AM. THE FOLLOWING ITEMS ARE THE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
    ITEMS 1, 2 & 3: STANDARD EXCEPTIONS NOT ADDRESSED.
    ITEM 4: DELETED.
    ITEM 5: STANDARD EXCEPTION NOT ADDRESSED.
    ITEM 6: DEDICATIONS AND RESERVATIONS AS SET FORTH IN PLAT BOOK 46, PAGE 5 APPLIES TO THIS SITE AS DEPICTED HEREON.
    ITEM 7: RESERVATIONS IN FAVOR OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AS SET FORTH IN DEED NO. 19145, RECORDED IN DEED BOOK 3128, PAGE 247 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE. NOTE: THE RIGHT OF ENTRY FOR MINING AND EXPLORATION IN SAID RESERVATIONS HAS BEEN RELEASED BY SECTION 270.11 F.S.
    ITEM 8: DELETED.
    ITEM 9: TRAFFIC SIGNAL EASEMENT IN FAVOR OF THE COUNTY OF DADE IN OFFICIAL RECORDS BOOK 15398, PAGE 1715 APPLIES TO THIS SITE AS DEPICTED HEREON.
    ITEM 10: MOVED TO SCHEDULE B-SECTION I.
    ITEM 11: TERMS AND CONDITIONS OF UNITY OF TITLE IN OFFICIAL RECORDS BOOK 32361, PAGE 4254 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    ITEM2 12, 13, 14, 15 & 16: NOT ADDRESSED.
    ITEM 17: SURVEY MATTERS DEPICTED HEREON.
    a) WOOD DOCKS, CONCRETE SEAWALL AND BOAT LIFT LYING WATERWARD OF THE SUBJECT PROPERTY LINES ARE HEREBY NOT INSURED.
    b) OVERHEAD WIRES, CLEANOUTS, LIGHT POLES, GUY ANCHORS, ELECTRIC PANEL, CATCH BASINS, SLOTTED DRAINS, WATER METER AND BACKFLOW VALVE AT VARIOUS LOCATIONS THROUGHOUT THE SUBJECT PROPERTY WITHOUT BENEFIT OF RECORDED EASEMENTS.
    ITEMS 18 & 19: NOT ADDRESSED.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO GAPS OR GORES AND THE PROPERTY MATHEMATICALLY CLOSES.
14. THERE ARE NO KNOWN OR VISIBLE CEMETERIES ON THIS SITE.
15. CURRENT ZONING FOR THIS PROPERTY IS GATEWAY DISTRICT. SETBACK REQUIREMENTS: THE MINIMUM SETBACK SHALL BE NOT LESS THAN 20 FEET FOR BUILDINGS UP TO 25 FEET IN HEIGHT. IN ADDITION, FOR ANY STRUCTURE OVER 25 FEET IN HEIGHT, THE SETBACK SHALL BE INCREASED ONE FOOT FOR EACH TWO FEET IN HEIGHT FOR THAT PORTION OF THE BUILDING OVER 25 FEET IN HEIGHT WITH A MAXIMUM SETBACK OF 30 FEET. NO SETBACK IS REQUIRED ALONG INTERIOR SIDE PROPERTY LINES. SPECIAL PROVISIONS FOR LOT 2 IN BLOCK 1: WATERFRONT PROPERTY LINE. THE MINIMUM SETBACK SHALL BE NOT LESS THAN 20 FEET.SIDE PROPERTY LINES. A SIDE YARD SETBACK ON THE SOUTHERLY SIDE OF THE LOT OF NOT LESS THAN TEN FEET FOR BUILDINGS UP TO 25 FEET IN HEIGHT. A SIDE YARD SETBACK ON THE NORTHERLY SIDE OF THE LOT OF NOT LESS THAN TEN FEET FOR BUILDINGS UP TO 25 FEET IN HEIGHT. FOR EACH ADDITIONAL TWO FEET OF BUILDING HEIGHT ABOVE 25 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 25 FEET IN HEIGHT. NOTWITHSTANDING THE ABOVE, IF LOT 2 IS DEVELOPED AS PART OF A UNIFIED DEVELOPMENT WITH LOT 1 IN BLOCK 1, A SIDE SETBACK SHALL NOT BE REQUIRED ON THE LOT LINE SEPARATING THE LOTS. IF LOT 2 IS DEVELOPED INDEPENDENTLY FROM LOT 1 IN BLOCK 1, THE MAXIMUM SIDE YARD SETBACKS SHALL BE 15 FEET.

CERTIFICATION

TO 3650 CAL BRIDGE KANE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; CHICAGO TITLE INSURANCE COMPANY; ONE KANE CONCOURSE, LLC; AKERMAN LLP; BILZIN SUMBERG BAENA PRICE & AXELROD LLP; TAUBCO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/21/21.

DATE OF PLAT OR MAP: 10/21/21

John F Pulice Digitally signed by John F Pulice Date: 2021.10.27 08:57:07 -04'00'

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
ERIC E. BILLINGS, PROFESSIONAL SURVEYOR AND MAPPER LS6576
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

NO.	REVISIONS	BY	NO.	REVISIONS	BY
8	#65078-UPDATE SURVEY-9/7/18	M.D.	11		
7	#63411-A - AMENDED CERTIFIED	M.D.	10		
6	#62508-UPDATE SURVEY-2/10/17	M.D.	9	#69099-UPDATE SURVEY-10/21/21	B.E.
5	#60545-UPDATE SURVEY-1/29/16	M.D.			
4	#57742-UPDATE SURVEY-6/13/14	A.C.			
3	#56645-UPDATE SURVEY-8/19/13	L.S.			
2	#53681-UPDATE SURVEY-5/23/11	L.S.			
1	#51936-ORIGINAL SURVEY-9/26/08	B.E.			

ONE KANE CONCOURSE
9561 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA 33154
(MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY

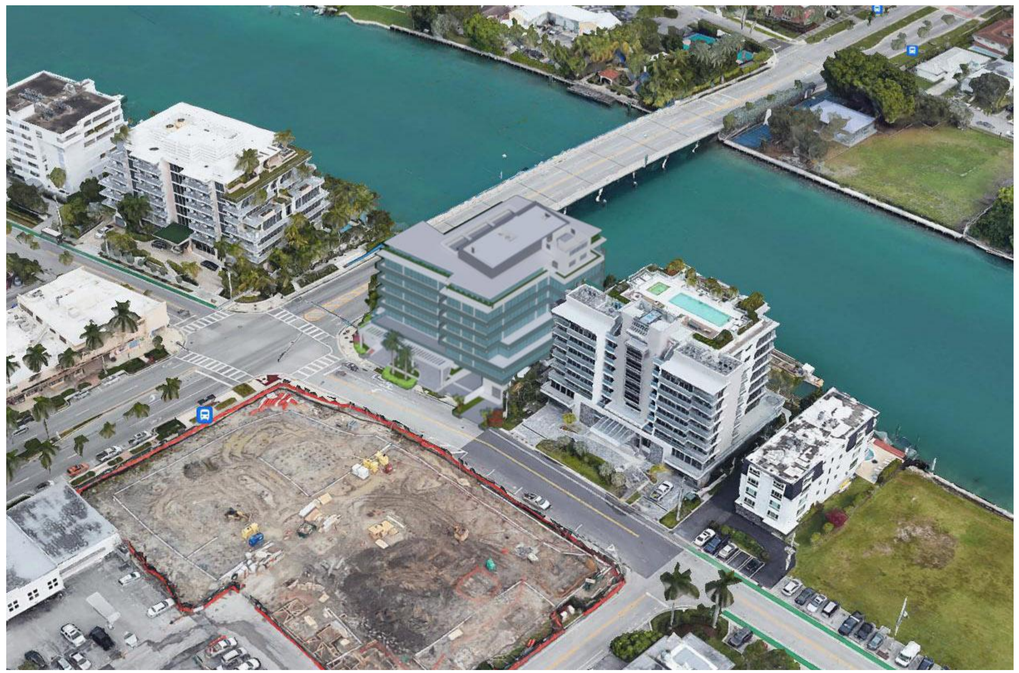
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SUNRISE, FLORIDA 33351
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FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 20'	FILE: TAUBCO
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1 SOUTH EAST AERIAL VIEW
SCALE: 1:0.7426



2 SOUTH WEST AERIAL VIEW
SCALE: 1:0.9250



3 NORTH WEST AERIAL VIEW
SCALE: 1:0.8001



4 NORTH EAST AERIAL VIEW
SCALE: 1:0.8001

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F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

CMC

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PLANNING
& ZONING

Revisions

CONSULTANTS

Date
7/22/2022
Scale
As Shown
Project No.
1338

A-103



1 STREET ELEVATION

SCALE: 1/64" = 1'-0"

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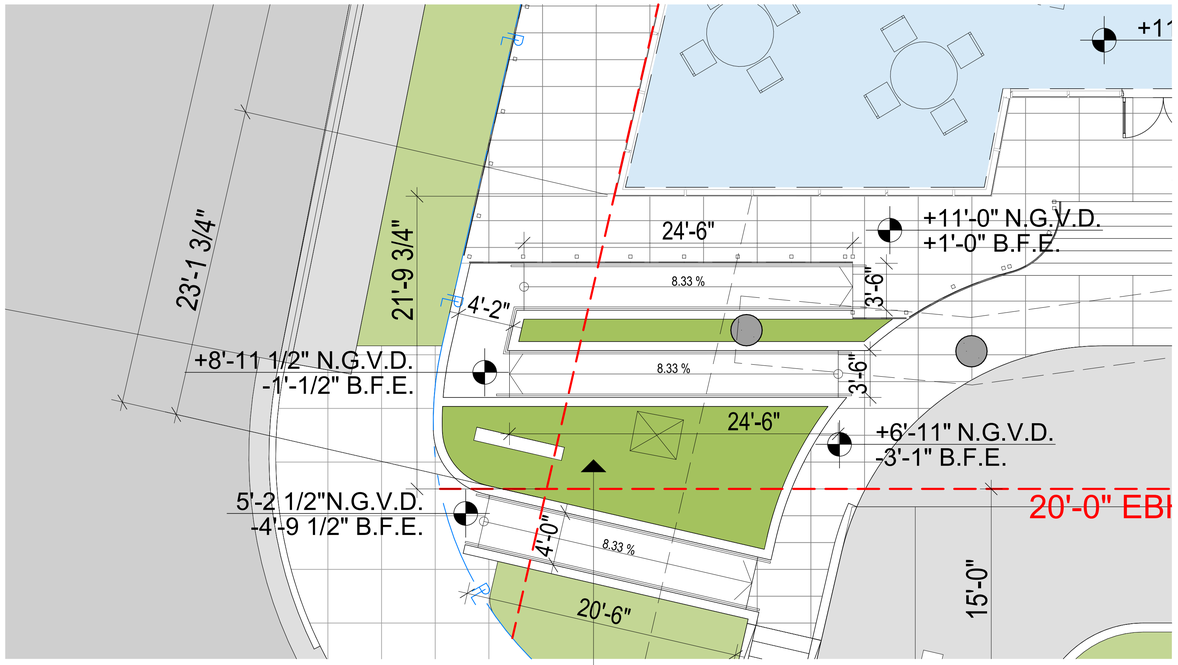
PLANNING
& ZONING

Revisions

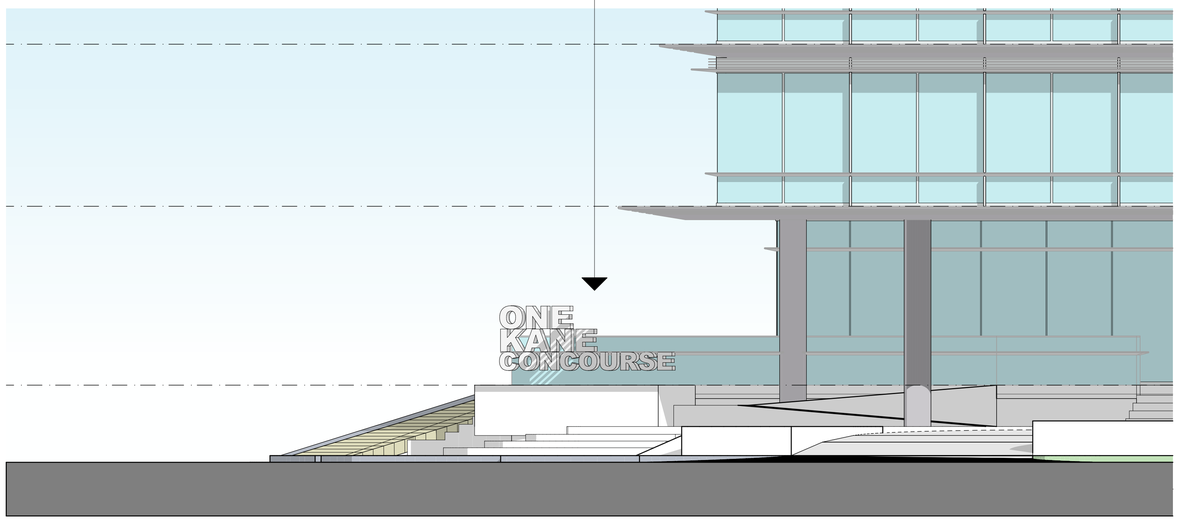
CONSULTANTS

Date
7/22/2022
Scale
As Shown
Project No.
1338

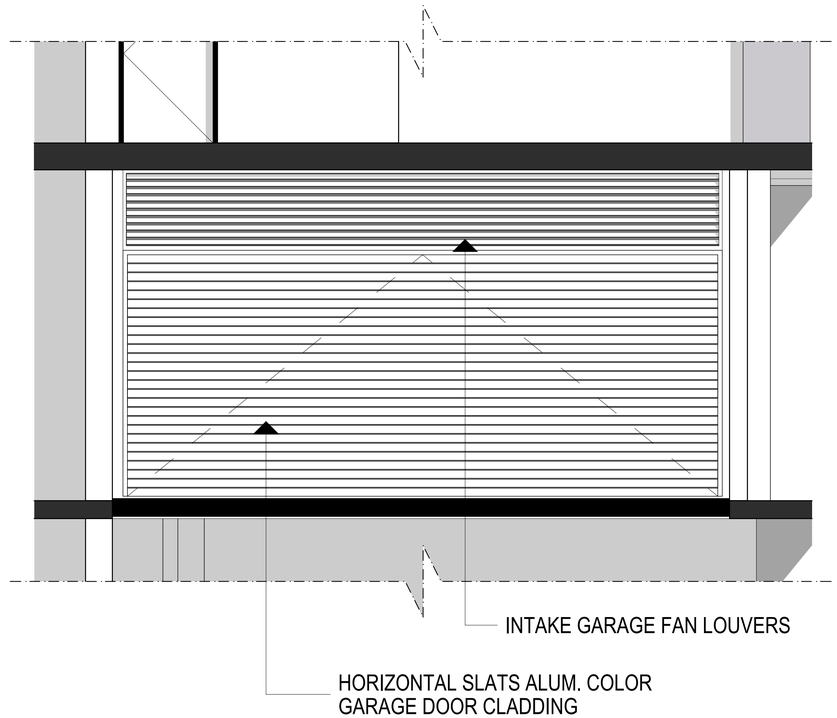
A-104



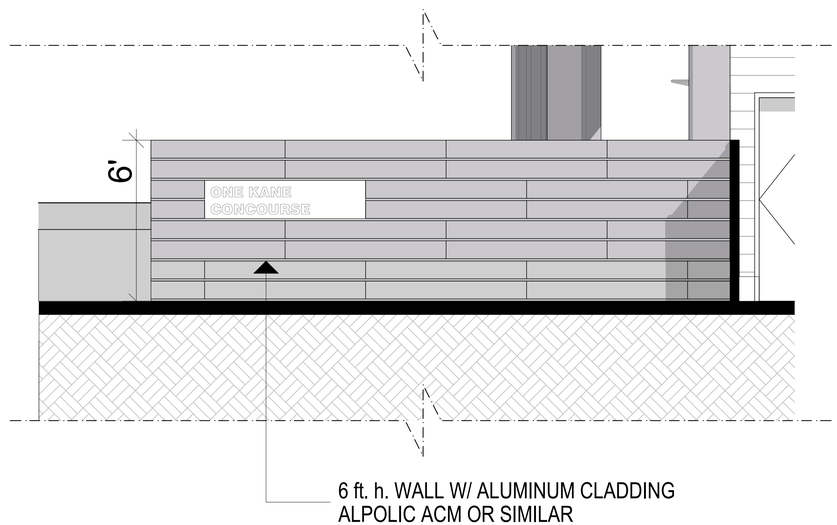
1 BUILDING SIGN FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 BUILDING SIGN ELEVATION
SCALE: 3/16" = 1'-0"



3 GARAGE DOOR
SCALE: 3/8" = 1'-0"



4 CLADDED WALL
SCALE: 3/8" = 1'-0"

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SUITE 110
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T. 305.590.5000
F. 305.590.5040

DESIGN BY

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AR 0007972

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ONE KANE CONCOURSE

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BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

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A-105

OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



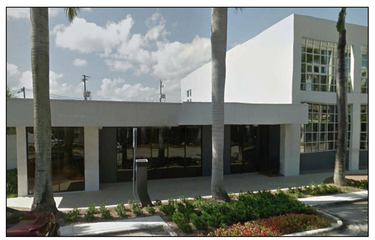
OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



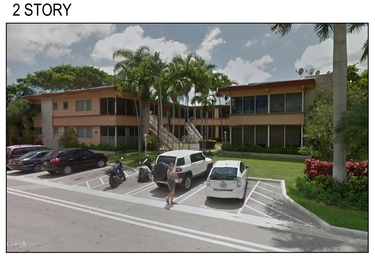
OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



MULTIFAMILY, RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY





GRAND BEACH HOTEL BAY HARBOR
FLUM: GATEWAY DISTRICT
7 STORY BUILDING



FUTURE CHURCH BY THE SEA, BUSINESS DISTRICT
FLUM: COMMERCIAL
5 STORY NEW BUILDING



MULTIFAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY BUILDING



MULTIFAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
4 STORY BUILDING



MULTIFAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY NEW BUILDING



1 LAND USE PLAN DESIGNATION
SCALE: 1:1.1948

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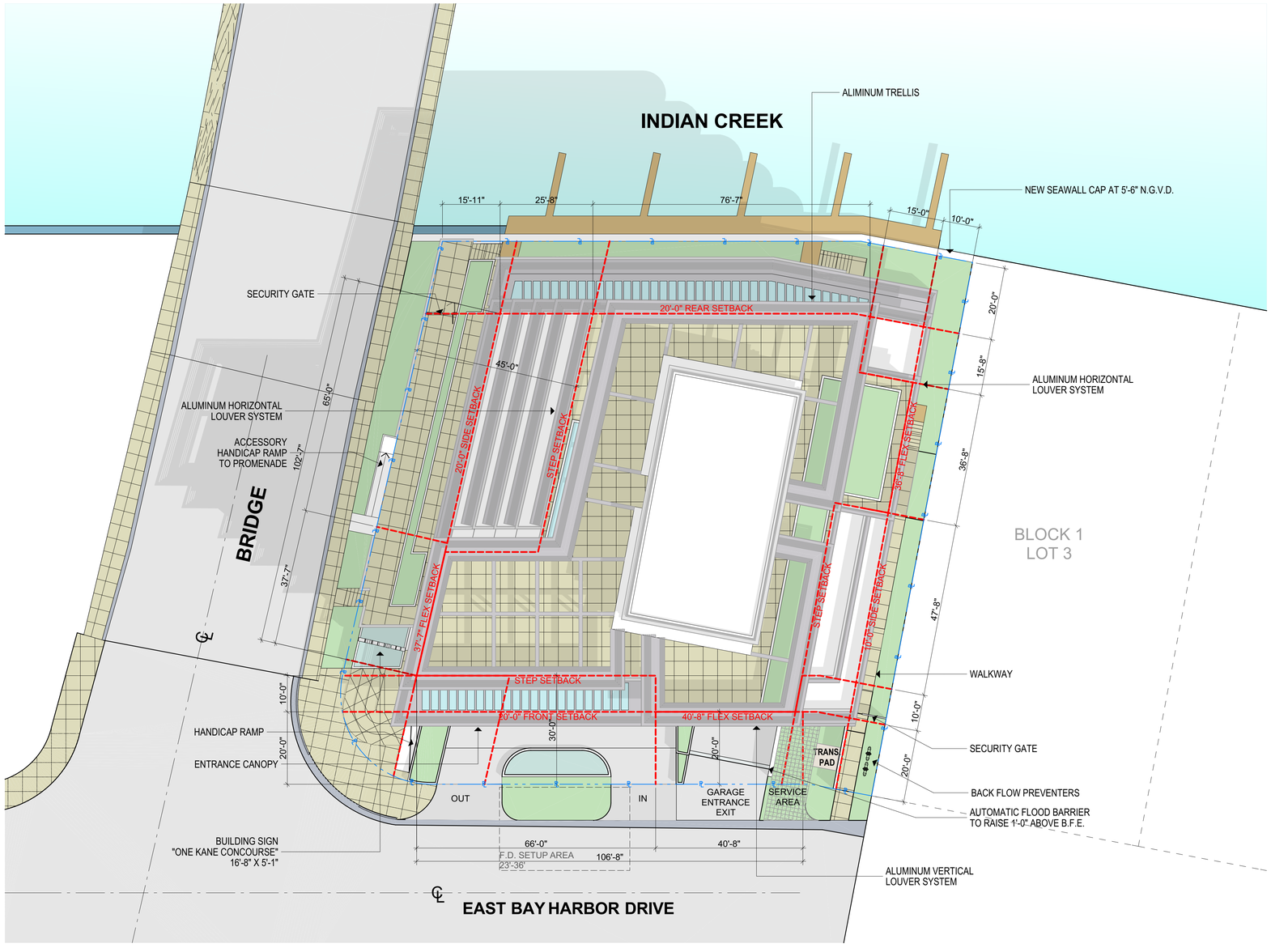
PLANNING
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Revisions

CONSULTANTS

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Project No.
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A-106



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

N

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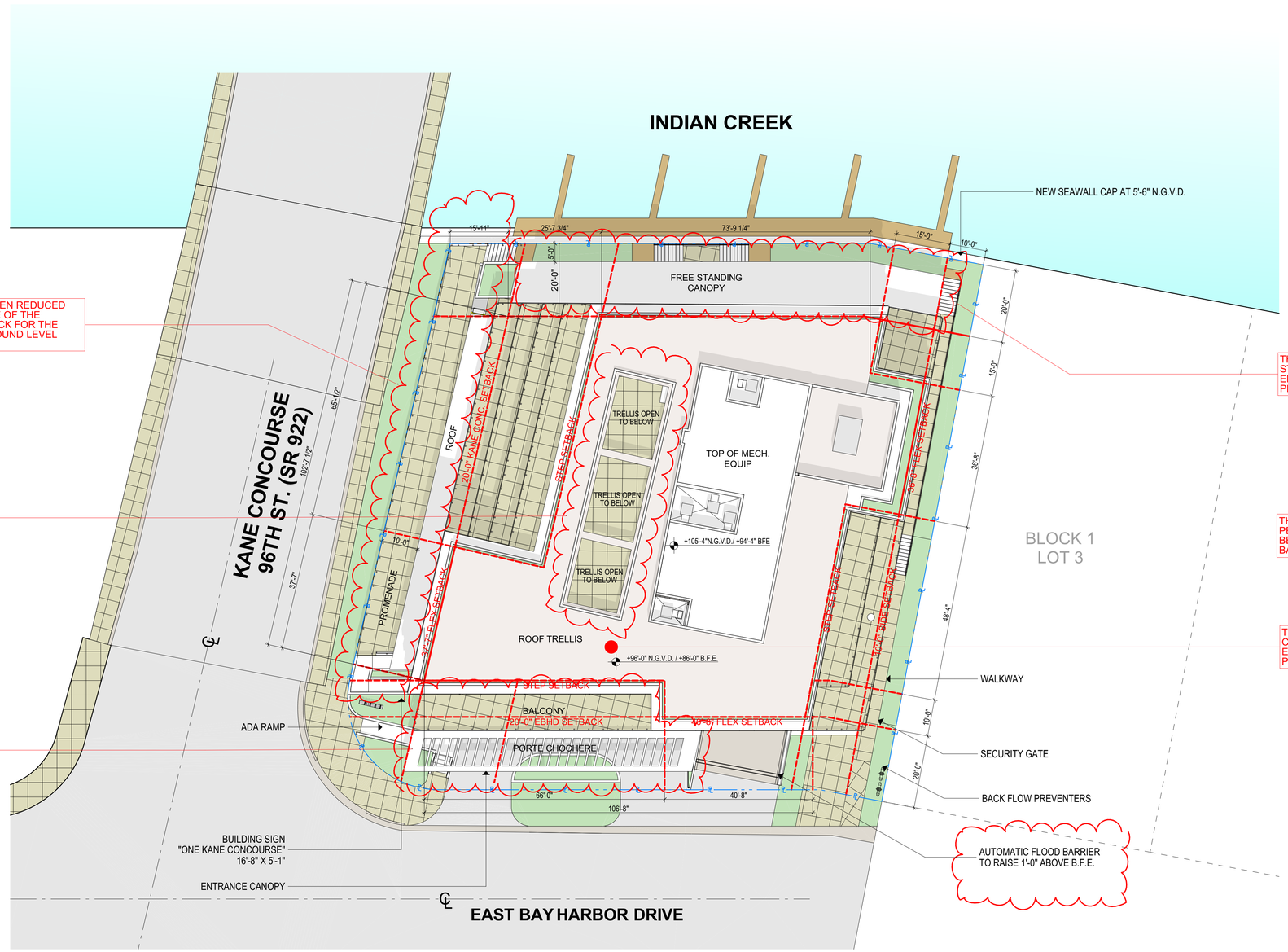
PLANNING & ZONING

Revisions

CONSULTANTS

Date
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Scale
As Shown
Project No.
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A-107



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

N

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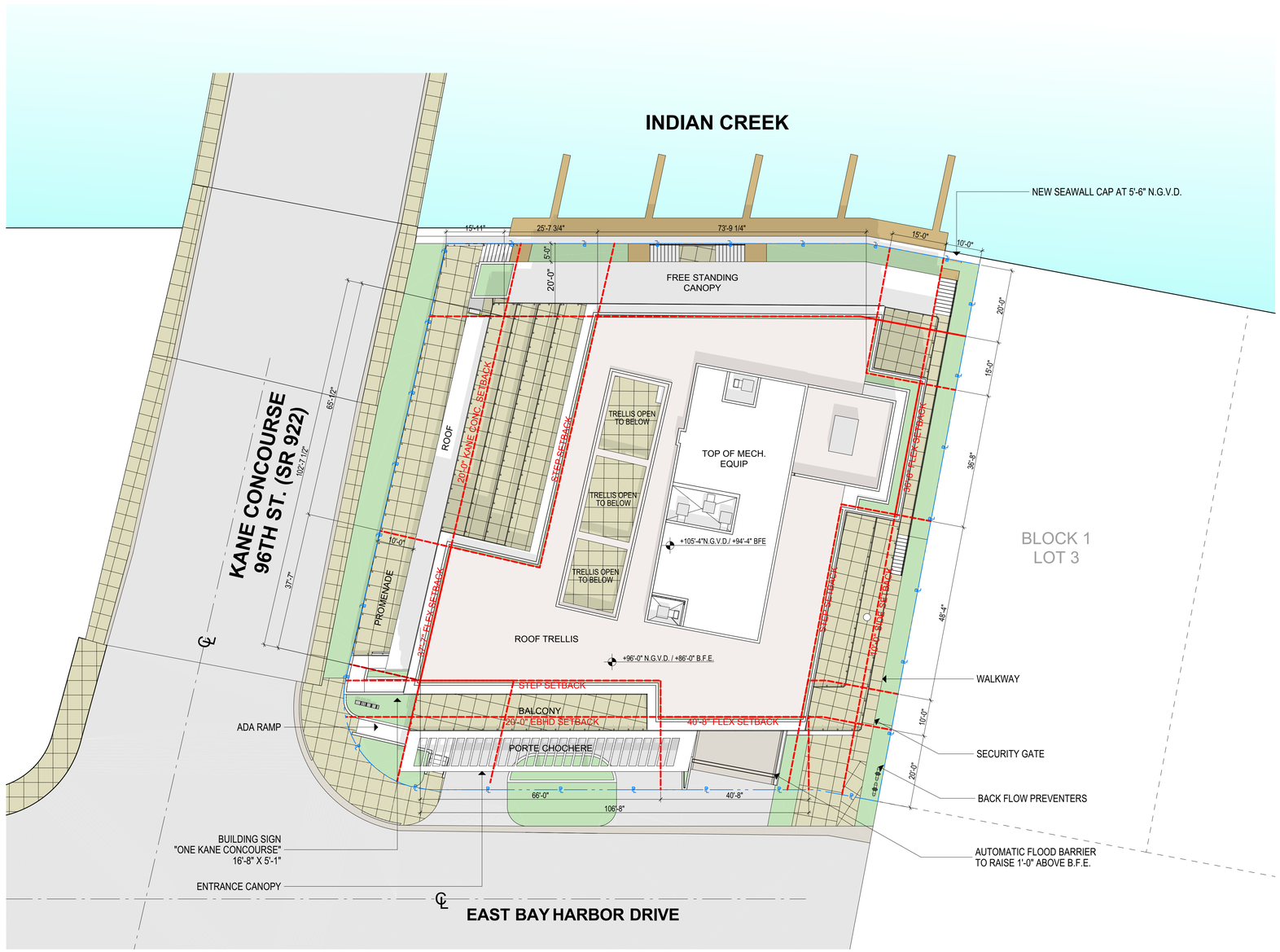
PLANNING & ZONING

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A-107.1



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

N

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A-107.2



PARKING GARAGE
80 MECHANICAL SPACES
3 REGULAR SPACES
83 PARKING SPACES TOTAL

1 BASEMENT PARKING -2
SCALE: 1/16" = 1'-0"

N

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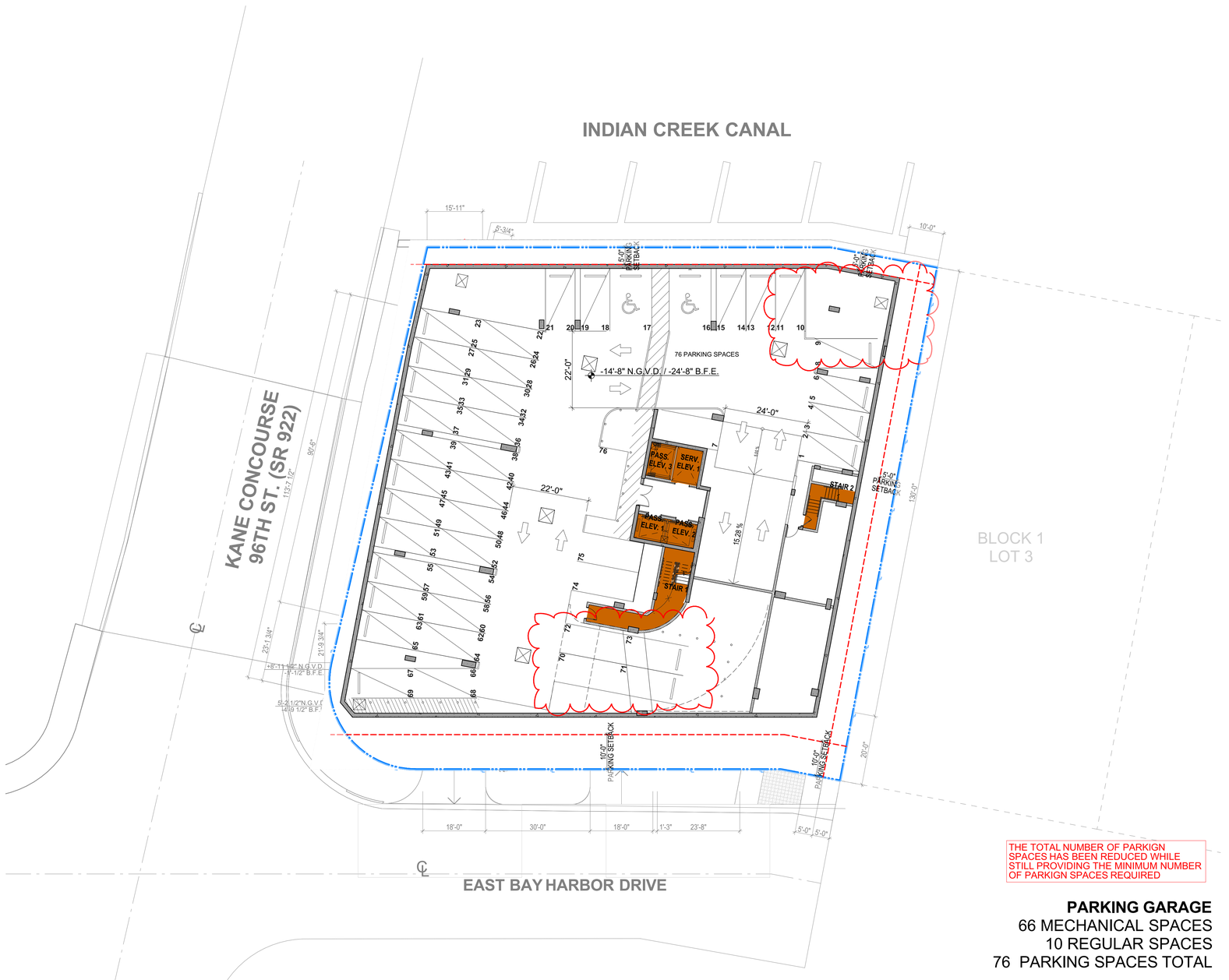
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A-108



THE TOTAL NUMBER OF PARKIGN SPACES HAS BEEN REDUCED WHILE STILL PROVIDING THE MINIMUM NUMBER OF PARKIGN SPACES REQUIRED

PARKING GARAGE
66 MECHANICAL SPACES
10 REGULAR SPACES
76 PARKING SPACES TOTAL

1 BASEMENT PARKING -2
SCALE: 1/16" = 1'-0"

N

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A-108.1



PARKING GARAGE
66 MECHANICAL SPACES
10 REGULAR SPACES
76 PARKING SPACES TOTAL

1 BASEMENT PARKING -2
SCALE: 1/16" = 1'-0"

N

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A-108.2



PARKING GARAGE
68 MECHANICAL SPACES
3 REGULAR SPACES
71 PARKING SPACES TOTAL

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

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A-109



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PARKING GARAGE
62 MECHANICAL SPACES
6 REGULAR SPACES
68 PARKING SPACES TOTAL

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

N

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A-109.1



PARKING GARAGE
62 MECHANICAL SPACES
6 REGULAR SPACES
68 PARKING SPACES TOTAL

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

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A-109.2



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

N

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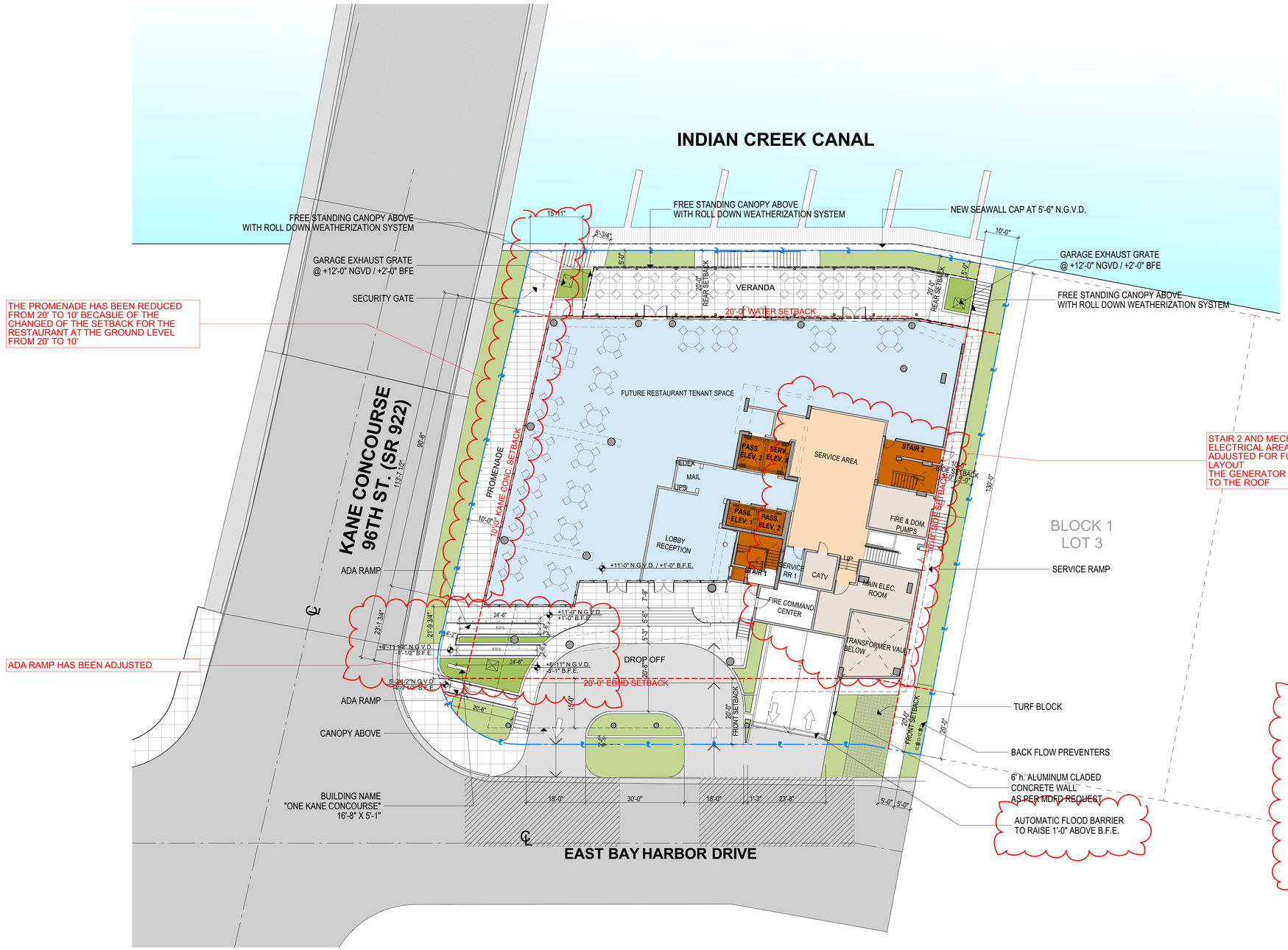
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Project No.
1338

A-110



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

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SUITE 110
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DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
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OWNER INFORMATION

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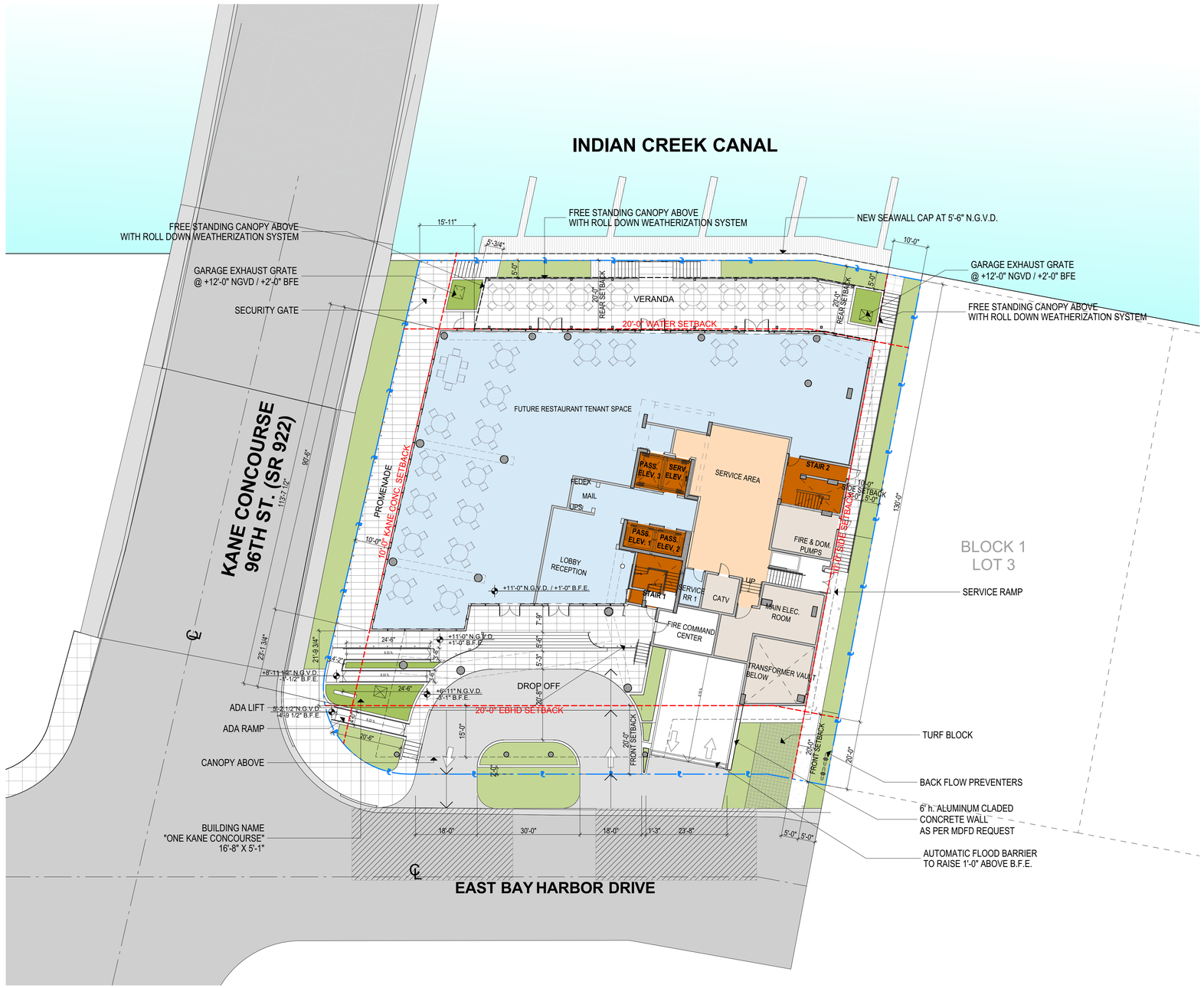
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Scale
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Project No.
1338

A-110.1



1 LOBBY LEVEL
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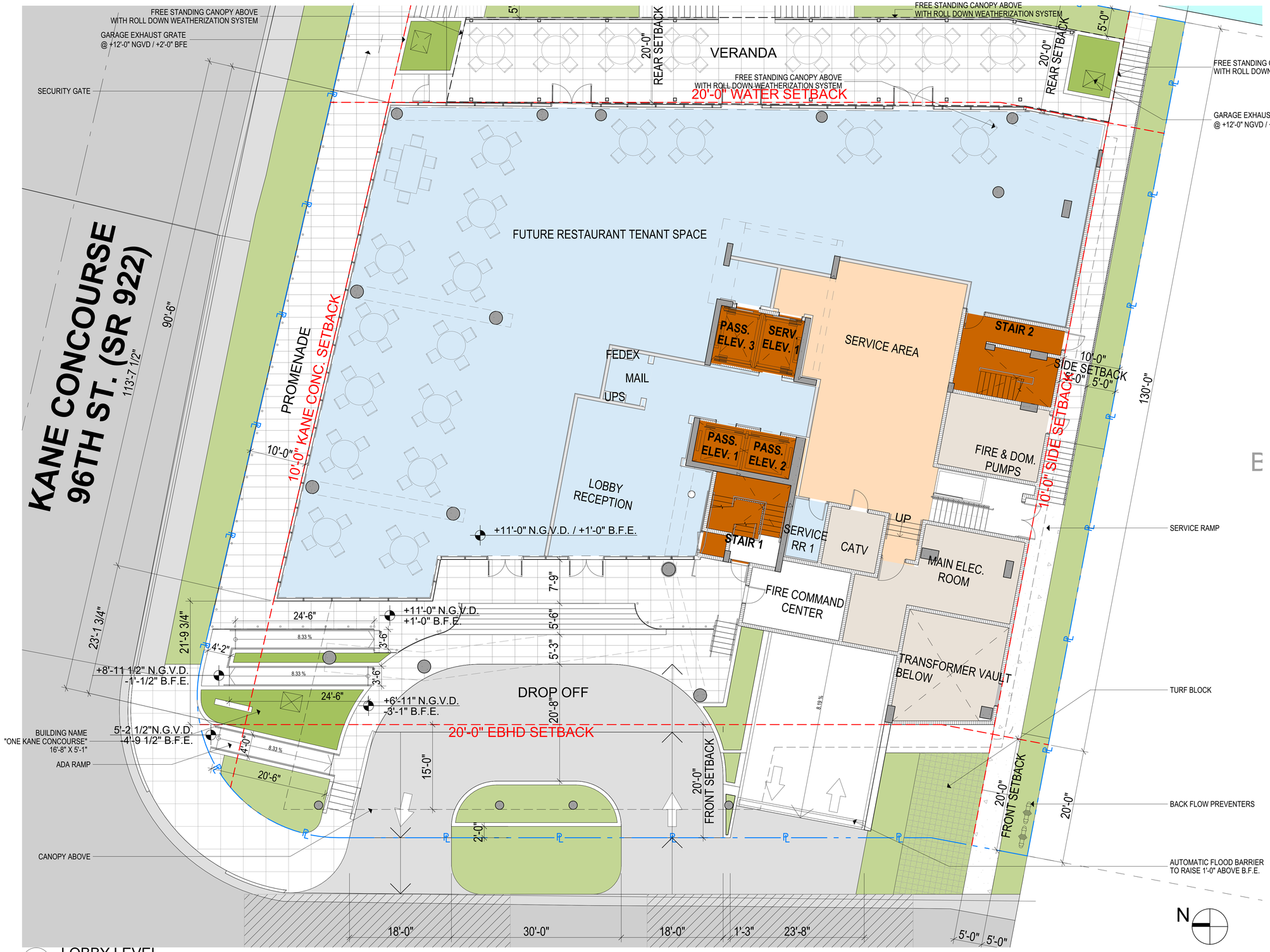
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A-110.2



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A-111.2

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 OFFICE LEVEL 2

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

N

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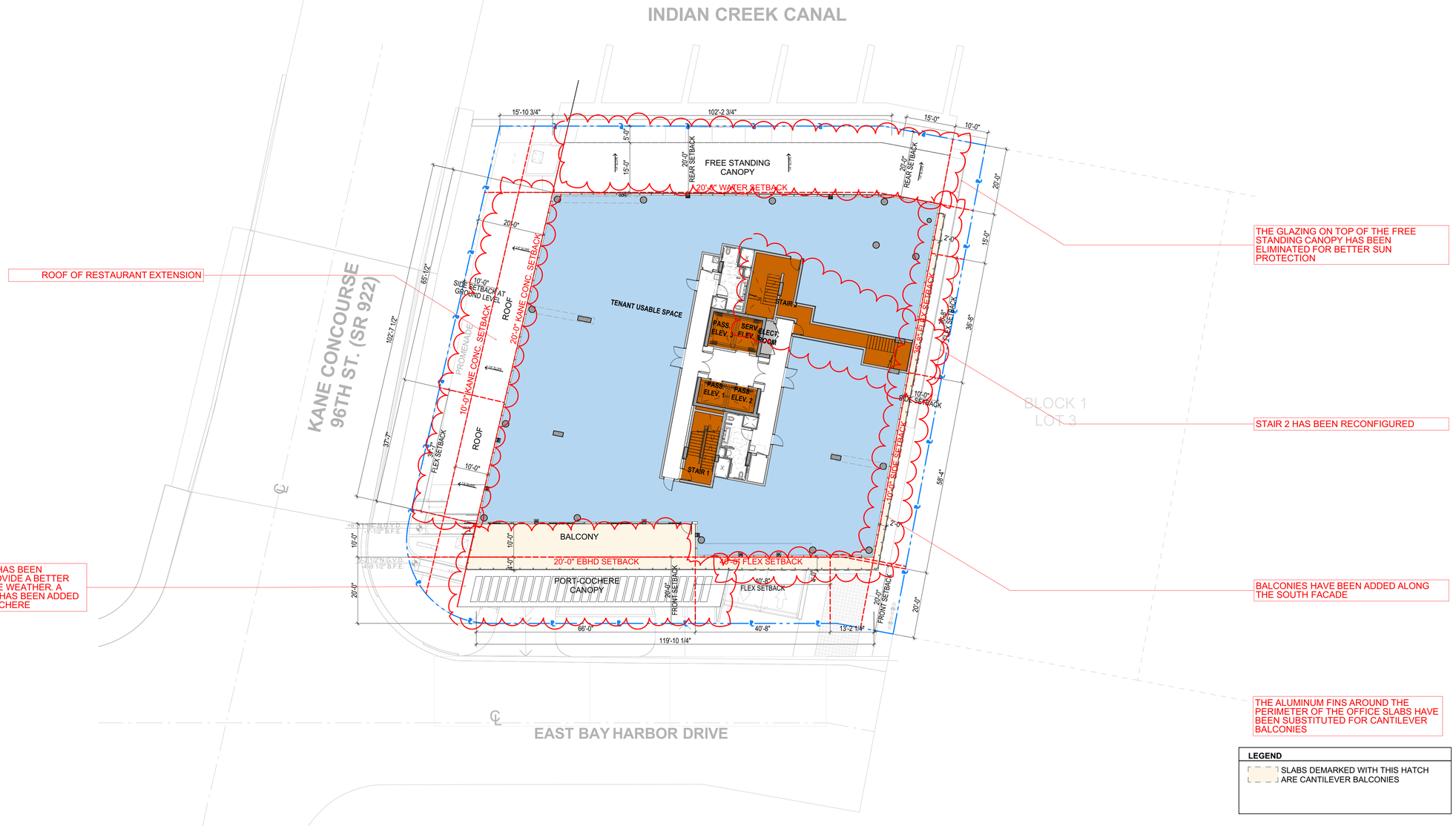
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Scale
As Shown
Project No.
1338

A-112

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



ROOF OF RESTAURANT EXTENSION

THE GLAZING ON TOP OF THE FREE STANDING CANOPY HAS BEEN ELIMINATED FOR BETTER SUN PROTECTION

STAIR 2 HAS BEEN RECONFIGURED

THE PORTE COCHERE HAS BEEN EXTENDED OUT TO PROVIDE A BETTER PROTECTION FROM THE WEATHER. A CANTILEVER BALCONY HAS BEEN ADDED BEHIND THE PORTE COCHERE

BALCONIES HAVE BEEN ADDED ALONG THE SOUTH FACADE

THE ALUMINUM FINS AROUND THE PERIMETER OF THE OFFICE SLABS HAVE BEEN SUBSTITUTED FOR CANTILEVER BALCONIES

LEGEND

SLABS DEMARKED WITH THIS HATCH ARE CANTILEVER BALCONIES

1 OFFICE LEVEL 2
SCALE: 1/16" = 1'-0"

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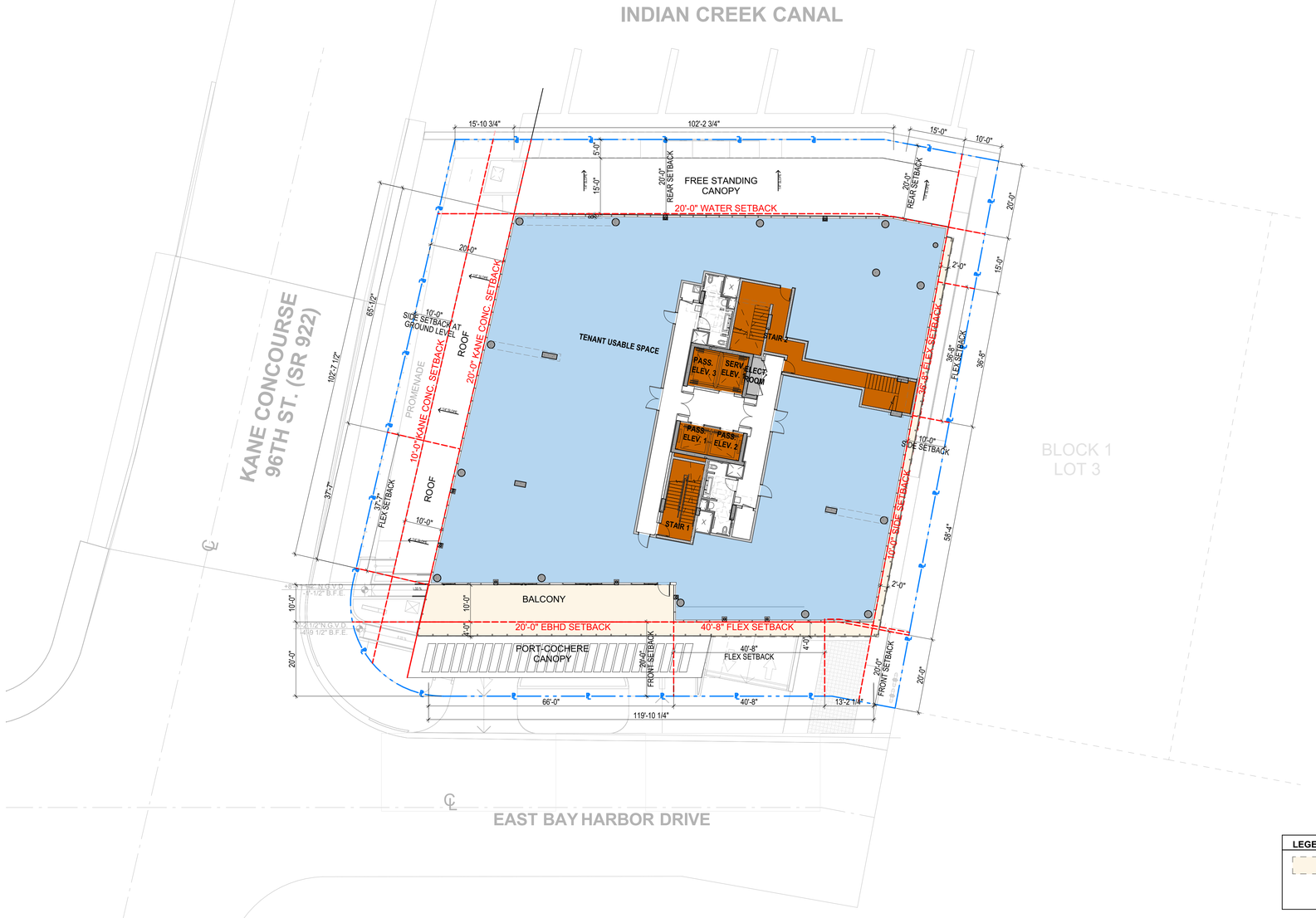
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Scale
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Project No.
1338

A-112.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 OFFICE LEVEL 2
SCALE: 1/16" = 1'-0"

LEGEND

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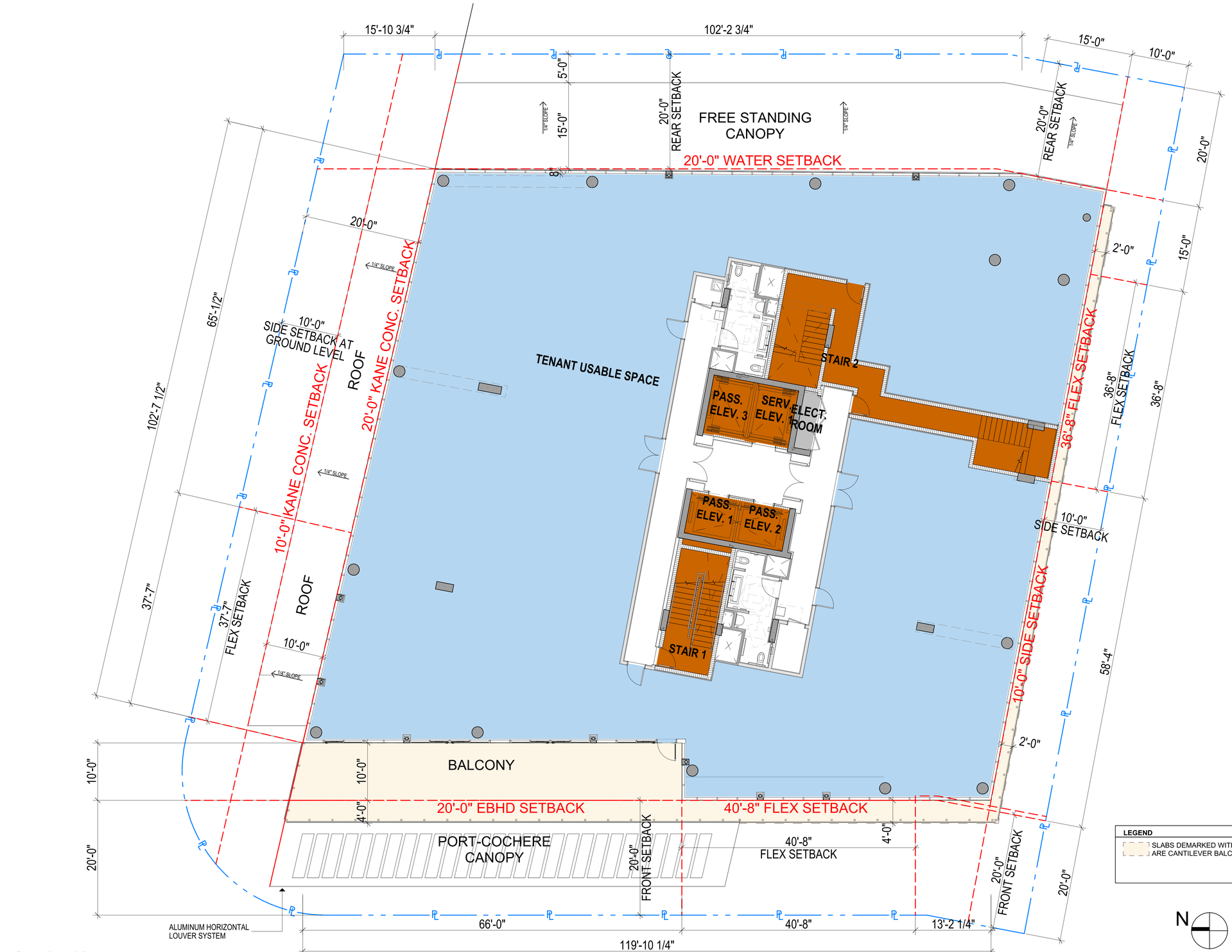
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7/22/2022
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Project No.
1338

A-112.2



1 OFFICE LEVEL 2
SCALE: 1/8" = 1'-0"

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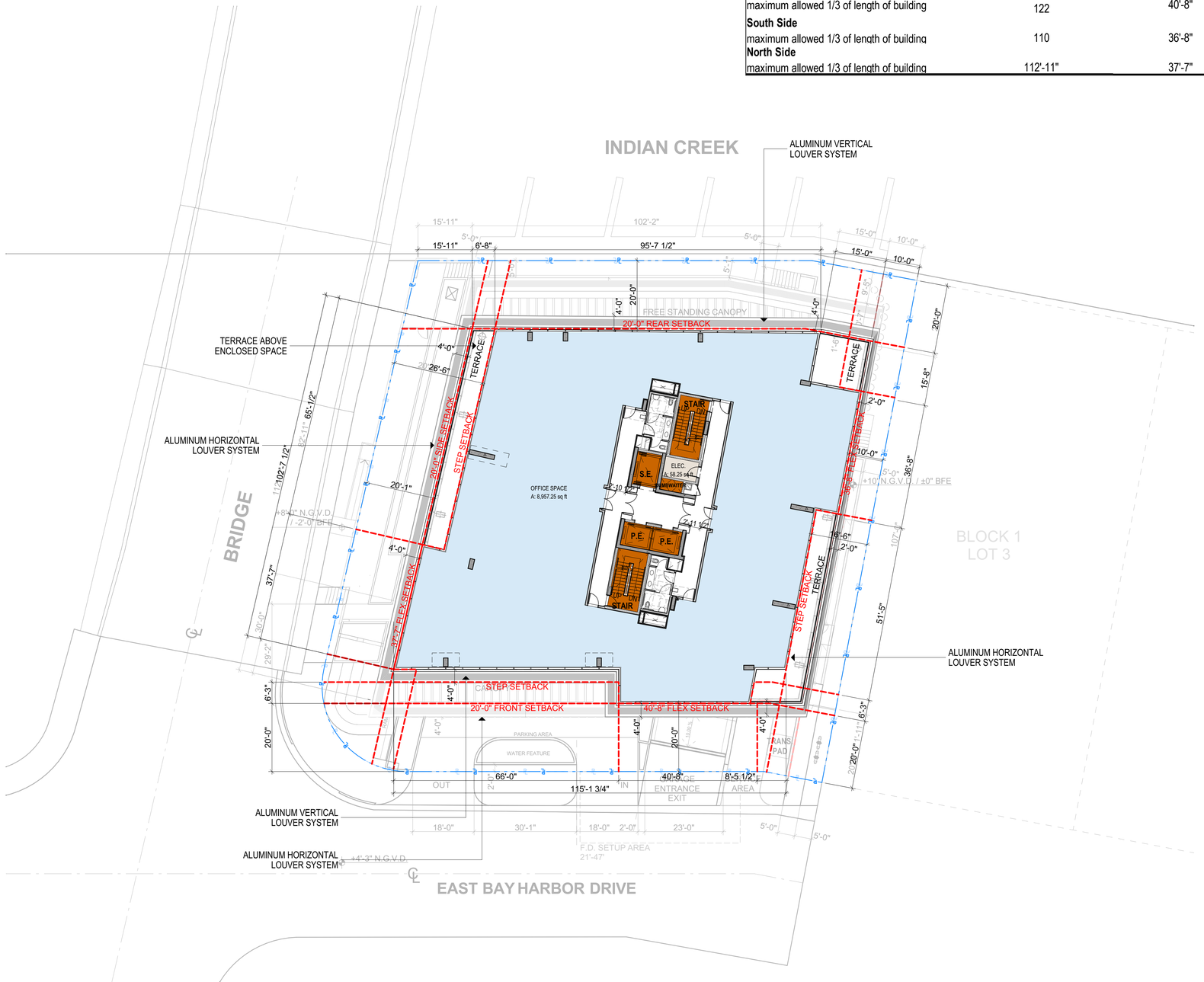
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A-113.2

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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

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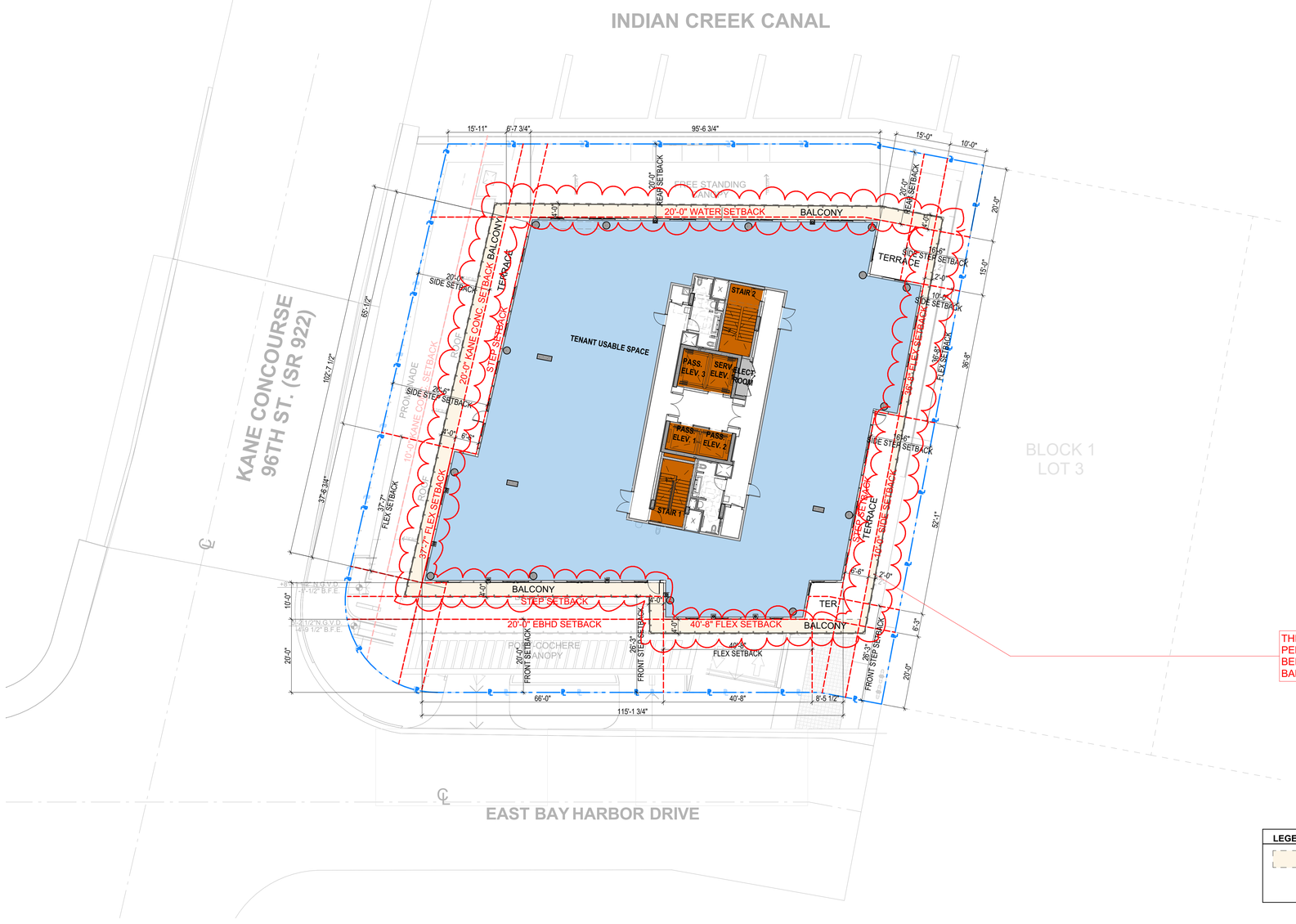
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Scale
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Project No.
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A-114

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



THE ALUMINUM FINS AROUND THE PERIMETER OF THE OFFICE SLABS HAVE BEEN SUBSTITUTED FOR CANTILEVER BALCONIES

LEGEND

SLABS DEMARKED WITH THIS HATCH ARE CANTILEVER BALCONIES

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

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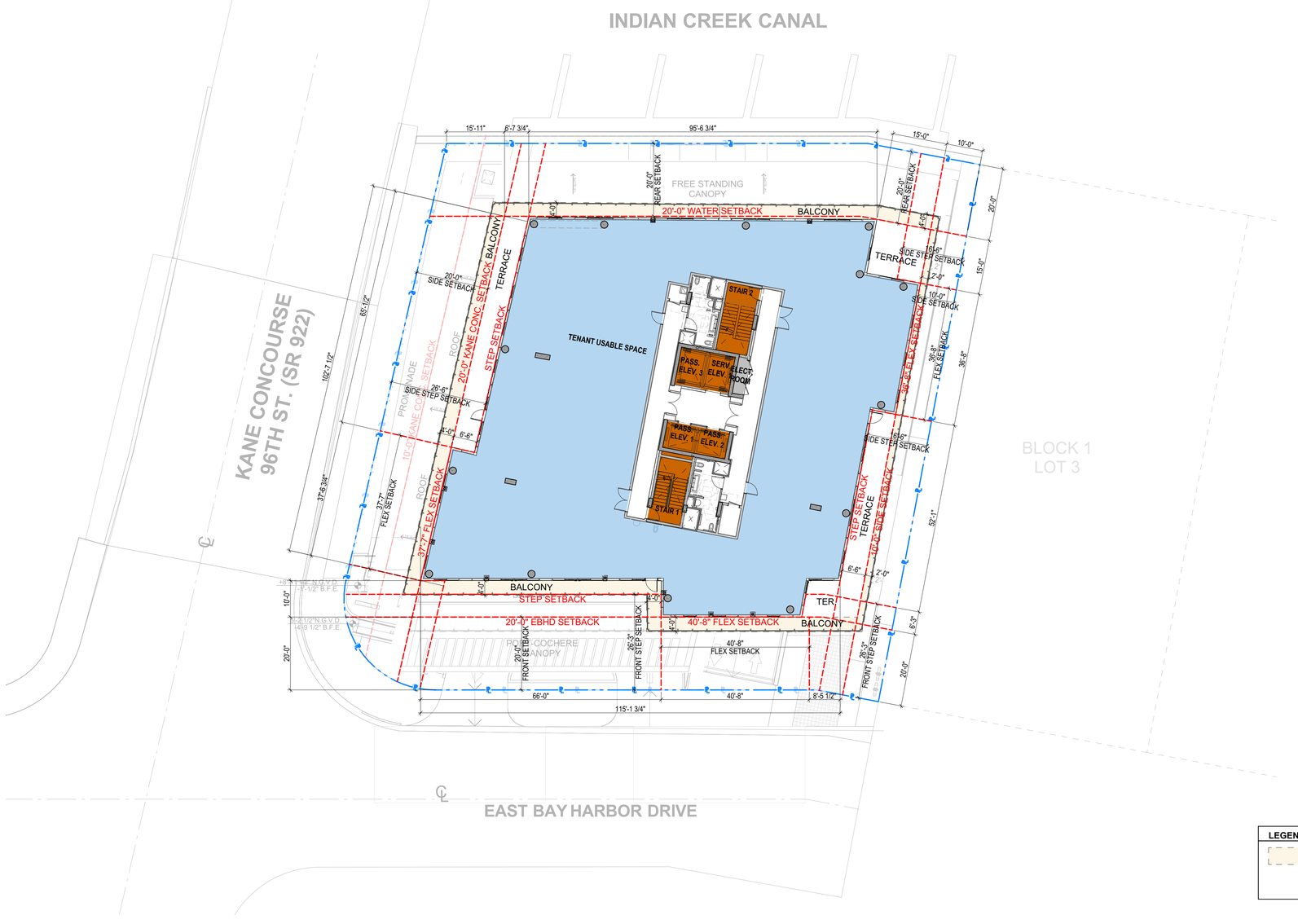
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A-114.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
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South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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

LEGEND

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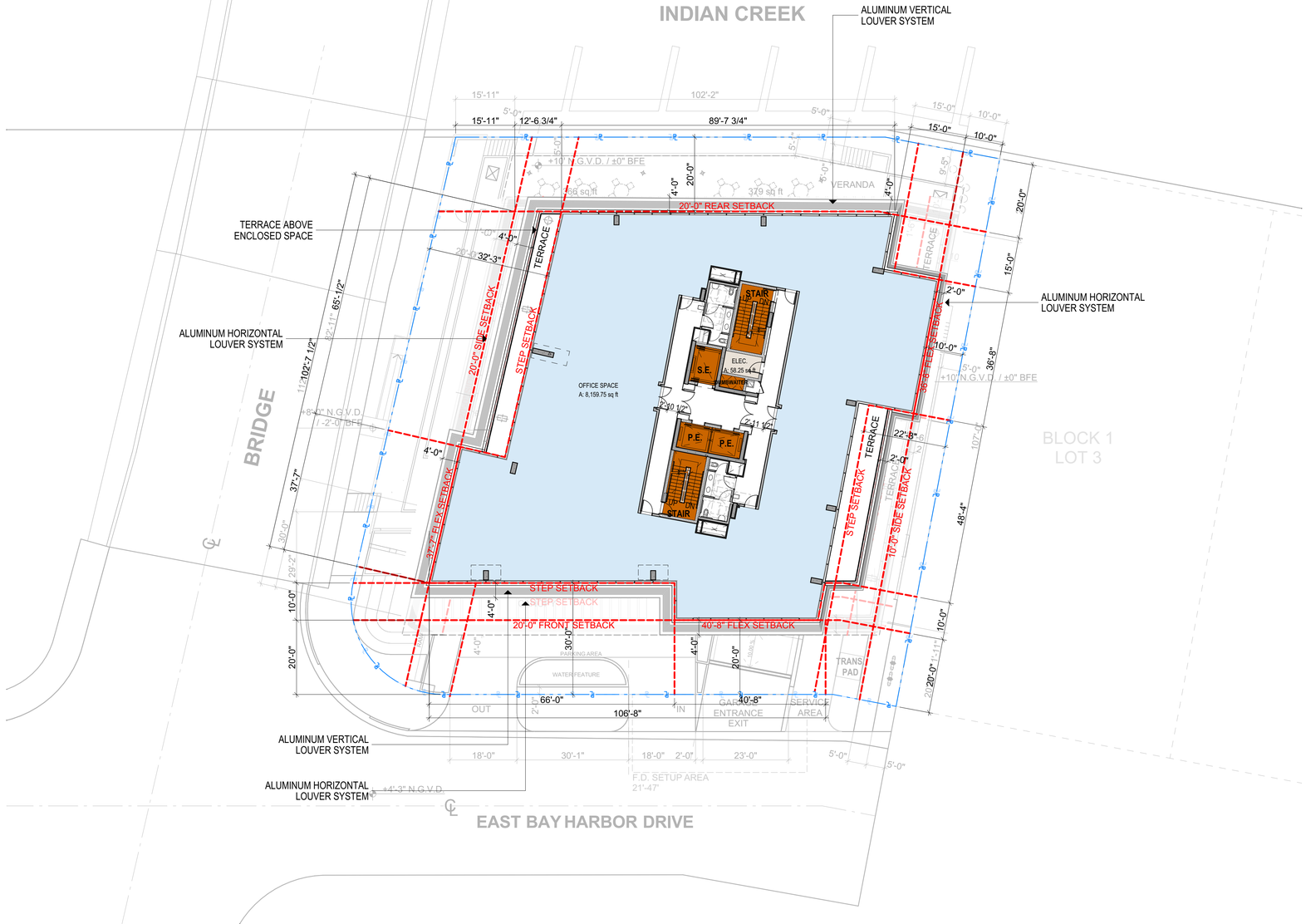
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Project No.
1338

A-115.2

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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

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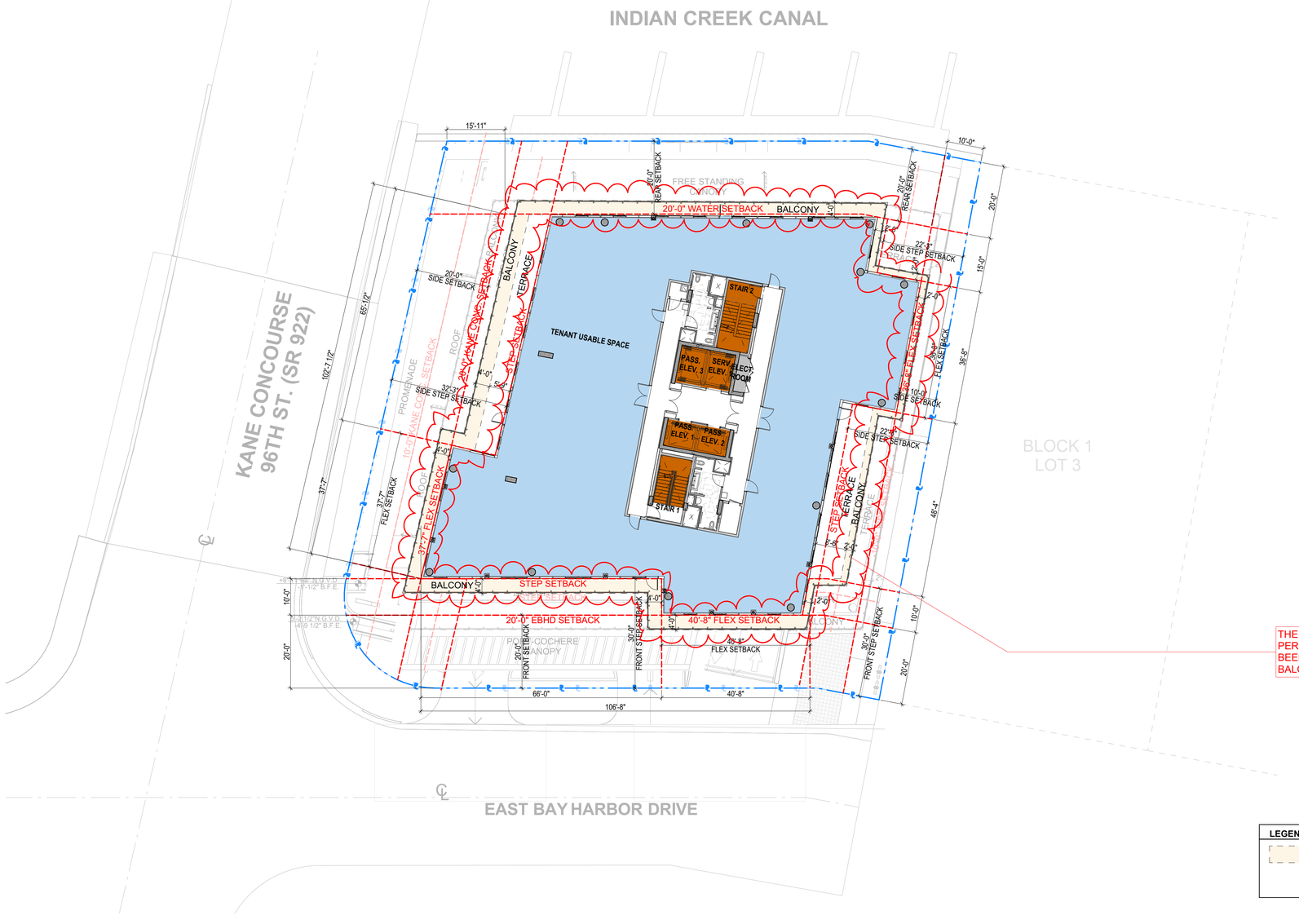
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Scale
As Shown
Project No.
1338

A-116

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



THE ALUMINUM FINS AROUND THE PERIMETER OF THE OFFICE SLABS HAVE BEEN SUBSTITUTED FOR CANTILEVER BALCONIES

LEGEND

SLABS DEMARKED WITH THIS HATCH ARE CANTILEVER BALCONIES

1 OFFICE LEVEL 4

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

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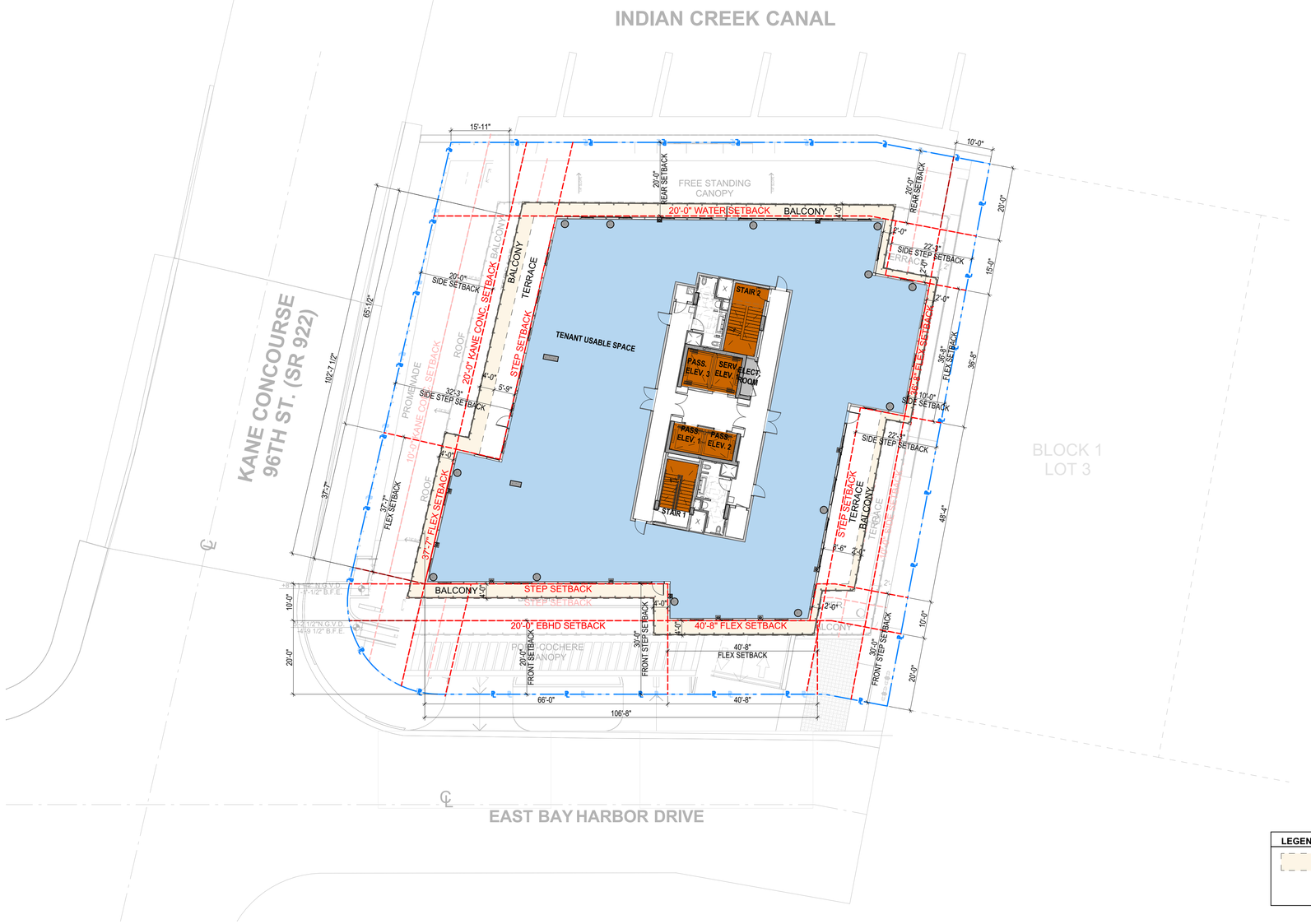
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A-116.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
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South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 OFFICE LEVEL 4

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

LEGEND

SLABS DEMARKED WITH THIS HATCH ARE CANTILEVER BALCONIES

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SUITE 110
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T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

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Date
7/22/2022
Scale
As Shown
Project No.
1338

A-116.2



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

LEGEND

SLABS DEMARKED WITH THIS HATCH ARE CANTILEVER BALCONIES

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SUITE 110
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F. 305.590.5040

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AR 0007972

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1338

A-117.2

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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

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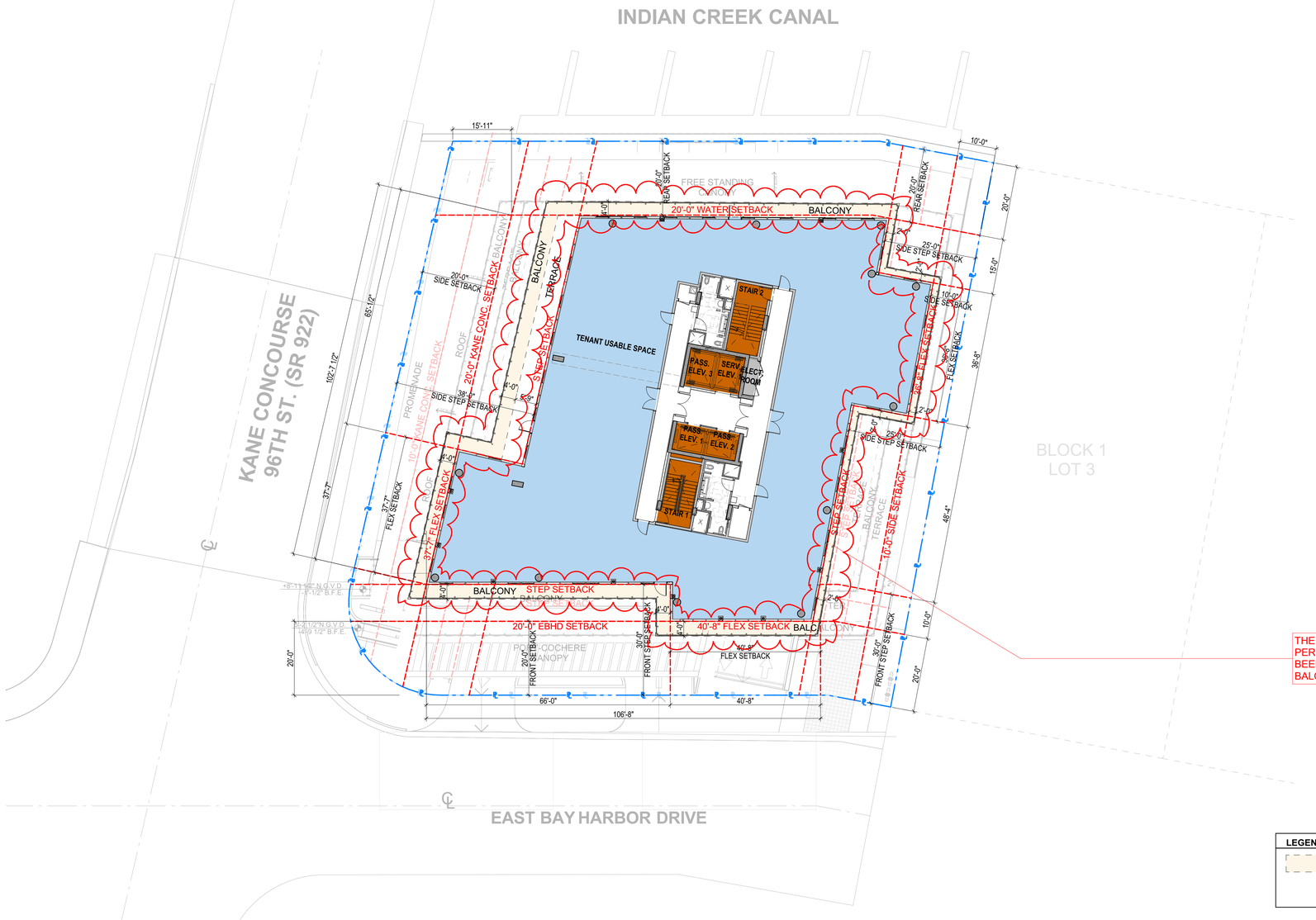
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A-118

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



THE ALUMINUM FINS AROUND THE PERIMETER OF THE OFFICE SLABS HAVE BEEN SUBSTITUTED FOR CANTILEVER BALCONIES

LEGEND

SLABS DEMARKED WITH THIS HATCH ARE CANTILEVER BALCONIES

1 OFFICE LEVEL 5
SCALE: 1/16" = 1'-0"

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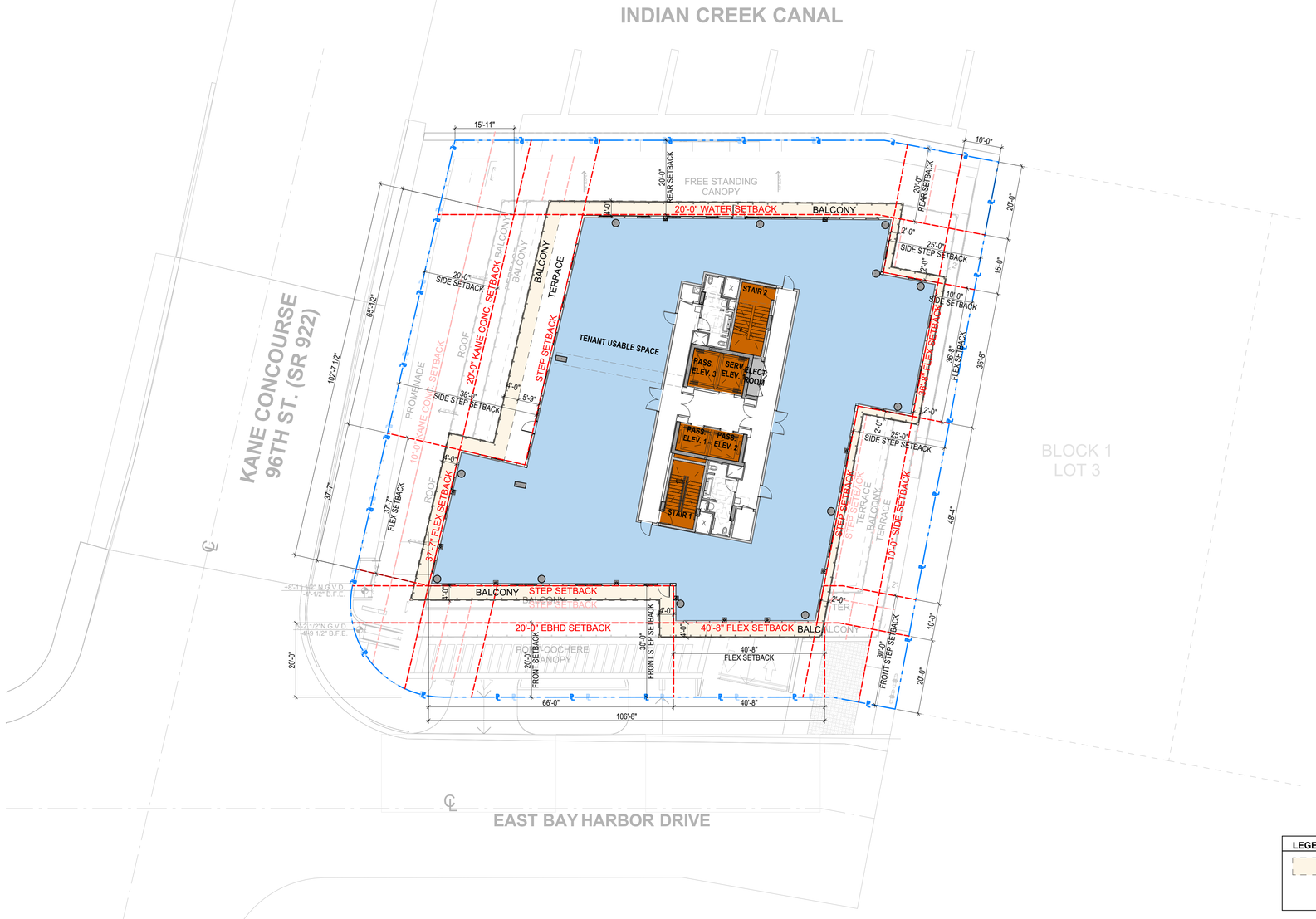
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A-118.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 OFFICE LEVEL 5

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

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A-118.2



1 OFFICE LEVEL 5
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A-119.2

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 OFFICE LEVEL 6
SCALE: 1/16" = 1'-0"

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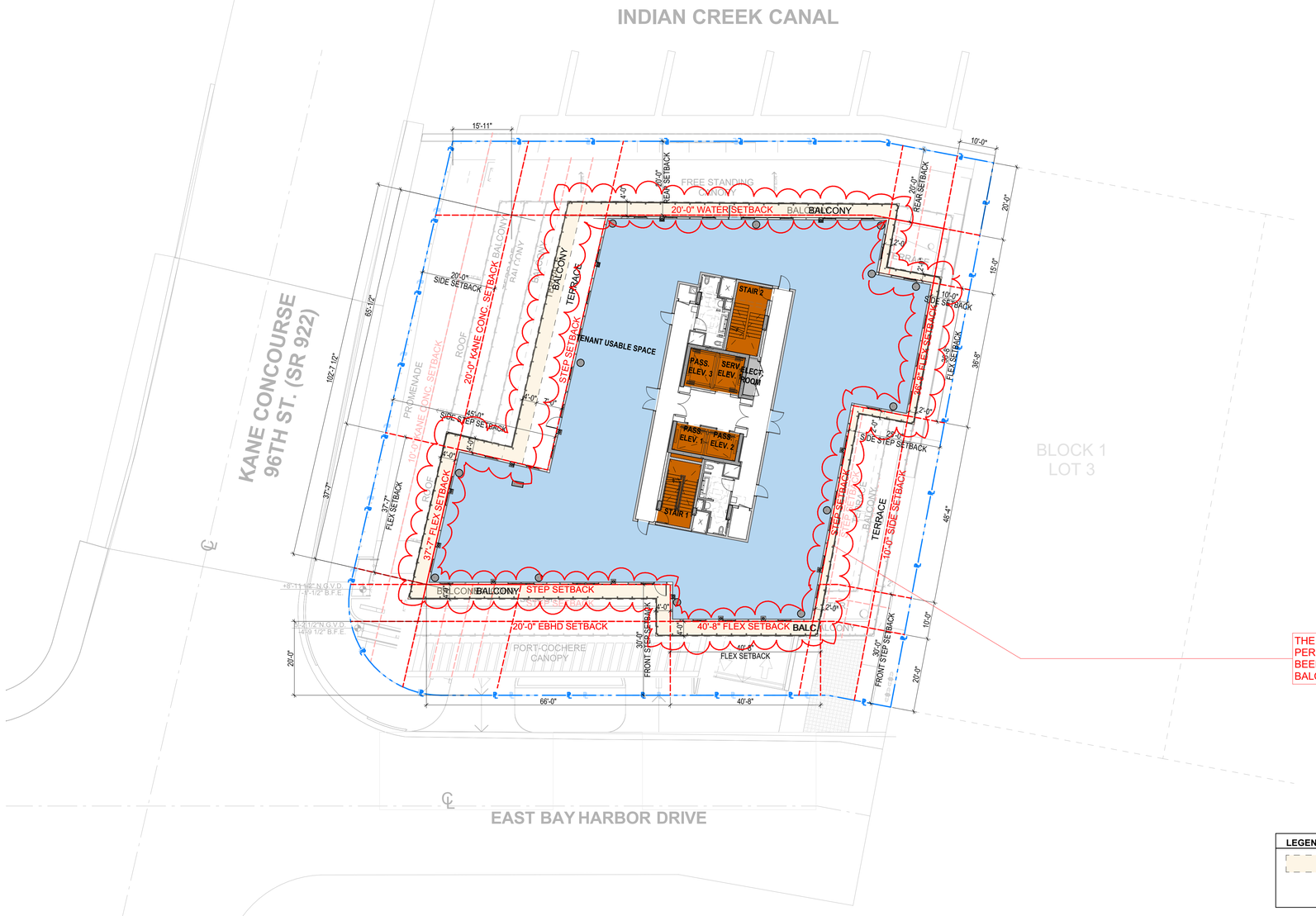
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A-120

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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LEGEND

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1 OFFICE LEVEL 6

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

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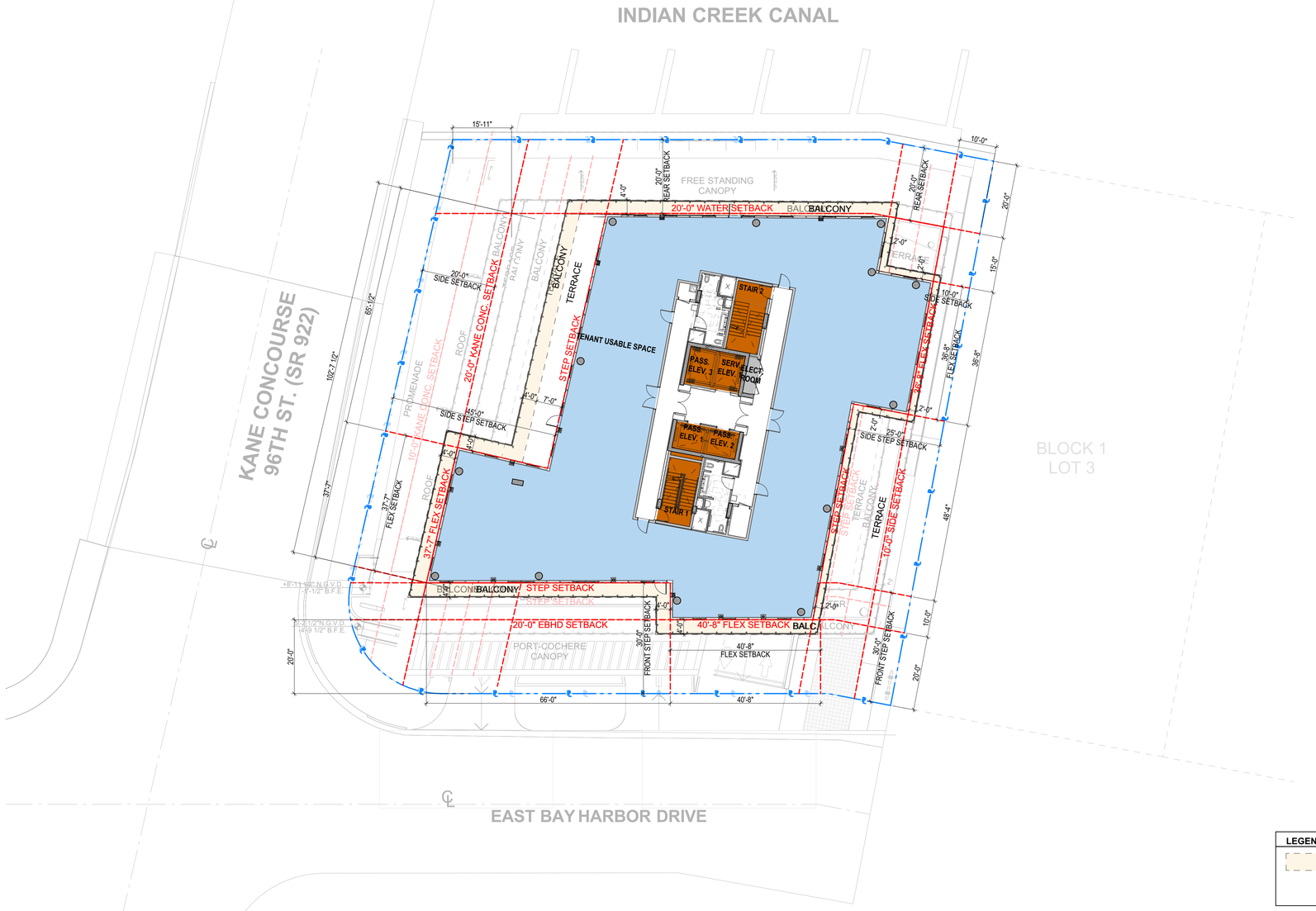
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A-120.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
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South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 OFFICE LEVEL 6
SCALE: 1/16" = 1'-0"

LEGEND

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1 OFFICE LEVEL 5
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A-121.2

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



ROOF DECK LANDSCAPE REQUIREMENTS
TOTAL ROOF DECK RECREATIONAL AREA = 4,875 SF
MINIMUM 15% OF RECREATIONAL AREA = 731 SF
PROVIDED = 982.5 SF = 20.16%

1 LEVEL ROOF DECK
SCALE: 1/16" = 1'-0"

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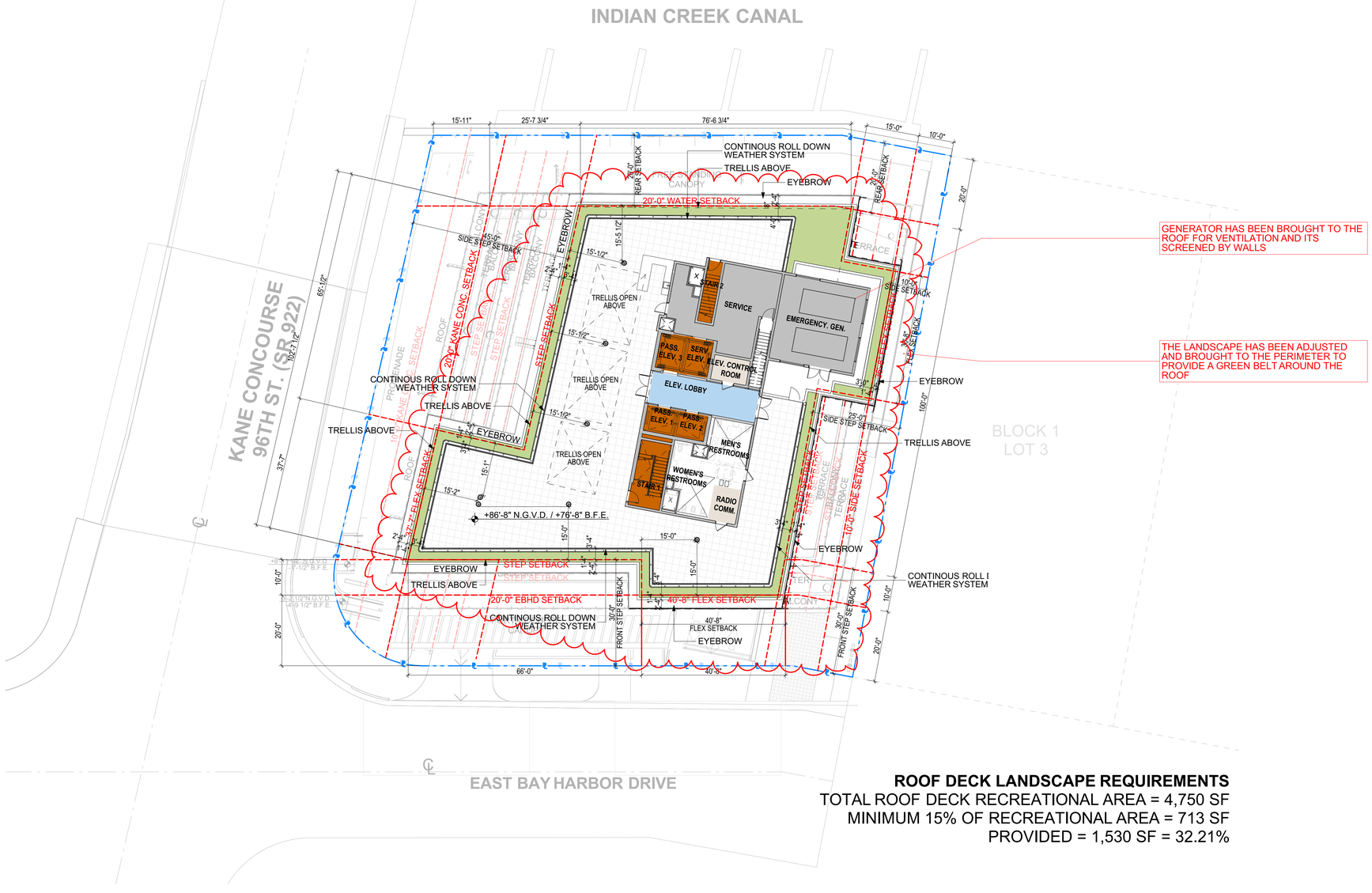
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1338

A-122

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



ROOF DECK LANDSCAPE REQUIREMENTS
TOTAL ROOF DECK RECREATIONAL AREA = 4,750 SF
MINIMUM 15% OF RECREATIONAL AREA = 713 SF
PROVIDED = 1,530 SF = 32.21%

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

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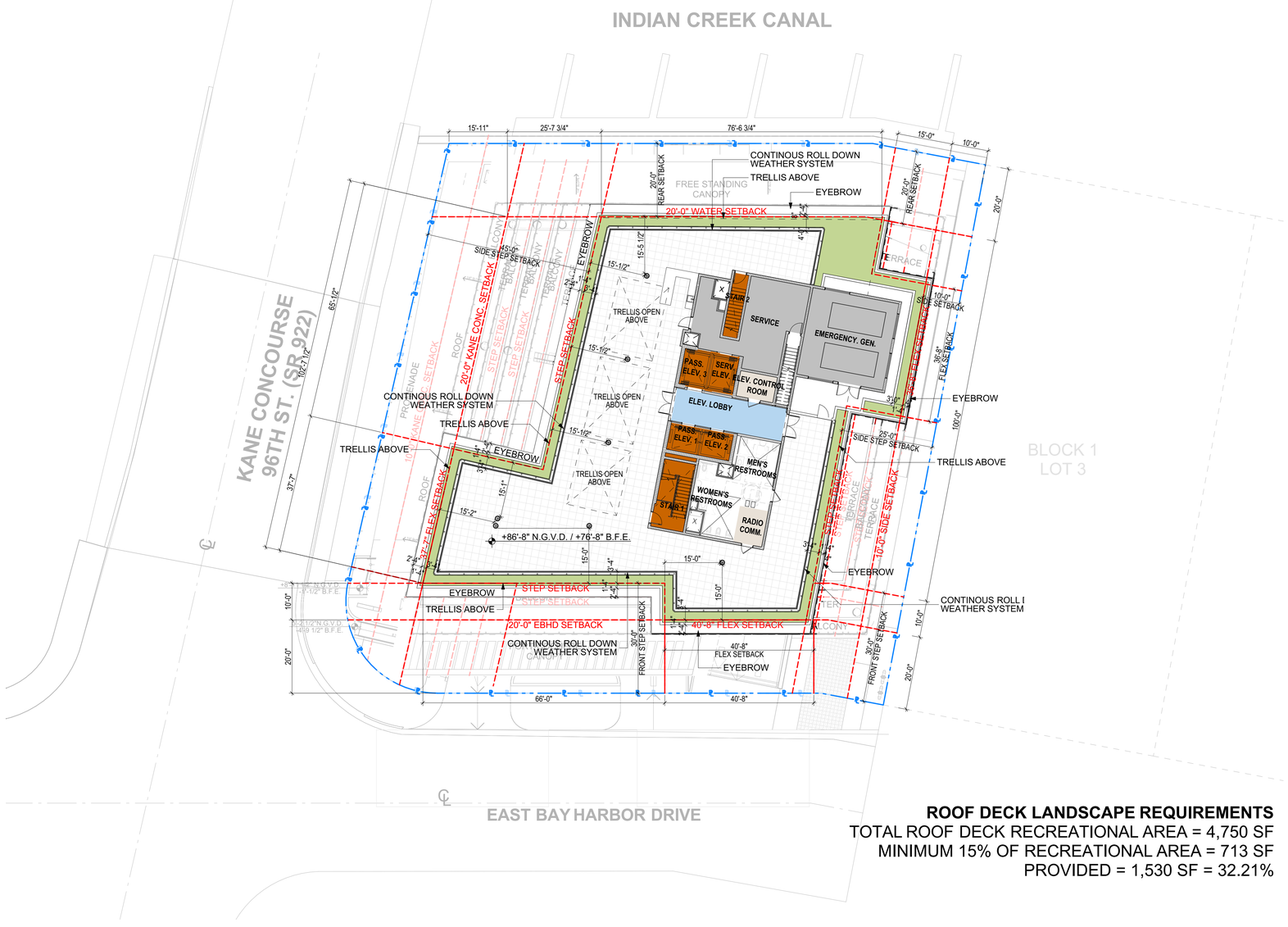
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A-122.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
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South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



ROOF DECK LANDSCAPE REQUIREMENTS
TOTAL ROOF DECK RECREATIONAL AREA = 4,750 SF
MINIMUM 15% OF RECREATIONAL AREA = 713 SF
PROVIDED = 1,530 SF = 32.21%

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

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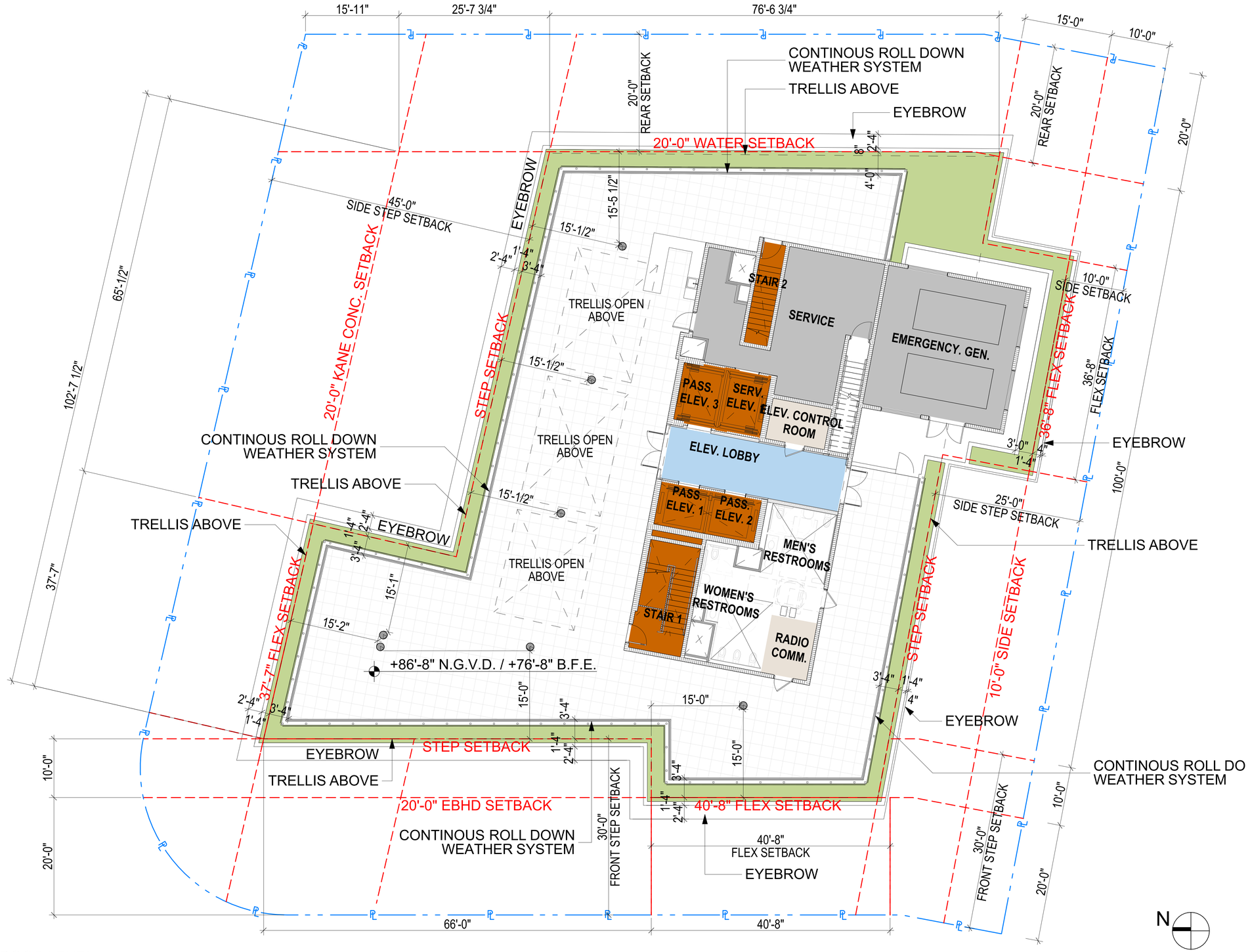
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A-122.2



1 ROOF LEVEL
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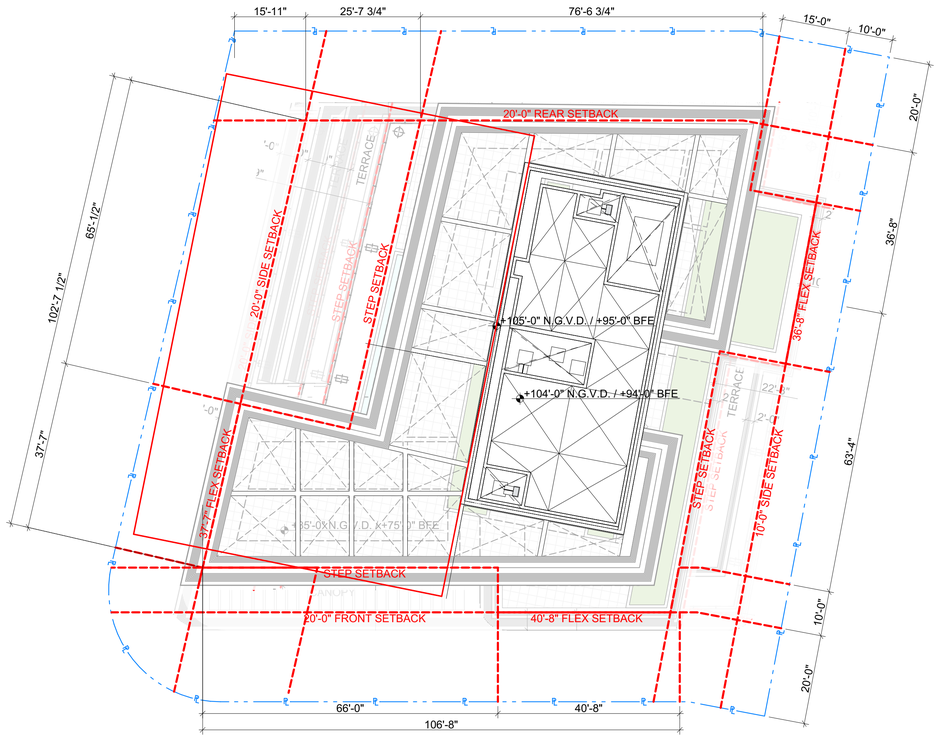
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A-123.2

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West Side			
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South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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

N

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Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

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OWNER INFORMATION

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Revisions

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A-124

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 TOP OF ROOF
SCALE: 1/16" = 1'-0"

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AR 0007972

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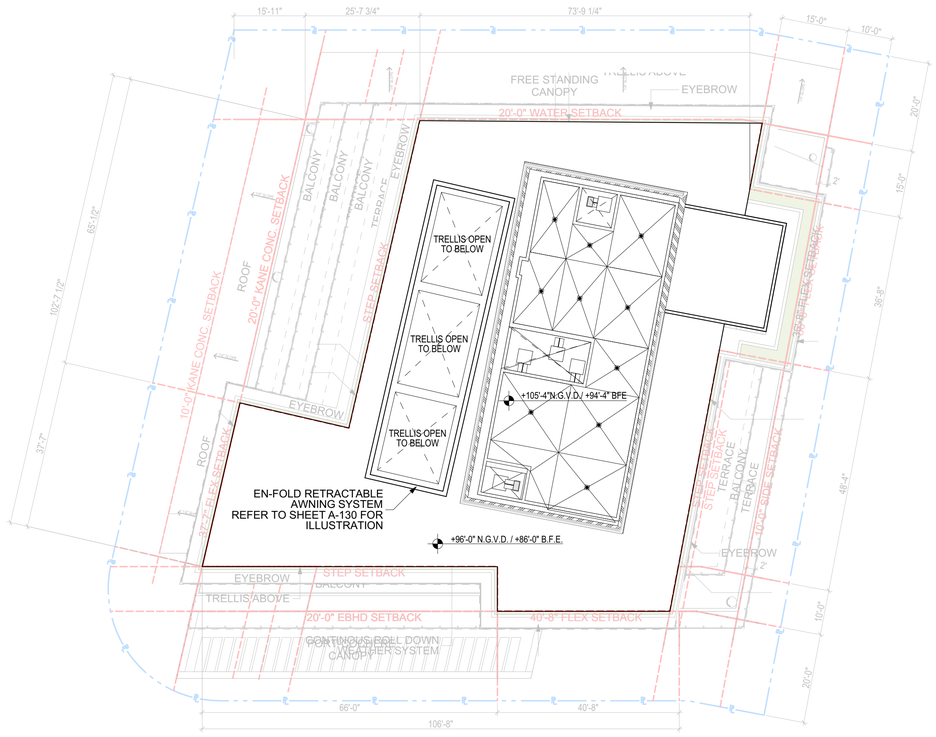
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Scale
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Project No.
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A-124.1

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



1 TOP OF ROOF
SCALE: 1/16" = 1'-0"

N

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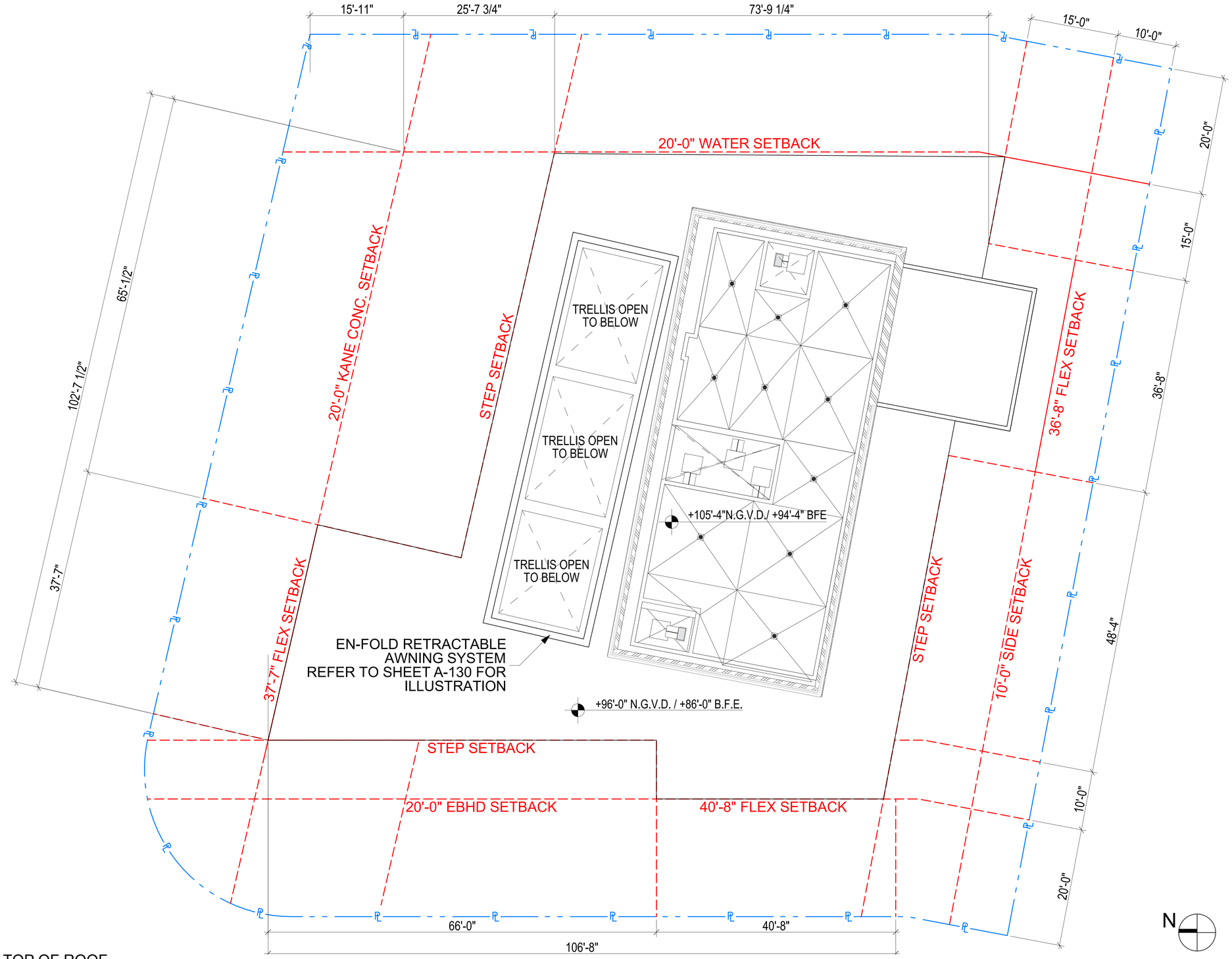
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A-124.2



1 TOP OF ROOF
SCALE: 1/8" = 1'-0"

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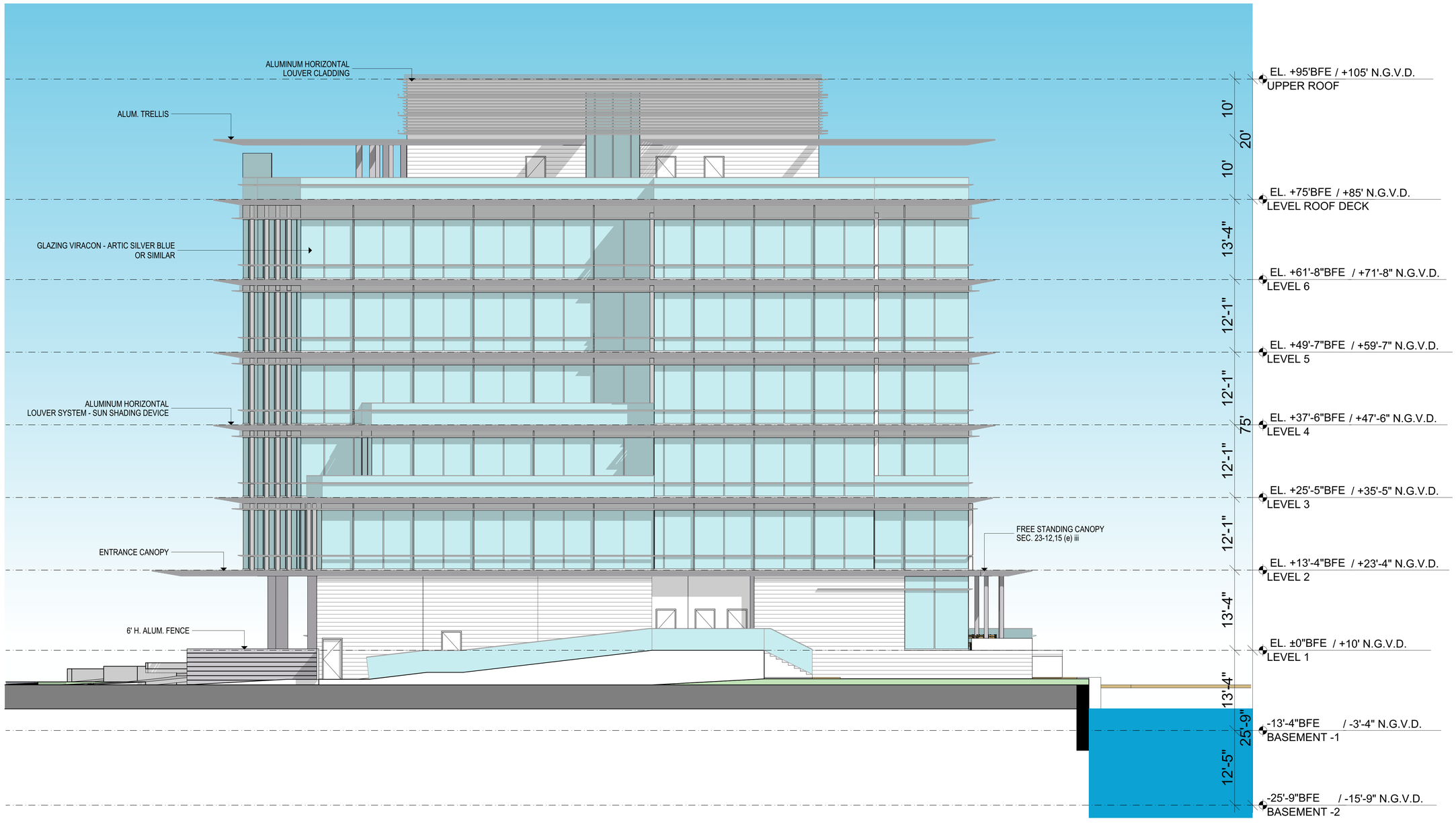
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A-125.2



1 A-126 SOUTH ELEVATION

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

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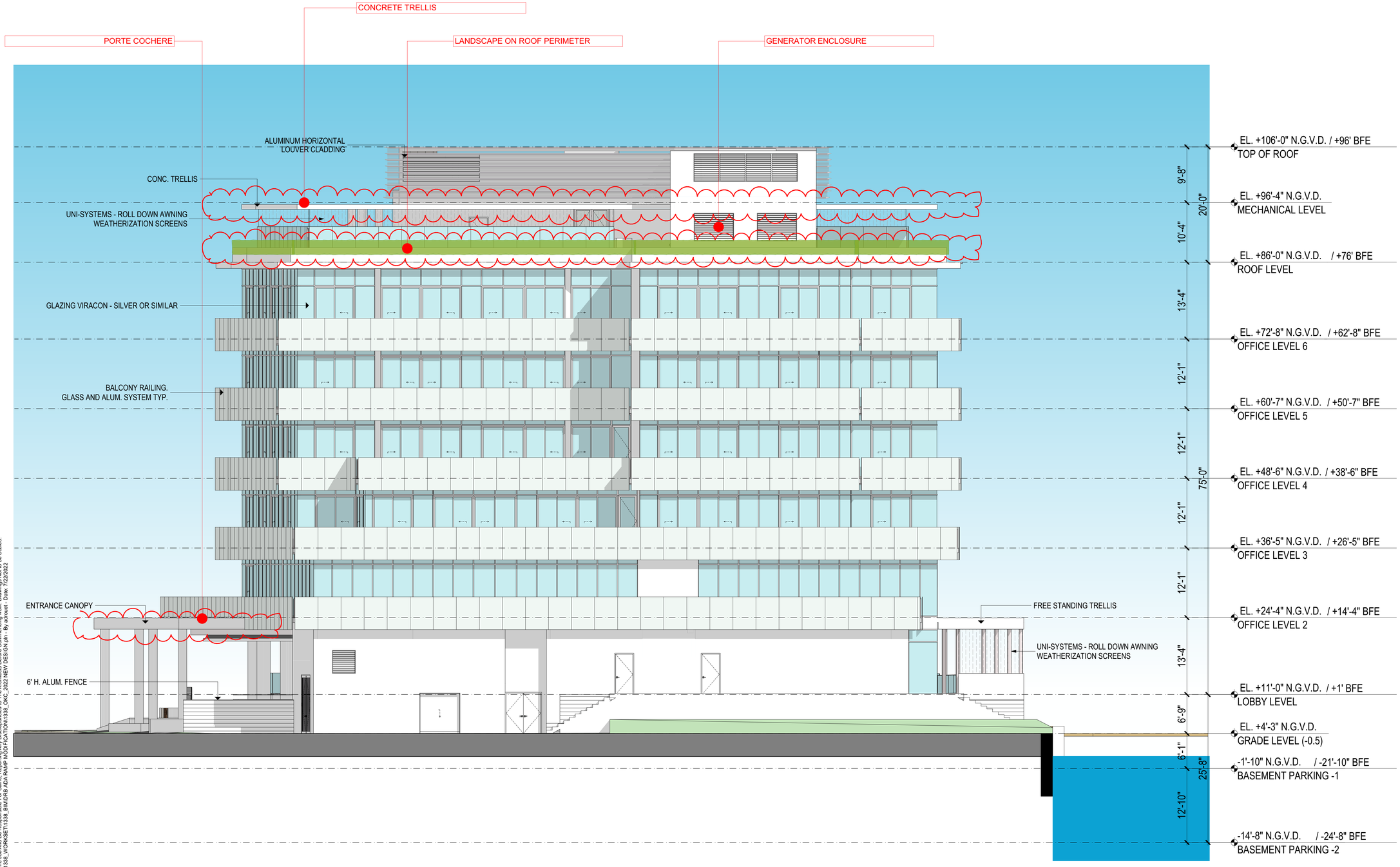
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A-126



1 A-126.1 SOUTH ELEVATION

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

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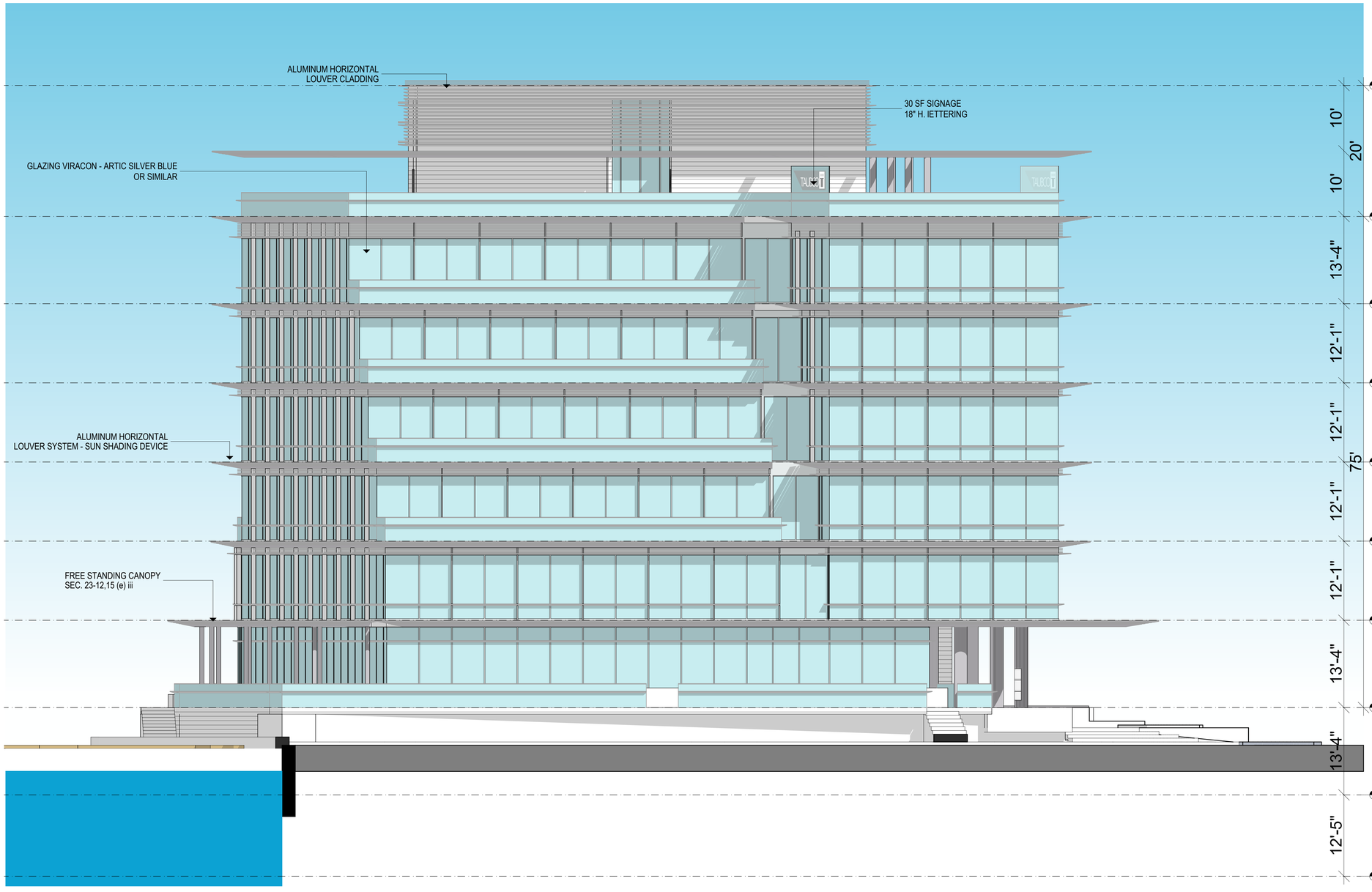
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A-126.1



1 A-127 NORTH ELEVATION

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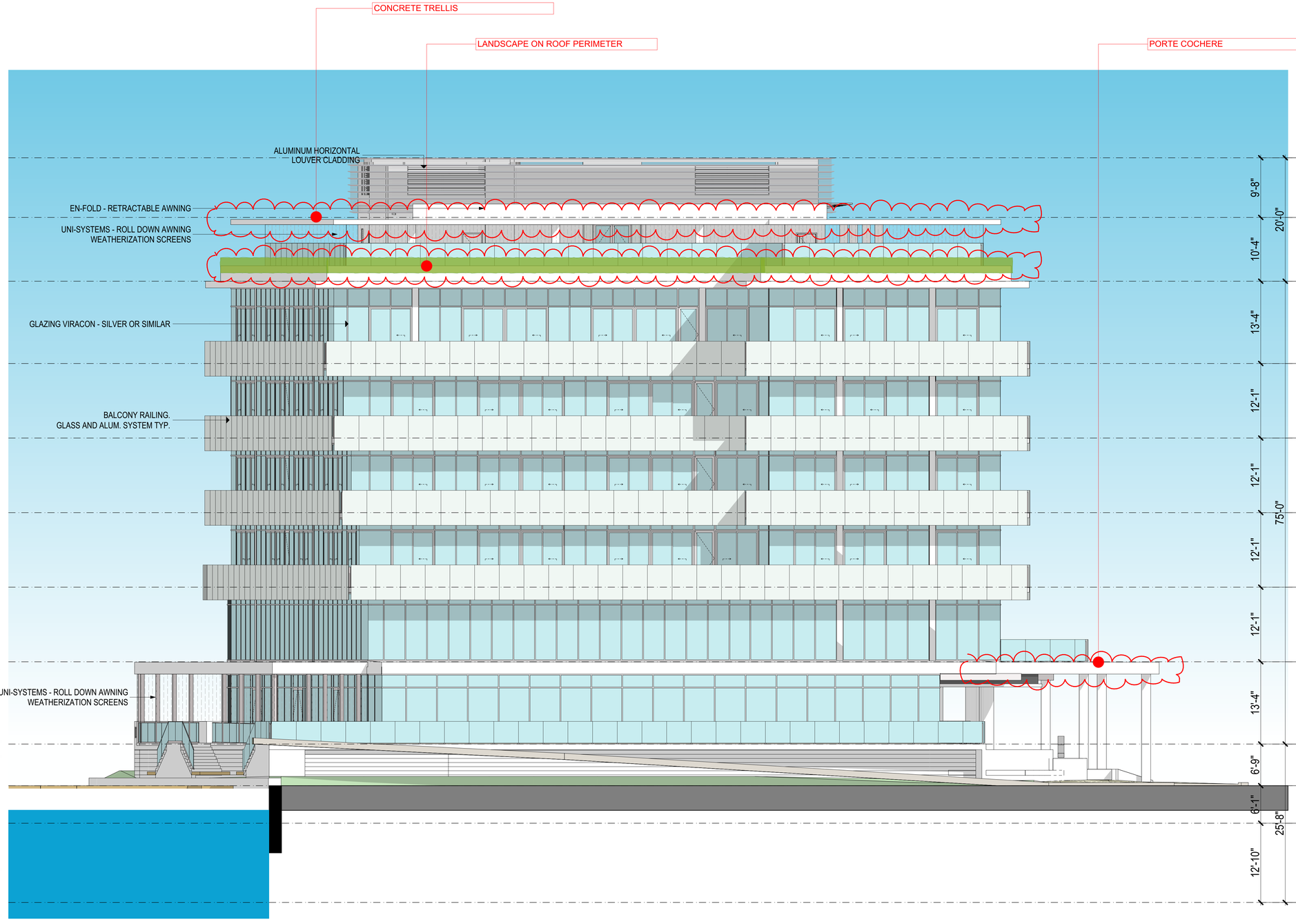
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A-127



1 A-127.1 NORTH ELEVATION

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

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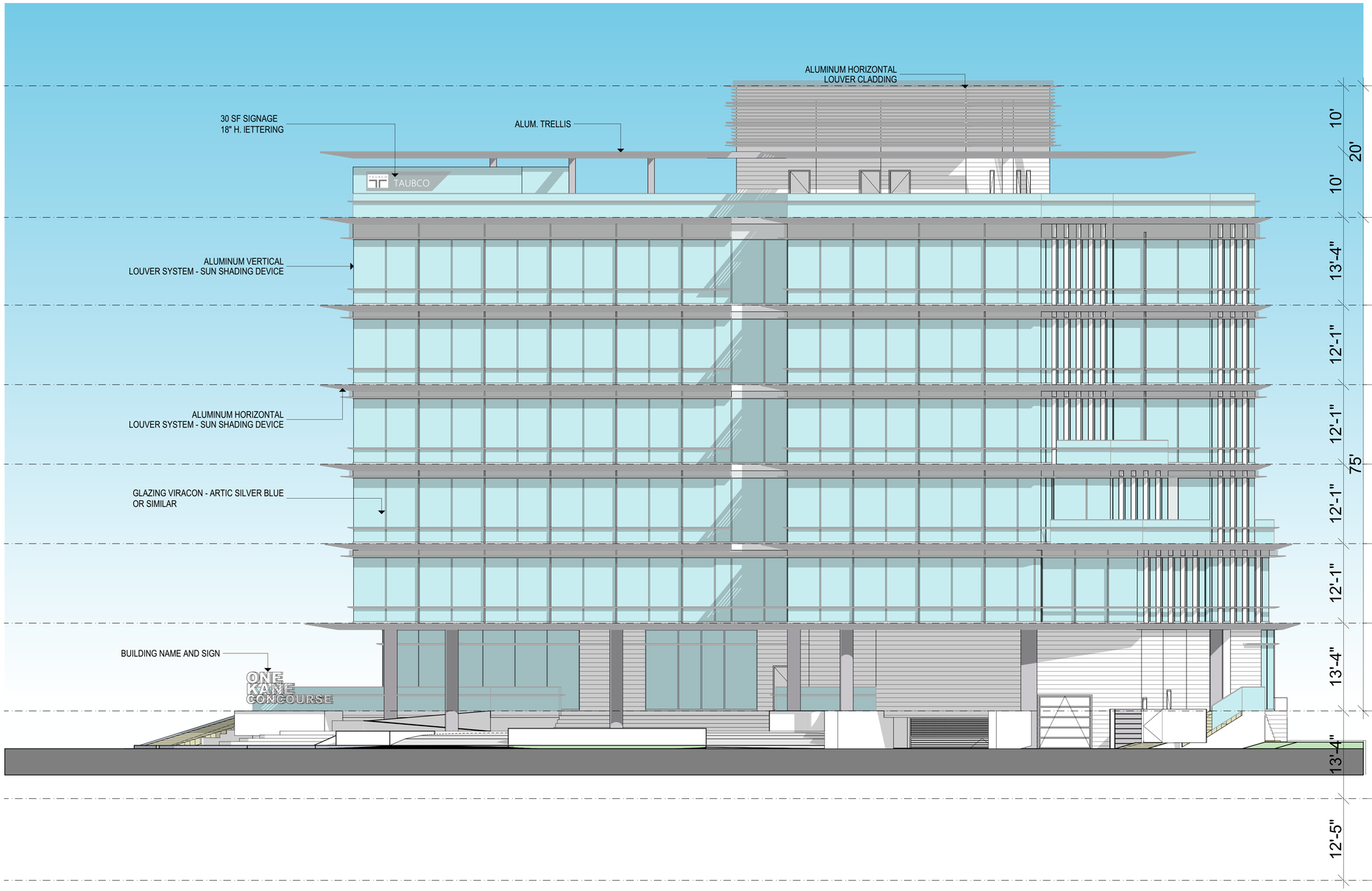
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A-127.1



1 A-128 WEST ELEVATION

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

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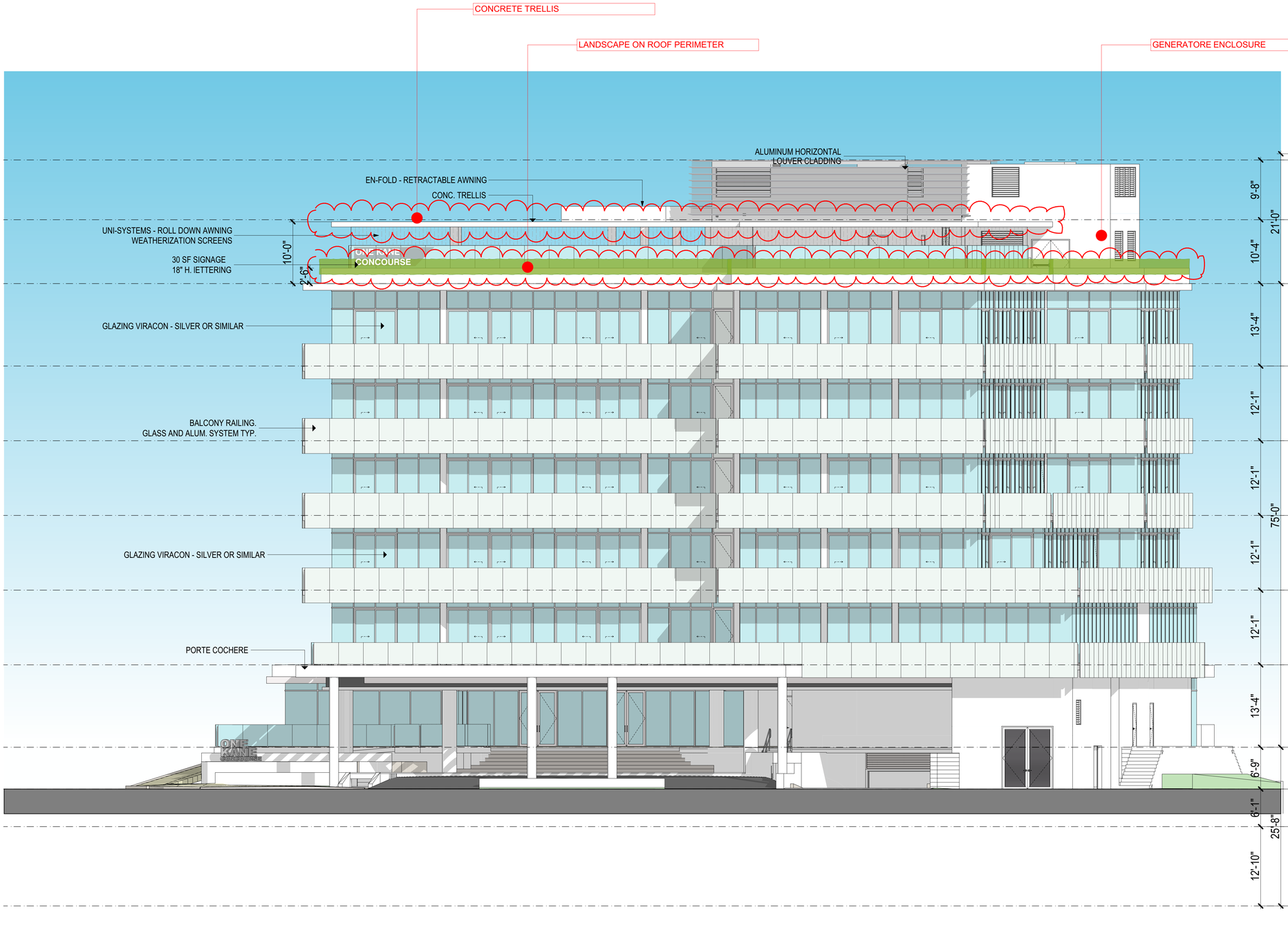
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A-128



1 A-128.1 WEST ELEVATION

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

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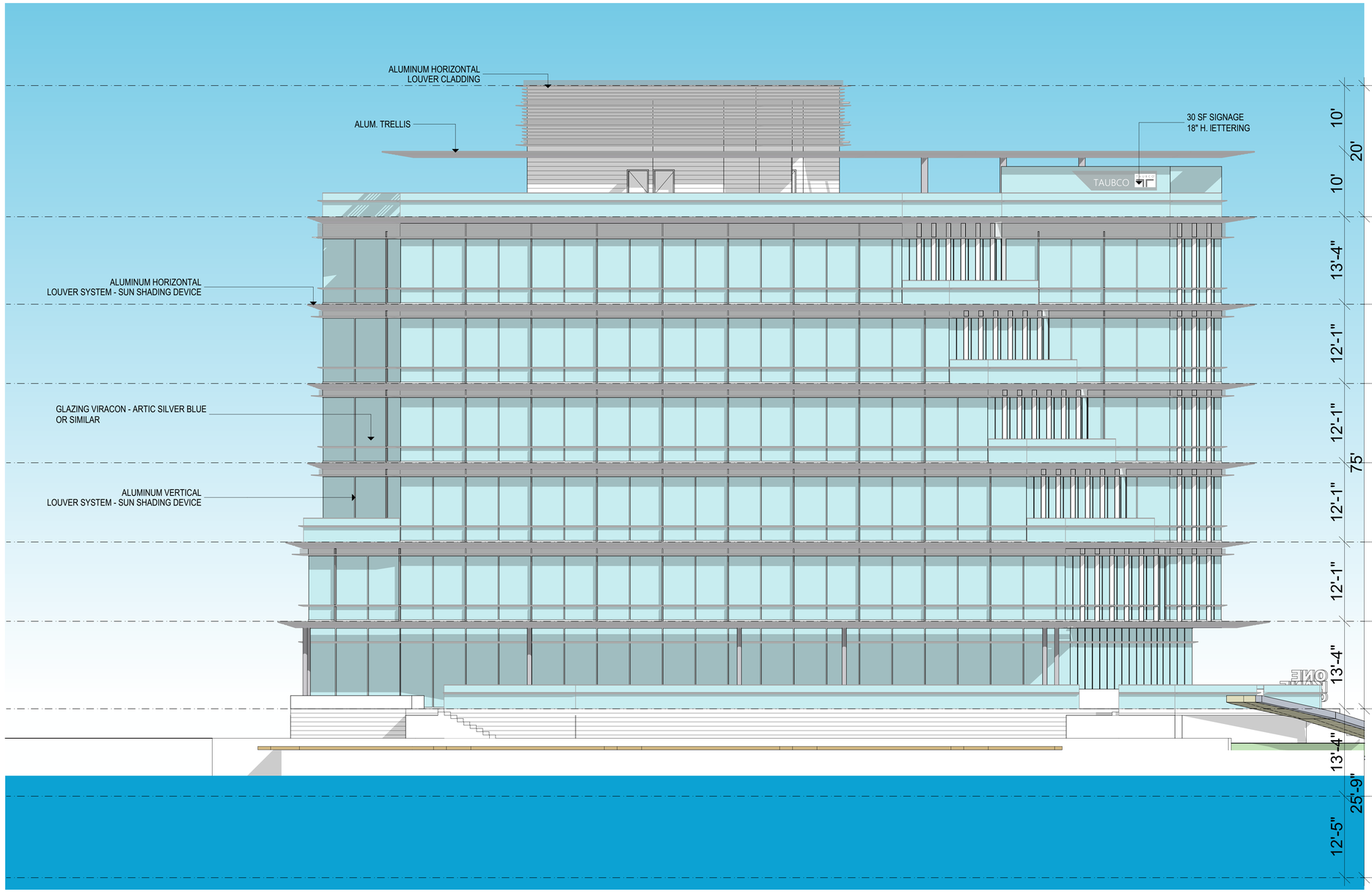
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A-128.1



1 A-129 EAST ELEVATION

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

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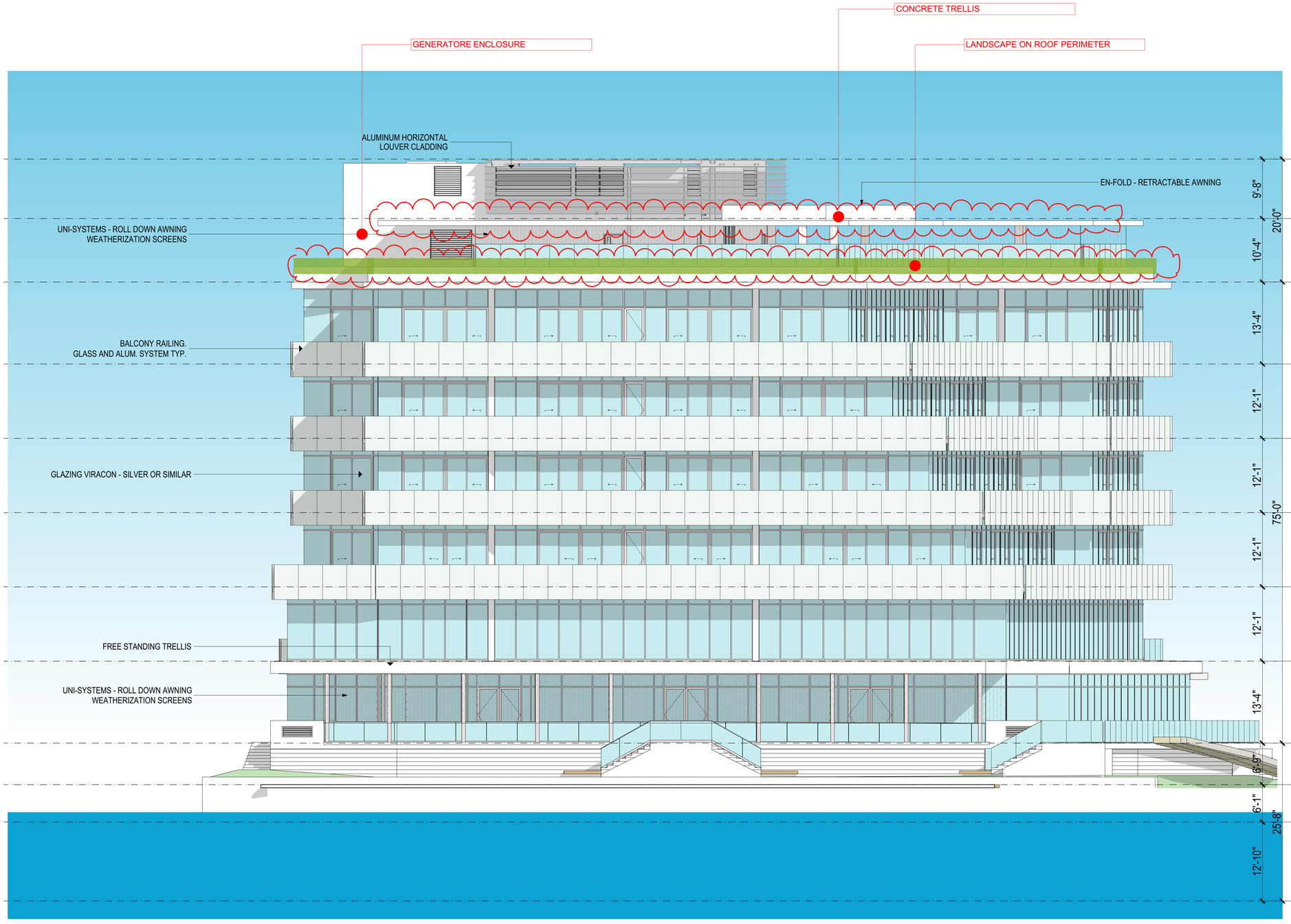
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1 A-129.1 EAST ELEVATION

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

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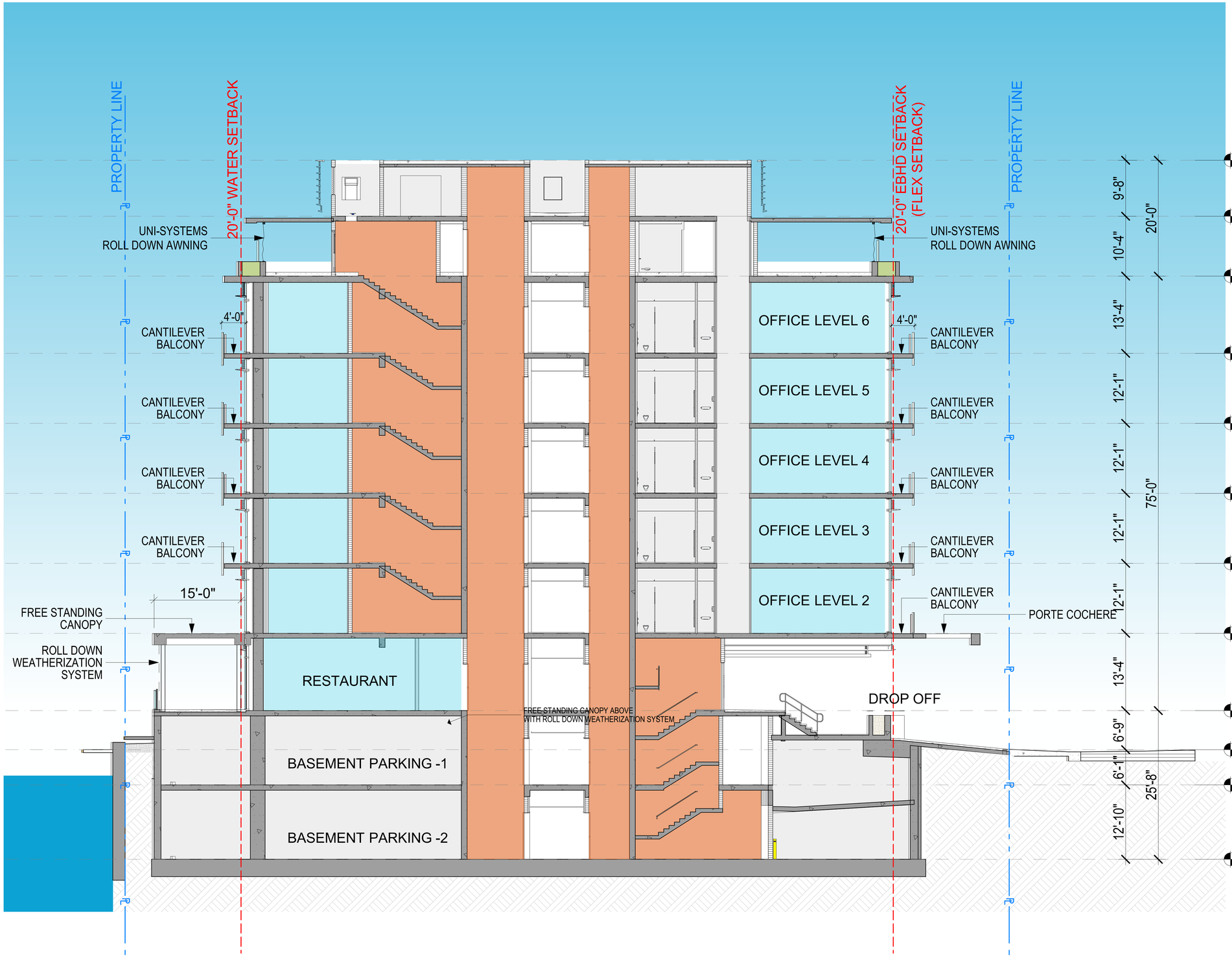
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A-129.1



1 A-130 N-S SECTION

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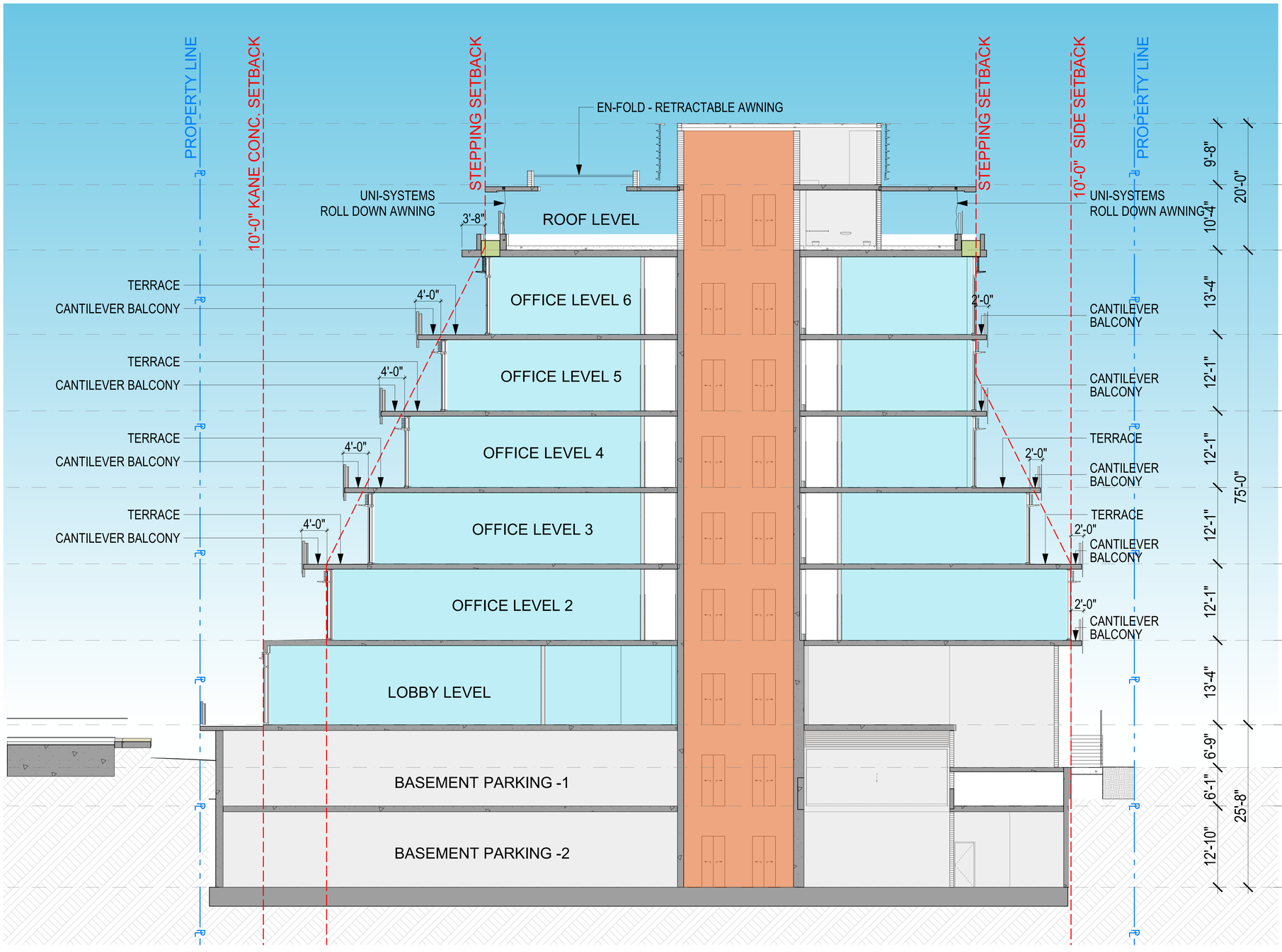
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A-130



EL. +106'-0" N.G.V.D. / +96' BFE
TOP OF ROOF

EL. +96'-4" N.G.V.D.
MECHANICAL LEVEL

EL. +86'-0" N.G.V.D. / +76' BFE
ROOF LEVEL

EL. +72'-8" N.G.V.D. / +62'-8" BFE
OFFICE LEVEL 6

EL. +60'-7" N.G.V.D. / +50'-7" BFE
OFFICE LEVEL 5

EL. +48'-6" N.G.V.D. / +38'-6" BFE
OFFICE LEVEL 4

EL. +36'-5" N.G.V.D. / +26'-5" BFE
OFFICE LEVEL 3

EL. +24'-4" N.G.V.D. / +14'-4" BFE
OFFICE LEVEL 2

EL. +11'-0" N.G.V.D./ +1' BFE
LOBBY LEVEL

EL. +4'-3" N.G.V.D.
GRADE LEVEL (-0.5)

-1'-10" N.G.V.D. / -21'-10" BFE
BASEMENT PARKING -1

-14'-8" N.G.V.D. / -24'-8" BFE
BASEMENT PARKING -2

1 A-130.1 E-W SECTION
SCALE: 1/8" = 1'-0"

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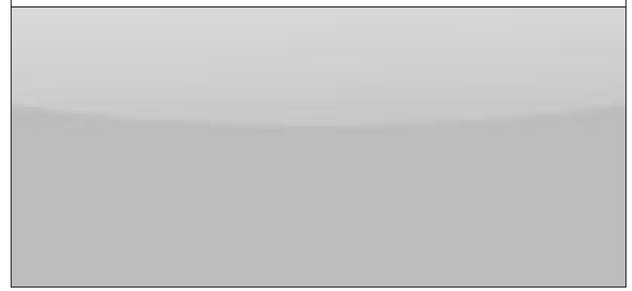
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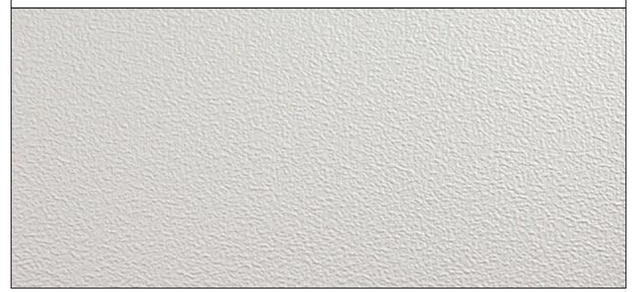
PVDF ALUMINUM FINISH FOR ALUMINUM ELEMENTES COLOR ARCADIA SILVER OR SIMILAR



GLAZING VIRACON - SILVER OR SIMILAR



SMOOTH STUCCO FINISH WITH SCORE LINES
WHITE



LIGHT COLOR STONE



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File: G:\Projects\1338_OFFICE BUILDING BAY HARBOR\1338_WORKSET\1338_BMDRB ADA RAMP MODIFICATION\1338_CKC_2022 NEW DESIGN.pln - By adrouet - Date: 7/22/2022

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2950 SW 27TH AVENUE,
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

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Revisions

CONSULTANTS

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Scale
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UNIT-SYSTEMS ROLL DOWN AWNING



UNIT-SYSTEMS ROLL DOWN AWNING



EN-FOLD RETRACTABLE AWNING

WEATHERIZATION SYSTEMS

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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

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AR 0007972

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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

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ONE KANE CONCOURSE

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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

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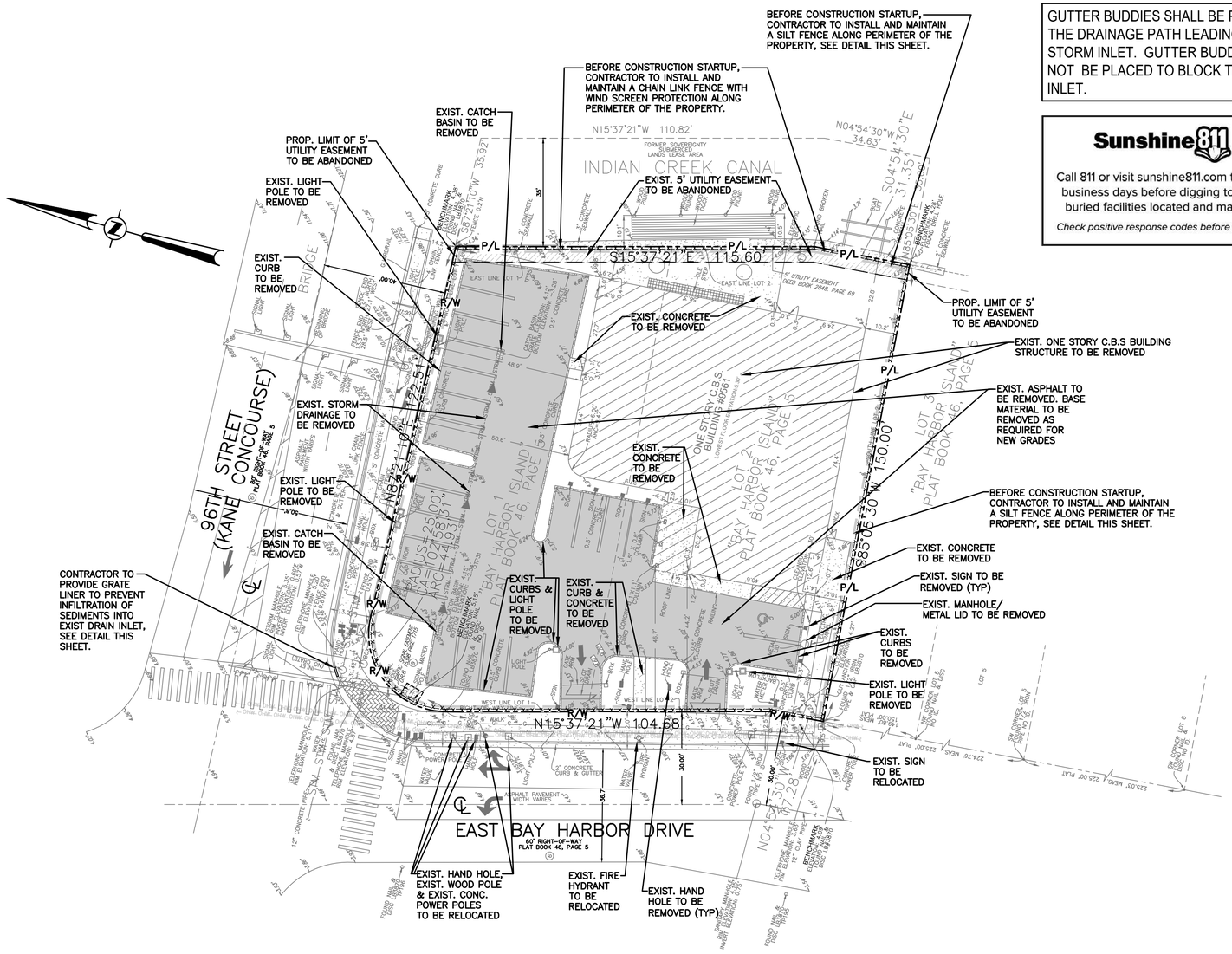
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As Shown
Project No.
1338

A-133



SITE DEMOLITION PLAN

SCALE: 1"=20'

NOTE:
1. CONTRACTOR TO COORDINATE THE CLEAN-UP OF LITTER AND DEBRIS DAILY.

2. CONTRACTOR TO COORDINATE THE CLEANING OF VALLEY GUTTERS DAILY.

3. CONTRACTOR TO COORDINATE CLEANING OF THE ROADWAYS DAILY.

4. CONTRACTOR TO MINIMIZE DISTURBED AREAS FOR THE SITE.

GUTTER BUDDIES SHALL BE PROVIDED IN THE DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

GENERAL NOTES

1. ELEVATIONS ARE REFERENCED TO NGVD 1929.
2. CONTRACTOR TO FIELD LOCATE ALL ITEMS DESIGNATED FOR DEMOLITION/REMOVAL.
3. CONTRACTOR TO PROTECT EXISTING UTILITIES AND REPLACE/REPAIR ALL UTILITIES DAMAGED DURING THE DEMOLITION PROCESS.
4. CONTRACTOR TO COORDINATE DEMOLITION WITH DEMOLITION SHOWN ON OTHER ARCHITECTURAL/LANDSCAPE/ LIGHTING PLAN SHEETS.
5. ALL REMOVED MATERIALS CANNOT BE REUSED OR RELOCATED .
6. ALL ABANDONED PIPE LINES TO BE GROUT FILLED & REMOVED.
7. CONSTRUCTION OF THE PROPOSED BUILDING IS EXPECTED TO BEGIN ALMOST IMMEDIATELY AFTER SITE DEMOLITION. IF CONSTRUCTION OF THE PROPOSED BUILDING DOES NOT BEGIN WITHIN 30-DAYS AFTER DEMOLITION, THE OWNER WILL BE REQUIRED TO SOD THE PROJECT SITE.
8. ALL EXISTING ON-SITE CONCRETE, LIGHT POLES, CATCH BASINS, HAND HOLES, SIGNS, COLUMNS, CURBS, ELECTRIC BOXES, ELECTRIC PANELS, CLEANOUTS, WATER METERS, & BACKFLOW PREVENTERS, TO BE DEMOLISHED / REMOVED FROM THE SITE.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. GUTTER BUDDIES TO BE PROVIDED IN THE DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET. SEDIMENT TO BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED WITH MULTIPLE GUTTER BUDDIES SO THAT SEDIMENT–LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

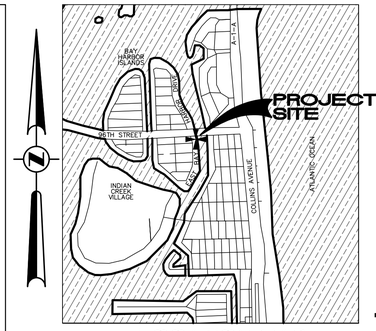
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



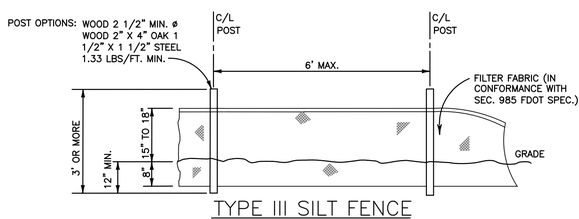
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL 1: (FEE ESTATE)

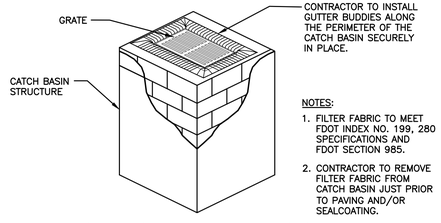
LOTS 1 AND 2, BLOCK 1, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD ESTATE)

LEASEHOLD INTEREST IN AND TO THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP BY AND BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AS LESSOR, AND ONE KANE CONCOURSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, RECORDED OCTOBER 4, 2005 IN OFFICIAL RECORDS BOOK 23838, PAGE 1722 AND AS AFFECTED BY LEASE RENEWAL RECORDED MAY 2, 2011 IN OFFICIAL RECORDS BOOK 27671, PAGE 4824, DEMISING FOR A TERM OF YEARS THE LEGAL DESCRIPTION CONTAINED THEREIN.



TYPE III SILT FENCE



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

POLLUTION PREVENTION
FOR CATCH BASIN OR AREA DRAIN
N.T.S.

LEGEND

- EXISTING ASPHALT & BASE MATERIAL TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- EXISTING CATCH BASIN
- CO EXISTING CLEANOUT
- EXISTING ELEVATION
- GM EXISTING GAS METER
- MH EXISTING MANHOLE (AS DESIGNATED)
- MW EXISTING MONITORING WELL
- SIGN EXISTING SIGN (AS INDICATED)
- VB EXISTING VALVE BOX
- WM EXISTING WATER METER
- LP EXISTING CONCRETE LIGHT POLE
- X EXISTING FENCE
- OHW EXISTING OVERHEAD WIRES

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2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5000
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DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9501 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

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CONSULTANTS

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
201 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.357.0371
Certificate of Authorization 7325

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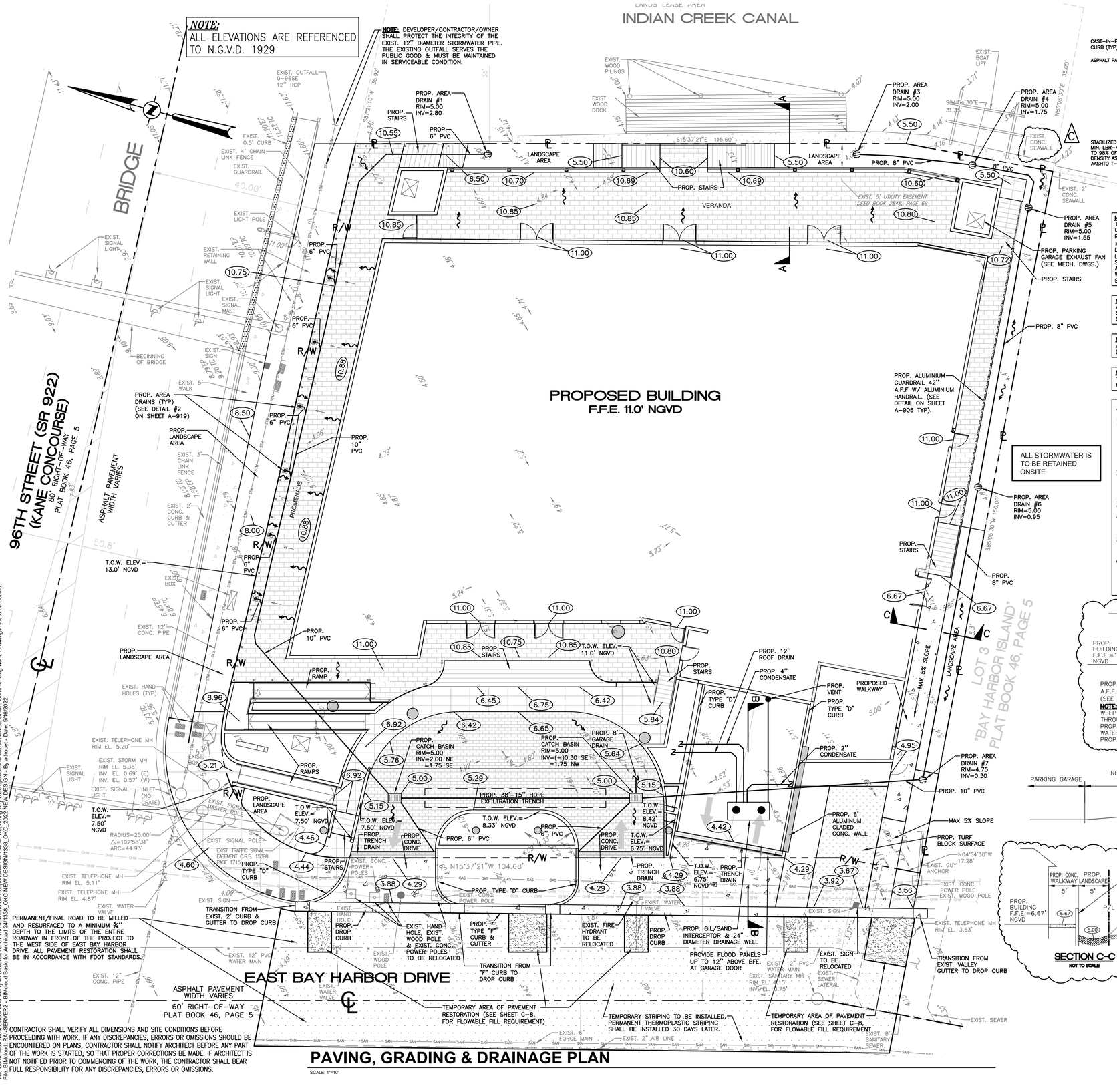
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Scale 1"=20'
Project No. 1338

Sheet Name
SITE DEMOLITION PLAN

NO. OF SHEETS: 1
SHEET NO.: D-1
18-18

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



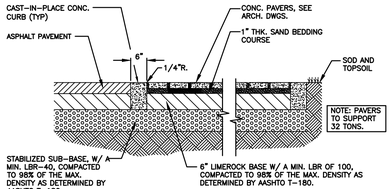
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

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PAVER INSTALLATION DETAIL



NOTE:
THE ENTIRE ROADWAY BETWEEN THE BOUNDARIES OF THE PROJECT SHALL BE MILLED AND RESURFACED. PERMANENT/FINAL ROAD TO BE MILLED & RESURFACED TO A MINIMUM ¾" DEPTH FOR THE ENTIRE ROADWAY (BOTH TRAVEL LANES) INFRONT OF THE PROJECT TO THE WEST SIDE OF EAST BAY HARBOR DRIVE. TEMPORARY ASPHALT PATCHES WILL BE ALLOWED WHERE THE WATER CONNECTIONS FOR DOMESTIC AND FIRE SUPPLIES ARE MADE.

NOTE:
ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. SEE SHEET C-7 & C-8 FOR NOTES & DETAILS, & FDOT INDEX 307 ON SHEET C-9 FOR DETAIL.

NOTE:
ALL DAMAGED VALLEY GUTTER & "F" CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.

NOTE:
THE FINISH ON THE NEW VALLEY GUTTER & "F" CURB SECTIONS SHALL MATCH EXISTING VALLEY GUTTER.

GENERAL NOTES

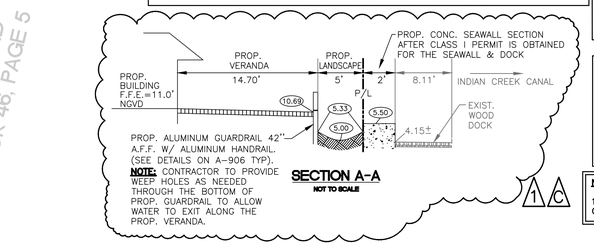
1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED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

NOTES:

1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
6. EXISTING POWER/LIGHT POLES TO BE RELOCATED UNDERGROUND AS REQUIRED.
7. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
8. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
9. THE TOWN MAY REQUIRE THAT THE SECTIONS OF EAST BAY DRIVE THAT ARE IN FRONT OF THE PROPERTY SHALL BE MILLED AND RESURFACED TO MAKE GOOD ANY AND ALL CONSTRUCTION RELATED DEFECTS.
10. EXCAVATION IN ROADWAY SHALL BE RESTORED TO A MINIMUM WIDTH OF 1 FOOT ON EITHER SIDE OF THE EXCAVATION.
11. ALL THERMO-STRIPING AND RPM'S SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.
12. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.

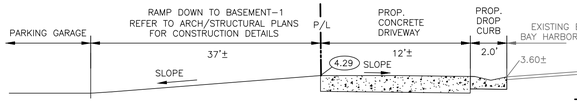
NOTE:
1. THE DEVELOPER/CONTRACTOR/OWNER SHALL PROTECT THE INTEGRITY OF THE EXISTING 12-INCH DIAMETER STORMWATER OUTFALL PIPE THAT RUNS ALONG THE NORTHERN BOUNDARY OF THE SITE. THE OUTFALL SERVES THE PUBLIC GOOD AND MUST BE MAINTAINED IN SERVICEABLE CONDITION.

NOTE:
1. ALL THERMO-STRIPING AND RPMS SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.



SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

SECTION C-C

NOT TO SCALE

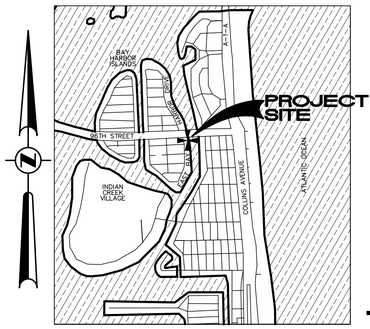
NOTE: – ASPHALT MILL AND RESURFACING
RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS & SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO EXISTING ROADWAY. TEMPORARY AND PERMANENT STRIPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS.

NOTE:
THE ENTIRE ROADWAY IN FRONT OF THE PROJECT TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH. FRESHLY RESURFACED ROADWAY TO BE TEMPORARY STRIPED THE NEXT DAY AND PERMANENT THERMOPLASTIC STRIPING TO BE INSTALLED 30 DAYS LATER.

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

LEGEND

- TEMPORARY PAVEMENT RESTORATION / ASPHALT REPAIR AREA
- PERMANENT/FINAL ROAD RESURFACE AREA
- PROPOSED CONCRETE
- PROPOSED TURF BLOCK SURFACE
- PROPOSED PAVERS
- 8.60 — PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- SIGN — PROPOSED SIGN (AS INDICATED)
- CO — PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- + 7.10 — EXISTING ELEVATION
- LP — EXISTING CONCRETE LIGHT POLE
- WM — PROPOSED WATER METER
- X — EXISTING FENCE



LOCATION MAP

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revuelta architecture international
Miami
Atlanta
Santiago, Chile
revuelta-architecture.com
2950 SW 27TH AVENUE, MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA. 33154

OWNER INFORMATION

TAUBCO

PLANNING & ZONING

Revisions

1	TOWN COMMENTS	03-23-2022
2	DERM COMMENTS	04-08-2022
3	SITE PLAN REV.	05-16-2022
4	SITE PLAN REV.	06-21-2022
5	SITE PLAN REV.	07-25-2022

CONSULTANTS

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

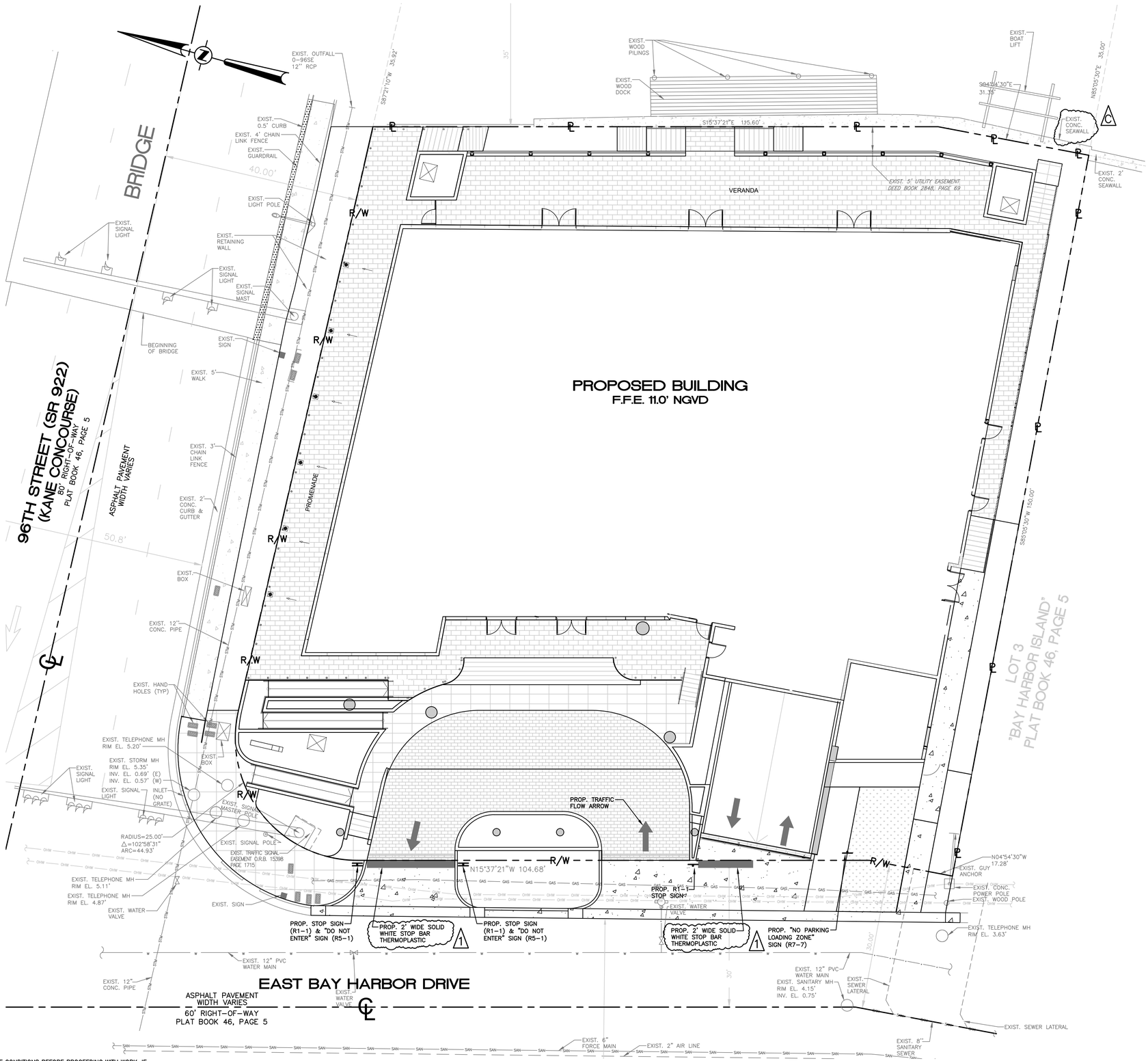
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

Date 5/17/2022
Scale 1"=10'
Project No. 1338

Sheet Name
PAVING, GRADING & DRAINAGE PLAN

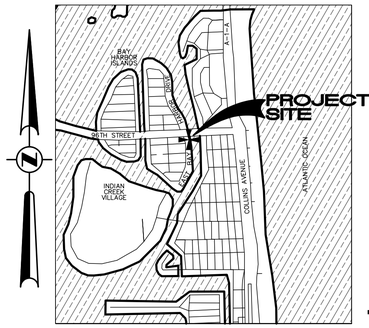
NO. OF SHEETS: 9
SHEET NO.: C-1

18-18



PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10'



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NOTE:

1. ALL THERMO-STRIPING AND RPMS SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.

2. ALL PAVEMENT MARKINGS IN THE ROW TO BE THERMOPLASTIC.

LEGEND

- PROPOSED CONCRETE
- PROPOSED TURF BLOCK SURFACE
- PROPOSED PAVERS
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- SIGN PROPOSED SIGN (AS INDICATED)
- CO PROPOSED CLEANOUT
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revuelta
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international

Miami
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revuelta-architecture.com

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SUITE 100
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T. 305.590.5000
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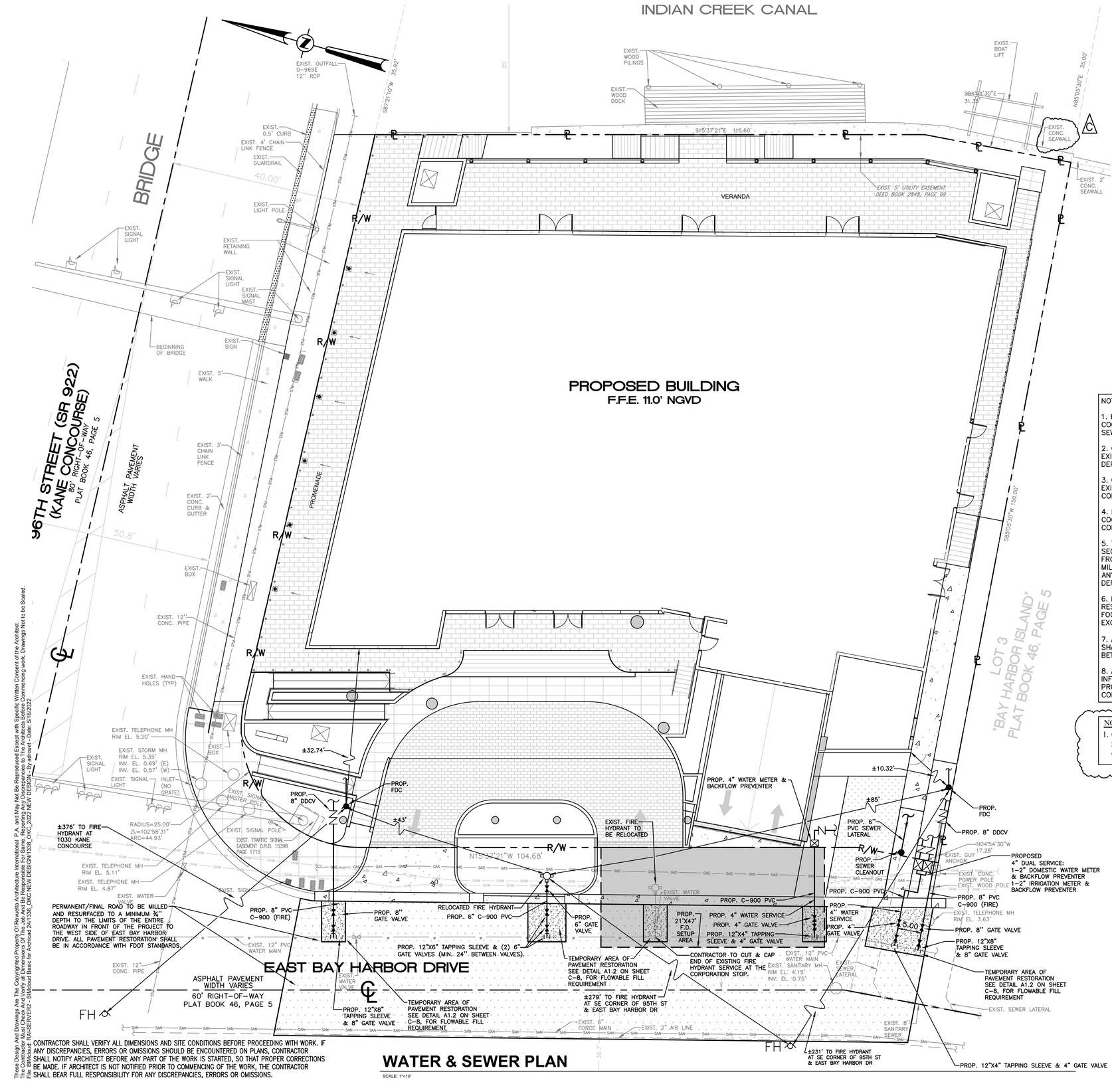
Date
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Scale
1"=10'
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1338

Sheet Name
PAVEMENT MARKING & SIGNAGE PLAN

NO. OF SHEETS: 9
SHEET NO.:
18-18 C-2

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File: BIMcloud: RA-SERVER2 - BIMcloud Basic for Archicad 24/1338_OKC-NEW DESIGN/1338_OKC_2022 NEW DESIGN - By adrouet - Date: 5/16/2022

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



NOTES:

1. CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING 8" SANITARY SEWER.
2. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
3. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
4. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
5. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
6. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.
7. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
8. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
9. THE ENTIRE ROADWAY BETWEEN THE BOUNDARIES OF THE PROJECT SHALL BE MILLED AND RESURFACED. PERMANENT/FINAL ROAD TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH FOR THE ENTIRE ROADWAY (BOTH TRAVEL LANES) INFRONT OF THE PROJECT TO THE WEST SIDE OF EAST BAY HARBOR DRIVE. TEMPORARY ASPHALT PATCHES WILL BE ALLOWED WHERE THE WATER CONNECTIONS FOR DOMESTIC AND FIRE SUPPLIES ARE MADE.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS.
5. THE TOWN MAY REQUIRE THAT THE SECTIONS OF EAST BAY DRIVE THAT ARE IN FRONT OF THE PROPERTY SHALL BE MILLED AND RESURFACED TO MAKE GOOD ANY AND ALL CONSTRUCTION RELATED DEFECTS.
6. EXCAVATION IN ROADWAY SHALL BE RESTORED TO A MINIMUM WIDTH OF 1 FOOT ON EITHER SIDE OF THE EXCAVATION.
7. ALL THERMO-STRIPING AND RPM'S SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.
8. ALL WATER AND SEWER INFRASTRUCTURE IMPACTED BY THIS PROJECT TO BE PROTECTED DURING CONSTRUCTION OF THE PROJECT.

NOTE:
1. CONTRACTOR TO FIELD VERIFY EXISTING SEWER LATERAL LOCATION, SIZE, AND CONDITION OF PIPE.

1

WATER MAIN NOTES

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

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

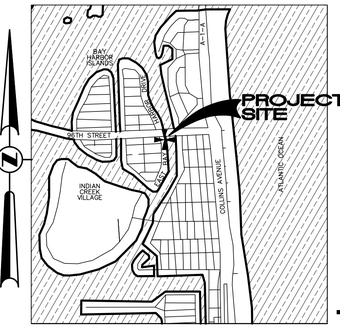
L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. 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 BULE 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).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

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

LEGEND

- PROPOSED FIRE DEPARTMENT SET-UP AREA
- TEMPORARY PAVEMENT RESTORATION/ ASPHALT REPAIR AREA
- PERMANENT/FINAL ROAD RESURFACE AREA
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TURF BLOCK SURFACE
- PROPOSED STONE/PAVER
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- SIGN PROPOSED SIGN (AS INDICATED)
- CO PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- + 7.10 EXISTING ELEVATION
- LP EXISTING CONCRETE LIGHT POLE
- WM PROPOSED WATER METER
- X EXISTING FENCE



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NO. OF SHEETS: 9
SHEET NO.: C-3

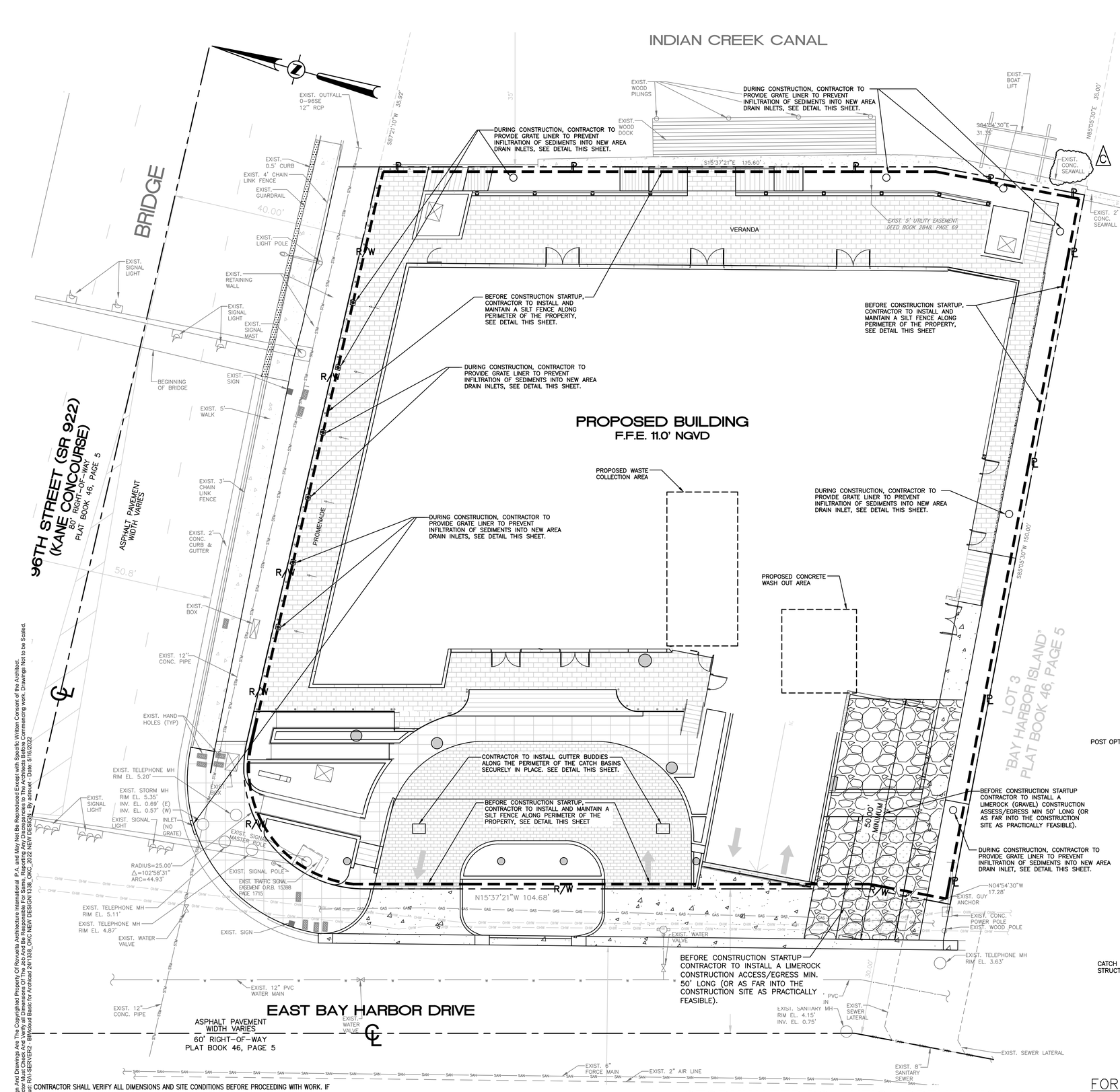
18-18

WATER & SEWER PLAN

SCALE: 1"=10'

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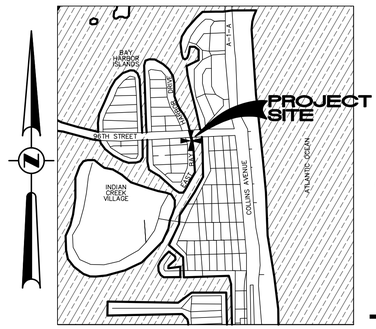
GUTTER BUDDIES SHALL BE PROVIDED IN THE DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

NOTE:
1. CONTRACTOR TO COORDINATE THE CLEAN-UP OF LITTER AND DEBRIS DAILY.

2. CONTRACTOR TO COORDINATE THE CLEANING OF VALLEY GUTTERS DAILY.

3. CONTRACTOR TO COORDINATE CLEANING OF THE ROADWAYS DAILY.

4. CONTRACTOR TO MINIMIZE DISTURBED AREAS FOR THE SITE.



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BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. GUTTER BUDDIES TO BE PROVIDED IN THE DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET. SEDIMENT TO BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED WITH MULTIPLE GUTTER BUDDIES SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

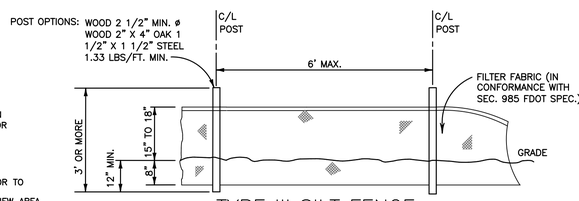
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

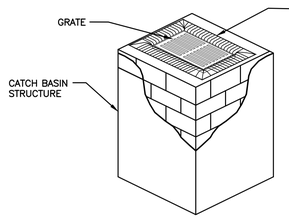
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



TYPE III SILT FENCE



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

POLLUTION PREVENTION
FOR CATCH BASIN OR AREA DRAIN
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED TURF BLOCK SURFACE
- PROPOSED PAVERS
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- SIGN PROPOSED SIGN (AS INDICATED)
- CO PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- + 7.10 EXISTING ELEVATION
- LP EXISTING CONCRETE LIGHT POLE
- WM PROPOSED WATER METER
- — X — EXISTING FENCE

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

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10'

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revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9951 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

TAUBCO

PLANNING & ZONING

Revisions
- 6 DERM COMMENTS 04-08-2022
- 1 SITE PLAN REV. 05-16-2022
- 2 SITE PLAN REV. 05-16-2022
- 3 SITE PLAN REV. 06-21-2022
- 4 SITE PLAN REV. 07-25-2022

CONSULTANTS

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
201 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.397.0271
Certificate of Authorization 7385

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

Date 5/17/2022
Scale 1"=10'
Project No. 1338

Sheet Name
STORMWATER POLLUTION PREVENTION PLAN

NO. OF SHEETS: 9
SHEET NO.: C-4
18-18

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

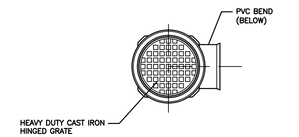
PAVING, GRADING & DRAINAGE NOTES:

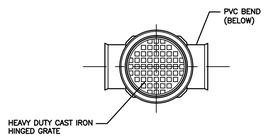
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

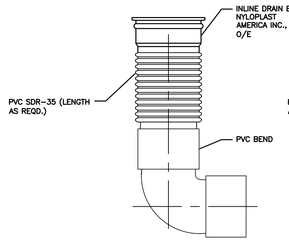
    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

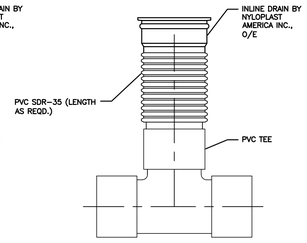
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.





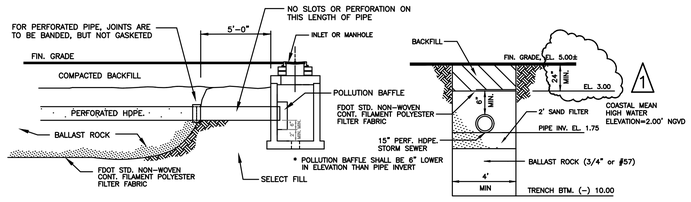


ENDLINE DRAIN BASIN
N.T.S.



INLINE DRAIN BASIN
N.T.S.

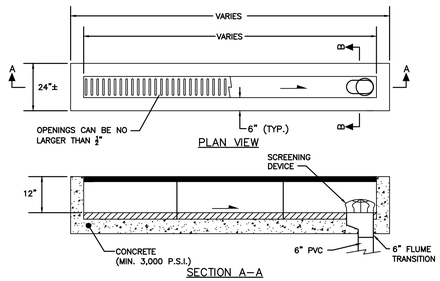
AREA DRAIN
N.T.S.



EXFILTRATION NOTES:

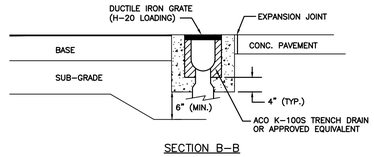
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.



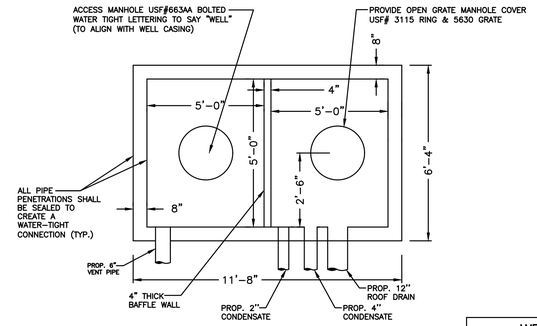
PLAN VIEW

SECTION A-A



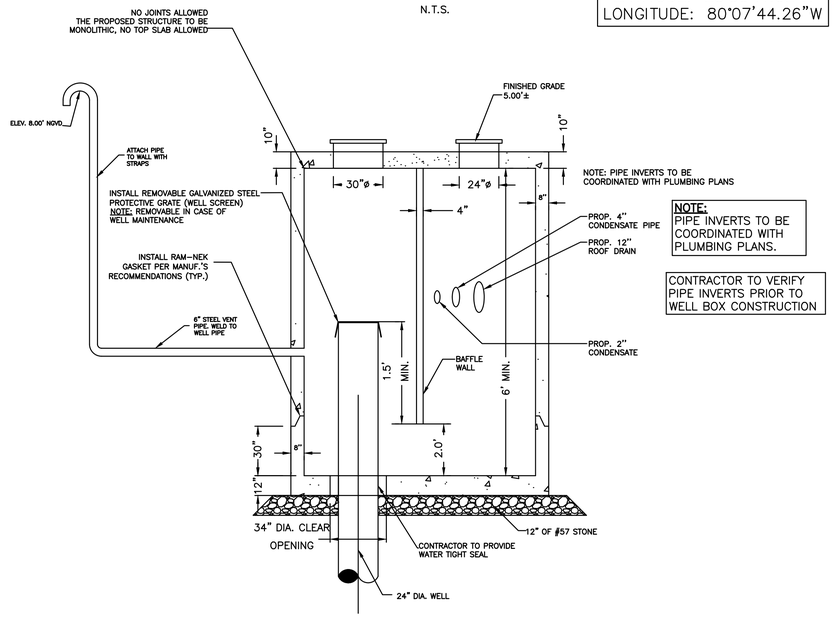
SECTION B-B

DRAINAGE WELL
N.T.S.



TOP VIEW
N.T.S.

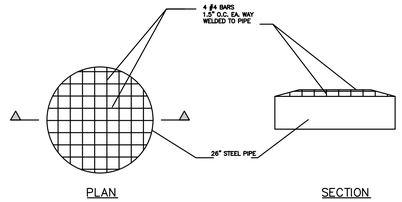
WELL LOCATION
LATITUDE: 25°53'11.02"N
LONGITUDE: 80°07'44.26"W



SECTION VIEW
N.T.S.

NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



PLAN SECTION

WELL SCREEN DETAIL
N.T.S.

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

DRAINAGE DETAILS

SCALE: N.T.S.

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The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIM cloud: RA-SERVER2 - BIMcloud Basic for Archicad 24/1338_OKC_NEW DESIGN/1338_OKC_2022 NEW DESIGN - By astrouet - Date: 5/16/2022

revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

TAUBCO

PLANNING & ZONING

Revisions
1 FDOT COMMENTS 04-26-2022

CONSULTANTS

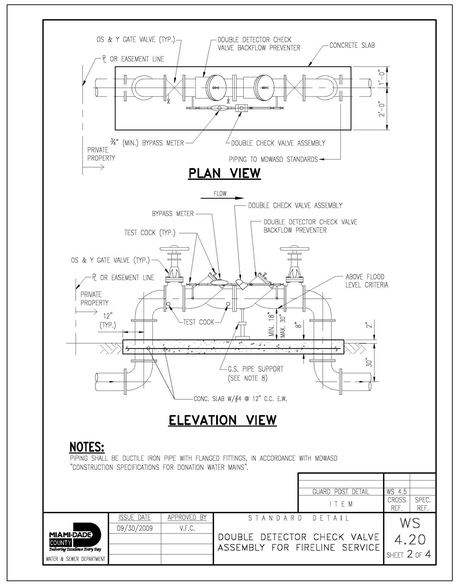
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
501 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

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

Date
5/17/2022
Scale
N.T.S.
Project No.
1338

Sheet Name
DRAINAGE DETAILS

NO. OF SHEETS: 9
SHEET NO.:
18-18 C-5



NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

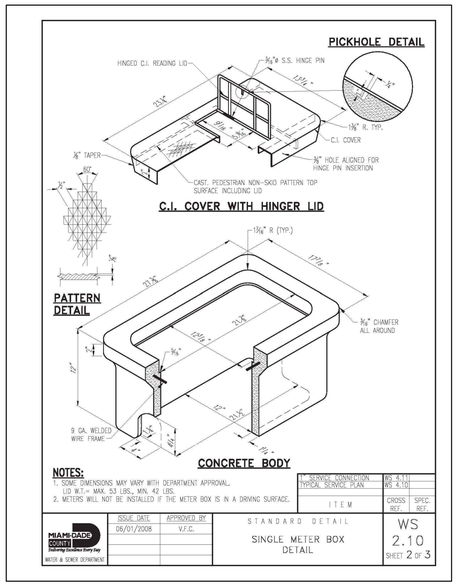
ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL: DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4

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



NOTES:

1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL.
2. LID W.T.= MAX. 53 LBS., MIN. 42 LBS.
3. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

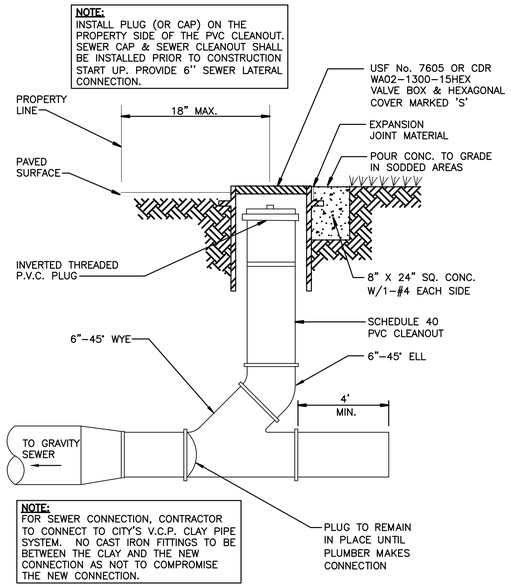
ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION TYPICAL SERVICE PLAN	WS 4.11 WS 4.10	

ISSUE DATE	APPROVED BY
06/01/2006	V.F.C.

STANDARD DETAIL: SINGLE METER BOX DETAIL

WS 2.10 SHEET 2 OF 3

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



NOTE: INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL
NTS

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN
NTS

TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.5
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.75
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.3

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

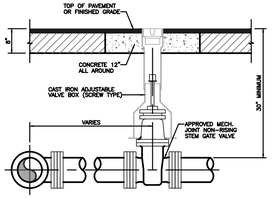
D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS, CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS

REV:04.07 D-11



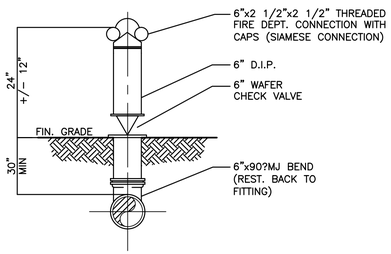
TYPICAL VALVE SETTING DETAIL
N.T.S

NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE: 2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL
N.T.S.



FIRE DEPARTMENT CONNECTION
NTS

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

UTILITY DETAILS

SCALE: N.T.S.

revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE
SUITE 100
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9951 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

TAUBCO

PLANNING & ZONING

Revisions

CONSULTANTS

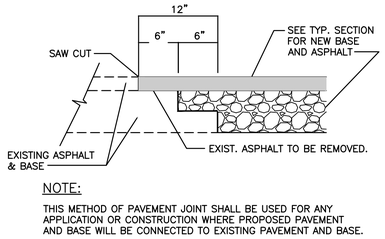
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
201 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.307.0371
Certificate of Authorization 7305

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

Date 5/17/2022
Scale N.T.S.
Project No. 1338

Sheet Name
UTILITY DETAILS

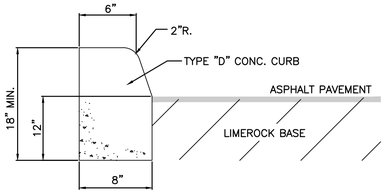
NO. OF SHEETS: 9
SHEET NO.:
18-18 C-6



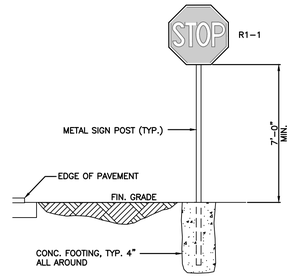
NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL



TYPE "D" CONCRETE CURB



TYPICAL SIGN INSTALLATION

PAVEMENT RESTORATION GENERAL NOTES:

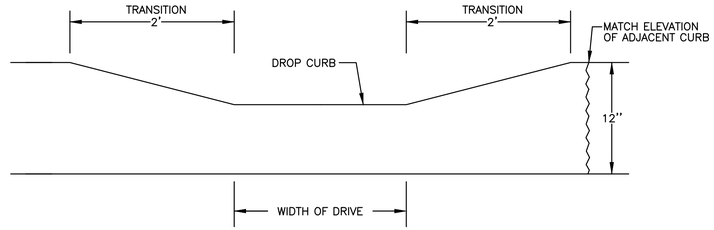
1. FLOWABLE FILL SHALL BE SUPPLIED BY AN FDOT APPROVED VENDOR (SEE SHEET C-8 FOR APPROVED VENDORS AND APPROVED MIXES OF FLOWABLE FILL).
2. LIMEROCK TO BE COMPACTED OVER THE FLOWABLE FILL TO ACHIEVE 98% COMPACTION (MODIFIED PROCTOR).
3. FLOWABLE FILL TO BE UTILIZED AROUND THE UTILITY TO ALLOW A MINIMUM OF 6-INCH ENCASEMENT.
4. REPLACEMENT FLOWABLE FILL COMPACTED @ 98% MAXIMUM DRY DENSITY. (SEE SHEET C-8 FOR NOTES & DETAILS, AND FDOT INDEX 307 ON SHEET C-9 FOR DETAIL).
5. FLOWABLE FILL TO COMPLETELY ENCAPSULATE THE UTILITY AND BELOW 18" MINIMUM THICK COMPACTED LIMEROCK
6. PERFORM TEMPORARY RESTORATION OF ASPHALT: SAW-CUT AND RESTORE WITH ASPHALT WITH HOT-MIX ASPHALT, TO MATCH THE EXISTING FINISHED ASPHALT (WITH S-3 TYPE ASPHALT).
7. PERMANENT RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS.
8. SAND SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO THE EXISTING ROADWAY
9. TEMPORARY AND PERMANENT STRIPPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS
10. TYPE S-3 ASPHALT PAVEMENT TO BE USED.

NOTE:

1. DETAIL OUTSIDE THE ROW IS NOT PART OF THE TOWN ENGINEERS NOTES OR APPROVAL.

NOTE:

1. UTILITY PIPES TO BE TOTALLY ENCASED WITH MINIMUM OF 6" FLOWABLE FILL; FLOWABLE FILL SHALL BE USED UP TO A MINIMUM OF 20" BELOW THE FINISHED ASPHALT SURFACE, OVER WHICH COMPACTED LIMEROCK TO 98% MODIFIED PROCTOR SHALL BE INSTALLED; FINISH WITH S-3 TYPE ASPHALT.



TRANSITION FROM DROP CURB TO TYPE "F" CURB

DETAIL

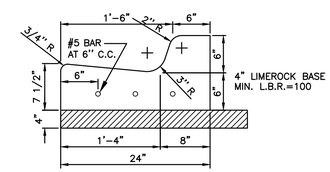
NTS

CURB NOTE:

1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

CURB NOTE:

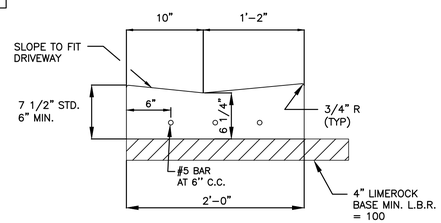
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXITING CURB.



TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300

DETAIL

NTS



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300

DETAIL

NTS

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

CIVIL DETAILS

SCALE: N.T.S.

revuelt
architect
internatic

M
Atl
Santiago, (

revuelta-architecture.

2950 SW 27TH AV
SUIT
MIAMI, FL
T. 305.56
F. 305.56

DESIGN

Luis O. Revu
AR 0007

PRO.

ONE KANE CONCOURSE
9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMA

TAUBCC

PLANNING & ZONING

Revis
1 TOWN COMMEN
03-23-2

CONSULTA

HOLLAND ENGINEE
CIVIL ENGINEERING SOLUTI
301 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7326

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41631

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CIVIL DETA

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SHEET N
18-18 C-7

MDWASD 5/2011

SECTION 03375

FLOWABLE FILL

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. This Section specifies the requirements for flowable fill used for trenches, support for pipe structures, culverts, utility cuts and other works where cavities exist and where firm support is needed for pavements and structural elements. Flowable fill may also be used to fill water and sewer lines, and fuel tanks placed out of service, and at other locations approved by the Engineer of Record.

PART 2 - PRODUCTS

2.01 MATERIALS

The materials used shall conform with the requirements specified in Division III of the F.D.O.T. Standard Specifications for Road and Bridge Construction, latest edition, and herein. Specific references are as follows:

A. Portland Cement (Types I, II or III).....Section 921.

B. Fly Ash, Slag and other Pozzolanic Materials for Portland Cement Concrete .....Section 929.

C. Fine Aggregate (Sand)* .....Section 902.

D. Water .....Section 923.

*Any clean sand with 100% passing 3/8" sieve and not more than 10% passing with 200 mesh may be used.

2.02 MIX PROPORTIONS

A. The Contractor shall be responsible for producing a flowable mixture using these guidelines and by adjusting his mixture design as called for by circumstances or as may be directed by the Engineer of Record.

B. Excavatable flowable fill material shall be proportioned to produce a 28-day compressive strength of 100 psi.

C. General mix quantities are as follows:

Components	Pounds per Cubic Yard
Cement	50-100*
Fly Ash or Granulated Blast Furnace Slag	0-600
Fine Sand	2,750 (adjust to yield one cubic yard of flowable fill)
Water	500 (Maximum)

* The percentage of cement may be increased above these limits only when early strength is required and future removal is unlikely.

D. Weights for fine aggregate and water shall be adjusted according to cementious content. The mix proportions shall be adjusted for removability, pumpability and flowability. If required, strength test data shall be provided prior to batching.

E. If required by the Engineer of Record, the flowability can be measured by afflux time determined in accordance with ASTM C 939 and shall be 30 seconds ± 5 seconds as measured on mortar passing the No. 4 sieve. The equipment required to perform this test shall be provided by the Contractor.

2.03 APPROVED MIXES OF "EXCAVATABLE FLOWABLE FILL"

FDOT - Approved Design Mixes for Dade County

Plant	Mix Number
Tarmac	04-FF-65
Rinker Materials Corp.	04-FF-52
Central Concrete Supermix Inc.	06-FF-41
Cemex	06-FF-48

PART 3 - EXECUTION

3.01 PRODUCTION AND PLACING

Flowable fill shall be produced and delivered using concrete construction equipment. Placing flowable fill shall be done by chute, pumping or other methods approved by the Engineer of Record.

3.02 CONSTRUCTION REQUIREMENTS

The flowable fill shall be placed to the designated fill line without vibration or other means of compaction. Placement shall be avoided during inclement weather, e.g. rain or ambient temperatures below 40 degrees F. The Contractor shall take all necessary precautions to prevent any damages caused by the hydraulic pressure of the fill during placement prior to hardening. Also, necessary means to confine the material within the designated space shall be provided by the Contractor.

3.03 ACCEPTANCE

A. The flowable fill shall be proportioned and placed as specified herein. In general, the strength desired is the maximum hardness that can be excavated at a later dated using conventional excavating equipment. No curing protection is required.

B. The fill shall be left undisturbed until material obtains sufficient strength. Sufficient strength is 250 psi penetration resistance as measured using a hand held penetrometer. The penetrometer shall be provided by the Contractor.

C. All flowable fill areas subject to traffic loads must have a durable riding surface.

D. An approved type of accelerator may be approved for the placement of "Flowable Fill" in traffic areas when submitted to the Department for D.O.T. approval.

END OF SECTION

NOTE:
REFER TO FLOWABLE FILL SPECIFICATION, ON THIS SHEET FOR BASE RESTORATION

NOTE:

1. UTILITY PIPES TO BE TOTALLY ENCASED WITH MINIMUM OF 6" FLOWABLE FILL; FLOWABLE FILL SHALL BE USED UP TO A MINIMUM OF 20" BELOW THE FINISHED ASPHALT SURFACE, OVER WHICH COMPACTED LIMEROCK TO 98% MODIFIED PROCTOR SHALL BE INSTALLED; FINISH WITH S-3 TYPE ASPHALT.

PAVEMENT RESTORATION GENERAL NOTES:

1. FLOWABLE FILL SHALL BE SUPPLIED BY AN FDOT APPROVED VENDOR (SEE SHEET C-8 FOR APPROVED VENDORS AND APPROVED MIXES OF FLOWABLE FILL).
2. LIMEROCK TO BE COMPACTED OVER THE FLOWABLE FILL TO ACHIEVE 98% COMPACTION (MODIFIED PROCTOR).
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10. TYPE S-3 ASPHALT PAVEMENT TO BE USED.

SECTION 02505

CLEANING AND TESTING OF MAIN

PART 1. GENERAL

1.01 SCOPE OF WORK

A. The Contractor shall furnish all material, labor and equipment necessary to clean and test the force main and/or water main.

B. Pipelines for Potable Water Mains shall be pressure tested at 150 psi for a minimum of two (2) hours in accordance with Health Department requirements.

C. Pipelines for Sewage Force mains shall be pressure tested at 100 psi for a minimum of two (2) hours.

D. The Contractor is advised that he is solely responsible for any damage caused to the main or it's lining by cleaning operations and he shall be required to repair or replace, as required by the Department, any damaged pipe or lining.

E. Potable water mains shall be disinfected and approved for use by the Health Department prior to placing the main in operation.

1.02 SUBMITTALS

A. Prior to cleaning operations, submit in writing to the Engineer, the make, model and characteristics of the pig to be used in cleaning operations.

B. If the pig has not been previously approved for this use by the Department, the submittal shall be a formal shop drawing submittal for approval and accompanied by a letter signed by a responsible officer of the manufacturing firm specifically stating that the submitted item will not damage the lining or pipe and that it is suitable for cleaning pipe of the diameter and lining type utilized in the project.

C. Single submittals may be made to qualify different types of pigs for different linings or sizes of pipe but only one manufacturer's products shall be included in a particular submittal.

1.03 QUALITY ASSURANCE

A. Testing shall be in accordance with ANSI/AWWA Standard C-600, latest edition.

B. Cleaning and testing shall be performed in strict accordance with these specifications.

C. The Contractor is cautioned that Miami Dade County or other governing body having jurisdiction over the work location may have regulatory rules and ordinances prohibiting or limiting the discharge of water from any excavation into sanitary and storm sewer systems, or to canals and drainage ditches. The Contractor shall comply with all regulations of all governing agencies.

PART 2. PRODUCTS

2.01 MATERIALS

A. Pig for cleaning lines: Bare Swab No. 5B; density, 1 lb./ft.^{3}; Knapp Polly Pig, Inc., 1209 Hardy Street, Houston, Texas 77020, 1-800-231-7205, or approved equal.

PART 3. EXECUTION

3.01 CLEANING

A. As soon as the installation of each run of force main and/or water main is completed, and prior to installation of valves on the main in positions which would interfere with the cleaning operation, the line shall be cleaned by use of a pig with characteristics as specified above. The pig shall be driven through the line by water pressure and no cables, push rods or other mechanisms that might damage the pipe or lining shall be utilized in this operation.

B. Thorough pigging will be required and operations shall be sufficient to remove all deleterious materials left in the pipe by construction and shall meet the Engineer's approval. If required by the Department, pigging operations shall be scheduled to allow observation by the Department and no extra compensation will be allowed for such scheduling.

C. The Contractor shall furnish and install all piping necessary to carry out pigging operations, dispose of water and debris from the operation, and shall exercise care to prevent any damage to the surrounding area and adjoining or adjacent properties. The Contractor shall furnish either a new or in new condition pig for cleaning operations and the Department reserves the right to reject the pig and require provision by the Contractor of a new replacement at no additional cost to the Department.

D. The Contractor is required to install nightcaps, plugs or other devices acceptable to the Engineer at the open ends of the pipe installation at the end the work day. This requirement shall apply to installations both above and below the water table.

3.02 TESTING

A. The test pressure for potable water mains shall be 150 psi. The test pressure for sewage force mains shall be 100 psi.

B. After the main has been cleaned to the satisfaction of the Engineer, any valves which could not be placed prior to pigging operations shall be installed using care to prevent entrance of deleterious materials into the cleaned main or valve body. Thereafter the main shall be tested between line valves unless otherwise specified or permitted by the Engineer. Corporation stops shall be installed prior to testing and shall be included in the test with no leak permitted.

C. All fire hydrants, corporation stops, air release valves, flushing valves, and meter valves in the section being tested shall be opened and left open until water comes out of them, in order to remove as much air as possible from the line.

D. The Contractor shall furnish and install all necessary pumps, piping and fittings, including the corporation stop, to connect the section under test to the source of water. The test pump shall be a centrifugal or gear pump producing a steady pressure free of pulsation. Water from a fire hydrant shall be measured with a floating meter.

E. The Contractor shall furnish and install all necessary pumps, piping and fittings, including the corporation stops, to connect the section under test to the source of water. The test pump shall be a centrifugal or gear pump producing a steady pressure free of pulsation. The test pressure shall be maintained throughout the duration of the test. Unless otherwise permitted by the Engineer, no static testing will be allowed.

F. All corporation stops in the section being tested shall be opened and left open until water comes out of them, in order that as much air as possible may be removed from the line. Water shall be pumped into the line through the meter up to the required pressure, and pumping shall be continued to maintain that pressure for a period of 2 hours, or such longer period as the Inspector requires to inspect the line for leaks. Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or any valved section thereof, to maintain the specified leakage test pressure after the air in the pipeline has been expelled and the pipe has been filled with water.

G. Since the allowable leakage is defined in gallons per hour, testing shall be conducted in, at a minimum, two independent 1 hour test periods.

H. The maximum allowable leakage for ductile iron mains shall be determined by the following formula from the ANSI/AWWA Standard C600 "Installation of Ductile-Iron Water Mains and Their Appurtenances", latest edition:

$$L = SD \text{ times the square root of } P$$
$$148{,}000$$

1. Where: L is the allowable leakage in gallons per hour; S is the length of pipeline tested in feet; D is the nominal diameter of the pipe in inches; and P is the average test pressure during the leakage test, in pounds per square inch gage.

I. No pipe installation will be accepted if the leakage is greater than that determined by the above requirements.

J. The Contractor shall locate and repair all leaks until the leakage is reduced to the limits specified. The Contractor may use the leak detector belonging to the Department but shall reimburse the Department for the actual cost of the operation of the instrument by Department personnel. Any observed leaks or any obviously defective joints or pipes shall be repaired or replaced as directed by the Engineer, even though the total leakage is below that specified above.

K. The tests and repairs shall be continued or repeated until the Engineer is assured that the leakage from the section of line under test is less than the amount specified.

END OF SECTION

STANDARD NOTES & DETAILS I

SCALE: N.T.S.

SECTION UC-170

CLEANING AND TESTING OF MAIN

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The Contractor shall furnish all material, labor and equipment necessary to clean and test force main and/or water main.

B. The material herein specifies cleaning and testing of mains 24-inches in diameter and less unless otherwise allowed by the MD-WASD.

1.02 RELATED SECTION

Section UC-175 - Disinfection of Main
Section UC-370 - Cleaning and Testing Gravity Sewers

1.03 QUALITY ASSURANCE

A. Testing shall be in accordance with ANSI/AWWA Standard C-600, latest edition, as modified herein.

B. Cleaning and testing shall be performed in strict accordance with these specifications.

C. The Contractor is cautioned that Miami-Dade County or other governing body having jurisdiction over the work location may have regulatory rules and ordinances prohibiting or limiting the discharge of water from any excavation into sanitary and storm sewer systems, or to canals and drainage ditches. The Contractor shall comply with all regulations of all governing agencies.

PART 2 - PRODUCTS

(Not Used)

PART 3 - EXECUTION

3.01 GENERAL

A. As soon as the installation of each run of main is completed, including valves sufficient for control and anchored sufficiently to withstand any test pressure, the run shall be thoroughly cleaned by pigging (or, if required by the MD-WASD, flushing), discharging the water through a riser into the pipe trench, unless some other method of disposal is approved by the MD-WASD. Note that in some circumstances it may be necessary to install valves after the line segment has been pigged. In such in instance, permission to use this sequence of operations must be approved in writing by the MD-WASD.

B. THE Contractor shall clean the inside of the main in intervals during its installation. The Contractor shall utilize pigging to clean the main unless otherwise specified herein or instructed by the MD-WASD. A Bare Swab No. 5, density 1 lb./ft.^{3} by Knapp Polly Pig, Inc. 1209 Hardy Street, Houston, Texas 77020, 1-800-231-7205, or approved equal, shall be utilized for this work. Any damage to the pipe lining caused by pigging shall be repaired or replaced to the satisfaction of the MD-WASD at the Contractor's sole expense. The Contractor shall furnish all materials and equipment necessary to clean the mains.

C. Volume flushing, if required, shall be of sufficient velocity to produce a scouring action in the main meeting the approval the MD-WASD.

D. The Contractor shall furnish and install all piping necessary to dispose of the flushing water and shall exercise care to prevent any damage to the surrounding area and adjoining and adjacent properties.

E. Water Main: Mains shall be tested as a whole or in sections between line valves, unless otherwise specified or approved by the MDWASD. Unless otherwise approved by the MDWASD, the total length of pipe for any single test shall not exceed 2,000 feet. Where a segment is being tested which includes more than one line valve to line valve section the maximum allowable leakage, defined below, shall be based on the length of the small segment being tested. All offset connections, fire hydrants, fire hydrant branch mains, and services between line valves shall be tested with the water main.

F. Force Main: The force main shall be tested in a manner identical to the water main test specified above. Offset connections and blow offs will be tested along with the main. Corporation stops shall be installed prior to testing and shall be included in the test with no leak permitted.

3.02 WATER FOR CLEANING AND TESTING

A. Water for cleaning and testing shall be furnished as specified in "Water Used in Construction" of Section 01100. The Contractor shall furnish and install all necessary pumps, piping and fittings, including the corporation stop(s), to connect the section under test to the source of water. The test pump shall be a centrifugal or gear pump producing a steady pressure free of pulsation. The MD-WASD may furnish a suitable meter or container for measuring the flow of water into the line, if available and requested by the Contractor in a timely manner, but will not be considered as obliged to do so. If the meter is not furnished by the MD-WASD, a meter or container, calibrated to the satisfaction of the MD-WASD shall be provided by the Contractor. A Contractor-supplied meter or container must be approved in writing by the MD-WASD. The test pressure shall be 100 psi and, as specified in AWWA C600, Section 5.2 "Hydrostatic Testing", shall not vary more than ± 5 psi for the duration of the testing.

3.03 LEAKAGE TESTING

A. Force Main: All corporation stops and blow offs in the section being tested shall be opened and left open until water comes out of them, in order that as much air as possible may be removed from the line.

B. Water Main: All fire hydrants, corporation stops, air release valves and meter valves in the section being tested shall be opened and left open until water comes out of them, in order that as much air as possible may be removed from the line.

C. Water shall be pumped into the line from a MD-WASD approved calibrated container or through a MD-WASD approved meter up to the required pressure, and pumping shall be continued to maintain that pressure for a minimum period of 2 hours, or such longer period as the Inspector requires to inspect the line for leaks. Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or any isolated section thereof, to maintain the specified leakage test pressure after the air in the pipeline has been expelled and the pipe has been filled with water.

D. The inspector will record the amount of water supplied to the pipeline at the end of the first hour of the test and at each hour thereafter for the full duration of the test. Should the amount of leakage (ie water supplied to the pipe) recorded for any hour exceed the amount recorded for any previous hour, even if the amount of leakage is less than the allowable amount, the test shall continue for additional one-hour periods until the leakage stabilizes or decreases.

E. The maximum allowable leakage for ductile iron mains shall be determined by the following formula from the ANSI/AWWA Standard C600-05 "Installation of Ductile-Iron Water Mains and Their Appurtenances", latest edition:

$$L = SD \text{ times the square root of } P$$
$$148{,}000$$

where: L is the allowable leakage in gallons per hour; S is the length of pipeline tested in feet; D is the nominal diameter of the pipe in inches; and P is the average test pressure during the leakage test, in pounds per square inch gage.

Note: For force mains, also see "Tightness Standards" in Section UC-370, as applicable.

E. No pipe installation will be accepted if the leakage is greater than that determined by the above requirements.

F. The Contractor shall locate and repair all leaks until the leakage is reduced to the limits specified. The Contractor may use the leak detector belonging to the MD-WASD but shall reimburse the MD-WASD for the actual cost of the operation of the instrument by MD-WASD personnel. Any observed leaks or any obviously defective joints or pipes shall be repaired or replaced as directed by the MD-WASD, even though the total leakage is below that specified above. The tests and repairs shall be continued or repeated until the Engineer is assured that the leakage from the section of line under test is less than the amount specified.

END OF SECTION

SECTION 01750

MAINTENANCE OF TRAFFIC AND PUBLIC STREETS

PART 1 GENERAL

1.01 SCOPE OF WORK

A. The Contractor shall be responsible for providing the Engineer with Maintenance of Traffic (M.O.T.) plans for lane closures and/or detours for approval. These M.O.T. plans shall be produced by an individual employed by the Contractor and certified as "Work Zone Traffic Safety Supervisor" by the American Traffic Safety Service Association, ATSSA.

B. The Contractor shall be responsible for the maintenance of public streets and traffic control for the duration of the project. The cost of Traffic Control including the cost of any required off duty police officers shall be included under the appropriate bid item in the Proposal. If no bid item for this is included, said costs shall be included in other appropriate items of the bid and no extra compensation will be allowed.

1.02 REGULATIONS

A. As used herein, any reference to Miami-Dade County, its departments, or its published regulations, permits and data, shall be synonymous and interchangeable with other recognized governing bodies over particular areas or streets, or their departments, published regulations, permits or data. The Contractor shall abide by all applicable laws, regulations, and codes thereof pertaining to maintenance of public streets, detour of traffic, traffic control and other provisions as may be required for this Project.

1.03 MAINTENANCE OF TRAFFIC (M.O.T.)

A. The Contractor shall be fully responsible for the maintenance of public streets, detour of traffic (including furnishing and maintaining regulatory and informative signs along the detour route), traffic control, and other provisions throughout the Project as required by the MDCDTPW, Traffic Engineering Division (Traffic Division), FDOT or other governing agency. Traffic shall be maintained according to corresponding typical traffic control details as outlined in the MDCDTPW Manual. No street shall be completely blocked, nor blocked more than one-half at any time, keeping the other one-half open for traffic, without specific approval.

B. If required by the Traffic Division, the Contractor shall make arrangements for the employment of uniformed off-duty policemen to maintain and regulate the flow of traffic through the construction area. The number of men required and the number of hours on duty necessary for the maintenance and regulation of the traffic flow shall be subject to their approval. The cost of such off-duty policemen shall be paid from the Quotation Item established for this purpose. If required by traffic control permits or agencies, the Contractor shall work, odd or night hours, as required for traffic control reasons, and the cost of such work shall be considered as incidental to construction and no extra compensation will be allowed.

C. The Contractor shall provide all barricades with warning lights, necessary arrow boards and signs, to warn motorists of the work throughout the Project. Adequate approved devices shall be erected and maintained by the Contractor to detour traffic.

D. Excavated or other material stored adjacent to or partially upon a roadway pavement shall be adequately marked for traffic safety at all times. The Contractor shall provide necessary access to all adjacent property during construction.

E. The Contractor shall be responsible for the provision, installation and maintenance of all traffic control and safety devices, in accordance with specifications outlined in the MDCDTPW Manual. In addition, the Contractor shall be responsible for the resetting of all traffic control and information signing removed during the construction period.

F. Where excavations are to be made in the vicinity of signalized intersections, the Contractor is alerted that vehicle loop detectors may have been embedded in the pavement. Every effort has been made to show the approximate locations on the Plans; however, the Contractor shall verify these locations by inspecting the site of the work and by contacting the Traffic Division. Any loop detector which is damaged by the Contractor, whether shown on the Plans or not, shall be repaired or replaced by the Contractor, at his expense, and to the satisfaction of the Traffic Division.

G. Where applicable, the Contractor shall notify the Traffic Division 24 hours in advance of the construction date or 48 hours in advance of construction within any signalized intersection.

H. Temporary pavement will be required over all cuts in pavement areas, and also where traffic is to be routed over swale or median areas. When the temporary pavement for routing traffic is no longer necessary, it shall be removed and the swale or median areas restored to their previous condition.

I. Pavement markings damaged during construction shall be remarked, as required by the Traffic Division.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

NOT USED

END OF SECTION

STANDARD NOTES & DETAILS I

SCALE: N.T.S.

The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled. FOR CONTRACTOR: SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REVIEW AND COORDINATE ALL SHOP DRAWINGS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

revuelta
architectur
internation

Miar
Atlan
Santiago, Chi

revuelta–architecture.co

2950 SW 27TH AVENU
SUITE 1
MIAMI, FL 331
T. 305.590.50
F. 305.590.50

DESIGN B

Luis O. Revuelt
AR 000797

PROJEC

ONE KANE CONCOURSE
9951 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATIC

TAUBCO

PLANNING
& ZONING

Revisior
TOWN COMMENTS
03-23-2022

CONSULTANT

HOLLAND ENGINEERIN
CIVIL ENGINEERING SOLUTIONS
301 SW 7Th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0271
Certificate of Authorization 7325

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

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STANDARD NOTES
& DETAILS I

NO. OF SHEETS: 1
SHEET NO
18-18 C-8

SECTION 02315

TRENCHING AND BACKFILLING FOR PIPING SYSTEMS

PART 1 - GENERAL

1.01 WORK INCLUDED

A. The work included under this Section consists of excavating, backfilling and compaction as required for the construction of the piping systems as specified herein. (See Section 02314 for excavation for structures.)

B. All excavations shall be executed in accordance with the South Florida Building Codes, the State of Florida Trench Safety Act (TSA), OSHA requirements and all applicable requirements of Section 01016, including notification of Sunshine State One-Call Center (1-800-432-4770), 48 hours prior to any excavation.

PARTS 2 - PRODUCTS

2.01 BACKFILL MATERIAL

A. Except where a 1:10 cement/sand or flowable fill concrete mix is required (See Section 02745), granular soil backfill materials shall be utilized. Suitable backfill material shall be clean, shall not be expansive nor have high organic content, shall be free of clay, marl, unstable materials, debris, lumps and clods, and shall meet the following requirements:

1. Maximum Liquid Limit shall not exceed 12 as determined by ASTM D 423.

2. Maximum Plasticity Index shall not exceed 35 as determined by ASTM D 424.

3. Not more than 10 percent of weight shall be finer than 74 micron (No. 200) U.S. Standard Sieve.

B. Backfill material containing limerock shall have sufficient sand to fill the voids in the limerock. No stones or rocks larger than 6-inches in diameter will be permitted in any backfill. Backfill material placed to a point at least one foot (1 ft.) above any underground structures shall be select backfill material not exceeding 2-inches in diameter. For PVC gravity sewers backfill material placed at least two feet (2 ft.) above pipe shall be select backfill material not exceeding 2-inches in diameter. In any case, above this point, but up to the upper 6-inches of the trench, backfill shall be of material not exceeding 6-inches in diameter.

C. Debris, broken paving or broken concrete shall not be used.

D. Material for backfill may be material resulting from excavation, only if it meets the above mentioned requirements, or if suitable in the opinion of the Department. If sufficient suitable backfill material, including select backfill material, is not available from the site, additional material shall be furnished.

2.02 SELECT BACKFILL MATERIAL

Select backfill material specified in these specifications or required by the Plans shall meet all the general requirements for backfill material set forth above, and in addition, shall be free of any rocks or stones larger than 2 inches in diameter. Select backfill for copper tubing shall be limerock screenings or sand. Select backfill material may be material resulting from excavation, if suitable in the opinion of the Department, carefully selected to comply with these requirements.

2.03 BEDDING MATERIAL

Pipe bedding material shall consist of one of the following types of material, and accordance with the Department's Standard Details: (See Section UC-300 for Gravity Sewer Piping Foundations)

A. Bedding may be select backfill material, as specified above, if approved by the Department.

B. Crushed stone (or drainfield limerock) shall be used for bedding of piping (except for copper pipe) and/or manholes as shown on the Standard Details. Crushed stone shall consist of hard, durable, sub-angular particles of proper size and gradation, and shall be free from organic material, wood, trash, sand, loam, clay, excess fines and other deleterious materials. The stone shall conform to the requirements of ASTM C 33, Size No. 57 (3/4-inch rock) and be graded within the following limits:

Sieve Size	Percent Finer by Weight
1 ½-inch	100
1-inch	95 to 100
½-inch	25 to 60
No. 4	0 to 10
No. 8	0 to 5

C. Sand for bedding copper pipe shall be a dry screened sand. Sand shall be graded sand with 100 percent passing a 3/8-inch sieve and not more than 5 percent passing a No. 200 sieve.

D. Limerock screenings, sand or other fine material shall not be used for bedding.

E. All pipe bedding material shall be new, unless otherwise approve by the Department. Existing pipe bedding material may not be used.

2.04 BACKFILL UNDER MANHOLES AND METER VAULTS

Any excavation below the levels required for the proper construction of manholes or meter vaults shall be filled with Class C concrete. The use of earth, rock, sand or other materials for this purpose will not be permitted. (See Section 02314 for excavation for structures.)

PART 3 - EXECUTION

3.01 CLEARING

A. The Contractor shall perform all clearing necessary for the proper installation of all piping and appurtenances in the locations shown in the Drawings, in accordance with Section 02230, "Clearing and Grubbing".

B. Where required, all existing shrubbery, trees, grass, sprinklers, fences, signs, mail boxes, structures, sidewalks, curbs, utility poles or structures subject to damage resulting from the excavation should be transplanted, relocated, braced, shored, or otherwise protected and preserved.

3.02 EXCAVATION

A. The Contractor shall perform all excavation of every description and of whatever substances encountered, to the dimensions and depth shown on the Drawings. All excavations shall be made by open cut.

B. When the walls of the excavations are to be kept vertical and in order to protect the safety of workmen, the general public, this or other work or structures, or excavation walls, or pipe installation including materials encountered in the excavation which have a tendency to slough or flow into the excavation, undermine the banks, weaken the overlying strata, or are otherwise rendered unstable by the excavation operation shall be retained by steel sheeting, stabilization, grouting or approved methods. Said methods shall comply with the Trench Safety Act (TSA). Sheeting and shoring or other approved method shall be designed by a Professional Engineer licensed to practice in the State of Florida.

C. In areas where trench widths are not limited by right-of-way or easement widths, property line restrictions, existing adjacent improvements including pavements, structures, and other utilities, and maintenance of traffic, the trench sides may be sloped to a suitable angle of repose of the excavated material, but only from a point one foot above the crown of the pipe.

D. A substantially and safely constructed moveable shield or box, as approved by the Engineer of Record, may be used in place of sheeting, except where specifically called for on the Plans to install sheeting. Where a moveable shield or trench box, is used in place of sheeting and shoring, the trench shall be opened immediately ahead of the shield as pipe laying proceeds inside the shield.

E. Ladders or steps shall be provided for and used by workmen to enter and leave trenches.

F. Materials removed from the trenches shall be stored and disposed of in such a manner that they will not interfere unduly with traffic on public streets and sidewalks. In congested areas, such materials, cannot be stored adjacent to the trench nor used immediately as backfill, shall be removed to convenient places of storage. If any material is creating a public hazard or other unsafe condition, it shall be removed immediately to a storage area.

G. Materials suitable for use as backfill be hauled to and used in areas where not enough suitable material is available from the excavation. Material unsuitable for use in backfill shall be removed promptly and disposed of by the Contractor

H. Excavation for Pipes and Piping Appurtenances (See Section UC-300 for additional requirements for gravity sewer piping):

1. Clear, as stated above, all existing items or structures in the way of the proposed pipeline or structures and excavate as necessary to the lines and grades shown on the Plans.

2. Where pavements or sidewalks are cut they shall be cut by means of a mechanical pavement saw to form true and straight edges which shall in general be either parallel or at right angles with the centerline of the pipe.

3. In order to protect himself from being held liable for any existing damaged pavement, including detour routes, the Contractor is advised to notify in writing the authority having jurisdiction over the street where such defective pavement exists prior to proceeding with any work in the vicinity. A copy of all such notices shall be forwarded to the Department.

4. Excavate pipe trenches to a minimum of 6-inches below the outside bottom of the proposed pipe barrel to provide for the installation of the bedding material.

5. If, in the opinion of the Department, the soil at that depth is unsatisfactory as foundation material because it contains unsuitable mart, muck, organic matter, or other unsuitable material, the excavation shall be continued 2 feet deeper, except if a suitable foundation material is exposed at a lesser depth, further excavation will not be required.

6. If the soil is still unsuitable after the additional excavation as prescribed above, the trench bottom shall be excavated further in one foot increments in accordance with "Trench Overcut", below.

7. Sheeting and shoring shall be installed where necessary to control trench width, protect the workmen and the general public, and prevent damage to this or adjacent work, or structures.

8. Where wood sheeting or certain designs of steel sheeting are used, the Department may require the sheeting to be cut off at a level 2 feet above the top of the installed pipe and that portion below that level shall be left in place.

9. If interlocking steel sheeting is used, the Department may permit its complete removal in lieu of cut-off, providing removal can be accomplished without disturbing the bedding, pipe or alignment of the pipe. Any damage to the pipe bedding, pipe or alignment of the constructed utility caused by removal of sheeting shall be cause for rejection of the affected portion of the work. Not more than 100-feet of trench shall be opened ahead of pipe laying operations at one time unless a greater length of open trench is approved by the Department.

10. Trench widths, when measured at a point 12 inches above the top of the pipe, shall provide a 12-inch maximum clearance on each side, between the outside of the pipe barrel and the face of the excavation, or sheeting if used. Minimum trench width shall provide at least 6-inches clearance on each side, between the outside of the pipe barrel and the face of the excavation, or sheeting if used.

11. Excavation for appurtenances, such as manholes and valves, shall be sufficient to provide a clearance between their outer surfaces and the face of the excavation or sheeting, if used, of not less than 12-inches. Manhole excavations shall be carried to sufficient depth to permit their construction on the undisturbed bottom of the excavation.

12. Excavation for thrust block shall be made in such a manner so that, when concrete is placed, it will bear against a firm, undisturbed, vertical trench wall with bearing are in accordance with the schedule shown in the Standard Details.

13. Selected backfill shall then be placed and compacted in 6-inch layers up to the level of the pipe bedding material.

14. When the pipe to be installed in a trench requires the pipe installers to work under and around the pipe, the Contractor may request the Department that he be allowed to exceed the 12" maximum clearance, specifying the clear distance desired. The decision of the Department in this regard shall be final.

15. The ends of existing mains shall be temporarily capped or plugged to keep them clean and the ends of all mains shall be temporarily anchored to keep the joints from blowing apart from internal pressure until the new mains can be reconnected to them.

16. In addition to specific construction methods specified, the general requirements in subsequent subsections, below, shall apply to the work of this project.

I. Excavation for PVC Gravity Sewers and Service Laterals:

1. The Contractor shall make all excavations necessary for the construction of the gravity sewers and service laterals to the lines and grades shown on the Plans, and in accordance with the Standard Details.

2. In stable soils, trench widths when measured to a point 12 inches above the top of the pipe shall provide a 12-inch maximum clearance on each side, between the outside of the pipe barrel and the face of the excavation, or sheeting if used. Minimum trench widths under the same conditions shall be 6-inches on each side for the pipe for 4-inch and 6-inch pipe, and 9-inches on each side of the pipe for 8-inch pipe and larger. Minimum trench widths are required to provide room for a man to place and compact the haunching and initial backfill material. Embedment material shall be Class I. (See Section UC-300)

3. In unstable soils (defined as peat, muck or other organic soils, elastic silts and clays below the water table, and fine sands below the water level), trench widths when measured at a point 12-inches above the top of the pipe shall be a minimum of five (5) nominal pipe diameter in width. Slightly greater width are at the Contractor's option in order to accommodate his trenching equipment, but the pipe bedding material shall extend to the face of the excavation, or sheeting if used. Embedment material shall be Class II. (See Section UC-300)

3.03 TRENCH STABILIZATION

Trench bottoms which are rendered soft or unstable as a result of construction methods, such as improper or inadequate dewatering, dewatering or other causes, shall be stabilized. In no event shall pipe be installed when such conditions exist. The Contractor shall correct such conditions so as to provide proper bedding or foundations for the proposed installation.

3.04 TRENCH OVERCUT

A. If, after excavating the trench to a depth of 2 feet 6 inches below the outside bottom elevation of the proposed pipe barrel, and the soil at that depth is still unsatisfactory as foundation material because it contains mart, muck, organic matter, or other unsuitable material, the pipe trench shall be excavated further in one-foot depth increments until a suitable foundation material is found. As a point of reference, it has been the Department's experience that, typically, trench overcut does not extend to depths more than 6 feet. However, the Department reserves the right to require trench overcut to depths up to 6 feet, i.e., to a point 8.5 feet below the bottom of the pipe.

B. Select backfill, as defined above, shall then be compacted in 6-inch layers up to the bottom of the proposed 6 inches of pipe bedding.

3.05 REMOVAL OF WATER

A. It is a basic requirement of these Specifications that excavation shall be free from water before pipe or structures are installed. However, it is realized that in certain sections of the work this cannot be accomplished economically and the Contractor may request permission to use the "Alternate Method of Construction" defined below.

B. The Contractor shall provide all necessary pumps, underdrains, well point systems, and other means for removing water from trenches and other parts of the work including structures. The Contractor shall continue dewatering operations until the backfill has progressed to a sufficient height over the pipe to prevent flotation or movement of the pipe in the trench, so that the backfill is above the natural water level.

C. Where applicable, the Contractor shall be required to obtain all necessary permits approving the location and proposed method of disposal before discharging water from any excavation into any portion of the public right-of-away or into any existing drainage structure or facility.

D. Water from the trenches and excavation shall be disposed of in such a manner as will not cause injury to public health, to public or private property, to the work completed or in progress, to the surface of the streets, or to cause interference with the use of the same by public. Submit the proposed method of handling and disposal of trench waster for approval before starting the excavation.

E. The Contractor is cautioned that Dade County or other governing body having jurisdiction over the work location may have regulatory rules and ordinances prohibiting, or limiting, the discharge of water from any excavation into sanitary and storm sewer systems, or to canals and drainage ditches. Obtain all necessary permits approving the location and proposed method of disposal before discharging water from any excavation into any portion of the public right-of-way, or into any existing drainage structure or facility.

F. Pumps and engines for dewatering systems shall be operated with mufflers and a minimum noise level suitable to a residential area. The Contractor shall be responsible for any nuisance created due to the disposal of the water from his discharge system.

3.06 INSTALLATION OF BACKFILL

A. Backfilling of pipe trenches will not be allowed until the work has been approved by the Department, pressure tested if required, and the Department indicates that backfilling may proceed. Any work which is covered or concealed without the knowledge and consent of the Department shall be uncovered or exposed for inspection. Partial backfill may be made to help restrain the pipe during pressure testing, if previously authorized by the Department.

B. The Contractor shall backfill all trenches and other excavations made in the process of installing the pipe. He shall maintain the surface of the backfill free from major irregularities and potholes.

C. Select backfill material shall be placed under and around the pipe to one foot above the crown (or to two feet above crown for PVC gravity sewer) in 6-inch layers. Each layer shall be thoroughly compacted to at least 90 percent of maximum density as defined by AASHTO Standard No. T-180, "Moisture-Density Relations of Soils using a 10-lb. (4.54 kg.) Rammer and an 18-in. (457 mm) Drop". The material in the ditch may be compacted by either hand tamper or a mechanized power tamper, provided the results obtained meet the continued approval of the Department. Particular attention and care shall be exercised in obtaining thorough support for the branch of all service connection fittings. Care shall be taken to preserve the alignment and gradient of the installed pipe.

D. Backfilling and compacting of material lying above a point one foot (or two feet for PVC pipe), above the crown of the pipe and below the pavement base or the surface of the ground, if out of pavement, shall be accomplished in layers not exceeding 9 inches in thickness. Each layer shall be thoroughly compacted with a powered hand tamper or a mechanized power tamper to at least 98 percent of maximum density as determined by AASHTO Specification T-180 or such greater density as may be required by the governing authority over the area in which the work is performed. A testing laboratory will make periodic field tests to determine the density being obtained in each lift, or layer, or the backfill. When compacted backfill fails to meet the specified percentage of maximum density as shown by test results, it shall be reworked and recompacted, and then retested. The reworking, recompacting and retesting of the backfill shall be repeated as many times as may be necessary to obtain compacted backfill with density meeting or exceeding the specified percentage as indicated by test results.

E. The Contractor shall exercise proper care to insure that no pipe will be broken or displaced through the use of the type of mechanical compacting equipment he selects. Water shall be added as required to obtain optimum moisture to facilitate compaction, but ponding or inundation of backfill will not be permitted. These ponding limitations shall not prohibit backfill in a wet trench up to the level of the natural water table if the "Alternate Method of Construction" is utilized.

F. Backfill shall in general be kept up with the rate of pipe laying. The backfill up to the springline of the pipe shall be placed as soon as practical after the laying of the pipe. On parts of the line where ground water level may be high enough to float the pipe, the placing of the backfill and the rate of pumping the trench shall be so controlled as to prevent the pipe from floating or moving from the line and grade shown on the Plans.

G. In the event that sufficient suitable material is not available at any point to properly backfill the trench, the Contractor shall transport suitable material from points of the line where such material is available or shall otherwise furnish suitable material.

H. Suitable material in excess of all backfill requirements and all unsuitable material shall be removed from the work and disposed of by the Contractor.

I. Within paved areas of trench excavation, the base and surfacing shall be reconstructed as specified under Section 02745, "Pavement Removal and Replacement".

J. Where cuts have been made through unpaved, stabilized rock roadways, driveways and parkways, surface restoration shall consist of 3 inches of compacted limerock overlaid by 3 inches of gravel or graded and washed rock with a maximum diameter of ½-inch, except as otherwise directed by the Department. The rock shall be installed over the entire width of the disturbed area and shall closely match the existing rock at each location. Several grades of rock may be required to attain this end, but it is not anticipated that more than one grade will have to be used at any one location.

K. Backfill for Structures: See Section 02314.

3.07 INSTALLATION OF PIPE BEDDING - FORCE MAIN AND WATER MAIN

A. As described above, all pipe trenches shall be excavated to a level 6-inches below the outside bottom of the proposed pipe barrel. The resulting excavation shall be backfilled with approved pipe bedding material, up to the level of the outside bottom of the proposed pipe barrel. This material shall be tamped and compacted to provide a proper bedding for the pipe and shall then be shaped to receive the pipe, including recesses for the pipe bells and couplings. Placing and compacting bedding up to the level of the lower one-third of the pipe barrel shall immediately follow the installation of the pipe. Bedding shall be provided under the branch of all fittings to furnish adequate support and bearing under the fitting.

B. Select Backfill material may be utilized where the excavated trench bottom is above water.

C. Any excavation below the levels required for installation of the pipe bedding shall be backfilled with approved bedding material, tamped, compacted and shaped to provide proper support for the proposed pipe.

D. For installation of gravity sewers, see Section UC-300, "Gravity Sewer Pipe Foundation".

3.08 COMPACTION AND DENSITIES

A. Methods of control and testing of backfill construction to be employed in this work are:

1. Maximum density of the material in trenches shall be determined by AASHTO Designation T 180.

2. Field density of the backfill material in place shall be determined by AASHTO Designation T 238.

B. Laboratory and field density tests are necessary to establish compliance with the compaction requirements of these specifications. The Department will not accepts projects for which successful laboratory and field density test results are submitted. Tests will be made at depths and locations to the satisfaction of the Department.

C. Trench backfill which does not comply with the specified densities, as indicated by such tests, shall be reworked and recompacted until the required compaction is secured.

3.09 ALTERNATE METHOD OF CONSTRUCTION

A. General:

1. A combination of conditions in the substrata, water table, or method of disposal may be encountered during the course of the work which make dewatering impossible, or only possible through the use of unusual methods, the cost of which is excessive. When such conditions are encountered, but only after all reasonable means to dewater the excavation have been employed without success, the Contractor, with the concurrence of the Department may elect to employ the following alternate method of construction. The concurrence of the Department shall be obtained and the Contractor shall limit the use of the alternate method of construction to such specific portions of the work as determined applicable.

2. The requirements set forth in other sections of these Specifications shall establish the required standards of construction quality for this work. Use of the alternate method of construction described hereinafter shall in no way be construed as relieving the Contractor of his basic responsibility for satisfactory completion of the work.

3. Subject to all of the requirements stated hereinabove, including approval by the Department, construction will be permitted in accordance with the following specifications.

B. Removal of Water: The installation of pipe, manholes and appurtenances under water will be permitted and the dry-trench requirements of the clause titled "Removal of Water" will be waived.

C. Excavation: Excavation shall be performed in accordance with normal applicable excavation specifications.

D. Pipe Bedding for Ductile Iron and Vitrified Clay Pipe:

1. Pipe bedding shall be placed from 6-inches below the outside bottom of the proposed pipe barrel up to the level of the springline of the pipe barrel of gravity sewers and to the level of the lower one-third of the pipe barrel for force mains or water mains. The bedding material shall be washrock, drainfield limerock or approved material. Limerock screenings, sand or other fine organic material shall not be used.

2. The bedding material used shall be tamped and graded to provide a proper bedding for the pipe and shall then be shaped to receive the pipe. Bedding shall be provided under the branch of all fittings to furnish adequate support and bearing under the fitting.

E. Bedding for PVC Pipe: The pipe bedding, haunching and initial backfill material shall conform to embedment material listed in Section UC-300 for either stable or unstable soil conditions as required, and shall be placed and compacted in as stated in "Installation of Pipe Bedding", above.

F. Backfill:

1. After the pipe is installed, backfilling shall proceed in accordance with the provisions of "Installation of Backfill", except that select backfill material or pipe bedding material shall be used to backfill around the pipe and to a level one foot above the outside top (crown) of the pipe. Under no circumstances shall material other than select backfill or specified pipe bedding material be considered satisfactory for this purpose.

2. If the Alternate Method of Construction is used, all backfill material, shall be carefully lifted into the trench and released to fall freely therein when the bucket or container is near or at a moderate height above water level. Height of release shall be to the satisfaction of the Department. Below the existing water level, and to a point not more than 18-inches above the water level, the backfill material shall be carefully placed into place in uniform layers, of equal depth on each side of the pipe. From a point not more than 18-inches above the water level, and below the pavement base or the surface of the ground if out of paving, backfill material shall be placed and compacted for normal backfilling as provided in "Installation of Backfill" and "Compaction and Densities".

G. Backfill for PVC Gravity Sewers:

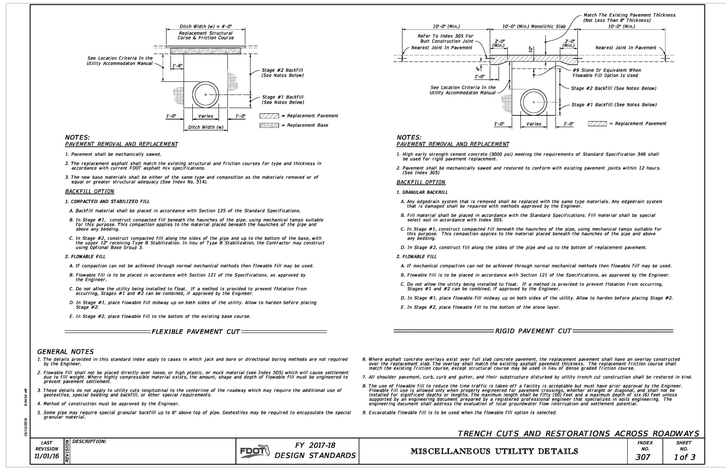
1. After the pipe is installed, backfilling shall proceed in accordance with the provisions of "Installation of Backfill", except that select backfill material or pipe bedding material shall be used to backfill to a level two feet above the outside top (crown) of the pipe. Under no circumstances shall material other than select backfill or specified pipe bedding material be considered satisfactory for this purpose.

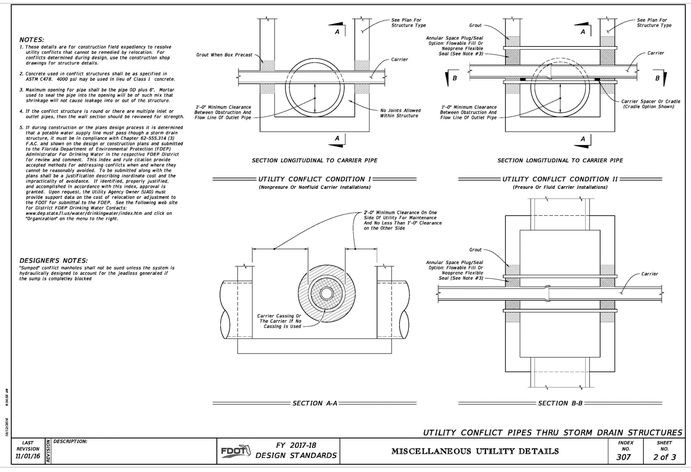
2. If the Alternate Method of Construction is used, all embedment and backfill material, shall be carefully lifted into the trench and released to fall freely therein until the bucket or container is at or just above the water level. Below the existing water level, and to a point not more than 18-inches above the water level, the backfill material shall be carefully placed into place in uniform layers, of equal depth on each side of the pipe. From a point not more than 18-inches above the water level, and below the pavement base or the surface of the ground if out of paving, backfill material shall be placed and compacted for normal backfilling as provided in "Installation of Backfill" and "Compaction and Densities".

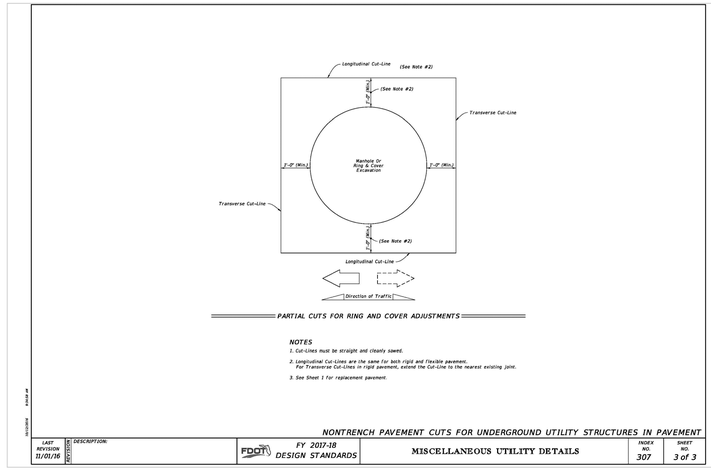
3.11 RESTORATION OF EXISTING SURFACES

Paved and grassed areas disturbed by the operations required under this Section shall be restored as indicated on the approved Plans and/or specified herein.

END OF SECTION







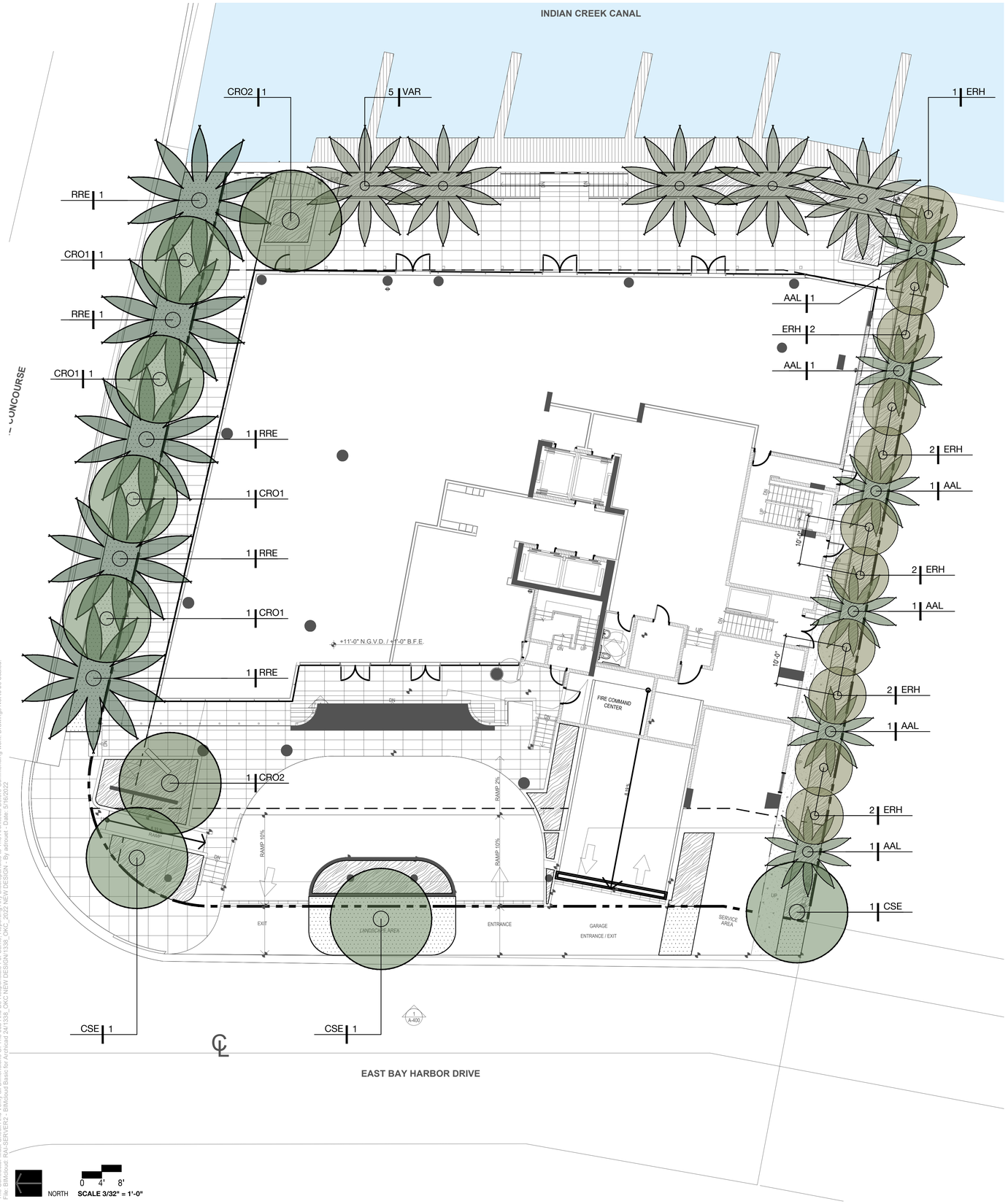
STANDARD NOTES & DETAILS II

SCALE: N.T.S.

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

The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIMcloud: RAI-SERVER2 - BIMcloud Basic for Archicad 24/1338_OAC/ NEW DESIGN/1338_OAC_2022 NEW DESIGN - By adrouet - Date: 5/16/2022

revuelta
architectur
internation
Miar
Atlan
Santiago, Chi
revuelta-architecture.co
2950 SW 27TH AVENU
SUITE
MIAMI, FL 331
T. 305.590.50
F. 305.590.50
DESIGN B
Luis O. Revuelt
AR 000079
PROJEC
ONE KANE CONCOURSE
9951 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154
OWNER INFORMATIC
TAUBCO
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TOWN COMMENTS 03-23-2022
CONSULTANT
HOLLAND ENGINEERI
CIVIL ENGINEERING SOLUTIONS
501 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.597.0370
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831
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5/17/202
Sca
N.T.
Project N
133
Sheet Nam
STANDARD NOTES & DETAILS II
NO. OF SHEETS:
SHEET NO
18-18
C-9



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TREES & PALMS PLANTING SCHEDULE GROUND FLOOR

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CRO1	4	CLUSIA ROSEA	AUTOGRAPH TREE	15' x 15'
CRO2	2	CLUSIA ROSEA	AUTOGRAPH TREE	20' x 20'
CSE	3	CORDIA SEBESTENA	GEIGER TREE	4" DBH / 16' HT
ERH	11	EUGENIA RHOMBEA	RED STOPPER	2" DBH / 12' HT
PALMS				
AAL	3	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 20' CT
AAL	3	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 30' CT
RRE	5	ROYSTONEA REGIA	ROYAL PALM	FG 20' CT
VAR	2	VIETCHIA ARECINA	MONTGOMERY PALM	FG 20' CT
VAR	3	VIETCHIA ARECINA	MONTGOMERY PALM	FG 30' CT

LANDSCAPE LEGEND

MUNICIPALITY: Town of Bay Harbor Islands

ZONING CLASS: B1 LOT AREA: 22,301 ACRES: 0.5120

		ALLOWED	PROVIDED
OPEN SPACE			
A.	Sq. Ft. of required Open Space Lot area: 22,301 Multiplier: 20%	4,460	10,795
LAWN AREA			
B.	Maximum Lawn Area (sod) permitted Open Space: 4,460 Multiplier: 60%	2,676	1,312
TREES			
A.	Number of trees required per lot, less existing trees Required Trees/acre: 28 Lot: 0.512 Required Trees: 14 Existing Trees: 0	14	14
C.	% Native species required Trees provided: 14 Multiplier: 50%	7	14
D.	% Drought tolerant and low maintenance species required Trees provided: 14 Multiplier: 50%	7	14
A.	Street trees (maximum average spacing of 35' o.c.) Linear ft of street frontage: 288 Multiplier: 35	11	12
	Note: Street trees DO NOT count toward required on-site trees Street tree species determined by Town Street Tree MP		
SHRUBS			
A.	Number of shrubs required Trees required: 14 Multiplier: 10	140	140
B.	% Native species required Shrubs provided: 140 Multiplier: 30%	42	42
C.	% Drought tolerant species required Shrubs provided: 140 Multiplier: 50%	70	70

PLANT IMAGES


CRO


CSE


ERH


AAL


RRE


VAR

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2950 SW 27TH AVENUE, SUITE
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

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SEAL (MARSH C. KRIPLEN-LA6667007)

Date
5/16/2022
Scale
As Shown
Project No.
1338

TREE & PALM PLANTING PLAN GROUND FLOOR

L400

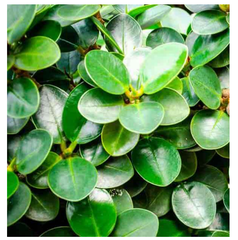


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File: 9551 EAST BAY HARBOR DR - Revised Set 4.dwg, 5/6/2022 8:47:19 AM, DESIGN_DEV REVIEW DESIGN_DEVELOPMENT, By rbonnet - Date: 5/16/2022

UNDERSTORY PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS				
FM	144	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 24" O.C.
LM	180	LIRIOPE MUSCARI	LILYTURF	1 GAL / 18" O.C.
MD	35	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL / 48" O.C.
PS	225	PHYMATOSORUS SCOLOPENDRIA	WART FERN	1 GAL / 18" O.C.
GRASSES				
ZJ	1312 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

PLANT IMAGES



FM



LM



MD



PS



ZJ

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MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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AR 0007972

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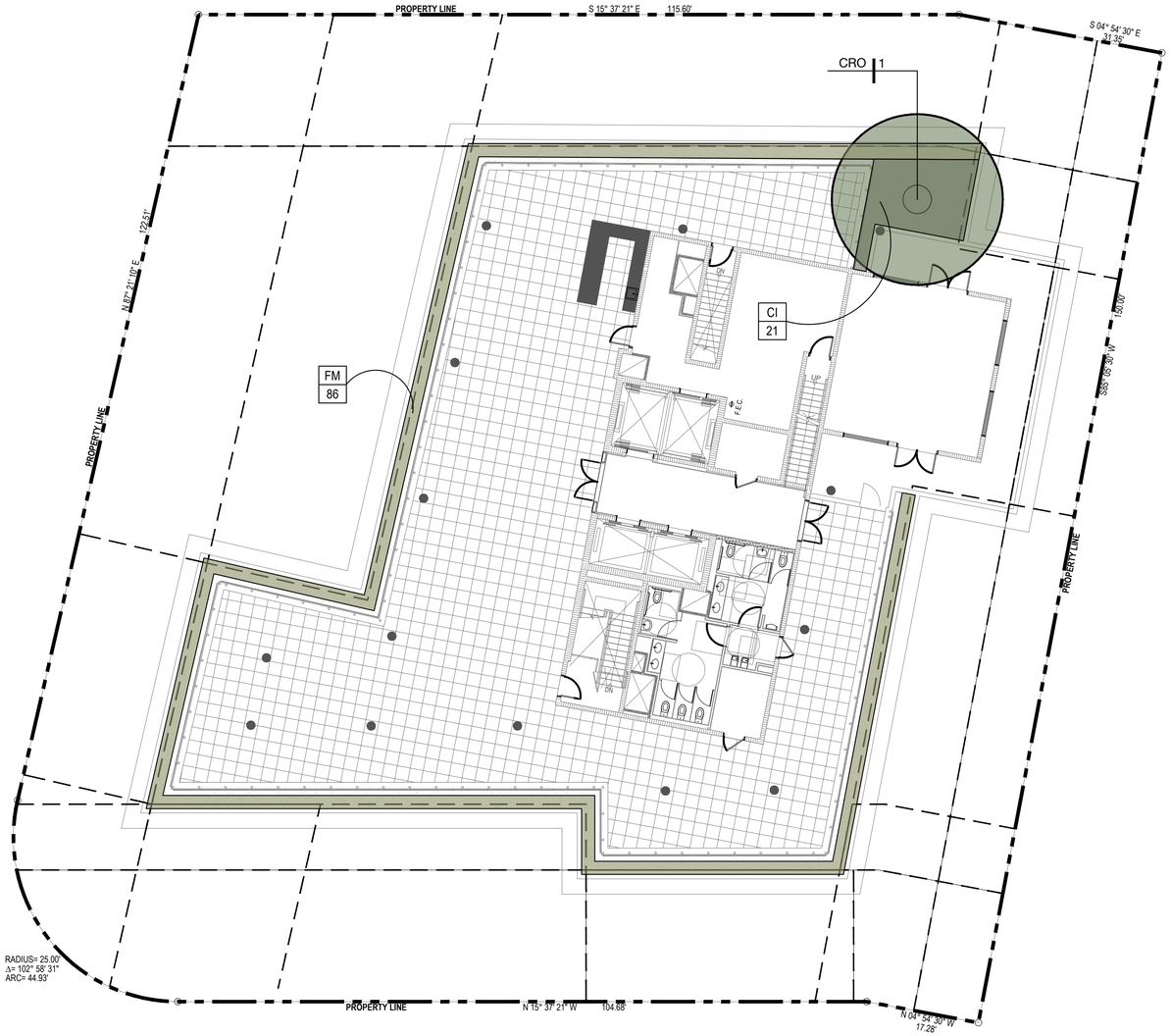
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SEAL (MARSH C. KRIPLEN-LA6667007)

Date
5/16/2022
Scale
As Shown
Project No.
1338

UNDERSTORY PLANTING PLAN GROUND FLOOR

L410



NORTH

SCALE 3/32" = 1'-0"

UNDERSTORY PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CRO	1	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL / 12' x 12'
SHRUBS & GROUNDCOVERS				
CI	21	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 36" O.C.
FM	86	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 36" O.C.

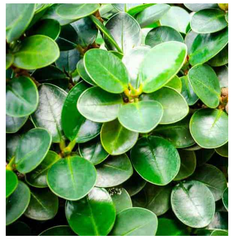
PLANT IMAGES



CRO



CI



FM

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File: 5/16/2022 RAILSERVER2 - Datahaul Basic for archicad Job log_Dorin Ivlyi DESIGN log_ONE22nd NEW ARCHIVE.pln, by jmhaus - Date: 5/16/2022

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MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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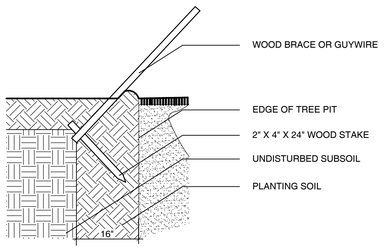
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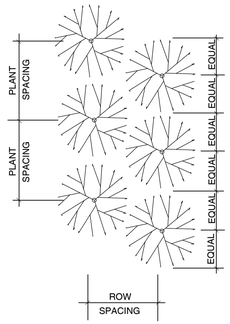
PLANTING PLAN
ROOF LEVEL

L420



TOP OF STAKE MUST BE MINIMUM OF 3" BELOW FINISHED GRADE

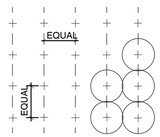
1 STAKING DETAIL
SCALE: NOT TO SCALE



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

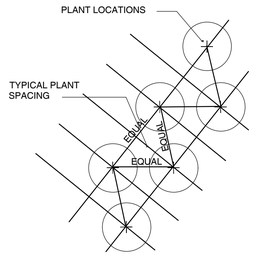
2 PLANT SPACING
SCALE: NOT TO SCALE

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



TYPICAL PLANT SPACING

SQUARE SPACING PLAN



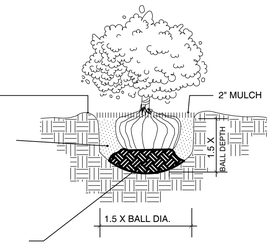
TRIANGULAR SPACING PLAN

FERTILIZE PER SPECIFICATIONS

FORM SAUCER WITH 3" CONTINUOUS RIM IF APPLICABLE

EXCAVATE PLANTING PIT. REMOVE ROOTS, ROCKS, & OTHER DEBRIS & CONTAMINANTS. TAKE EXISTING NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH SPECIFIED PLANTING SOIL

DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL, FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING. BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE AS FEASIBLE.



3 SHRUB PLANTING
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

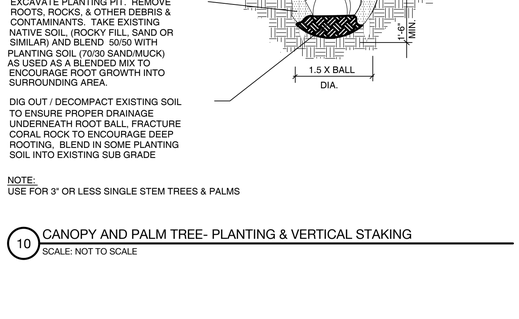
5 MULCH- TYPICAL

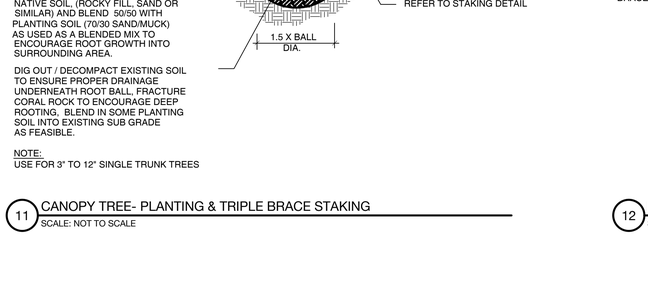
MIX:
5050- MUCK AND FINE SAND

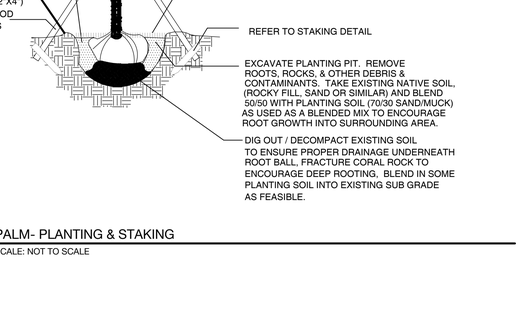
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING

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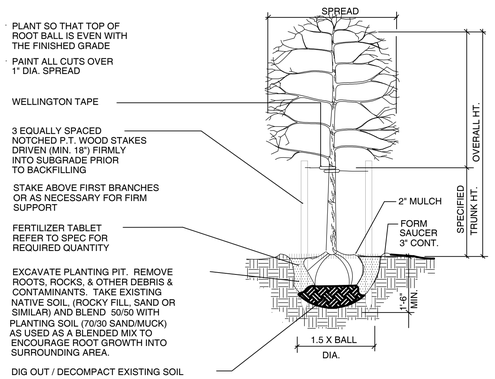






7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2

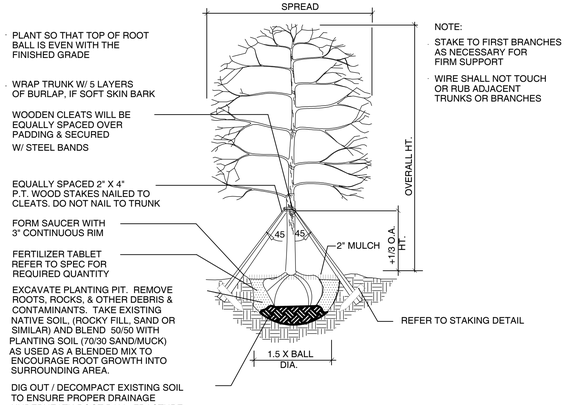


NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING
SCALE: NOT TO SCALE

8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d

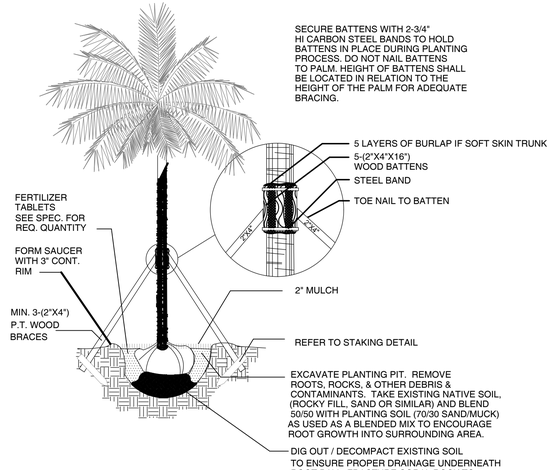


NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING
SCALE: NOT TO SCALE

9 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

NOTE:
GUYING WIRES OR RUBBER TUBING CAN BE SUBSTITUTED FOR WELLINGTON TAPE FOR BRACING TREES WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT



12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE

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1338

PLANTING DETAILS

L450

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -

GENERAL NOTES

1. THE LIGHTING DESIGNS HAVE BEEN PREPARED IN ACCORDANCE WITH INDUSTRY STANDARDS AND IN SUFFICIENT DETAIL FOR LIGHTING DESIGN DOCUMENTS TO ALLOW A QUALIFIED LICENSED ELECTRICAL ENGINEER TO CREATE AN ELECTRICAL ENGINEERING DOCUMENT. THE LIGHTING PLANS AND ELECTRICAL ENGINEERING DRAWINGS MAY BE USED TO FORM A CONSTRUCTIBLE SET OF DOCUMENTS TO ENABLE A QUALIFIED LICENSED CONTRACTOR TO PROPERLY INSTALL AND IMPLEMENT THE LIGHTING AT THE OWNER'S PROPERTY AS CONTEMPLATED AND IN ACCORDANCE WITH THE LIGHTING DESIGNS. ANY DESIGN ISSUES OR ERRORS NOTED BY O'BRIEN LIGHTING IN THE LIGHTING DESIGN SHALL BE REPORTED PROMPTLY TO THE CLIENT AND ITS ARCHITECT AND/OR ENGINEER. O'BRIEN LIGHTING SHALL USE ITS BEST EFFORTS TO ENSURE THE LIGHTING DESIGN COMPLIES WITH APPLICABLE BUILDING CODES AND TO COORDINATE ITS WORK WITH THE ENGINEER; HOWEVER, O'BRIEN LIGHTING'S REVIEW IS MADE IN ITS CAPACITY AS A SPECIALTY CONTRACTOR AND NOT A LICENSED DESIGN PROFESSIONAL. O'BRIEN LIGHTING IS NOT RESPONSIBLE FOR ASCERTAINING WHETHER THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, ORDINANCES, AND BUILDING CODES EXCEPT TO THE EXTENT REQUIRED BY A SPECIALTY CONTRACTOR PERFORMING LIKE OR SIMILAR SERVICES IN MIAMI-DADE COUNTY, FLORIDA.

2. O'BRIEN LIGHTING WARRANTS AND REPRESENTS THAT ALL LIGHTING MATERIALS WHICH ARE TO BE INCORPORATED INTO THE LIGHTING DESIGNS SHALL BE APPROPRIATE MATERIAL TO BE USED ON THE CLIENT'S PROPERTY, AND SHALL BE FIT FOR THE INTENDED USE.

3. THE DRAWINGS, DESIGN AND OTHER WORK PRODUCT FURNISHED BY O'BRIEN LIGHTING PURSUANT TO THIS AGREEMENT REPRESENT VISUAL CONCEPTS AND CONSTRUCTION SUGGESTIONS ONLY. O'BRIEN LIGHTING IS NOT RESPONSIBLE FOR DETERMINING STRUCTURAL ADEQUACY OF THE DESIGN, AND O'BRIEN LIGHTING DOES NOT ASSUME RESPONSIBILITY FOR IMPROPER ENGINEERING. ALL DRAWINGS, DESIGN CONCEPTS, AND MATERIALS FURNISHED PURSUANT TO THIS AGREEMENT REMAIN THE PROPERTY OF O'BRIEN LIGHTING. UPON PAYMENT OF THE RETAINER, O'BRIEN LIGHTING GRANTS THE OWNER A NONEXCLUSIVE LICENSE TO UTILIZE THE DRAWINGS, DESIGN CONCEPTS, AND MATERIALS FURNISHED PURSUANT TO THE LIGHTING DESIGN SERVICES AGREEMENT SOLELY FOR PURPOSES OF CONSTRUCTING, USING AND MAINTAINING THE PROJECT.

4. IT IS NOT THE INTENT OF THE LIGHTING DESIGN DRAWINGS TO SHOW EVERY DETAIL REQUIRED FOR CONSTRUCTION AND THEREFORE MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS TO FORM A COMPLETE PICTURE OF THE SCOPE REQUIRED FOR IMPLEMENTATION. THESE PLANS ARE TO BE USE TOGETHER WITH THE LIGHTING SPECIFICATION DATA BOOKLET, DETAIL SKETCHES, APPLICATION NOTES AND OTHER SIMILAR MATERIALS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL REVIEWING THESE PLANS TO FAMILIARIZE THEMSELVES WITH THIS SUPPORT MATERIAL.

5. NO ALTERNATES SHALL BE ACCEPTED AND IT IS THE OBLIGATION OF THOSE ACCEPTING THESE PLANS TO CARRY THEM OUT IN FULL AS SPECIFIED. ANY CHANGES TO THE PLANS FOR REQUIRED CODE COMPLIANCE OR OTHER SIMILAR REQUIREMENT SHALL BE MADE BY O'BRIEN LIGHTING, INC.

6. SUBMITTALS SHAL BE PRESENTED TO O'BRIEN LIGHTING AT LEAST 30 DAYS IN ADVANCE OF REQUIRED MATERIAL RELEASE DATE. SUBMITTALS SHALL INCLUDE A FIXTURE SCHEDULE, COMPLETE SPECIFICATION DATA SHEETS ORGANIZED AND MARKED BY FIXTURE TYPE, SHOWING ALL SPECIFIED OPTIONS AND BOUND IN A FLAY LAYING FORMAT.

7. IT IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL ENGINEER TO VERIFY THE ELECTRICAL INTEGRITY OF THESE PLANS, THEIR CONFORMANCE TO ALL CODES HAVING JURISDICTION AND DESIGN AN ELECTRICAL INFRASTRUCTURE TO SUPPORT THE DESIGN INTENT REPRESENTED HEREIN.

INSTALLATION NOTES:

1. THE WORK REPRESENTED IN THE PLANS MUST BE CARRIED OUT BY A CERTIFIED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND STRICTEST LOCAL, MUNICIPAL, STATE AND FEDERAL LAWS, CODES, ORDINANCES AND GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THESE PLANS, ASSOCIATED SPECIFICATIONS, DATA SHEETS AND OTHER MATERIALS COMPRISING THE LIGHTING DESIGN PACKAGE

3. RFI(S) SHALL BE SUBMITTED TO O'BRIEN LIGHTING IN WRITTEN FORM WITH A UNIQUE RFI NUMBER, FROM WHOM THE REQUEST WAS ISSUED, DATE OF REQUEST, WHO REQUIRES AN ANSWER, DATE OF REQUIRED RESPONSE, THE IMPACT OR IMPLICATIONS ON CONSTRUCTION AND INCLUDING ANY ACCOMPANYING SKETCHES, DATA SHEETS, OR OTHER SIMILAR ITEMS TO CLARIFY AND FULLY DESCRIBE THE CONDITION. ALL RFI(S) SHALL BE SUBMITTED NO LESS THAN 7 DAYS BEFORE A RESPONSE IS REQUIRED. IF MORE TIME IS REQUIRED FOR O'BRIEN TO RESPOND THAN IS INDICATED ON THE RFI, THE CLIENT SHALL BE NOTIFIED AND PROVIDED AN EXPECTED RESPONSE DATE.

4. CONTRACTOR MUST REFER TO THE CONTRACT DOCUMENTS FOR IMPORTANT INFORMATION REGARDING INSTALLATION OF THE LIGHTING DESIGN REPRESENTED BY THESE PLANS.

5. ALL FIXTURES DELIVERED TO THE JOBSITE SHALL BE STORED ACCORDING TO THE MANUFACTURERS SUGGESTED CRITERIA IN A SECURED AREA WHERE POTENTIAL FOR INCIDENTAL DAMAGE TO MATERIALS PRIOR TO INSTALLATION IS MINIMIZED.

6. ALL LIGHTING FIXTURE HOUSINGS, ELECTRICAL ELEMENTS, TRIMS AND ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS PROVIDED INSTRUCTION SHEETS (ACCOMPANYING EACH FIXTURE) AND ACCORDING TO ALL GOVERNING CODES (SEE 1. ABOVE). FIXTURES SHALL BE FREE OF DUST, DEBRIS OR OTHER ACCUMULATIONS CAUSED BY CONSTRUCTION. ALL REFLECTORS SHALL BE CORRECTLY INSTALLED AND WIPED FREE OF ANY FINGERPRINTS WITH A SCRATCH-FREE CLOTH AFTER COMPLETION OF ALL CONSTRUCTION.

7. CONTRACTOR TO PROVIDE A CREW, LADDERS, LIFTS AND ANY OTHER MATERIEL REASONABLY REQUIRED TO COMPLETE A FINAL AIM AND ADJUST TO BE ORCHESTRATED AT THE SOLE DISCRETION OF THE LIGHTING DESIGNER UPON COMPLETION OF ALL ELEMENTS OF INSTALLATION, PRESENTATION OF A FULLY OPERABLE SYSTEM, COMPLETION OF ALL OTHER CONSTRUCTION AND PRIOR TO OPENING OF THE FACILITY. THE CREW SHALL CONSIST OF AT LEAST ONE FLUENT ENGLISH SPEAKING MEMBER WHO IS CAPABLE OF TRANSLATING FLUENTLY TO OTHER CREW MEMBERS IF NECESSARY. FINAL AIM AND ADJUST SHALL OCCUR AT NIGHT OR IN DARKENED CONDITIONS AND ON CONSECUTIVE DAYS FOR AS MANY DAYS AS REASONABLE REQUIRED AND SHALL BE SCHEDULED WITH SUFFICIENT ADVANCE NOTICE.

8. LIGHTING DESIGNER SHALL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE LOCATION, SPACING OR POSITIONING OF FIXTURES FROM THOSE REPRESENTED ON PLAN. CONFLICTS SHALL BE RESOLVED VIA THE RFI PROCESS (SEE 3. ABOVE) AND RESOLUTIONS SHALL BE APPROVED BY THE LIGHTING DESIGNER PRIOR TO ANY WORK BEING PERFORMED.

9. NO SUBSTITUTIONS OF MATERIALS OR CONSTRUCTION SHALL BE ACCEPTED AND ANY WORK FOUND TO DEVIATE FROM THE SPECIFICATIONS SHALL BE RE-DONE AT THE SOLE AND EXCLUSIVE EXPENSE OF THE CONTRACTOR.

10. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH LOW VOLTAGE LOADS REQUIRING TRANSFORMERS. CONTRACTOR SHALL LOCATE AND INSTALL TRANSFORMERS.

11. PERMA-POST MOUNTED FIXTURES ARE TO BE MOUNTED SO THAT THE POWER POST REMAINS UN-CUT OR MODIFIED IN ANY WAY AND THAT NO MORE THAT 4" OF POST IS EXPOSED ABOVE PLANTING SOIL AND NO MORE THAN 2" OF EXPOSED POST ABOVE MULCH. IT IS THE CONTRACTORS REPONSIBILITY TO ENSURE THAT ALL MOUNTING SCREWS AND TORTIONAL ADJUSTMENT SCREWS OR BOLTS ARE PRESENT UPON COMPLETION OF INSTALLATION.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	REMARKS
	WALL MTD. JUNCTION BOX (TYP. FOR ATTACH'K) 7'-6" A.F.F. TYP. UNLESS OTHERWISE NOTED	
	CEILING MTD. JUNCTION BOX FLUSH W/ FURRED CEILING TYP. UNLESS OTHERWISE NOTED	
	FLOOR MTD. JUNCTION BOX FLUSH W/ FINISHED FLOOR TYP. UNLESS OTHERWISE NOTED	
	COMPUTER OUTLET MTD. AS SHOWN	
	TELEPHONE OUTLET WALL MTD. 18" A.F.F.	
	BATAJ PHONE OUTLET WALL MOUNTED MTD.	
	T.V. SIGNAL OUTLET MTD. AS SHOWN	
	QUADRAPLEX RECEPTACLE FLOOR MTD. W/ APPROVED WAVAYER COVER	
	QUADRAPLEX RECEPTACLE 1/2 SWITCHED (ON SYSTEM) FLOOR MTD. W/ APPROVED WAVAYER COVER	
	GFI QUADRAPLEX RECEPTACLE FLOOR MTD. W/ APPROVED WAVAYER COVER	
	GFI QUADRAPLEX RECEPTACLE 1/2 SWITCHED FLOOR MTD. W/ APPROVED WAVAYER COVER	
	DUPLEX RECEPTACLE WALL MTD. @ 18" A.F.F.	
	DECORA ROCKER SWITCH = SINGLE GANG X: 3 = 3-WAY, 4 = 4-WAY, D = DIMMER, I = ILLUMINATED	
DS	DOOR OPERATED SWITCH	
KS	LUTRON KEY SWITCH	
	SIMPLEX RECEPTACLE WALL MTD. @ 18" A.F.F.	
	GFI RECEPTACLE WITH ABOVE COUNTER WALL MTD. @ 42" A.F.F. (OR ABOVE BACKSPLASH)	
WP	EXTERIOR GFI RECEPTACLE - (COVERED WHILE IN USE STYLE PLATE WALL MTD. @ 18" A.F.G. (OR AS SPECIFIED)	
	DUPLEX RECEPTACLE 1/2 SWITCHED (ON SYSTEM) FLUSH MTD. IN FURRED CEILING TYP.	
	DUPLEX RECEPTACLE FLUSH MTD. IN FURRED CEILING TYP.	
CCI	CONTACT CLOSURE INPUT LUTRON CONTACT CLOSURE INPUT READER	
KPx	LIGHTING CONTROL KEYPAD MTD. @ 48" A.F.F. TYP. KPx = KPI# OF BUTTONS), X = STATION #	
T	JANDMA T-STAT FLUSH MTD. IN WALL AS SHOWN	
	LINEAR LED STRIP	

DRAWING LIST

Sheet Number	Sheet Name
LD-0.00	COVER PAGE
LD-0.01	FIXTURE SCHEDULE
LD-15.01	DRB-GROUND FLOOR LIGHTING PLAN
LD-15.03	DRB - GROUND FLOOR RCP
LD-15.04	DRB-LOBBY LEVEL LIGHTING PLAN
LD-15.06	DRB-ROOF LEVEL LIGHTING PLAN
LD-15.07	GF PHOTOCALCULATION
LD-15.08	ROOF PHOTOCALCULATION

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777 BRICKELL AVENUE, 5F MIAMI, FLORIDA 33131
305.774.0416 | INFO@OBRIENLIGHTING.COM

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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5500
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA, 33154

COVER PAGE

OWNER INFORMATION

PLANNING & ZONING

Revisions

CONSULTANTS

LIGHTING DESIGN DRAWING

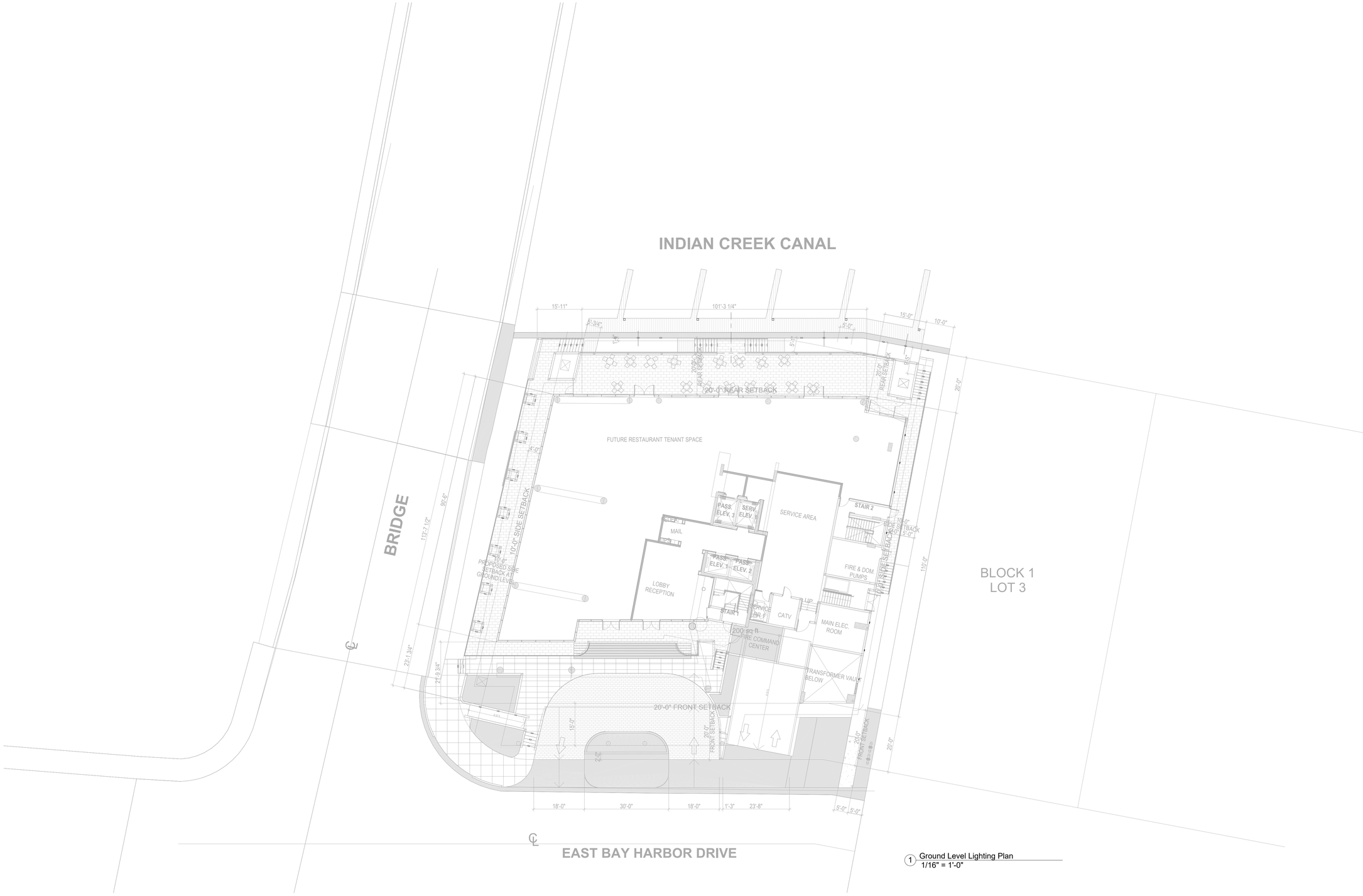
Date
2022-06-17

Scale
1/8" = 1'-0"

Project No.
1338 - 2022-006

DRAWING NUMBER:
LD-0.00

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



1 Ground Level Lighting Plan
1/16" = 1'-0"

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Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA 33154

DRB-GROUND FLOOR LIGHTING PLAN

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LIGHTING DESIGN DRAWING

Date
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Scale
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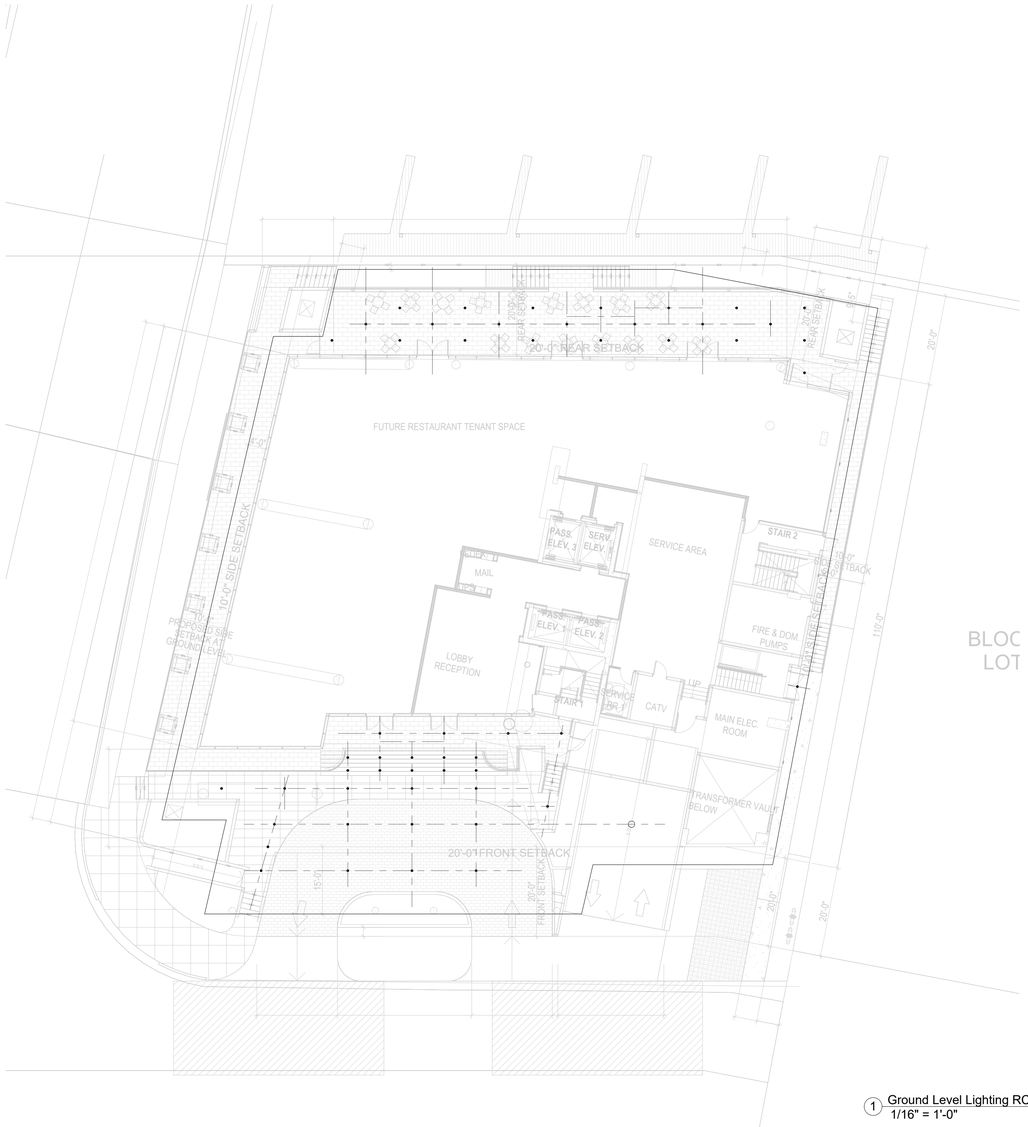
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PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



1 Ground Level Lighting RCP
1/16" = 1'-0"

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revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA, 33154

DRB - GROUND FLOOR RCP

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1338 - 2022-006

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PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



1 Roof Level
1/16" = 1'-0"

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Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
ONE KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA, 33154

DRB-ROOF LEVEL LIGHTING PLAN

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LIGHTING DESIGN DRAWING

Date
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Scale
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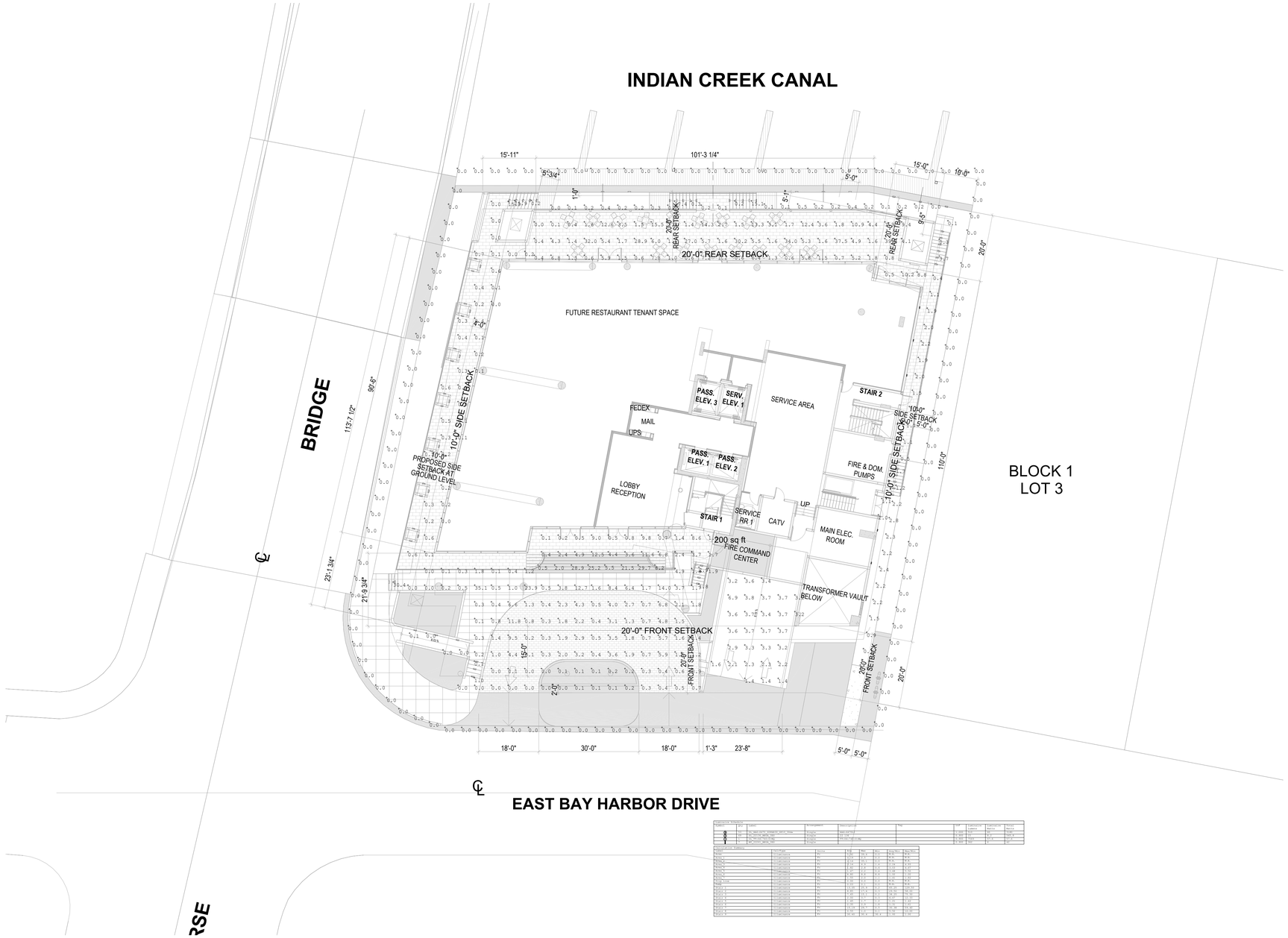
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PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



BLOCK 1
LOT 3

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Lum.	Lum. Lumens	Total Lum. Watts	Notes
	1	Ground Level Exterior Wall Wash	Single	Wall Wash		1,000	8.5	
	1	Up Facing Wall Wash	Single	Wall Wash		1,000	8.5	
	1	Up Facing Planting	Single	Planting/Landscape		2,000	17.0	
	1	Low Level Wall Wash	Single			1,000	8	

Luminaire Summary

Luminaire Schedule Symbol	Description	Count	Lum. Watts	Total Watts	Avg Lum.	Avg/Min
Calc	Calculations	All	12.5	12.5	1.3	N.A.
Area_1	Calculations	All	12.5	12.5	N.A.	N.A.
Area_2	Calculations	All	12.5	12.5	1.3	4.33
Area_3	Calculations	All	12.5	12.5	1.3	4.33
Area_4	Calculations	All	12.5	12.5	1.3	4.33
Area_5	Calculations	All	12.5	12.5	1.3	4.33
Area_6	Calculations	All	12.5	12.5	1.3	4.33
Area_7	Calculations	All	12.5	12.5	1.3	4.33
Area_Wide	Calculations	All	12.5	12.5	N.A.	N.A.
Edge	Calculations	All	12.5	12.5	N.A.	N.A.
Edge_1	Calculations	All	12.5	12.5	1.3	4.33
Entry_1	Calculations	All	8.50	17.0	11.3	56.50
Entry_2	Calculations	All	8.50	17.0	11.3	56.50
Entry_3	Calculations	All	8.50	17.0	11.3	56.50
Entry_4	Calculations	All	8.50	17.0	11.3	56.50
Entry_5	Calculations	All	8.50	17.0	11.3	56.50
Entry_6	Calculations	All	8.50	17.0	11.3	56.50
Entry_7	Calculations	All	8.50	17.0	11.3	56.50
Entry_8	Calculations	All	8.50	17.0	11.3	56.50
Entry_9	Calculations	All	8.50	17.0	11.3	56.50
Entry_10	Calculations	All	8.50	17.0	11.3	56.50
Entry_11	Calculations	All	8.50	17.0	11.3	56.50
Entry_12	Calculations	All	8.50	17.0	11.3	56.50
Entry_13	Calculations	All	8.50	17.0	11.3	56.50
Entry_14	Calculations	All	8.50	17.0	11.3	56.50
Entry_15	Calculations	All	8.50	17.0	11.3	56.50
Entry_16	Calculations	All	8.50	17.0	11.3	56.50
Entry_17	Calculations	All	8.50	17.0	11.3	56.50
Entry_18	Calculations	All	8.50	17.0	11.3	56.50

1 Ground Level Photometric
1/16" = 1'-0"

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T. 305.590.5000
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AR 0007972

PROJECT

ONE KANE CONCOURSE
ONE KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA, 33154

GF PHOTOCALCULATION

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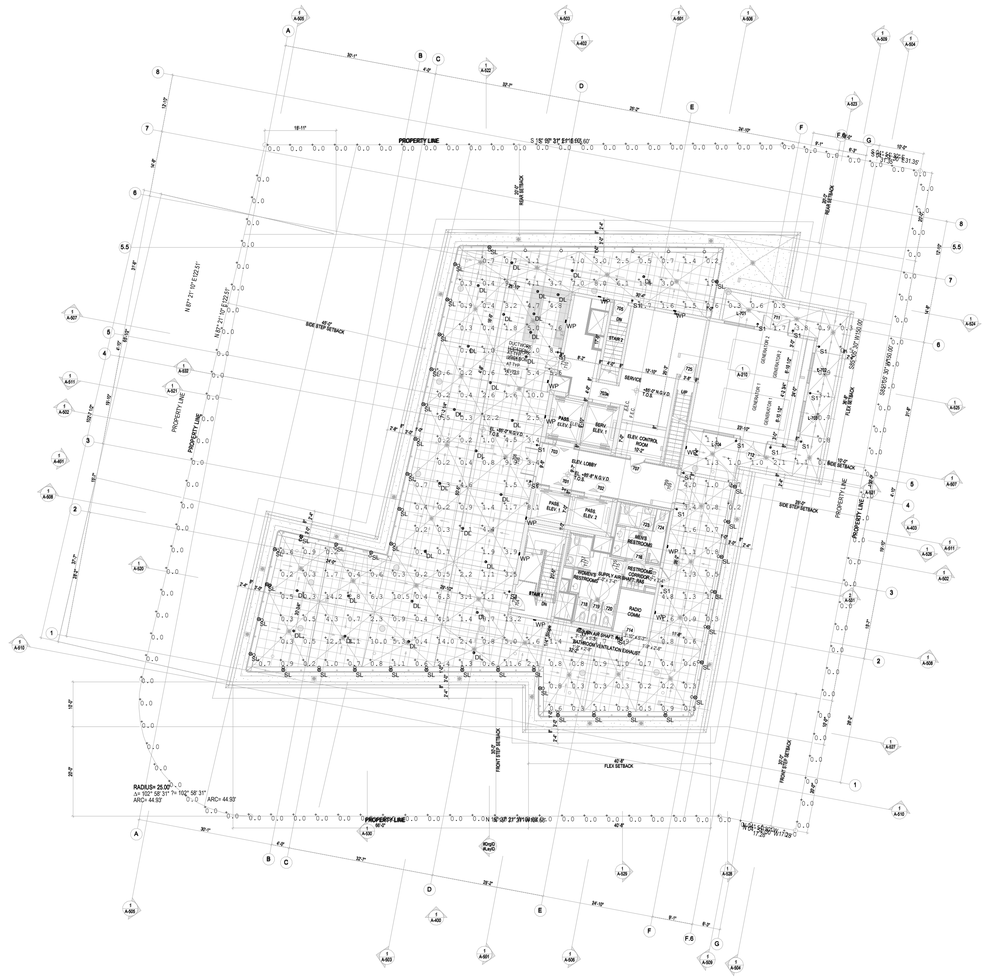
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Project No.
1338 - 2022-006

DRAWING NUMBER:
LD-15.07

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	14	1A - 4IN DOWN LIGHT - WET NICHE	Single	Manufacturer	TBD	1.000	1000	9.7	135.8
	14	1B - 4IN DOWN LIGHT - WET	Single	Manufacturer	TBD	1.000	1000	9.7	135.8
	14	1C - 4IN DOWN LIGHT - WET	Single	Manufacturer	TBD	1.000	1000	9.7	135.8
	14	1D - 4IN DOWN LIGHT - WET	Single	Manufacturer	TBD	1.000	1000	9.7	135.8

Calculation Summary							
Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof	Illuminance	fc	0.79	3.4	0.0	N.A.	N.A.
Roof	Illuminance	fc	0.79	3.4	0.0	N.A.	N.A.
Roof	Illuminance	fc	0.79	3.4	0.0	N.A.	N.A.
Roof	Illuminance	fc	0.79	3.4	0.0	N.A.	N.A.

1 Roof Level Photometric
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revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 100
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
1 KANE CONCOURSE, BAY HARBOR ISLANDS, FLORIDA, 33154

ROOF PHOTOCALCULATION

OWNER INFORMATION

PLANNING & ZONING

Revisions

CONSULTANTS

LIGHTING DESIGN DRAWING

Date
2022-06-17

Scale
1/16" = 1'-0"

Project No.
1338 - 2022-006

DRAWING NUMBER:
LD-15.08

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

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

Date: August 8th, 2022

Subject: Site Development Plan Application – 2022 Revisions
One Kane Concourse - Tauber Commercial / Office Building
9551 East Bay Harbor Drive
Revisions to Original 2011 & 2017 Town Approval
Bay Harbor Islands Acct. No.: SPR22000013
MMPA Acct. No.: 01-0702-0946C

RECOMMENDED ACTION

MMPA recommends the Design Board Committee (DRB) review the contents of this staff report, the most recent revised Site Development Plans (dated 6/17/22) and if found acceptable, **APPROVE** the proposed 2022 project revisions as submitted or with modifications, as deemed appropriate, subject to the recommended staff conditions listed herein and/or otherwise required by the DRB.

PROJECT DESCRIPTION / HISTORY

Between 2005 and early 2011 various re-development plans were submitted to the Town for a multi-use commercial / restaurant / office building with 84,300+/- square feet of floor area on the above site. However, those plans were abandoned due to numerous Code-related problems that would have required zoning variances and/or Code amendments. In addition, those plans were predicated on the Town allowing the developer to build a multi-story parking garage on the existing Town-owned surface parking lot on 95th Street near East Bay Harbor Drive to accommodate some of their required commercial parking needs. The Town Council discussed that concept but denied the off-site parking garage request, as the Town's Zoning Code does not allow such freestanding parking structures / non-residential uses in residential areas, nor was any developer agreement discussed. The developer subsequently abandoned those designs and revised their request to comply with existing Town Codes. During late 2011 the Town's PZB / TC reviewed and approved a Gateway Site Development Plan for the site. Once the PZB initially reviewed & approved those plans the Town Council approved the original Gateway Site Development Plan on Nov. 14th, 2011 (Res. No. 1121-A). The status of the original 2011 Town Council's approval is that through Town

Code provisions (18 months with 6-month ext.) and state law provisions, several time extensions were requested / granted by the Town. These state law provisions included Legislative Bills as well as Governor Declarations. The last expiration date for the original approval was July 13th, 2017. Prior to that date the developer's design architect submitted revised Site Development Plans to the Town for review / approval. The Town's DRC staff reviewed the revised plans for technical Code compliance, the PZB approved the revisions Jan. 17th, 2017 (Res. No. 2112), and the Town Council approved the plan revisions March 13th, 2017 (Res. No. 2119). The Town Code requires that a valid building permit application be made within one year of receiving an approval – and up to a 6-month extension can be granted by the administration – which it was - that would have expired in mid-October 2018.

Prior to the above expiration date, a building permit application was made to the Town. The collective Town Building Dept. staff / other Town staff / MMPA staff reviewed the BP plans and provided initial comments. MMPA staff reviewed the BP plans and provided comments on Oct. 9th, 2018. The Site Development Plan set approved by the Town Council was dated & signed by the architect Jan. 28th, 2017 (Res. references plans dated 10-11-16 that were approved by the PZB on 1-17-17). The MMPA Oct. 9th, 2018 review worksheet noted that the BP plans included a large number of design alterations from the approved 2017 Site Development Plans. It was noted that some of the desired alterations violated existing Zoning Code provisions and were based on hopeful future Code changes. MMPA requested that the architect provide a letter detailing every change desired and a set of comparative plans (approved / proposed). This information was never received by the Town. Since that time infrequent BP revisions / updates and Town reviews have occurred to keep the BP "alive". In early 2021 the Town was approached by the original developer (TAUBCO) and prospective purchaser / tenant that stated an intention to move forward with the construction. The developers discussed the desired project revisions and requested several Zoning Code modifications to accommodate their plans (setbacks / etc.) which the Town Council approved in May 2021. The last set of BP plans MMPA was asked to review (Feb. 2022) were the same BP plans as was reviewed in Oct. 2018, except a few new pages were inserted (dated 12-17-21). On Feb. 10th, 2022, MMPA provided a 6-page BP Review Comment memo to the Town. In summary, we found that our initial 2018 BP comments were never addressed, nor any of our changes made to the plans. The MMPA memo contained a very detailed sheet-by-sheet commentary on the BP plans. The architect contacted our office on several occasions to discuss the various issues. MMPA requested in Oct. 2018 and again in Feb. 2022 that revised (clouded) plan sheets be inserted into the BP plan set and a narrative explaining each change / response to MMPA P&Z comments be provided. On April 19th, 2022, the Town provided our office with a new set of revised BP plans and applicant response documents, and requested we re-review them, and provide new comments, if any remain. MMPA completed our re-review of the latest BP plans (Review #3) and OK'd the latest updated Building Permit set.

Importantly, the initial 2018 set of BP plans was supposed to be based on the approved PZB / TC plans but included several modifications that varied substantially from the approved plans, and some features even violated Town Zoning Code allowances. The developer was hopeful that the Town Code would be modified or that Town staff would administratively approve the changes. MMPA / Town staff made it clear the Town's approved Site Development Plans must be substantially followed. In 2021 when the Tauber's / new developer approached the Town about

possible Code changes for an enlarged ground-floor restaurant, rooftop changes, and a few other refinements (Code amendments approved by TC on June 9th, 2021) we assumed the BP plans would be updated to include those features. Our Feb. 2022 comments addressed this issue. The architect has explained the developer's intention is to obtain a BP for the original design plans, and subsequently file for Site Development Plan / BP modifications in the future, due to the time delay involved of processing / obtaining new revised approvals and financing. The April 2022 set of revised BP plans and architect's narrative (dated March 25th, 2022) carefully recite the developer's strategy to obtain an initial BP based on the original Site Development Plans (with minor adjustments for FBC / Fire Code issues.

On May 16th, 2022, the Town received a new Site Development Plan application to supposedly incorporate only design revision changes now allowed by the Town's June 9th, 2021 Code amendments (Ord. #1060). However, that set of revised plans included several additional "hidden" changes that had nothing to do with the 2021 Code modifications – some of which violated the Town's Codes. MMPA received the application plan package on May 19th, 2022 and completed a review of that initial set of plans, the 2021 Code amendments, existing Code provisions, previous plan approvals / conditions of approval. On June 22nd, 2022 the Town received the latest revised Site Development Plans – those plans and revisions were found to be acceptable by MMPA in meeting the Town's minimum Code requirements.

In April of 2022 the developer requested the Town to consider revising its Zoning Codes again to allow exterior balconies on their building, as the Code did not allow balconies on non-residential buildings (only residential). The Town Council was receptive to their request and staff drafted some proposed Zoning Code revisions to allow such balconies. After some adjustments to the allowable locations (only Gateway District sites / not Kane Concourse B-1 Business sites) the Town Council approved the Code amendment on June 29th, 2022. The latest Site Development Plans submitted by the applicant include upper story balconies for the office uses.

GENERAL PROJECT INFORMATION

Land Use Designation:	Commercial (C) District
Zoning District:	Gateway (G) District
General Location:	9551 East Bay Harbor Drive
Legal Description:	Lots 1 & 2 of Block 1 "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT SUMMARY

The project architect, Revuelta Architecture International, as agent for the property owner, One Kane Concourse, LLC, received approval from the PZB on Jan. 17th, 2017 / the TC on March 13th, 2017 for a revised Site Development Plan application to allow for the construction of a proposed 98,000+/- gross sq. ft. commercial building located at 9551 East Bay Harbor Drive. That proposed building included a 5,298+/- sq. ft. ground floor restaurant (indoor sq. ft.) with an additional 745 sq. ft. of outdoor seating area, approximately 42,302+/- sq. ft. of office use, 2 levels of below grade parking garages / other areas.

Rooftop Uses - The roof of the building is currently limited by conditions of approval (Res. #2112 / Res. #2119) to be used for limited passive recreation - only by the building's tenants, as well as Zoning Code limitations listed in Sec. 23-5(15). During the 2021 developer requested Code amendments it was revealed the developer desired for the rooftop to be used for more active uses (full restaurant use / other) which would require modifications to the approved Site Development Plan Resolution conditions and possibly additional Code amendments. **While the applicant's revised Site Development Plans apparently include all of the applicant's site plan changes, there was no formal request made to modify the Resolution conditions / Code limitations.**

The commercial building will remain as 6-stories in height over 2-stories of below grade parking garage @ 75'-0" above BFE + 1' FBC Freeboard (max. 75' + 1' FBC Freeboard permitted). The 2017 plans indicate that 141 parking spaces are required, and 156 parking spaces were to be provided through the use of vertical lifts, tandem parking spaces and standard parking spaces. The 2022 revised set of plans shows 148 parking spaces. Parking will be handled through a full-time valet system. The site will utilize Section 23-24(e) of the Town's Code, which provides that if a restaurant is open only in evenings from 6:00 PM – 2:00 AM no parking spaces are required, as it is inferred that other commercial uses would be closed, and parking spaces would be available for restaurant patrons. The use of Section 23-24(e) significantly decreases the required number of parking spaces, as the approved restaurant use square footage would require 97 parking spaces alone. If a parking study is submitted in the future in accordance with Section 23-11(C)(15) and the Town Council approves the study, the restaurant could possibly operate during the day and quantity of parking spaces could be adjusted further. If additional restaurant seating is added, additional parking will be required. The latest plans include 107,650 gross square feet.

Following is a summary of the 2022 Site Development Plans modifications:

1) Pursuant to the June 2021 Zoning Code amendments, the ground floor restaurant floor area has expanded toward the Kane Concourse bridge to within 10' of the north property line. The structure has a hard roof and sides. The remaining 10' area constitutes the required pedestrian promenade next to the bridge extending from EBHD to the Indian Creek. The architectural appearance appears to match the upper floor office facades.

2) Although the June 2021 Zoning Code amendments allowed an enclosed ground floor restaurant floor area to extend toward the Indian Creek to within 10' of the seawall, similar to the above Kane Concourse reduced setback, the existing Code and previous 2017 site design included a "free-standing canopy" over the veranda extending 15' toward the waterway (5' setback to seawall). Since the existing Code / 2017 Town approval allowed a larger veranda canopy – the 2022 plan revisions keep the "free-standing" canopy. That canopy will be allowed to have movable weatherization side panels for inclement weather.

3) Pursuant to the June 2022 Zoning Code amendments (balconies), the upper office floors of the building now include exterior balconies attached to the building facades. Up to 4' of balcony can extend from the building facades toward Kane Concourse, EBHD and the water, and up to 2' towards the southern property line. The revised floor plans and building elevations show the balconies utilizing the maximum encroachment allowed.

4) Pursuant to the June 2021 Zoning Code amendments, the EBHD building lobby entry area now included a larger vehicle canopy (Porte Cochere) over the circular driveway drop-off area to the building. Due to the valet parking this will allow more vehicles to be covered than the standard Code allowed Porte Cochere for commercial developments.

5) Pursuant to the June 2021 Zoning Code amendments, due to the new ground floor restaurant floor area has expansion toward Kane Concourse, the required 10' wide pedestrian promenade next to the bridge extending from EBHD to the Indian Creek was redesigned. The Street trees for Kane Concourse will be planted in the FDOT right-of-way if possible. If not, staff will work with the developer on an alternative design to maximize walkway width.

6) Due to the ground level and rooftop revision Landscape Plan revisions were made. The revised plans still comply with minimum M-D / Town landscaping criteria.

7) Some core, mechanical spaces interior to the building and exterior accessways were modified to comply with Fire Department and Florida Bldg. Code requirements.

8) Although the 2017 Site Development Plans included some covered rooftop sitting areas, pursuant to the June 2021 Zoning Code amendments, those structures can now include movable weatherization panels on their sides. Some revisions were made to the rooftop layout as well. This change to the layout design does not alter the rooftop use limitations listed in Resolution No. 2112 Condition "J" or Code Sec. 23-5(15) Use Limitations in the B-1 Business District. A specific request to modify the applicable Resolution condition is required for expanded uses (other than passive recreation uses for building occupants). An Ordinance would be necessary to modify the Zoning Code provisions in Sec. 23-5(15).

9) If the Town approves the requested 2022 Site Development Plan revisions, this will supersede the Town's prior 2017 approvals; however, MMPA recommends that all of the applicable conditions of approval in Res. No 2112 and Res. No. 2119 will remain in full force and affect unless the Town agrees to changes. However, if the Town agrees to allow full-time table service for a rooftop restaurant as desired by the landowner, a suggested change to Condition "J" in Res. No. 2112 is recommended. Town Code Sec. 23-5(15) will need to be modified as well. Otherwise, only the reference to the approved set of plans should change (Unity of Title / LEED certification / mandatory valet parking / use limitations / etc.).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

MMPA recommends **APPROVAL** of the revised Gateway Site Development Plan. Following are suggested conditions of approval and/or comments on the latest revised plans dated June 17th, 2022 submitted to the Town for consideration:

1) This approval is based on the revised Site Development Plans prepared by Revuelta Architecture International, dated June 17th, 2022. Any substantial changes requested after the Design Review Board (DRB) / Town Council approvals may require a separate approval from staff / DRB / Town Council, as specified in the Town Code.

2) Upon the Design Review Board (DRB) and Town Council approving this revised Site Development Plan, all previous Town Site Development Plan approvals are null and void, unless agreed to by the Town.

3) **Previous Conditions of Approval / Rooftop Restaurant Use Modifications** - All previous conditions of approval listed in Resolution No. 2112 adopted by the Town's Planning & Zoning Board (now renamed Design Review Board) on January 17th, 2017, shall remain in full force and affect, except as related to referencing the new approved Site Development Plans, and except that Condition No. "J" related to allowable rooftop uses is hereby modified to remove the 2nd sentence in its entirety which now reads: "The roof recreational area shall not have any table service from the restaurant". The following sentence shall replace the aforementioned sentence to read: "The Town's Code provisions listed in Sec. 23-5(15) related to rooftop activities shall control all rooftop activities".

4) All previous conditions of approval listed in Resolution No. 2119 adopted by the Town Council on April 19th, 2017, shall remain in full force and affect, except as related to the approved Site Development Plans.

Sec. 23-5. - Use regulations, B-1 Business district.

Intent. The purpose of the district is to provide appropriate land development regulations for the business/mixed-use properties on the eastern island of the town. The lots abut the Kane Concourse, the main roadway within the town. This area is the most urban in form with higher intensity development, narrow setbacks, on-street and/or garage parking facilities. The district regulations provide guidelines to encourage desired land uses such as restaurants and retail shops at street grade with other uses, including residential uses, above or behind the Kane Concourse frontage uses.

Permitted uses. In the B-1 business district, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed, or structurally altered which is designed, arranged, or intended to be used or occupied for any purpose, excepting for one or more of the following uses:

(1) Multiple-family dwellings including condominiums, rental apartments, townhouses, lofts and similar dwelling units, provided the residential uses are part of a mixed-use development. No residential dwelling units may be located at ground level adjoining Kane Concourse; provided however, a lobby access is permitted. Single-family detached and two-family (duplex) dwellings are not permitted. Live/work dwelling units may be permitted if approved by the town council.

(1a) Vacation rentals subject to the provisions in Chapter 23, Article VI of the Code of Ordinances of the Town of Bay Harbor Islands.

(2) Business and profession office uses: Banks, savings and loan associations, business and professional offices, medical offices and clinics, stock and commodity broker, employment agency and similar uses.

(3) Retail uses: Clothing and wearing apparel, neighborhood grocery stores, liquor and wine sales, tobacco sales, stationary, shoe sales and repairs, luggage and leather goods, sporting goods, electronic and music sales and service, telephones and communication goods, computers sales and service, optical and eye glasses, office supplies, florists, drug and sundries.

(4) Personal service uses: Barber shop, beauty shop, skin care, day spas, dog grooming salon, nail salons, wigs and hair, fitness, exercise, weight loss, yoga, meditation center.

(5) Miscellaneous uses: Antique display and sales, jewelry sales and repairs, furniture sales, confectionary and ice cream store, bakery and pastries, art galleries and studios, auction house, post office, theater, hardware store.

(6) Restaurant uses: Sit-down restaurants including indoor, outdoor and sidewalk cafes; coffee shops, sandwich shops, except that no fast-food shall be permitted unless approved by the town council. A fast-food restaurant is defined as an establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building, in cars on the premises, or off the premises.

(7) Notwithstanding the foregoing, 100 percent of the ground floor space of any newly developed building or land facing Kane Concourse shall be used for the purposes set forth above excluding business and professional offices, including but not limited to physicians, attorneys, real estate offices, medical offices and clinics and stock and commodity broker offices. As used in this subsection, "newly developed" shall mean buildings constructed on vacant land or demolition of any existing building and subsequent construction of a new building. For existing buildings, at least 75 percent of the ground floor space facing Kane Concourse shall be used for the purposes set forth above excluding the above referenced office uses. For existing buildings with two or fewer ground floor uses, at least 50 percent of the ground floor space shall be used or the purposes set forth above excluding the above referenced office uses. If an existing nonconforming use vacates a ground floor space for more than 180 days, any future use shall conform to the use provisions herein.

(8) Religious institutions provided any such use is located on the second floor or higher floors of buildings.

(9) Private clubs, but only upon specific approval at a public hearing and permit from the town council. The applicant shall demonstrate compliance with subection (8.1)(c)1., 2. and 3. herein.

(10) Hotels and customary accessory uses, including but not limited to, restaurants, bars, swimming pools, spas and other recreational facilities, and meeting facilities. This shall include the ability of a private school to operate a facility as part of hospitality education, provided the school is open to the general public.

(11) Duly licensed home occupations are permitted subject to the requirements of the Town Code for those uses.

(12) Convention organization services; community centers; show and film direction or production; import/export services; interior design; internet sales and service; municipal offices, parking facilities and related functions; parking of motor vehicles as accessory uses; valet parking services if approved by the town council.

(13) Dry cleaning pick-up and delivery, provided no on-site dry cleaning occurs; tailors, clothing alterations.

(14) Other similar uses as may be permitted by the town council, provided that such uses are compatible with and do not adversely affect the character of the district.

(15) Activities occurring on the rooftop of the building shall be subject to the following restrictions:

(a) Uses and facilities shall be limited to recreational facilities for the building tenants, such as jogging/walking paths, swimming pool and/or spa, sun decks, seating areas, food preparation and/or serving areas (barbecue grill/sink/storage) and similar facilities.

(b) Passive recreational activities, such as jogging, walking, conversation, eating, meditation, and similar passive recreational activities shall be

permitted, provided no such rooftop activities shall occur prior to 8:00 a.m. or after 11:00 p.m. from Sunday through Thursday, and prior to 8:00 a.m. or after 12:00 a.m. (midnight) on Friday and Saturday.

(c) No commercial business activities shall operate on the building rooftop, unless specifically approved by the town council at an advertised public meeting. A commercial business is defined as one holding a valid town business tax receipt (formerly known as occupational license) or certificate of use.

(d) All electrical loudspeakers, amplifiers or musical instruments shall limit sound emission for background music or entertainment purposes, regardless of whether it is "live" or recorded. Such sound emissions shall not exceed 70 decibels at any time at its source, in accordance with the town's noise ordinance (article II of chapter 12).

(e) Certain limited events and/or functions such as charity events, fundraising receptions, cocktail parties and the like may be permitted for the building owner or tenants, their guests and invitees, if approved in writing by the town manager, prior to the event and/or function occurring. All such requests shall be submitted to the town manager's office, on a form provided by the town, at least 24 hours in advance of the event/function, except that the town manager may approve, but is not required to approve, an event/function on short-term notice based on special circumstances. At a minimum, the application form information shall include:

1. The name, address, telephone number and e-mail address of the tenant/sponsor;
2. The name, address, telephone number, e-mail address and signature of the building/property owner and any designated property manager;
3. The estimated number of persons attending;
4. A description of the purpose of the event/function;
5. The hours of the event/function;
6. A description of any planned beverage/food or entertainment; and
7. An off-street parking plan to accommodate the attendees (if required).

(f) All events and/or functions must be sponsored or hosted by the building owner or a building tenant, with the building owner's written consent. The building owner shall sign the town's request form or submit a separate written consent letter to the town with the request. No such limited rooftop event/function activities shall occur prior to 9:00 a.m. or after 11:00 p.m. on Sunday through Thursday and prior to 6:00 p.m. or after 12:00 a.m. (midnight) on Friday or Saturday.

(g) No bright lights, globes, strobes or flashing lights shall be permitted.

(h) The town reserves the right to order that any activities causing a nuisance be altered immediately to comply with Town Code provisions, or to close any activity immediately that is deemed to be in violation of this criteria that negatively affects properties both within the town and within adjoining communities.

(i) Should these land development regulations conflict with any previously approved limitations for rooftop uses, the provisions set forth herein shall take precedence.

Prohibited uses. In the B-1 business district, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed, or structurally altered which is designed, arranged, or intended to be used or occupied for any of the following uses: Thrift shops or stores selling secondhand merchandise; pawn stores, gas stations; tattoo parlors or body piercing; check cashing stores; psychic or fortune tellers; flea markets; adult entertainment establishments; shops or stores selling dogs and cats; any use not specifically listed, unless permitted by the town council. Notwithstanding the above, bona fide antique or vintage stores selling clothing, accessories, jewelry and furnishings may be permitted by the town council so long as such stores are compatible with and do not adversely affect the character of the district. Antique and vintage sale items, as opposed to thrift or secondhand stores, are characterized as items from earlier periods of time. By way of example (in 2011), vintage items are typically from the time period prior to 1980 and antique items are typically from the time period prior to 1920 having some intrinsic value.

(Ord. No. 108, § 5, 6-10-57; Ord. No. 125, § 1, 1-12-59; Ord. No. 287, § 1, 1-13-75; Ord. No. 699, § 1, 3-11-02; Ord. No. 747, § 3, 8-16-04; Ord. No. 794, § 1, 4-10-06; Ord. No. 7997, § 1(Exh. A), 7-10-06; Ord. No. 893, § 1(Exh. A), 11-9-09; Ord. No. 915, § 1(Exh. A), 8-8-2011; Ord. No. 931, § 1(Exh. A), 3-12-2012; Ord. No. 963, § 1(Exh. A), 4-7-14;Ord. No. 1002, § 1(Exh. A), 11-14-16; Ord. No. 1003, § 1(Exh. A), 11-14-16)

TOWN OF BAY HARBOR ISLANDS

B-1 BUSINESS DISTRICT – EXISTING ROOFTOP USE REGUALTIONS
*PER SEC. 23-21(c)(1) APPLIES TO LOTS 1 & 2 OF BLOCK 1 - GATEWAY DISTRICT
JULY 2022

Sec. 23-5. - Use regulations, B-1 Business district.

Intent. The purpose of the district is to provide appropriate land development regulations for the business/mixed-use properties on the eastern island of the town. The lots abut the Kane Concourse, the main roadway within the town. This area is the most urban in form with higher intensity development, narrow setbacks, on-street and/or garage parking facilities. The district regulations provide guidelines to encourage desired land uses such as restaurants and retail shops at street grade with other uses, including residential uses, above or behind the Kane Concourse frontage uses.

Permitted uses. In the B-1 business district, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed, or structurally altered which is designed, arranged, or intended to be used or occupied for any purpose, excepting for one or more of the following uses:

(15) Activities occurring on the rooftop of the building shall be subject to the following restrictions:

(a) Uses and facilities shall be limited to recreational facilities for the building tenants, such as jogging/walking paths, swimming pool and/or spa, sun decks, seating areas, food preparation and/or serving areas (barbecue grill/sink/storage) and similar facilities.

(b) Passive recreational activities, such as jogging, walking, conversation, eating, meditation, and similar passive recreational activities shall be permitted, provided no such rooftop activities shall occur prior to 8:00 a.m. or after 11:00 p.m. from Sunday through Thursday, and prior to 8:00 a.m. or after 12:00 a.m. (midnight) on Friday and Saturday.

(c) No commercial business activities shall operate on the building rooftop, unless specifically approved by the town council at an advertised public meeting. A commercial business is defined as one holding a valid town business tax receipt (formerly known as occupational license) or certificate of use.

(d) All electrical loudspeakers, amplifiers or musical instruments shall limit sound emission for background music or entertainment purposes, regardless of whether it is "live" or recorded. Such sound emissions shall not exceed 70 decibels at any time at its source, in accordance with the town's noise ordinance (article II of chapter 12).

(e) Certain limited events and/or functions such as charity events, fundraising receptions, cocktail parties and the like may be permitted for the building owner or tenants, their guests and invitees, if approved in writing by the town manager, prior to the event and/or function occurring. All such requests shall be submitted to the town manager's office, on a form provided by the town, at least 24 hours in advance of the event/function, except that the town manager may approve, but is not required to approve, an event/function on short-term notice based on special circumstances. At a minimum, the application form information shall include:

1. The name, address, telephone number and e-mail address of the tenant / sponsor;

2. The name, address, telephone number, e-mail address and signature of the building/property owner and any designated property manager;

3. The estimated number of persons attending;

4. A description of the purpose of the event/function;

5. The hours of the event / function;

6. A description of any planned beverage / food or entertainment; and

7. An off-street parking plan to accommodate the attendees (if required).

(f) All events and/or functions must be sponsored or hosted by the building owner or a building tenant, with the building owner's written consent. The building owner shall sign the town's request form or submit a separate written consent letter to the town with the request. No such limited rooftop event/function activities shall occur prior to 9:00 a.m. or after 11:00 p.m. on Sunday through Thursday and prior to 6:00 p.m. or after 12:00 a.m. (midnight) on Friday or Saturday.

(g) No bright lights, globes, strobes or flashing lights shall be permitted.

(h) The town reserves the right to order that any activities causing a nuisance be altered immediately to comply with Town Code provisions, or to close any activity immediately that is deemed to be in violation of this criteria that negatively affects properties both within the town and within adjoining communities.

(i) Should these land development regulations conflict with any previously approved limitations for rooftop uses, the provisions set forth herein shall take precedence.

RESOLUTION NO. 2119

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE GATEWAY ZONING SITE DEVELOPMENT PLAN APPLICATION FOR THE ONE KANE CONCOURSE PROJECT.

WHEREAS, on October 11, 2016, One Kane Concourse, LLC (hereinafter the "Applicant"), filed a revised site plan for a property on Lots 1 and 2 zoned Gateway. Applicant's site plan requests approval for a commercial building, consisting of six (6) stories and two (2) levels of below grade parking located thereupon at 9551 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

> Lots 1 & 2 of Block 1 "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida;

(hereinafter the "Project" or "Site Plan"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on January 18, 2017, the Town's Planning and Zoning Board, after Notice of the Public Meeting was properly provided, approved the Site Plan, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth in Resolution No. 2112.

WHEREAS, on February 2, 2017, Applicant filed an Application for Gateway Zoning Site Plan Approval pursuant to the requirements set forth in Section 23-21(i) of the Code, along with a traffic study, as requested by the Town Manager ("Gateway Application").

WHEREAS, on April 19, 2017, the Town Council, after Notice of the Public Meeting was properly provided, approved the Gateway Application and Site Plan pursuant to Section 23-21(g) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Findings. The Town Council finds that the Applicant has met its burden of proof. The Gateway Application and the Site Plan are consistent with the criteria set forth in Section of 23-21(g)(1) through (7) of the Code. Specifically, the Town Council finds that:

   a. The Site Plan complies with the standards contained in 23-21(g);

   b. The Application will have a favorable effect on the economy of the Town;

   c. The Application will not generate or result in excessive noise or traffic congestion;

d. The Application will not cause an undue or excessive burden on public facilities which have been constructed or which are planned and budgeted for construction;

e. The Application will not cause excessive overcrowding or concentration of people or population;

f. The Application will be compatible with the surrounding area and its development in scale; and

g. The Application is a reasonable use of property and results in a public benefit.

The Town Council therefore approves the Application and Site Plan dated October 11, 2016, pursuant to Section 21-21(g) of the Code, subject to the below conditions.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4 Conditions of Approval.

A. This approval is based on the Gateway Application and Site Plan dated October 11, 2016 that was approved by the Planning and Zoning Board on January 18, 2017, and incorporates conditions A-D, F-G, and I-J set forth in Resolution No. 2112. Any modifications thereto shall require separate approvals from either staff, the Planning and Zoning Board, or the Town Council as specified in the Code.

B. Applicant shall have one (1) year to submit a building permit. Any request for an extension shall come before the Town Council, regardless of any other legal basis available for an extension.

C. The building shall be LEED certified.

D. Applicant shall not demolish the existing building until it receives a building permit.

E. The First floor shall have a restaurant or non professional office use, unless otherwise approved by the Town Council.

F. Applicant shall have an adequate amount of valet attendants at all times, and subject to the requirements of the Town Manager.

G. All conditions shall constitute covenants running with the land and shall be obligations of the present and all future owners of the building.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6 This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 19th day of April, 2017.

TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS

By: _____
Jordan Leonard, Mayor

ATTEST:

_____
Marlene Siegel, Town Clerk

APPROVED AS TO FORM:

_____
Frank C. Simons, Esq., Assistant Town Attorney

RESOLUTION NO. 2112

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR THE ONE KANE CONCOURSE PROJECT.

WHEREAS, on October 11, 2016, One Kane Concourse, LLC (hereinafter the "Applicant"), filed a revised site plan for a property on Lots 1 and 2 zoned Gateway. Applicant's site plan requests approval for a commercial building, consisting of six (6) stories and two (2) levels of below grade parking located thereupon at 9551 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

> Lots 1 & 2 of Block 1 "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida;

(hereinafter the "Project" or "Site Plan"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on January 18, 2017, the Town's Planning and Zoning Board, after Notice of the Public Meeting was properly provided, approved the Site Plan, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Finding. The Planning and Zoning Board finds that the Site Plan is consistent with the criteria set forth in Section of 5-23.1 of the Code and approves the Site Plan dated October 11, 2016, subject to the below conditions for approval.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. Conditions of Approval.

   A. This approval is based on the Site Plan, dated October 11, 2016. Any modifications thereto shall require separate approvals from either staff, the Planning and Zoning Board, or the Town Council as specified in the Code.

   B. A Unity of Title acceptable to the Town Attorney's Office shall be recorded prior to the issuance of building permits.

C. When the Miami-Dade Fire Department formally reviews the Project, if any material site design changes are required, a re-approval of the Site Plan shall be required by staff, the Planning and Zoning Board, or the Town Council, as specified in the Code.

D. The existing overhead power lines shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant. If undergrounding is not permitted by FPL prior to the issuance of a certificate of occupancy, Applicant shall install electric service entrance facilities to accommodate an underground service lateral pursuant to Section 18-22 of the Code.

E. Applicant shall submit final working plans within 365 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the Site Plan, except and unless this Resolution is extended pursuant to the Code or other valid extension as prescribed by Florida law.

F. Prior to the issuance of a building permit, Applicant shall pay all required impact fees including, but not limited to, those payable to the Town, County, and School Board.

G. All prior Site Plan approvals for Lots 1 and 2, including Resolution 1121-A, are hereby revoked.

H. This Site Plan approval is subject to the Town Council's approval of the Applicant's Gateway application.

I. The space on the first floor of the Site Plan designated as the restaurant, (approximately 5,298 square feet (indoor) and 745 square feet (outdoor)), may only operate the restaurant during the hours of 6:00 p.m. and 2:00 a.m., pursuant to Section 23-24(e) of the Code. If Applicant seeks to operate the restaurant earlier than 6:00 p.m., Applicant shall provide additional parking as required by the Code.

J. The roof recreational area shall be for the use of tenants and their invited guests only. The roof recreational area shall not have any table service from the restaurant. No live music or amplified recorded music shall be played on the roof recreational area in a manner that is inconsistent with the Town's noise ordinances, as it may be amended. Use of the roof recreational area shall close at a time that shall be determined by the Town Council or the Town Manager.

5. **Severability**. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 17th day of January, 2017.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Steven Hurwitz, Chair Person

ATTEST:

_____
Marlene M. Siegel, Town Clerk

APPROVED AS TO FORM:

_____
Frank C. Simone, Esq., Assistant Town Attorney

RESOLUTION NO. 2112

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR THE ONE KANE CONCOURSE PROJECT.

WHEREAS, on October 11, 2016, One Kane Concourse, LLC (hereinafter the "Applicant"), filed a revised site plan for a property on Lots 1 and 2 zoned Gateway. Applicant's site plan requests approval for a commercial building, consisting of six (6) stories and two (2) levels of below grade parking located thereupon at 9551 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

> Lots 1 & 2 of Block 1 "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida;
>
> (hereinafter the "Project" or "Site Plan"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on January 18, 2017, the Town's Planning and Zoning Board, after Notice of the Public Meeting was properly provided, approved the Site Plan, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. **Recitals**. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. **Finding**. The Planning and Zoning Board finds that the Site Plan is consistent with the criteria set forth in Section of 5-23.1 of the Code and approves the Site Plan dated October 11, 2016, subject to the below conditions for approval.

3. **Effective Date.** This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. **Conditions of Approval.**

   A. This approval is based on the Site Plan, dated October 11, 2016. Any modifications thereto shall require separate approvals from either staff, the Planning and Zoning Board, or the Town Council as specified in the Code.

   B. A Unity of Title acceptable to the Town Attorney's Office shall be recorded prior to the issuance of building permits.

C. When the Miami-Dade Fire Department formally reviews the Project, if any material site design changes are required, a re-approval of the Site Plan shall be required by staff, the Planning and Zoning Board, or the Town Council, as specified in the Code.

D. The existing overhead power lines shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant. If undergrounding is not permitted by FPL prior to the issuance of a certificate of occupancy, Applicant shall install electric service entrance facilities to accommodate an underground service lateral pursuant to Section 18-22 of the Code.

E. Applicant shall submit final working plans within 365 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the Site Plan, except and unless this Resolution is extended pursuant to the Code or other valid extension as prescribed by Florida law.

F. Prior to the issuance of a building permit, Applicant shall pay all required impact fees including, but not limited to, those payable to the Town, County, and School Board.

G. All prior Site Plan approvals for Lots 1 and 2, including Resolution 1121-A, are hereby revoked.

H. This Site Plan approval is subject to the Town Council's approval of the Applicant's Gateway application.

I. The space on the first floor of the Site Plan designated as the restaurant, (approximately 5,298 square feet (indoor) and 745 square feet (outdoor)), may only operate the restaurant during the hours of 6:00 p.m. and 2:00 a.m., pursuant to Section 23-24(e) of the Code. If Applicant seeks to operate the restaurant earlier than 6:00 p.m., Applicant shall provide additional parking as required by the Code.

J. The roof recreational area shall be for the use of tenants and their invited guests only. The roof recreational area shall not have any table service from the restaurant. No live music or amplified recorded music shall be played on the roof recreational area in a manner that is inconsistent with the Town's noise ordinances, as it may be amended. Use of the roof recreational area shall close at a time that shall be determined by the Town Council or the Town Manager.

5. **Severability**. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 17th day of January, 2017.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Steven Hurwitz, Chair Person

ATTEST:

_____
Marlene M. Siegel, Town Clerk

APPROVED AS TO FORM:

_____
Frank C. Simone, Esq., Assistant Town Attorney

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA HAND-DELIVERY & ELECTRONIC MAIL

July 26, 2022

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: Site Development Plan Modification for One Kane Concourse at Property Located at 9551 East Bay Harbor Drive, Bay Harbor Islands, FL

Dear Ms. Lasday,

Our law firm represents One Kane Concourse, LLC (the "Applicant"). The Applicant owns the property located at 9551 East Bay Harbor Drive, Bay Harbor Islands (the "Property"). The Property is a waterfront lot located on the east side of East Bay Harbor Drive between 95th and 96th Streets and is zoned Gateway. The Applicant previously received approval to develop a commercial building, consisting of six (6) stories and two (2) levels of below grade parking (the "Previously Approved Project") at the prominent entry to the Town from the east. The purpose of this letter is to request minor site plan development modifications from the Design Review Board (formerly known as the Planning and Zoning Board) and Town Council for the Applicant's currently proposed development (the "Project"), specifically to improve the overall design for the office and restaurant uses.

Development Approvals. On January 17, 2017, the Planning and Zoning Board approved the Previously Approved Project with conditions through Resolution No. 2112. See Exhibit A – Resolution No. 2112. Since the Property is within the Gateway zoning district, and pursuant to Town Code Section 23-21(d), on April 19, 2017, the Applicant also sought and obtained approval from the Town Council through Resolution No. 2119. See Exhibit B – Resolution No. 2119. The Applicant is presently processing that collective approval through Building Permit No. BP2016-35.

Last year, the Town adopted Ordinance No. 1060 to allow improvements for restaurant uses at ground level and on the roof top, as well as allow a larger porte-cochere (the "2021 Ordinance"). See Exhibit C – Ordinance No. 1060. The present modifications, discussed further below, seek to modify the prior approval to add the elements allowed by the 2021 Ordinance, as well as a few minor modifications, subject to approval through the public hearing process.

Recently, on June 29, 2022, the Town also adopted an ordinance providing regulations to allow and regulate balconies in the Gateway zoning district (the "2022 Ordinance"). See Exhibit D – Proposed Balcony Ordinance. Specifically, the 2022 Ordinance allows balconies to project into the minimum street frontages and rear yard areas by up to four (4) feet. Additionally, balconies may project into the minimum interior side yard areas by up to two (2) feet. The current proposed modifications seek to modify the prior approval by incorporating an extended balcony around the perimeter of the upper floors, in accordance with the 2022 Ordinance.

Proposed Modifications. The Applicant proposes a few modifications that will improve the overall design, allow for more outdoor use by office tenants that meets today's market demand, and provide improved indoor and outdoor dining areas, including weatherproofing on ground floor and rooftop to ensure a high-quality restaurant experience. Notably, the Applicant's design maintains the same building height and massing as previously approved and will remain compatible to the surrounding area.

2021 Ordinance. The Applicant has taken a comprehensive review of the 2021 Ordinance and incorporated the newly allowed improvements to the Project. Specifically, the Applicant wishes to modify the Previously Approved Project by including improvements to the ground floor, second floor, and roof level. With regard to the ground floor, the 2021 Ordinance allows for a ground level restaurant to "extend an enclosed air-conditioned building area closer toward Kane Concourse, but it shall not extend farther than ten (10) feet from the Kane Concourse right-of-way line." Here, the Applicant proposes to add an enclosed air-conditioned space for the restaurant at the north side with a 10' setback and transparent side. The 2021 Ordinance also allows covering and weather protection barriers for restaurant seating areas at the rear and the Applicant provides such elements at the rear. Due to these improvements, the Applicant is relocating the stairs for access to and from the dock and the restaurant seating area.

For better protection at the front drop-off area, the 2021 Ordinance states that "an extended structure covering a drop-off / lobby area may be permitted if approved as part of the site plan." Accordingly, the Applicant also proposes to extend the canopy covering of the porte-cochere encompassing the front drop-off/pick-up/lobby areas.

2022 Ordinance. Moreover, the 2022 Ordinance now permits the extension of balconies into the front, rear and side yard areas. As a result, the Applicant proposes to replace the approved architectural fins with cantilever balconies along all façades, including behind the porte cochere. These balconies feature glass railing that will complement the façades and streamline the design of the building and allow use of the outdoors by office tenants that is desired in the age of Covid-19.

FPL Requirements. Due to compliance with FPL requirements, the Applicant needs to change the location of the FPL transformer from the front yard to inside the southwest corner of the building, and to relocate the emergency generator from the first level to an enclosed structure on the roof.

Rooftop. At the roof level, the Applicant proposes adjustments in shade structures and supporting columns, whereby all columns will be located at a minimum of 15' from building edges. As allowed by the 2021 Ordinance, the shade structures will have weather protection barriers. As mentioned above, the required interior FPL vault room results in the emergency generators being relocated to an enclosure on the roof. Notably, the design adds landscaped planters along the perimeter to beautify the area and soften the scale of the building.

Modified Restaurant Use. In addition to the restaurant use at the ground level, the Applicant proposes to extend the restaurant use to include the rooftop. The Applicant also seeks to revise the restaurant hours of operation to include lunch, in addition to the previously approved dinner hours. Specifically, the Applicant seeks to operate the restaurant during the lunch hours between 11:00 am to 4:00 pm, as well as operate during the dinner hours as previously approved from 6:00 pm to 2:00 am. The lunchtime operation of the restaurant would stop at 4:00 pm to begin preparation for dinner.

Importantly, the proposed modifications to the restaurant use are accompanied by requests to modify certain approved conditions. See again Exhibits A and B. First, the Applicant proposes to modify Condition I and Condition J of Resolution No. 2112 to reflect the requested hours of operation and rooftop restaurant use. Presently, the conditions are as follows:

> **I. The space on the first floor of the Site Plan designated as the restaurant, (approximately 5,298 square feet (indoor) and 745 square feet (outdoor)), may only operate the restaurant during the hours of 6:00 p.m. and 2:00 a.m., pursuant to Section 23-24(e) of the Code. If Applicant seeks to operate the restaurant earlier than 6:00 p.m., Applicant shall provide additional parking as required by the Code.**

J. The roof recreational area shall be for the use of tenants and their invited guests only. The roof recreational area shall not have any table service from the restaurant. No live music or amplified recorded music shall be played on the roof recreational area in a manner that is inconsistent with the Town's noise ordinances, as it may be amended. Use of the roof recreational area shall close at a time that shall be determined by the Town Council or the Town Manager.

Accordingly, the Applicant requests that Condition I and Condition J of Resolution No. 2112 be modified as follows:

I. The space on the first floor of the Site Plan designated as the restaurant, ~~(approximately 5,298 square feet (indoor) and 745 square feet (outdoor)),~~ may ~~only~~ operate the restaurant during the hours of 11:00 am and 4:00 pm and again from 6:00 p.m. and 2:00 a.m., pursuant to Section 23-24(e) of the Code. ~~If~~ Since the Applicant seeks to operate the restaurant earlier than 6:00 p.m., Applicant shall provide additional parking, and/or pay into the parking trust, as required by the Code.

J. ~~The roof recreational area shall be for the use of tenants and their invited guests only.~~ The rooftop ~~recreational area~~ shall ~~not have any~~ be permitted table service from the ground floor restaurant. No live music or amplified recorded music shall be played on the roof recreational area in a manner that is inconsistent with Section 23-5(15)(d) or the Town's noise ordinances, as ~~it~~ they may be amended. Use of the rooftop restaurant ~~recreational~~ area shall close at ~~a time that shall be determined by the Town Council or the Town Manager~~ 11:00 pm Monday through Thursday and 12:00 am midnight Friday and Saturday and holidays.

Second, the Applicant wishes to modify Condition E of Resolution No. 2119 to include the restaurant use on the rooftop. Thus, the Applicant seeks to modify Condition E from the following present language:

E. The First floor shall have a restaurant or non professional office use, unless otherwise approved by the Town Council.

Accordingly, the Applicant wishes to modify the above condition to state the following:

> **E. The First floor shall have a restaurant or non professional office use, unless otherwise approved by the Town Council, and the rooftop shall be permitted restaurant use.**

The Applicant also understands that the proposed extended hours of operation will now require the development to comply with off-street parking requirements. The Applicant is conducting a parking analysis to address parking needs and will consider providing additional parking and/or paying into the parking trust.

Summary. The proposed changes to One Kane Concourse improve the original well-designed project and create a signature Gateway development that will be even more compatible with the surrounding area in both scale and appearance. The submitted plans are consistent with the Gateway regulations and are in alignment with the approved code amendments.

We look forward to your favorable recommendation and both the Design Review Board's and Town Council's approval of this application. Should you have any questions or wish to discuss further you can reach me at 305-377-6236.

Sincerely,

Matthew Amster

Attachments

cc: Michael Miller, Town Planner
Mike Mesa, Building Official
Maritza Haro, Esq.
Shakeyla Flores, Esq.

EXHIBIT A

RESOLUTION NO. 2112

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR THE ONE KANE CONCOURSE PROJECT.

WHEREAS, on October 11, 2016, One Kane Concourse, LLC (hereinafter the "Applicant"), filed a revised site plan for a property on Lots 1 and 2 zoned Gateway. Applicant's site plan requests approval for a commercial building, consisting of six (6) stories and two (2) levels of below grade parking located thereupon at 9551 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

> Lots 1 & 2 of Block 1 "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida;

(hereinafter the "Project" or "Site Plan"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on January 18, 2017, the Town's Planning and Zoning Board, after Notice of the Public Meeting was properly provided, approved the Site Plan, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. **Recitals**. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. **Finding**. The Planning and Zoning Board finds that the Site Plan is consistent with the criteria set forth in Section of 5-23.1 of the Code and approves the Site Plan dated October 11, 2016, subject to the below conditions for approval.

3. **Effective Date**. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. **Conditions of Approval**.

   A. This approval is based on the Site Plan, dated October 11, 2016. Any modifications thereto shall require separate approvals from either staff, the Planning and Zoning Board, or the Town Council as specified in the Code.

   B. A Unity of Title acceptable to the Town Attorney's Office shall be recorded prior to the issuance of building permits.

C. When the Miami-Dade Fire Department formally reviews the Project, if any material site design changes are required, a re-approval of the Site Plan shall be required by staff, the Planning and Zoning Board, or the Town Council, as specified in the Code.

D. The existing overhead power lines shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant. If undergrounding is not permitted by FPL prior to the issuance of a certificate of occupancy, Applicant shall install electric service entrance facilities to accommodate an underground service lateral pursuant to Section 18-22 of the Code.

E. Applicant shall submit final working plans within 365 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the Site Plan, except and unless this Resolution is extended pursuant to the Code or other valid extension as prescribed by Florida law.

F. Prior to the issuance of a building permit, Applicant shall pay all required impact fees including, but not limited to, those payable to the Town, County, and School Board.

G. All prior Site Plan approvals for Lots 1 and 2, including Resolution 1121-A, are hereby revoked.

H. This Site Plan approval is subject to the Town Council's approval of the Applicant's Gateway application.

I. The space on the first floor of the Site Plan designated as the restaurant, (approximately 5,298 square feet (indoor) and 745 square feet (outdoor)), may only operate the restaurant during the hours of 6:00 p.m. and 2:00 a.m., pursuant to Section 23-24(e) of the Code. If Applicant seeks to operate the restaurant earlier than 6:00 p.m., Applicant shall provide additional parking as required by the Code.

J. The roof recreational area shall be for the use of tenants and their invited guests only. The roof recreational area shall not have any table service from the restaurant. No live music or amplified recorded music shall be played on the roof recreational area in a manner that is inconsistent with the Town's noise ordinances, as it may be amended. Use of the roof recreational area shall close at a time that shall be determined by the Town Council or the Town Manager.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 17th day of January, 2017.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Steven Hurwitz, Chair Person

ATTEST:

_____
Marlene M. Siegel, Town Clerk

APPROVED AS TO FORM:

_____
Frank C. Simone, Esq., Assistant Town Attorney

EXHIBIT B

RESOLUTION NO. 2119

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE GATEWAY ZONING SITE DEVELOPMENT PLAN APPLICATION FOR THE ONE KANE CONCOURSE PROJECT.

WHEREAS, on October 11, 2016, One Kane Concourse, LLC (hereinafter the "Applicant"), filed a revised site plan for a property on Lots 1 and 2 zoned Gateway. Applicant's site plan requests approval for a commercial building, consisting of six (6) stories and two (2) levels of below grade parking located thereupon at 9551 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

> Lots 1 & 2 of Block 1 "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida;

(hereinafter the "Project" or "Site Plan"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on January 18, 2017, the Town's Planning and Zoning Board, after Notice of the Public Meeting was properly provided, approved the Site Plan, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth in Resolution No. 2112.

WHEREAS, on February 2, 2017, Applicant filed an Application for Gateway Zoning Site Plan Approval pursuant to the requirements set forth in Section 23-21(i) of the Code, along with a traffic study, as requested by the Town Manager ("Gateway Application").

WHEREAS, on April 19, 2017, the Town Council, after Notice of the Public Meeting was properly provided, approved the Gateway Application and Site Plan pursuant to Section 23-21(g) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Findings. The Town Council finds that the Applicant has met its burden of proof. The Gateway Application and the Site Plan are consistent with the criteria set forth in Section of 23-21(g)(1) through (7) of the Code. Specifically, the Town Council finds that:

   a. The Site Plan complies with the standards contained in 23-21(g);

   b. The Application will have a favorable effect on the economy of the Town;

   c. The Application will not generate or result in excessive noise or traffic congestion;

d. The Application will not cause an undue or excessive burden on public facilities which have been constructed or which are planned and budgeted for construction;

e. The Application will not cause excessive overcrowding or concentration of people or population;

f. The Application will be compatible with the surrounding area and its development in scale; and

g. The Application is a reasonable use of property and results in a public benefit.

The Town Council therefore approves the Application and Site Plan dated October 11, 2016, pursuant to Section 21-21(g) of the Code, subject to the below conditions.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. Conditions of Approval.

A. This approval is based on the Gateway Application and Site Plan dated October 11, 2016 that was approved by the Planning and Zoning Board on January 18, 2017, and incorporates conditions A-D, F-G, and I-J set forth in Resolution No. 2112. Any modifications thereto shall require separate approvals from either staff, the Planning and Zoning Board, or the Town Council as specified in the Code.

B. Applicant shall have one (1) year to submit a building permit. Any request for an extension shall come before the Town Council, regardless of any other legal basis available for an extension.

C. The building shall be LEED certified.

D. Applicant shall not demolish the existing building until it receives a building permit.

E. The first floor shall have a restaurant or non professional office use, unless otherwise approved by the Town Council.

F. Applicant shall have an adequate amount of valet attendants at all times, and subject to the requirements of the Town Manager.

G. All conditions shall constitute covenants running with the land and shall be obligations of the present and all future owners of the building.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 19th day of April, 2017.

TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS

By: _____
Jordan Leonard, Mayor

ATTEST:

_____
Marlene Siegel, Town Clerk

APPROVED AS TO FORM:

_____
Frank C. Simone, Esq., Assistant Town Attorney

EXHIBIT C

ORDINANCE NO. 1060

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S ZONING AND PLANNING CODE TO MODIFY THE GATEWAY (G) ZONING DISTRICT, AMENDING SECTION 23-21(e) OF THE CODE OF ORDINANCES TO MODIFY THE KANE CONCOURSE SETBACK REQUIREMENTS FOR GROUND LEVEL RESTAURANTS AND CERTAIN WEATHERIZATION, PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Bay Harbor Islands adopted the first Zoning and Planning Code for the community in June 1957; and

WHEREAS, the Town Council periodically studies various land development trends and issues and amends the Zoning and Planning Code accordingly; and

WHEREAS, the Town's 1995 Evaluation and Appraisal Report (EAR) of the adopted Comprehensive Plan concluded that the Town should consider strategies to encourage the re-development of lands on the eastern island of the Town; and

WHEREAS, the Town subsequently retained the services of several urban planning professionals to study land development activities and land development regulations and recommend strategies and Code modifications to address identified problems; and

WHEREAS, one of the primary land development issues identified by the urban planning professionals are the so-called "Gateway" properties, being those properties abutting the Kane Concourse at the bridges to the Town's eastern island; and

WHEREAS, the Town's Comprehensive Plan identifies the need to address the "Gateway" properties by studying the land areas and considering special land development regulations for these strategic properties; and

WHEREAS, the Town Council amended the Town's Zoning and Planning Code in 2004 to create a Gateway "G" Zoning District and has occasionally updated certain provisions of the district regulations; and

WHEREAS, the Gateway "G" District regulations have proven to be a successful zoning tool for the Town to guide desired development scale, form and urban design for 3 of 4 gateway sites including two hotels and commercial complex to date; and

WHEREAS, the Town has been approached to consider modifying certain regulations for the commercial gateway site to facilitate desired tenant operations; and

WHEREAS, a meeting was held before the Local Planning Agency for the Town to review the proposed modifications to the Town's Zoning and Planning Code; and

WHEREAS, the Town Council held duly advertised public hearings to consider the proposed modifications to the Town's Zoning and Planning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:

Section 1: That the Town of Bay Harbor Islands Zoning and Planning Code is hereby amended to modify provisions in Section 23-21, the Gateway "G" Zoning District to address the unique attributes of the subject sites which provide for a method for the Town to consider land development applications, as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

Section 2: That is any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 3: That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections

of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on First Reading this 10th day of March, 2021.

PASSED on Second Reading this 9th day of June, 2021.

JOSHUA FULLER
Mayor

ATTEST:

ALBA CHANG, CMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

SPECIAL COUNSEL
GENOVESE JOBLOVE & BATTISTA, P.A.
By: ALFREDO L. GONZALEZ

Exhibit "A"

Amendments to the Town of Bay Harbor Islands Zoning and Planning Code

Sec. 23-21. Gateway (G) Zoning District.

(a) *Purpose and intent.* The purpose and intent of the Gateway (G) District is to create a set of design standards for the properties at the entrances to the eastern island of the Town that are to scale with the established and desired urban form and compatible with the Town's desire to have a substantial and elegant pedestrian promenade along the Kane Concourse roadway frontage; to establish a living and working environment that are responsive to the needs of the Town's inhabitants; to provide flexibility in planning, design and development; to encourage innovative approaches to the design of the properties; to provide efficient use of land; to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in construction and development technology; and to promote the public health, safety and general welfare of the town.

(b) *Location of District.* The Gateway District is applicable to the following properties: Lot 1 and 2 of Block 1; Lot 1 of Block 2; Lot 32 of Block 3; and Lot 37 of Block 4.

(c) *Permitted Uses.* In the Gateway District, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose, excepting for one (1) or more of the following uses:

1) For Lots 1 and 2 of Block 1 – those uses listed in Section 23-5 of the Town's Code.

2) For all other Lots referenced in subsection (b) above – those uses listed in Section 23-4 of the Town Code.

(d) *Town Approval.* The property shall be planned and developed according to detailed plans including site plans, floor plans, phasing plans and elevations showing all proposed development on the property as approved by the Town Council.

(e) *Building Setbacks, Building Height and Maximum Density.*

1) Kane Concourse - All properties shall have a building setback of not less than twenty (20) feet from the Kane Concourse right-of-way line. In addition, for any structure over twenty-five (25) feet in height, the setback shall be increased one (1) foot for each two (2) feet of building height for that portion of the building over 25 feet in height. A pedestal underground parking structure with no more than five (5) feet of the structure above grade (not including an inclined bridge) but completely opaque to the adjoining roadway by earthen berms and landscaping may encroach into the above building setback, but in no case less than fifteen (15) feet from the Kane Concourse right-of-way. Notwithstanding the above provision, a pedestal parking structure may be constructed within the above setback area to the Kane Concourse right-of-way

line for Lot 1 in Block 1 and Lot 37 in Block 4 adjoining the bridge rising eastward towards and across the Indian Creek Waterway, provided that any such development shall provide for a continuous pedestrian environment at least thirty (30) feet in width, including the sidewalk on the bridge, and continuing flush into the adjoining property appearing as a continuous plaza on the roof of a parking garage and tapered to be not visible toward East Bay Harbor Drive, except as otherwise allowed below. The area must appear as a common open plaza with both visual and physical access to the waterway as approved by the Town. Also, notwithstanding the above provision, a ground level restaurant may extend an enclosed air-conditioned building area closer toward Kane Concourse, but it shall not extend farther than ten (10) feet from the Kane Concourse right-of-way line. Any such ground level restaurant building extension may have a solid covered roof, but the exterior façade shall be primarily transparent (fixed or retractable glass / other clear weather barrier). An indemnification and hold-harmless agreement shall be required for any such extension in a form acceptable to the Town Attorney.

2) East Bay Harbor Drive / West Bay Harbor Drive – All properties shall have a minimum setback of twenty (20) feet for buildings up to twenty-five (25) feet in height. In addition, for any structure over twenty-five (25) feet in height, the setback shall be increased one (1) foot for each two (2) feet of building height for that portion of the building over 25 feet in height with a maximum setback of thirty (30) feet. A pedestal underground parking structure with no more than five (5) feet of the structure above grade but completely opaque to the adjoining roadway by earthen berms and landscaping may encroach into the above building setback but in no case less than fifteen (15) feet from the adjoining roadway. To accommodate the need to provide access from East Bay Harbor Drive to the top of any parking structure as the bridge rises toward the Indian Creek waterway, stairs, ramps, lifts and/or supportive walls shall be permitted within the fifteen (15) foot setback area specified herein, provided they are located within twenty-five (25) feet of the Kane Concourse right-of-way and provided the design and appearance are approved by the Town during the Site Plan approval process. Notwithstanding the above, an extended structure covering a drop-off / lobby area may be permitted if approved as part of the site plan.

3) Side Property Lines - All properties shall have a minimum setback of ten (10) feet for buildings up to twenty-five (25) feet in height. In addition, for any structure over twenty-five (25) feet in height, the setback shall be increased one (1) foot for each two (2) feet of building height for that portion of the building over 25 feet in height with a maximum setback of twenty-five (25) feet. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be twenty (20) feet. Pedestal parking structures must be completely screened to the adjoining property by earthen berms and landscaping.

4) Waterfront Property Lines - All properties shall have a minimum setback of twenty (20) feet, regardless of building height. This shall also apply to underground parking structures. Notwithstanding the above, if an exterior seating area for a ground level restaurant is provided, an extended roof canopy over the seating may be provided, but the roof canopy shall not extend farther

than ten (10) feet from the property line. Clear retractable weather barriers may be affixed thereto.

5) Flex setbacks - A project designer has the option to offer creative design solutions to the building configurations and the Town Council may allow portions of the building structure over twenty-five (25) feet in height to encroach into the setback requirements above. The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. This provision shall serve to create an architectural opportunity for creative design approaches while promoting the beneficial purposes of building setbacks in the district. In no case shall any portion of a building encroach into the base building setbacks set forth above for portions of buildings below twenty-five (25) feet in height.

6) Building Height - On Lot 1 and 2 in Block 1, Lot 1 in Block 2, Lot 32 in Block 3 and Lot 37 in Block 4, no portion of a building or structure shall exceed twenty-five (25) feet within the minimum principal building setback area but may be increased in height at a ratio of one (1) foot for each two (2) feet of building height over twenty-five (25) feet. The maximum allowable height of buildings or structures is seventy-five (75) feet in Block 1 and in Block 4 and the maximum allowable height of buildings or structures is sixty (60) feet in Block 2 and in Block 3. Notwithstanding the above, if rooftop exterior seating areas for a restaurant located in the building is provided after receiving approval by the Town Council as set forth in the Code, clear vertical retractable weather barriers may be provided over seating areas attached to rooftop canopies, trellis or similar structures.

7) The maximum allowable residential density shall be in accordance with the adopted Comprehensive Plan provisions as to the base residential density and any additional allocated density as may be approved by the Town Council.

(f) *Pedestrian Promenade.* The Town desires to continue the established pedestrian promenade along Kane Concourse between East Bay Harbor Drive and West Bay Harbor Drive on the Gateway properties to the adjoining waterways. A minimum ten (10) foot wide waterway access and landscape buffer shall be provided adjoining the Kane Concourse right-of-way. A minimum 8-foot wide pedestrian walkway shall be constructed within the corridor from the adjoining roadways to the seawall and shall connect to the sidewalks along the bridges together with such landscaping deemed compatible and consistent with the overall Kane Concourse promenade appearance. These provisions may be modified as provided for in subsection (e) above.

(g) *Public hearing procedure.* At the public hearing, the applicant shall have the burden of proof in demonstrating how the proposed application complies with the purpose and intent of the Gateway Zoning District code provisions. In determining whether to grant approval of the application with or without appropriate and necessary conditions and safeguards, the Town Council shall determine whether the application complies with the purpose and intent of this section and shall make the following findings:

(1) Whether the site development plan design complies with at least the minimum standards contained herein;

(2) Whether the application will have a favorable effect on the economy of the Town;

(3) Whether the application will generate or result in excessive noise or traffic congestion;

(4) Whether the application will cause an undue or excessive burden on public facilities, including potable water, sanitary sewer, solid waste disposal, community recreation, transportation facilities or other such public facilities which have been constructed or which are planned and budgeted for construction;

(5) Whether the application will cause excessive overcrowding or concentration of people or population;

(6) Whether the application will be compatible with the surrounding area and its development in scale and appearance. The Town shall base compatibility on the existing scale of adjoining development and the allowable scale under the applicable zoning district; and

(7) Whether the application is a reasonable use of property and results in a public benefit including, but not limited to, the enhancement of the subject real property and/or the redevelopment of structures in deteriorated or poor condition.

The Town Council shall have full authority to approve, approve with modifications, or deny a site development plan application based upon its determination that the application, as proposed or modified, serves and protects or does not serve and protect the public health, safety and welfare. Likewise, the Town Council shall have authority to impose reasonable conditions and safeguards necessary to protect the public health, safety and welfare upon the approval of any development application.

(h) *Ownership requirements.* An applicant for approval shall be the owner(s) of record, a contract purchaser of the property (provide consent from owner of record) or an authorized agent thereof of the entire property encompassed by the application (the "property").

(i) *Application procedure.* The applicant shall submit an application to the Town Manager or his or her designee on a form(s) prescribed by the Town Manager. The Town Manager or his or her designee shall require a least the following information with the application:

(1) Letter of intent.

(2) A detailed site development plan showing dimensions of all buildings, structures, setbacks, open spaces, landscaping and off-street parking. In the event that sufficient off-street parking is not available on site to meet existing code requirements, the applicant shall furnish to the Town Manager written documentation of a cross parking agreement or other parking arrangement satisfactory to the Town Attorney, which will provide sufficient parking as determined by the Town Council.

(3) Proposed floor plans and elevations (including signage) for all buildings and structures. Exterior building materials and colors shall be identified.

(4) A complete list of uses and the square footage for each use requested.

(5) A certified copy of a land survey of the property (not more than 6 months old).

(6) Development review and processing fees as established by the Town Council by Resolution shall be charged for all design review services provided by the Town staff and any consultants. In addition, all costs for advertisements and mailing shall be borne by the applicant.

(7) Such other documentation as the Town Manager reasonably determines is necessary to properly review the proposed project.

(j) *Legal effect of Town Approval.* Notwithstanding anything in the code to the contrary, the approval of the application shall constitute the approved site development plan and the development regulations applicable to the property. The Town Council shall be prohibited from approving an application that would increase the intensity, density or height of development above that which is allowed by the adopted Comprehensive Plan and any Land Development Regulations to implement the intensity standards.

Any prior land development permits issued by the Town, including but not limited to the PUD Overlay designation on Lots 35 through 37 of Block 4, shall remain in effect until such time as the Town or property owner seeks to remove the designation and/or modify the approved development plan. The development criteria contained in this section shall supercede any other code provisions, however, existing development shall be permitted to remain until re-development is requested.

In the event that the owner wishes to modify an approved site development plan application in any fashion which would increase the amount of square footage of the building(s) or lessen landscaping or open space or create an undue burden on any public facilities, a separate and new application shall be filed and shall be subject to the terms and conditions of this section.

In the further event that the owner does not submit complete plans for building permits of the main building to the Town within twelve (12) months and begin development within eighteen (18) months from the date of approval, the Town's approval shall lapse. For the purposes of this section, the term "begin development" shall mean substantial construction such as land clearing, utility construction, foundation work, etc. The term shall not include property fencing, placement of construction trailers, equipment and materials. Once construction commences, construction activities shall occur continuously with regular inspections. The Town, upon a demonstration of just cause by the owner, may grant a reasonable extension of time to commence development. If construction ceases for more than sixty (60) days, the project shall be deemed abandoned and the Town's approval shall lapse.

EXHIBIT D

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES RELATED TO THE REGULATION OF EXTERIOR BALCONIES; AMENDING SECTION 23-12(15)(a) OF THE ZONING AND PLANNING CODE TO ESTABLISH REGULATIONS FOR BALCONIES IN THE GATEWAY "G" DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council periodically studies various land development trends and issues and amends the Town's Land Development Regulations accordingly; and

WHEREAS, the Town Council has studied the current Zoning and Planning Code provisions of the Town and find that certain modifications are necessary and desirable to address the requests of Town property owners, by providing regulations to allow and regulate balconies in the Gateway "G" District, which are currently only allowed in residential developments within the Town; and

WHEREAS, the Town Council held duly advertised public meetings to consider the proposed modifications to the Town's Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:

Section 1: The foregoing recitals are adopted and hereby incorporated as if fully set forth herein.

Section 2: That the Town of Bay Harbor Islands Zoning and Planning Code is hereby amended to modify Section 23-12(15)(a) to establish land development regulations for balconies on buildings constructed in the Gateway "G" District, as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

Section 3: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 4: That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 5: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6: That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on First Reading this ___ day of _____, 2022.

PASSED on Second Reading this ___ day of _____, 2022.

_____
JOSHUA D. FULLER
MAYOR

ATTEST:

_____
YVONNE P. HAMILTON, CMC
ACTING TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
JOSEPH S. GELLER, ESQ.
GREENSPOON MARDER, LLP
TOWN ATTORNEYS

EXHIBIT "A"

The Town of Bay Harbor Islands, Florida Code of Ordinances is hereby amended as follows:

CHAPTER 23

ZONING AND PLANNING

ARTICLE I. ZONING REGULATIONS

Sec. 23-12. – General provisions.

***

(15) Projections into setback areas:

(a) Notwithstanding anything to the contrary set forth in this subsection, the following are permitted:

i. On the West Island in waterfront homes, balconies having accessibility from within the building may project into the front yard setback areas not more than four feet; provided there shall be not less than eight feet clear headroom under such projection and providing that such balconies shall not be screened, shuttered or enclosed in any fashion.

ii. On the West Island in waterfront homes which have a second story with an area of over 1,500 square feet, an exit staircase may project from the second story into the front yard setback area not more than four feet.

iii. On homes on the West Island which are on interior lots, which have a second story with an area of over 1,500 square feet, an exit staircase may project from the second story into the rear yard setback area not to exceed four feet.

iv. None of the foregoing subsections i., ii. or iii. shall permit any portion of the balconies or staircases to project into any side yard setback.

v. On the East Island for RM-1 (waterfront) lots, balconies extending from the exterior walls of the main building shall be permitted to encroach into the front, side and rear yard areas as follows:

Front (street) yards. Balconies may project into the minimum front yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony

may be deeper, provided no portion of any balcony shall encroach closer than four feet into the minimum front setback. Notwithstanding the above, no balcony adjoining a front lot line shall exceed six feet in depth, unless otherwise approved by the town as part of a site development plan.

Side yards. Balconies may project into the minimum side yard area not more than two feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than two feet to into a minimum side setback. Notwithstanding the above, no balcony adjoining a side lot line shall exceed eight feet in depth, unless otherwise approved by the town as part of a site development plan.

Rear yards. Balconies may project into the minimum rear yard area not more than six feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than six feet into the minimum rear setback. Notwithstanding the above, no balcony adjoining a rear lot line shall exceed eight feet in depth, unless otherwise approved by the town as part of a site development plan.

vi. On the East Island for RM-2 (non-waterfront) lots, balconies extending from the exterior walls of the main building shall be permitted to encroach into the front, side and rear yard areas as follows:

Front (street) yards. Balconies may project into the minimum front yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of any balcony shall encroach closer than four feet into the minimum front setback. Notwithstanding the above, no balcony adjoining a front lot line shall exceed six feet in depth, unless otherwise approved by the town as part of a site development plan.

Side yards. Balconies may project into the minimum side yard area not more than two feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than two feet into a minimum side setback. Notwithstanding the above, no balcony adjoining a side lot line shall exceed eight feet in depth, unless otherwise approved by the town as part of a site development plan.

Rear yards. Balconies may project into the minimum rear yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than four feet into the minimum rear setback. Notwithstanding the above, no balcony adjoining a rear lot line shall exceed six feet in depth, unless otherwise approved by the town as part of a site development plan.

vii. On the East Island for RM-3 (waterfront) tracts, balconies extending from the exterior walls of the main building into the minimum front, side and rear yard areas shall not be permitted.

viii. On the East Island for Gateway "G" zoned lots, balconies extending from the exterior walls of the main building into the minimum front, side and rear yard areas shall be permitted. Balconies may project into the minimum front (street) yard or rear yard areas by not more than four feet. Balconies may project into the minimum side yard areas by not more than two feet. Notwithstanding the above, the town may approve variations to the above balcony projections, except for road right-of-way encroachments, as part of a site development plan.

TOWN OF BAY HARBOR ISLANDS

(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER BP2016- 35

APPLICANT INFORMATION

Company One Kane Concourse, LLC c/o Matthew Amster

Name Matthew Amster Contact Number 305-374-5300

Address 200 S. Biscayne Blvd. Suite #300

City Miami State Florida Email Address MAmster@brzoninglaw.com

OWNER / PROPERTY INFORMATION

Name One Kane Concourse, LLC Address 1801 NE 123 Street, #300

Folio# 13-2227-001-0010 Lot 1 and 2 Block 1

Contact Number 305-861-8181 Email Address Ltauber@tauberco.com

DATE OF ORIGINAL APPROVAL ~~DRC:~~ -TC Approval April 19, 2017 **P&Z:** January 17, 2017

REVISION # See Comparison Plan Sets **REVISION DATE:** July 26, 2022

ENTER SHEET # See Comparison Plan Sets

Owner / Applicant given copy of Plan Revision Checklist (x) Yes ( ) No

REVISION REVIEW FEE: $350.00 Please make payment payable to The Town of Bay Harbor Islands

NOTE: If any application is disapproved, the Design and Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduc ed to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design and Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

TOWN OF BAY HARBOR ISLANDS

MINUTES OF A DESING REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, Jan 4, 2022, at 7:00 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich	Board Member Janet Adler
Board Member Alan Bebchik	Board Member Jerome Gavcovich
Board Member Oscar Sklar	Board Member Wesley Kean

1. **Request for approval of a revision for a new multi-family dwelling for "Island House (Now the Baia)" located at 9161 thru 9201 East Bay Harbor Drive, Lots 19-22 of Block 1. On July 16, 2013, the site development plan approval was granted by the Town's Planning and Zoning Board (Now DRB) for an 87 dwelling unit multiple-family complex. The project has received a number of approval timeframe extensions over the years thru Town and State Code allowances. The former Island House site at 9161-9201 East Bay Harbor Drive was sold. The new developer is planning to decrease the dwelling unit quantity from 87 DU to 68 DU. In October, the Developer was informed the previously approved (2013) underground parking garage was not going to get approval from FEMA / FBC limitations. Most of the project parking was planned in their underground parking garage. The Developer is seeking to delete the underground parking garage and redesign the grade level parking garage – but with much less permanent parking. Valet parking is proposed which could allow them (attendants) to park additional vehicles in drive isles / etc. to achieve more on-site parking. The remainder of the required parking is proposed to be purchased through the Town Parking Trust.**

Matthew Amster, Bercow, Radell, Fernandez, Larkin and Tapanes, 200 S. Biscayne Boulevard, Suite 300, Miami, Florida, 33130 presented the request on behalf of Bay Harbor Islands Property Owner I. He explained the proposal for modification of a Site Plan that was approved in 2013. He noted that the architect for the project, Ruvuelta Architecture International, was also the architect for the original project. He stated that the prior owner kept the project alive, and the new owner was seeking to modify the project with a significant reduction in the number of dwelling units from 87 that was originally approved to 68, which would allow for larger family friendly units and decreased the parking requirements. He explained improvements to the exterior of the building, the refreshed landscaping, and many amenities. He explained that one of the major changes was the partially subterrain parking levels to meet the parking requirements, which recently came to the owner's attention that the FEMA regulations and the Florida Building Code did not allow for residential only buildings to have basement parking level.

Therefore, the building had to be redesigned to come up with a parking arrangement that meets the regulations of the codes by providing a total of 97 spaces with valet parking spaces; with a deficit of 39 spaces. He stated that they will apply to the Town Council to pay into the Parking Trust to make up the difference in parking with use of 24/7 valet parking arrangement and the use of tandem parking; since they couldn't have the basement parking. He requested the Board approve the alternative parking arrangement with tandem and valet parking spaces so they can request from the Town Council for the deficit through the Parking Trust.

Architect Hernando Marin, Ruvuelta Architecture International, 3950 S.W. 27th Avenue, Miami, Florida, gave a history of the project. He stated that there were no major changes in the geometry, mass, or configuration of the building before the Board. He noted a major change with the removal of the basement parking and rearrangement to meet the parking requirements on the ground level. He described the layout of the ground level with 61 parking spaces. He referred to a study for a valet parking layout which allowed up to 97 parking spaces. He described the new second and third floors with the same configuration, the plaza center that was more developed than originally approved, the top level with everything that is connected and closing of the bridge way; a revised pool deck; different distribution of units that are wider, revision with introduction of stairs from the balcony on the second floor down to the ground; more modern look to boxes that were framing the entry, the lobby, and the drop off area.

Landscape Architect Giovanni Chabad, Enea Garden Design, 7500 NE 4th Court, Miami, Florida, described the architectural features of the project with green, lush tropical planting to tie into the aspect of the residential neighborhood, proposed materials with a combination of native species, and adaptive species with flowering ascents. He noted that coconut trees are not being proposed for the rooftop. He added the proposed design elements were kept in the same location with the pool in the center, modification of the sheets to allow for better circulation around the space and then using the landscape to create different rooms, and creation of a space more for children and families on the north side with elements like splash pad and lawn, as well as landscaping. The pool layout sitting was reoriented to face more to the East as well as shifting the spa over to the south end, bringing the tropical landscape from the ground level, all the way through the project up to the rooftop.

Mr. Amster continued the presentation and stated valet parking arrangement was analyzed and the queuing would not back up into the street. It will stay in the front of the property, and work effectively inside that one level of parking. He requested approval of the modification.

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and address the Board on the adverse effects of the Town Parking Trust System, suggested redesigning of the ground level parking garage, parking problems in the commercial area, calculation of the parking for 68 dwelling units, breezeway terrace landscape design, removal of underground parking, non-accessible green area, illegal underground garages, stipulations outlined in December 11, 2012 Resolution, not following conditions of approval; and approval of items before going to the Town Council.

Fred Wiess, 9102 West Bay Harbor Drive, expressed concern with density, the height of the building, and changing the use of smaller units to bigger ones creating more parking needs, more students for school and more use on the water. He suggested the Board study the project in greater detail, if the focus of the building was changed and questioned the impact of changing smaller units to less big units.

Orlando Arrom, Property Manager, 2111 E. Bay Harbor Drive (8888 Collins Avenue, Apt. 307, Surfside, Florida) spoke in favor of the building. On behalf of the Board, he stated that the surrounding neighbors were concerned about the parking issue and asked how the contribution to the parking fund would produce any parking spaces in the immediate future and how the developer was allowed to transfer their obligation to provide parking by creating a valet parking service that has to be paid by future owners of the building.

PUBLIC COMMENT CLOSED

Chair Hurwitz explained that the Board's purpose to evaluate the esthetic design of the building regarding its impact from the street and from the neighbors. He wanted everyone to understand the purview of the Board and didn't feel their questions and comments, or thoughts were not being heard. He mentioned that the Town Council would address the project's parking issues. Additionally, projects were not presented to the Board unless they met zoning density, with regards to height, units, parking requirements, etc.

Town Attorney Geller concurred stating that the Town Council will review the parking issues, which was on the agenda for next week's Council Meeting.

Board Member Bebchik was opposed to the modified parking arrangement. He referred to Item #4 in the Town Planner's Staff Report that approval was based on the Design Review Board agreeing to the applicant's off-street parking.

Town Attorney Geller clarified that the Board was reviewing the Site Plan as to what was in its purview, and the Town Council had to decide about use of the Parking Trust, etc.

Board Member Adler mentioned the building was converted from a rental to a Co-op, which will change the whole parking situation. She asked if charging stations were provided in the plans for automobiles that would be in their garage. It was noted that charging stations will be provided.

Chair Hurwitz stated that conversion of the building from rental to condominium would not change the parking requirements.

Board Member Kean expressed concern to the parking, especially with use of the space where 20 cars were parked today, which he felt would put more pressure on the parking requirements if those parking spaces were removed. He felt not having half of the parking was a major concern. He referred to Condition #4 in the Staff Report to the Board having to agree to modify the parking, which is the main issue. He stated that he would love to see the building built as it is a great improvement for the town, but voiced concern on the sales perspective that with adding one (1) space for a multi-million-dollar units might be difficult to market.

Chair Hurwitz clarified that he was also concerned with the parking. He stated that the purpose of the meeting was to vote on the architecture of the building. He appreciated people being on record regarding their concerns but wanted to remind them of what the Board is supposed to be voting on.

Chair Hurwitz referred to Condition #4 in the Staff Report and stated that it was no different than other applications that have come to before them, where they have had to go to Town Council, with increase in zoning or height limit changes, or quick pro quo or development changes.

Board Member Kean agreed that the building was beautiful but was conflicted. He felt the architecture was stunning and well designed, and he hoped the Town Council will hear the Board's comments. He stated that a building cannot be designed without good parking. He commented if the Board and the Town Council approved the project, perhaps the units would not sell because the Parking Plan (A102.2b) shows a parking shortage and paying into the Parking Trust. He stated that if the Town was serious about encouraging great architecture like the proposal before the Board, the Town Council needs to take the issue on parking more seriously. He also spoke of the need for more sidewalks in order to have a more walkable town. He expressed concern to a building being developed and not selling well.

He referred to single ingress/egress that he wasn't sure was legal from a fire standpoint and was also concerned about how it would impact people walking along and traffic, right near the school. He was in favor of the esthetics but had a major issue with the parking and wanted the Town Council to be aware and to take the matter seriously. He felt that the Town cannot grow if the parking issue was not addressed.

Town Attorney Geller advised the Board that it was not being said they could not comment on anything they wanted to. He wanted to clarify that the parking issue was the decision of the Town Council. And it was appropriate for the Board to add that any condition of approval would be subject to approval of the Parking Plans by the Town Council. It was not up to the Board to approve items like contribution to the Parking Trust, valet parking, or other kinds of parking arrangements. He reiterated that the Board was not restricted in any way from making any comments they wanted to; and comments by residents and by the Board would be considered by the Town Council as well.

Board Member Kean further commented stated that as an architect he was not sure how he would have designed this building differently to satisfy parking, maybe eliminate a floor and add parking to the next level, which is not good urbanism. He stated it's the Town Council's role to create an environment for good development. And as a member of this town, community, and as a professional architect, he felt at a loss. He added that there is an issue with parking that is a symptom of the town.

Board Member Gavcovich stated that the Board was not limited to the design of the building, as they also need to look at the surrounding impacts. He stated the Board has to approve the breezeway because of the length of the building. He noted that the structure of the bridge was deep, which was not shown that way on previous drawing. He asked if the beams on Level 6 were off the edge since he was concerned as they looked heavier in the elevation.

Chair Hurwitz stated that they have a tapering detail. Mr. Marin said that was correct.

Vice Chair Gavcovich stated that the dept of the bridge should be looked at because it was more than previously in front to rear-the bridge was much shallower, which leads to the idea of two (2) separate towers with a smaller connecting bridge and more of a breezeway than the way it reads now, where along the back it's a little flatter and deeper. The idea of the breezeway is to see the sky through it and not horizontally through it. Parking on the grade level at the front stated 10-foot parking set back on the first level, Plan 102E.2B, but the line runs through the parking spaces.

Town Planner Michael Miller explained the minimum requirement of Miami-Dade County Landscaping Code of seven (7) feet for a landscape strip and the Town's supplemental Landscaping Ordinance for 10 feet. He stated there is the ability and it's written to provide lobby drop off and guest spaces as they knew the space was tight. He added that it is common for the design because the designs that come before the Board are not exactly 10 feet; some can be seven or eight feet, depending on the layout of the front yard, with seven being the absolute minimum. He stated that he reviewed the plans in great detail, and they meet the criteria.

Further discussion ensured regarding valet parking and that the drop off cannot be a single lane, maybe like almost a double lane, as there needs to be enough room for the people to get in there; material of paved stone for the walkway round the property, and the project appearing to be three (3) feet taller than the previously approved project; and setback being less than the 10-foot code requirement; increase of one foot design flood elevation, provision of a lighting plan, photometric plan to be submitted, well designed building, concerns with dept of bridge, consideration of a reduction on Levels 7 & 8 to reduce the depts of the units providing more opportunity to see more sky.

Town Attorney Geller advised that the Site Plan could be approved with the dimensions shown or with conditions for anything that was added.

It was noted that a final engineered photo metrics plan will be submitted at the time of permitting, which will be checked by the town. No plans were submitted since there were no changes.

Board Member Sklar referred to Sheet #R001 and stated the rendering was much deeper in the new proposal than on the previously approved plans. He commented on the beautiful design and landscaping. He agreed with concerns about parking and the entrance that may create traffic problems in and out of the building. He felt the valet parking layout will require an intensive valet service, at least 2 or 3 valets running around and suggested adding another level for parking. He liked the idea that there was no subterranean parking permitted which is an improvement for the Town throughout.

Town Planner Miller explained FEMA and Florida Building Code regulations where plans were approved with subsequent changes prohibiting underground subterreanean parking in residential only buildings. He continued to explain that there are many similar projects. He referred to the loss of 132 parking spaces in a big underground garage which hurts the project. He referred to the substantial reduction in density and the developer looking for a creative solution. He stated that they can get 61 parking spaces in the grade level garage, (with tandem), but not tall enough to install lifts there.

He added that regarding the valet parking, the cars can be placed in regular spaces, because people will not be walking around in the garage, so they were able to get up the 97 spaces. He stated that unless they remove a floor, since there is no more room in the building it is at the cap for its height. He explained one older multi-family complex in the neighborhood purchased a surface lot across the street for the required parking. He concluded stating that about 75% of the complexes in the east island is without any parking spaces on their property, because of how it was in the 1960's. He stated that the Town is reacting to 50-60 years of what's been going on with the parking situation. There is a municipal lot across the street that is now a dog park which has 26 parking spaces, which is a relief valve, and there are street spaces as well. He answered a comment about what happens to the money that goes into the parking trust. He stated there's a big garage sitting across from the school with 400 parking spaces, which the town needs more of. He stated the Town Council has been discussing plans for more parking. He explained the matter was not a usual situation-something that the Town is trying to deal with, because the Town did something and approved something, then the rules changed and is now trying to react with this request and maybe another.

Board Member Kean was concerned as to what precedent would be set of the other existing 12 projects, if the project was approved with all their concerns surrounding the parking issues.

Chair Hurwitz asked if 12 projects were approved with the similar parking issues.

Board Member Sklar asked if it was possible to grant a height variance to make the building higher.

Town Planner Miller stated it could be a variance situation because of a hardship. He explained the Town Charter's 75-foot height limit, which would require a voter referendum to building higher.

Vice Chair Gavcovich asked them if the applicant had considered making the breezeway shorter, adding two units on every floor by adding an additional 4/6 units, eliminating the units on the side, and put parking to compensate units and parking that way.

The applicant explained that **m**any options were addressed. He stated that when the new owner came in, the issue of the FEMA and basement parking was not on the table and they took a comprehensive look at the original approval to figure how best to market their own product, how they thought they could finally bring a building to this property. They thought about reducing the units and went from rental to condominium. He stated that there is a much better improved project today than was originally approved. He explained that there were 132 parking spaces that were wiped out because they could not be placed in this building. The Design Team, Town Staff, the Building Official, and the Town Planner worked together. He stated that he is aware of the longstanding requirement of the Town

Code for two (2) parking spaces per unit, which is a higher ratio than most of the nearby units nearby. He stated that in the big picture, having a reduced number of parking is not detrimental. There is a little bit of a compounding issue that they have figured out a way to use tandem parking, 24/7 valet parking to help in this situation. He asked the Board to keep in mind that there are 24 bike racks. He explained that we live in a time now where rideshare is very prevalent, where there is seasonal ownership, and people will not be living here in every single unit 365 days of the year. He commented that the valet wait will be under four (4) minutes wait time at peak compacity, they have reduced the units by 19 from what was originally approved, which reduced the parking requirements, and means they don't have to have basement parking. He stated that they kept the parking as best they can to the one level to minimize the impact to the neighborhood.

PUBLIC COMMENT

Kathleen Kennedy, 9180 W Bay Harbor Drive, came forward and wanted to express her hope that parking would not be taken from the dog park; she spoke about cracks everywhere, asked the Board to stop overdeveloping the town; and stated that underground parking should not be permitted due to flooding when it rains or during hurricanes.

Patricia Warner, 9111 E. Bay Harbor Drive, came forward and wanted to know if the applicant was contemplating removing the Ficus Hedge on the property line south of the project adjacent to her home. It was noted that a hedge would be placed right along the property line up against the existing Ficus Hedge.

PUBLIC COMMENT CLOSED

Board Member Kean wanted to ensure the wood in the front would remain synthetic or natural wood; that painted aluminum would not be acceptable; with parking being an issue whether the Town Council would hold a workshop to discuss parking; that the 10-foot setback in the front be respected-not the drop off valet, but the guest parking areas (north and south), and that emphasis be placed on the parking. He asked if the Town Council would consider the impacts of parking for such a project before the Board.

Town Attorney Geller suggested the Board looks at the three (3) conditions outlined in the Town Planner's Report. Town Planner Miller explained Condition Numbers 4 and 5 regarding the number of parking spaces and buying into the Town Parking Trust and prohibiting parking from the project to stack out onto the road or parking in the neighbors' parking.

Town Planner Miller explained the Town Code requirement for one (1) guest parking space per lot; and the project's four (4) with one (1) tandem arrangement. He stated that a minimum of four (4) guest parking spaces has to be provided, which have been pushed back as far away from the line as possible; the minimum open space requirements are being

met, and additional landscaping has been added to the rear of the property. He also mentioned that the applicant will work with staff to ensure all of the Town Code's requirements are met, including open space. He added that the parking in front of the street will be removed, which will allow for a landscape strip that isn't there today. He stated that if the 10-foot minimum has to be met, there is no parking space allowed there, and the trash has to be wheeled out to the street which is another requirement that has to be.

Board Member Kean asked if there can be a connection from the drop off at the driveway so that cars do not have to come out onto the street and back on. He stated that Parking Space 60 will be lost, but the trash holder could be flipped to the other corner at Parking Space 5.

ACTION: Board Member Kean made a motion to approve the project subject to the conditions outlined in the Planner's Staff Report. Board Member Sklar seconded the motion, which passed 4-2 with Board Members Bebchik and Gavcovich opposing.

Board Member Kean made a motion to approve the proposed Site Plan modification subject to the following conditions. Board Member

1. The 10-foot front setback must remain as presented.
2. The wood material in the front remains natural or synthetic shall remain as presented.
3. Subject to the list of conditions outlined in the Town Planner's Staff Report.
4. The Condominium Association shall have valet services 24 hours/7 days per week.

3. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:13 P.M.

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CHAIR

ATTEST

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TOWN CLERK

DRAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Virtual Meeting was held on February 1, 2022, at 7:07 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Vice Chair Jerome Gavcovich Board Member Janet Adler
Board Member Oscar Sklar
Board Member Alan Bebchik and Wesley Kean were absent.

1. 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. The developer is proposing to construct a new 6 story / 35 unit mid-rise residential development. The proposed building has a somewhat unique shape, generally squared-shaped in a western site area with an extension along East Bay Harbor Drive. The building is six (6) stories in height with 5 floors of residential units and a ground level parking garage / lobby. The proposed building height is 62"-6" above BFE. The Developer would need to acquire eighteen (18) TDR units to proceed. Enclosed please find the site plan and elevations.

   Mr. Paul Murphy, BH Group 2999 191st Street, Aventura, Florida, presented the item to the Board. Mr. Murphy gave a description of the project with 35 units, four (4) 1-bedrooms, twenty (20) 2-bedrooms, and eleven (11) 3-bedrooms, 70 parking spaces and a total of 35 mechanical lifts, which will be valet operated only; an additional two (2) visitor parking spaces, ADA parking at drop off area, and one (1) loading area. He then gave a description of the exterior and interior of the project; Level 2 with (7) dwelling units, a gym, and resident storage. Level 3 with (7) dwelling units, single loaded corridor, and an exterior lounge area. Levels 4 thru 6 with 7 dwelling units, and single loaded corridor. The internal corridors with natural light facing an open lounge area are in the rear on the 3rd level. The rooftop which includes pool deck with amenities. The total height of the building is 62.5; above BFE.

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Chair Hurwitz requested a summary of the Staff Report from Town Planner Michael Miller and asked if there was anything that varied from the requirements of the Town Code, that the Board should be aware of. Mr. Miller felt that attention should be paid to density, TDR's, and the breezeway due to the length of the building.

Board member Adler expressed concerns about the valet parking arrangement. She explained that with other huge buildings on both side of the streets that also use valet parking, there can be an issue. Chair Hurwitz explained that the Board is tasked with addressing the massing and visual sentiments of the building.

The applicant spoke on the breezeway, louvers on the parking, materials to be used, primarily glass building, and concrete.

There were comments from the Board on the project. Questions were posed to obtain a better understanding of the renderings. The architects articulated the renderings shown concerning the parking, both within the building and the additional spaces outside, the circulation of the valet and the entrances.

Board Member Sklar suggested relocation of some of the storage areas and that the mechanical room be moved from the SE corner, which would open some space there, in order to put the two parking spaces on the east end, within the parking area in the garage. They also discussed the pavers and the driveway.

ACTION: Vice Chair Gavcovich made a motion to approve the request with the following conditions, and Board Member Bebchik seconded, which passed unanimously.

1. Satisfaction of the conditions outlined in the Town Planner's Staff Report.
2. Removal of coconut palms on the rooftop.
3. Use of clear or Low E or gray on tinted glass.
4. There are to be no steps out of the Generator Room.
5. Resubmittal of plans for driveway circulation and material selection only, for approval by the Board.

2. Request for approval for a new multi- family dwelling for "Bay Harbor 97" located at 1165-75 97 Street, Lots 10-11 of Block 22. The developer is proposing to construct a new 7 story / 31-unit mid-rise residential development. The proposed design incorporates one squared shaped building centered on site with the upper five (5) floors designed for residential units and the ground level and 1st raised floor designed for vehicular parking, required DU storage units, a lobby access, and mechanical areas. The proposed building height is 65' above BFE. The Developer would need to acquire thirteen (13) TDR units to proceed. Enclosed please find the site plan and elevations.

Mr. Murphy presented the project to the Board. Discussion ensued by the Board Members and comments were made that it was a well-designed and esthetically nice building; regarding the orientation of the building and views seeing that there are no neighbors to the west, would seem much better to flip the building, recess on the East half of the building although nice feature, should be on the west (no one can see it being on the East.)

Mr. Murphy and Architects for the project explained why they chose to design the building the way they did. They explained with the renderings in A905 as to why they wanted to ground that corner. Board Member Gavcovich stated the rendering in A905 makes his point even more. He stated that when he looks at the image in A905 all that is seen is the side of the building next door. Rather, if they flipped the design around, the view would be much better for the tenants. Chair Hurwitz agreed with what Board Member Gavcovich stated, but Mr. Murphy respectfully disagreed and explained that he wanted the view, and corner to be that way. He wanted to utilize the space and make that SW corner the point of the building. Board Member Gavcovich also commented on columns of the balcony and felt they should be pushed back to allowing to flow freer. The ramp on the west garage entrance should be made more gradual by moving the visitor space to the other side. Assessing the trash room through a side door in the garage which is more discreet. Level 7 ceiling could be raised a bit more due to the roof, and lastly materials used and self-parking.

Board Member Sklar made a motion to approve the request with the following conditions:

1. Subject to the conditions outlined in the Town Planner's Staff Report.
2. Use of gray color on glass.
3. No Coconut Palms to be on rooftop.

Board Member Bebchik seconded the motion, which passed 5-1 with Board Member Gavcovich opposing.

3. Request for approval for a new single-family home for "RAFA LLC" located at 10241 E. Broadview Drive, Lot 27 of Block 23. The owner is proposing to construct a new two-story single-family home on a waterfront lot. The existing 4,040 sq. ft. single-story home (built in 1952) will be demolished and be replaced with a new two-story 7,054 sq. ft. home. The residence will have 6 bedrooms, 5 full baths and 2 1/2 baths with a 2-car garage. Enclosed please find the site plan and elevations.

Mr. Benjamin Schreier, Architect, 6100 Broken Sound Parkway NW, Boca Raton, Florida, presented the item to the Board. He described the design of the building with two stories, British West Indies style.

There was discussion by the Board and comments were made that the window designs did not match, lower portion of the house in Rendering A5.4, design of the railings and horizontal louvers looked busy, re-emphasizing the center of the home; shutters did not cover the windows, some windows did not have shutters, materials to be used: stone, stucco, score lines, roof of cement and tile, wood for roof bracket, windows of bronze aluminum, wooden shutters. It was the consensus of the Board Members that the house did not fit in with Bay Harbor Islands, even though the style has been well executed. It was suggested the chimney should be reduced as it was too tall.

ACTION: Board Member Gavcovich made a motion to approve the request with the following conditions:

1. The chimney has to be lowered by six (6) feet.
2. Alignment of the window on the north elevation so it matches the windows next to it.
3. Shutters are to be studied so they make sense across the house.
4. Flattening of the arches on the north elevation.

Board member Gavcovich seconded the motion, which passed on a unanimously.

There being no further business to discuss, the meeting adjourned at 8:48 P.M.

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CHAIR

ATTEST

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TOWN CLERK

DAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Regular Meeting of the Design Review Board was held on May 3, 2022, at 7:00 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich	Board Member Janet Adler
Board Member Alan Bebchik	Board Member Wesley Kean
Board Member Oscar Sklar	

Request for approval for a garage conversion for "Batsheva Rivkin & Daniel Amishay" located at 9650 Broadview Terrace, Lot 1 of Block 34. The owners are proposing to convert their garage into a/c living space with a new bedroom and bathroom. Enclosed please find the site plan and elevation.

1. Property Owner Daniel Ameshay, 9650 Broadview Terrace, explained plans to renovate the four-bedroom, two-bathroom home by converting the garage to add a third bathroom and eliminating the side driveway leading up to the garage to create a play area for the children.

   PUBLIC COMMENT

   Frances Neuhut, 9920 West Broadview Drive, came forward to address the Board, and voiced concerns about the setbacks, complained of her trees being cut down due to height restrictions, and FPL and telephone poles crisscrossing causing the Town not to look nice anymore.

   PUBLIC COMMENT CLOSED

   It was noted that the garage is being filled, the finishes on the new façade will be consistent with that of the home, and the finished floor of the addition will also match the existing house.

   ACTION: Board Member Bebchik made a motion to approve the request with the condition that the hedges will match all around. Board Member Janet Adler seconded the motion, and it passed by a unanimous vote.

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2. Request for approval for a new single-family home for "Shaul & Danielle Dina" located at 9720 West Broadview Drive, Lot 64 of Block 23. The owners are proposing to construct a new two-story single family home. The existing 5,522 sq. ft. single-story home (built in 1948) will be demolished and replaced with a new two-story 10,498 sq. ft. home. The residence will have 7 bedrooms, 7 full baths, 1 half bath and a 2 car garage.

MTTR Management Architects explained that the home needs to be demolished due to termites. It was stated this would be the third submission to the Board. There was a description of the proposed home that was intended for a family of five with a media room, guest suite and a two-car garage on the bottom floor, landscaping, materials proposed for the project, and renderings of project were shown, which included a water feature in the front of the home.

There were comments regarding the panels, bay windows, metal finishes, materials, volumes of the setbacks, and the garage.

Chair Hurwitz asked if the bay windows are allowed into the setback and not a balcony. Town Planner Michael Miller referred to Section 23-12(15) of the Town Code that allows certain items to be in the setback.

Board Member Kean requested the applicant walk them through the plans because of the square footage of certain spaces within the home that seemed generous. He went on to describe two dining rooms being extremely large, a living room with a piano with overflowing space that would be hard to furnish, guest suite bathroom at 11'x14', bedrooms on the second level that are at 16'x23'. He felt that the spaces were pushed to the extremities. From experience, he felt the house could be better suited, by breaking the mass in the middle and having more sensitivity in terms of scale and massing. Additionally, the garage was small compared to the largeness of other rooms in the home.

The applicant explained that the owner is hands on in the design and is also in the construction industry, has built a number of homes over the years and know what they like. And they have agreed upon the sizing and placement of each room. They are aware on what types of homes that are built on the island. They know the square footages, etc. They came together to figure out what type of home they can build and love.

There was discussion about the scale and mass of the home being too large and incompatible with what's appropriate for the neighborhood. The applicant stated that he understood, but he also works for the client and has to give him what he wants.

DRAFT

Further discussion ensued on the exterior of the home regarding the side and rear views, north renderings, and all of the exterior spacing of the property. There was a feeling that all of the hardship of the exterior was due to the mass and scale of the interior of the home.

The applicant asked for some feedback and the Board explained why the mass and the scale of the home were affecting the exterior of the layout of the home. They requested that the front of the home be softened up with different materials as in the side of the home.

ACTION: Board Member Bebchik made a motion to defer the item. Vice Chair Gavcovich seconded the motion, which passed unanimously.

3. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:13 P.M.

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CHAIR

ATTEST

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TOWN CLERK

DRAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Design Review Board Meeting was held on May 17, 2022, at 7:10 p.m. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Board Member Janet Adler	Board Member Matthew Barnard
Board Member Alan Bebchik	Board Member Jed Frankel

1. Administration of oath of office to newly Appointed/Re-Appointed Board Members. (The oath will be administered by Interim Town Clerk, Yvonne Hamilton).

   Town Clerk Yvonne P. Hamilton administered the Oath of Office to Board Members Matthew Barnard and Jed Frankel.

   Town Attorney Geller swore in those individuals who indicated they would provide testimony.

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. On April 7, 2022, the Board deferred the project for further study / plan revision. The applicant's design team resubmitted revised plans and a response letter with the revisions as requested by the Board. 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 façades. The building is six (6) 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.

   Joe Ruiz, 320 Miracle Mile, Suite 302 Coral Gables, Florida explained the proposed changes that were incorporated into the plans based on the feedback from the Board at the April 7th meeting:

   1. Reduction of the decorative eyebrows on the front facade.
   2. Revision of the planters located on the front façade.
   3. Removal of all the trees that were previously shown within the planters.
   4. Squaring off one of the two stair enclosures located along the front façade.

5. Removal of Coconut Palms
6. Confirmed stairway met life safety standards.

Architect Kobi Karp described changes to the multifamily residential project based on the Board's comments at the last meeting with introduction of balconies and glazing system, vertical breaks in separation, one curved and one straight edged, stone in façade, luxurious drop off at front entrance with parking underneath, one and two units per floor maximizing the views, shortened landscaping, and glazer nicer and darker in tints.

PUBLIC COMMENTS

Frances Neuhut, 1060 Kane Concourse, came forward and addressed the Board regarding its responsibilities, deed for the property, tandem parking to be approved by the Town Council, Unity of Titles for the properties and stated that new projects have to underground telephone poles.

PUBLIC COMMENT CLOSED

Discussion followed regarding suggestion for use of angle louvers, Mr. Karp expressing agreement, Unity of Titles for the project being worked on, reference to the 16 parking spaces for the project and whether the applicant will market each unit for end users, treatment of the stone to avoid staining, the area where the balcony hits the horizontal element where it terminates into the other features, and the applicant's consideration to eliminate at the balcony.

ACTION: Board Member Adler made a motion to approve the request with the conditions outlined in the Town Planner's Report and with the resolution of the balcony detail. Board Member Bebchik seconded the motion, which passed unanimously.

3. Request for approval for renovations for "Edward and Verna Reizen" located at 1230 100 Street, Lots 2-3 of Block 27. The owner is proposing to add an outdoor covered terrace and storage room to the existing single-family home. Enclosed please find the site plan and elevations.

Martin Littman, 20900 NE 30th Avenue, Suite 1001, Aventura, Florida, presented the project to the Board. He described a proposed small addition in the rear, a covered terrace for outdoor barbeque living area. He stated that the new addition will blend into the existing architecture to become one structure. He explained the use of stucco for the exterior finish. He mentioned a small green area to access new storage area behind the barbeque and proposal of a sink for the barbeque area.

Board Member Bebchik liked the design and continuity of the existing design with the new façade and appreciated the screening of the mechanical equipment. He asked about the type of wood material. The applicant stated that synthetic wood will be used, and the railings will be aluminum.

Chair Hurwitz asked if the barbeque will be vented. Mr. Littman stated that a vertical conduit will be created.

PUBLIC COMMENT

The neighbor in the rear stated that the applicant picked the most unobtrusive area to place the barbeque and spoke in favor of the project.

PUBLIC COMMENT CLOSED

Board Member Barnard commented on the beautiful design and of the opportunity to improve the landscaping as mentioned by the Town Planner. Mr. Littman stated that they are in the process of developing new plans and the idea was taken into consideration.

ACTION: Board Member Bebchik made a motion to approve the request with the condition that landscaping improvements are put in place and proper venting be provided for the barbeque. Board Member Adler seconded the motion, which passed unanimously.

4. Request for approval for an addition and renovations for "Brett Reizen" located at 9424 W. Broadview Drive, Lots 82-83 of Block 23. The owner is proposing to construct an addition to both 1st and 2nd floor living areas with a few interior renovations. The existing two-story home was built in 2000. The proposed addition will include a new 409 sq. ft. addition on the ground level and a 794 sq. ft. "spanned" addition on the 2nd floor. Enclosed please find the site plan, elevations, and an Architect Waiver Letter.

Martin Littman, 20900 NE 30th Avenue, Suite 1001, Aventura, Florida, 33180, presented the project and stated that the addition is the result of a family getting larger and the need for additional bedrooms. The addition on the first floor is less than 300 square feet and on the second floor less than 800 square feet. The original home which was built in 2000 was more of a traditional type of home. It went through some remodeling since it has been built and implemented a few more contemporary aspects that was introduced to the architecture of the home and will continue in that spirit using some of existing contemporary elements created on the second story home which uses the front privacy wall, wood cladded pillars, and an existing pergola in the rear cladded in the same type of wood. The new addition on the first floor is like a pillar where the second story rests. The second will create more of a courtyard private situation, with the bedrooms on the second floor and the front will be overlooking into the courtyard. The first-floor addition on the right is the nanny's room and there

are two bedrooms with small laundry and bathrooms on the second floor.
The Chair opened the floor to public comments and no member of the public came forward to be heard.

Board Member Bebchik asked about the wood material.

Mr. Littman explained the use of synthetic wood. He stated that the pillars in the front and the barbeque covered terrace structure cabana in the rear are already cladded in that same material, so the idea is to source it from same manufacture and continue so that it blends. He added that they are proposing to change the aluminum railings on the front façade. The existing frames of all the windows have applied paint that look like wood, and the idea is for all the wood-like material to blend well and tie everything together.

Chair Hurwitz asked about the change of material for the railings. Mr. Littman responded that they are proposing to use a wood looking painted aluminum with the same treatment as the window.

Board Member Barnard stated that the design is beautiful, and it is seamless to what was existing as it is not just an obvious addition. In the same vein of what the presenter was talking about of incorporating the wood and the feel in the entire space, there is one façade that got left out of the picture, which could perhaps be considered. The design is wrapped very well, a very nice approach.

Board Member Frankel referred to the Town Planner's Report where the applicant is seeking relief from the 80% Rule. He stated that the Board spent a lot of time developing the rule, which is very important. However, he felt the relief is appropriate in this situation. He commented that when one walks by the house it is extremely unobtrusive and to scale with everything else, plus the addition fits perfectly.

Board Member Bebchik agreed with comments by Board Member Frankel. He stated that the volume adds warmth and gives a more interesting approach to the house.

Mr. Littman stated that when walking down the street the vegetation is dense and there are beautiful trees. He stated that there were many discussions with the Town Planner during the process of the review and was thankful Mr. Miller agreed the relief should be granted. He stated the relief is in place to prevent large boxy homes, which is not the case here.

Chair Hurwitz asked if the planters coming off of the addition are boxes. Mr. Littman stated that design wise the bedrooms are overlooking the street, and they wanted to create some privacy, which is why the window is setback and the space created. He mentioned that it was due to that setback where they found it would be very nice to have that plant; as it not only blends well with the dense landscaping that exist there but creates another layer of privacy.

Board Member Barnard asked if the plan to remove some hardscape is still part of the proposal. Mr. Littman stated that the existing footprint of the first floor, they are compensating for the fact that the addition on the right that is being proposed is compensating for a relief for the hardscape that they had to remove to basically have the footprint of the new addition.

Board Member Barnard asked if the irrigation was integral to the Planters. Mr. Littman responded that they did some research and there are quarter inch flex lines that run inside the planters with the timer, and the planters will have drainage that goes into the interior and later into the ground.

Chief Building Official Mike Mesa commented that the scope used an addition, and the existing bedroom has windows that were removed by adding the addition so the existing bedroom behind the addition on the first floor will require a window or door with direct access to comply the American Escape and Emergency Opening. The applicant indicated that he was aware of the requirement.

ACTION: Board Member Bebchik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report plus the addition of the window on the first floor as pointed out by Chief Building Official Mesa, provision of relief from the 80% Rule, and added porosity. Matt Barnard seconded the motion, which passed unanimously.

5. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:51 P.M.

_____

CHAIR

ATTEST

_____

TOWN CLERK

TOWN OF BAY HARBOR ISLANDS

MINUTES OF A DESING REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, June 7, 2022, at 7:05 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Board Member Janet Adler	Board Member Matthew Barnard
Board Member Alan Bebchik	Board Member Wesley Kean

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

4. Administration of oath of office to Re-Appointed Board Member, Wesley Kean. (The oath will be administered by Interim Town Clerk, Yvonne Hamilton).

Town Clerk Yvonne P. Hamilton administered the Oath of Office to Board Member Wesley Kean on his reappointment.

1. Request for approval of a revision for a new multi-family dwelling for "La Baia North" formerly (Royale House) located at 9431-9481 East Bay Harbor Drive, Lots 6-8 of Block 1. On December 18, 2012, the site development plan approval was granted by the Town's Planning and Zoning Board (Now DRB) for a 72 dwelling unit multiple-family complex. The project has received several approval timeframe extensions over the years thru Town and State Code allowances. The former Royale House site at 9431-9481 East Bay Harbor Drive was sold. The new developer is planning to decrease the dwelling unit quantity from 72 DU to 57 DU. The proposed now enlarged dwelling units range from 1,434 to 2,109 square feet of a/c space plus balconies. In October, the Developer was informed the previously approved (2012) underground parking garage was not going to get approved due to FEMA / FBC limitations. Most of the project parking was planned in their underground parking garage. The Developer is seeking to delete the underground parking garage and redesign the grade level parking garage for onsite parking. Also, valet parking is proposed which could allow them (attendants) to park additional vehicles in drive isles / etc. to achieve more on-site parking. The remainder of the required parking is proposed to be purchased through the Town Parking Trust.

Matthew Amster, Bercow, Radell, Fernandez, Larkin and Tapanes, 200 S. Biscayne Boulevard, Suite 300, Miami, Florida, 33130 was present on behalf of Bay Harbor Property Owner 2 LLC. He clarified that the applicant should be Property Owner 2, even though it's listed as Property Owner 1. He explained that the proposed project was similar to the Island House project which was before the Board earlier this year.

He stated that is an older application that was approved and is still valid based on the prior owner, who purchased the property last year and took the opportunity to determine the best use of a project that has yet to be built and take on a very important issue of the underground parking that was previously approved and was no longer allowed for a solely residential building. He spoke about the challenge to remove that parking level. He stated that it was a great benefit they were able to reduce our unit count, so not only does it make for larger units, but reduced the parking that's needed for the project. At the same time reducing that at the below semi subterranean level to make everything at grade, they had to redesign the ground level of the building almost completely. They reoriented the lobby, but also emphasized the lobby, opposed to what use to be at the center of the building was the drive aisle before, so now you have the lobby centrally located, very transparent, and still maintain a very transparent open breezeway through the building which is an item for the Board's review. He explained that the reduction in parking is being addressed similar to the other project through additional valet operated parking 24/7, which will require approval of the Town Council for payment to the Parking Trust of some of the parking. Similar to the other project, this project has 72 bike racks, and shared vehicle, as well as other opportunities they are addressing to make sure that their residents will be able to use the valet parking that's there in an efficient manner, and not need excessive amounts of a parking anywhere else. All of the parking for the owners will be kept at the property, which is another important factor. The original approval may also explain the larger unit count was a rental, and this project is now going to be a condominium. The owners know what they're getting when they come in to buy. They know how many parking spaces, and most of the units will have one parking space.

It was explained that the total unit count was 57 units, which requires 114 parking spaces. There are 75 onsite parking spaces with each unit having one space with valet parking, no assign parking; with 47 permanent spaces.

Discussion followed regarding the project being 100% valet parking, developer seeking approval for use of valet parking service for some of the parking spaces, clarification that there are 8'X18" standard parking spaces, valet additional parking spaces, define parking spaces, utilization of the areas that are available in the drive areas to provide additional valet spaces; no owner spaces, guest or owners' vehicles will be handled by the valet, only the valet operators will go into the parking level, description of the flow of traffic (Page A601), functionality of the parking garage due to how cars are parked and arranged on the Site Plan, and how cars will get into and out of the spaces.

Town Attorney Geller clarified that contribution to the Town Parking Trust is to collect the money and to be able to use it as intended by the Council to build an additional garage or garages to assist with the parking needs, and the developers do not get the right to obtain to any spaces the Town has by contributing.

Chair Hurwitz asked if the 39 spaces that the applicant proposes to purchase from the Town was as of right or if they have to request permission from the Town Council

Town Attorney Geller responded that if the Board approved the Site Plan, the Council still has to approve the alternate parking arrangement themselves and the payment into the Parking Trust. Purchase from the Parking Trust is not a right.

Chair Hurwitz asked if the Town Council will review the Site Plans before the Board, the Parking Study, and the parking flow to decide whether or not the parking works and allow them to proceed, even without the Board's approval, by purchasing additional spaces from the Parking Trust.

Town Attorney Geller explained that the Town Council decides on the Parking Trust as to whether the applicant can buy into it and the specifics of the alternative parking arrangements. He advised the Board that it can still evaluate the factors that it wants to look at in deciding whether to approve the Site Plan.

Chair Hurwitz asked if the 39 spaces were a capped percentage.

Mr. Amster explained that the Code requires that 40% of the required parking be provided on the property in order to request payment from the Parking Trust.

Board Member Bebchik asked if the Town Council had reviewed a similar arrangement that was previously approved for another project. Town Attorney Geller stated that the Town received the Board's recommendation, reviewed the proposal, which was substantially the same and approved the Parking Trust payment and the alternative parking arrangements that was suggested. The Council accepted the Boards recommendation of approving the site plan to the extent that it spoke of the use of alternative parking arrangements and purchase from the Parking Trust.

Board Member Kean asked if the Council was aware of the new role of the Board in terms of them addressing design only and being directed not to comment on parking due to their limited responsibility of esthetic review.

Town Attorney Geller stated that it was inaccurate to say that the Board could not comment on the parking. He explained that the Board was not the decision maker on the alternate parking arrangements, but to the extent that they reviewed items for site plan approvals, they were permitted to look at what was appropriate to the site plans. He added that there was a distinction of the Council being the ultimate approval for the alternative parking arrangements. He stated that there was robust debate among the Council when the matter was adopted as a Design Review Board DRB) instead of the Planning & Zoning Board as to exactly what the jurisdiction would be; whether to continue with the DRB in view of the change in State law that limited the ability of the Planning & Zoning Boards or similar Boards to weigh in on certain kinds of development.

Board Member Kean questioned whether lifts are considered alternative parking arrangements to be approved by the Town Council. Town Planner Miller answered no. Chair Hurwitz further explained that the Board had approved a project with lifts.

Board Member Kean asked if there was a Future Land Use Map for real estate with things like parking garages.

Chief Building Official Mike Mesa stated that payment into the Parking Trust was more of an Impact Fee. He clarified that no actual spaces are assigned to this project, and he referred to Section 23-29.1 of the Town Code regarding the Parking Trust. He explained that the applicant will be required to present an application with criteria to the Town Council and would have to convince them that they are meeting the requirements and mitigating the parking. He added that the matter may or may not be approved by the Town Council. If they were asking for 60 parking spaces, they may decide to give them 50 and might refer the matter back to the DRB. As far as real estate, right now the Town is looking into building a parking garage next door to Town Hall.

The staff and Board continued to speak on the Parking Trust on what has been stated earlier. Board Member Wesley wanted to make sure for clarification that he and other Members of the Board did not assume that the money in the Parking Trust goes in exchange for parking spots. Chair Hurwitz and Attorney Geller both answered no it doesn't. Attorney Geller went on to agree with Mr. Mesa's statement and what was previously discussed on the parking arrangements.

The Town Planner's Staff Report was entered into the record as evidence.

Board Member Frankel asked how many other properties are in a similar situation with FEMA in not being able to build what was previously approved.

Town Planner Miller was unsure of the exact number. He explained changes in FEMA and Florida Building Code. Town Attorney Geller cautioned Mr. Miller on his statements regarding liability.

Chair Hurwitz asked about previous approval. A 72-unit multi-family development with an underground parking garage was approved in 2013.

Town Attorney Geller stated that the situation was not created by the applicant, who holds a valid approval from the town. There was discussion about whether FEMA's regulations or the State of Florida's Code could be disputed.

Mr. Chair requested confirmation on whether the project before the Board was still approved. Town Attorney Geller reiterated that there is an approval by this Board, and the applicant has come back seeking to obtain approval of a revised site plan, which is committed to the Board for review.

Chief Building Official explained the request for a revision to an active site plan approval that was legally extended.

Chair Hurwitz asked if all the esthetics of the building were the same. Town Planner Miller said there were some changes.

Attorney Geller advised that he was not comfortable with having other projects brought into the conversation if they were not important to the Board's determination. Town Planner Miller stated that there is a very small number of similar projects with the underground garages.

Board Member Kean posed the question that since it was a new project being built from the ground up, why couldn't they figure out how to present a plan that accommodated the parking, since it's a new site plan approval. Chair Hurwitz summarized the question and asked if a precedence was being set. Chief Building Official Mese stated that a precedence was not being set, because it was done in the past, even before the two properties and any applicant that provides at least 40% of their parking can do the same. Chair Hurwitz did not recall seeing projects buy into the Parking Trust. Town Planner Miller stated that no residential projects have done so, but there were three instances. Mr. Miller stated that the Town strongly encourages all the parking be on your property.

He explained that there is a situation the law was changed during the period that the project was originally approved, and the roles have changed. Chair Hurwitz asked what will happen to the project if it were not approved. Mr. Miller stated that the matter will go before the Town Council this Thursday with the Board's recommendation and to act on the Parking Trust application. Chair Hurwitz asked if the site plan would still go to the Town Council if the Design Review Board was uncomfortable with it and did not vote to approve it. Town Attorney Geller stated that there is an appeal process to go before the Town Council.

Attorney Geller then went on to answer a question posed earlier saying that it is expensive and cost a lot of money to utilize the parking trust ($20K). The applicant was requesting to be able to pay it into the Parking Trust. He stated that he did not want it to sound like the reason it did not occur was because Town was adverse to it happening, since people are usually requesting more units, not less; and because it is an expensive option to pursue.

Mr. Miller referred to his Staff Report and explained all of the documents within the report-all of the changes made within the project with documentation of description from the architect to follow. He reiterated that the project was approved in 2013 and that the Town Code requires a Building Permit Application to be filed within 18. Due to Covid and a number of extensions, they took advantage to keep the project alive. In 2016-2017 they filed a set of building permits which has continued to keep the project alive. Once ownership changed and the apartments were changed to condominiums, they met with staff and spoke with them about the two (2) projects. He then went item by item on what was on the report which included the summary of the past (above), the base density, the TDR's, (this project held up 46 TDR units out of our bank account for all these years. Only project who hasn't gotten private TDR's and only has an agreement with us.) By reducing the density, they will only buy what they need. The site layout changed a little. There used to be (2) driveway entrances, one to the grade level and the other to the garage below. The entrance that went down below is no longer there. He went on to speak on the new parking garage that was described in Mr. Amster's introduction.

Chair Hurwitz asked for an explanation of Condition Number 5 in the Staff Report. Mr. Miller stated that the language that the staff came up with stating that they could not use the Town's Street for queuing up valet services and could not use head-in parking along streets in the area to store car because those are needed for other complexes. Mr. Miller then spoke on the breezeway and asked the Board to focus on the breezeway, in that moment a Board Member asked for a more detailed description on the changes of the breezeway. Mr. Miller stated the street side still

looks the same, but the water side looks different. The breezeway code requires a 20-foot-wide minimum breezeway completely through the building from front to back and from above four (4) stories and up and allows the Board to make modifications that must be proven they will enhance the architecture and provide abundant articulation. He stated the purpose of the breezeway code to avoid big box buildings. He mentioned there are also articulation and breezeway laws. He ended with stating that he tried not to lose the original conditions, so they will make reference to these set of plans and the old set of plans, along with conditions.

Architect Luis Ruvuelta described the enhancements of the project, the driveway being on the side, the lobby being in the center and wider than before, and larger units because of the reduction in the density. He mentioned that he has another project that has the same valet structure that was approved, and they basically replicated the same concept with this project. He stated that he does not think the building will have a parking problem. Mr. Chair asked Mr. Ruvuelta if he would propose the same type of project with the same parking arrangements, and he answered yes. Mr. Amster summarized the benefits of the project.

Eli Eichner, 1030 15th Street, Miami Beach, FL, developer, informed the Board that they had already presold 50% of the units to Canadian buyers who are using them as investment properties. She felt that the parking will not be a problem. She also reiterated that people are now using other means of transportation, like rideshare, etc. They do not intend to purchase any additional spaces out of the Parking Trust.

Board Member Frankel requested the architect walk him through the changes in the Breezeway. The architect and Mr. Amster reiterated what was previously explained, stating that the breezeway is much wider and transparent, the ground level and the framing are now broadened, the whole center of the building was now pedestrian friendly, and the texture of the balconies will change.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, stated that she put in an appeal (Pursuant FL Statute 286.0105) for their other project that was mentioned, and she had not heard back from anyone concerning the appeal. She also mentioned the other project using the dog park for the additional parking spaces that they need. She directed her attention to Mr. Geller addressing the fact that she is still waiting for the appeal for the other project and will be filing an appeal for this project. She stated that the Parking Trust had to be within 500 feet of the project and didn't know what it meant that they are not going to be using that. She stated that the Business District is very close to the project and they're going to be using the 95th Street Parking Lot. She continued to speak on the Parking Trust and parking spaces, explaining that there isn't enough parking in this town and says that she has the

contract from what the parking trust looked like from 2009, and says that they are completely full. She referred to the Altier Hotel on how they aren't using all of the parking they have on site, using the lifts for storage, and that their valet is being utilized as further down. She expressed concern about the flooding and over crowdedness.

Rebecca Blaze, President of the Board of London Towers Condominium, 9381 E. Bay Harbor stated that the Condo is directly next to the project and had a couple of questions. She stated that they just completed their 50-year Certification and the engineer found that the North side of their building (which is directly next to this property) had suffered far more than the South side in terms of shifting in the stair casing and the structure; mostly because of the seawall situation. The seawall is temporarily being held up, but a lot of water is still coming in, the land seems to be unstable there and it is affecting their seawall and property directly. She stated that if the project did not move forward, that something needs to be addressed with the property itself and if the property was approved, they would want engineers to come in and make sure whatever is being done does not adversely effect what they have just put so much time and effort into restoring. She added that they already have a lot of issues with the parking, the property is restricted, they don't have a lot of extras, and there are people who take advantage and use the spaces inappropriately, so it was worrisome having a huge building next to them.

Chair Hurwitz assumed the Town was looking at the seawall, regardless of this development. Board Member Kean asked if there was some sort of unsafe site condition that could be applied. Chair Hurwitz believed that if the project was built, the seawall would be redone. It was noted that there was a temporary fix, but they are in the permitting process for formal replacement of the seawall.

Mr. Amster stated that Ms. Eichner will be in constant communication with Ms. Blaze from here on out.

Board Member Kean stated that he had no objection to the architecture but had the same reaction to the parking as everyone else did and mentioned that the previous building approval with more density and double parking was worse than this project with less density and less spaces from a traffic standpoint. He spoke on his understanding of the Parking Trust, saying it was not a "pay for spot", but for a right-of-way street improvement, future parking facilities, etc., which is not up for review. He continued his thoughts with this project not being marketable due to the parking. He had no issues with the design with the building. Chair Hurwitz echoed Wesley's comments and added that the Town Council should look into the parking issues with each project more closely.

Board Member Barnard agreed with the comments previously stated and suggested removal of a level which would be less units, but more parking; he agreed porosity was important. He also commented on the breezeway and agreed with the architect's description.

Board Member Frankel asked about valet peak hours. Mr. Amster stated that it has to do with the building itself, morning, and evening rush hours, which is more of an operational need to figure out how to properly manage the valet.

ACTION: Board Member Kean made a motion to approve the request with the conditions laid out in the Town Planner's report subject to condition #4 to reflect some minor adjustments other than further reductions in parking; and the developer will keep in communication with the adjacent building as part of the development. Chair Hurwitz seconded the motion and it failed 2-4 with Janet Adler, Matt Barnard, Jed Frankel, and Alan Bebchik voting No. Chair Hurwitz and Wesley Kean voted for approval.

Mr. Amster posed a question to the Members who opposed the motion, asking if they would like to reconsider with conditions, so that they can possibly make some changes to the plan. All of the opposing members were concerned about the changes to the breezeway and/or parking layout, the functionality of the building and how it would impact the neighborhood,

Board Member Adler felt the developers should comply with the Town Code and property owners should be able to park their vehicles on the property where they reside.

Town Attorney Geller advised the Board on the process for a "Motion to Consider" after Mr. Amster asked if the Board would reconsider the vote.

ACTION: Board Member Bebchik made a motion to reconsider the vote that was taken, and Board Member Kean seconded the motion, which passed 5-1 with Board Member Frankel opposing.

Board Member Bebchik made a motion to defer the request and there was no second to the motion.

Mr. Amster stated that he had consulted with his client and did not think, at this point, they would be able to collectively address all the comments in a way that works with all the efforts that have been taken thus far to address the very challenging situation with the underground parking and the marketing feasibility efforts that they have already put in.

Board Member Bebchik made a motion to reaffirm the original vote. Board Member Frankel seconded the motion, which passed unanimously.

2. Request for approval for a new single-family home for "Rafael Egozi" located at 9700 West Broadview Drive, Lot 66 of Block 23. On November 5, 2019, the Board approved the original site plan. Due to Covid, the project was put on hold by the owner. The owner is now moving forward with the project and has resubmitted new plans. The owner is proposing to demolish the existing 3,598 sq. ft. home (built in 1956) and replace it with a new two-story single-family home. The proposed two-story home has approximately 6,433 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations.

   Mr. Rivero explained that the house was previously approved by the Board and the plans were put on hold due to the clients. The clients requested value engineer due to budgeting issues. He detailed how they will be able to make the changes without changing the esthetics of the house and felt they had accomplished that. He gave a description of the house explaining it to be a tropical style home with a U-shape and a center currier. The front façade and rear façade remained the same, and the side façades have changed. The only area effected are the side views although the esthetics are still the same.

   Mr. Rivero went on to explain the changes made to the house with change of the roof tiles from a wood shake cement tile to a flat cement tile and on the side of the house, most of the windows were replaced with recessed louvers screens. The second-floor plans were wrapping around the front of the building, where there was an overhanging planter, that went back over to Bedroom #2, and the end of the garage. It was cut down about 15ft (Pg. A2.1). Another change made on the 2nd floor was bedroom #2, there was a balcony facing the courier that was removed. There was a pool reduction and removal of the spa in the pool. Everything else remained the same in the project.

   Chair Hurwitz asked when was this last presented and Mr. Rivero stated about 2.5 years to 3 years ago.

   The Board Members combinedly commended Mr. Rivero on the design and landscape of the house.

   ACTION: Board Member Bebchik made a motion to approve the request with the conditions set out in the Town Planner's Staff Report. Board Member Adler seconded the motion, and it passed unanimously.

3. Request for approval for a new single-family home for "Moshe Greenwald" located at 10140 West Broadview Drive, Lot 43-44 of Block 23. The owner is proposing to demolish the existing 5,962 sq. ft. home (built in 1951) and replace it with a new two-story single-family home. The proposed two-story home has approximately 11,760 square feet of a/c living. The residence will have 6 bedrooms, 7 full baths, 1 1/2 baths and a four-car garage. Enclosed please find the site plan and elevations.

Mr. Zalem gave a brief background of the owners, saying that they moved into the home a little over a year ago, and they fell in love with the Town and now wants to make this home their primary residence and put this type of investment into this property. He gave description of the current conditions of the home. The home was originally built in 1951 and currently has foundational issues, concrete sprouting, and leaks. Currently the house is a 19,688 sq ft lot, and they are proposing to build 11,812 sq ft where the first floor is 7,800 sq ft and the second floor 4450 sq ft. This is 60% of the allowed 80% (pertaining to the second floor). The client had specific request. It is a rectangular shaped lot, so they wanted to do a symmetrical home that fitted their criteria for the house. They did not want a modern box, so the Florida Contemporary approach style was taken.

Chair Hurwitz asked if there was a limit on the number of garages and if there was a tree canopy requirement. It was noted there is no limit on the number of garages, and the single-family homes are exempted from Fire Department's jurisdiction.

Board Member Adler commented on the garages being under the bedrooms with exposure to fumes. The applicant will have everything fire proofed and sealed.

Board Member Kean commented on window over the door, which seemed large in size, the landscaping with the proposal of canary island date (palm trees) and asked if they will meet the county's requirement for mitigation of trees that are being removed and canopy coverage.

The architect responded to the above discussed and stated that it is based on the DBH and the specimen, and there is no specimen on the site, the mitigation was done based on all the existing, and they are providing 16,800 sq ft of canopy.

Town Planner Miller referred to Chapter 18A of the County Code regarding the tree planting requirement for a single-family home and the Town's requirement for six (6) on a waterfront lot, and five (5) on a dry lot and 15ft trees; Two (2) trees in the front minimum plus three (3) trees.

Board Member Frankel commented on the landscaping and stated during the last few meetings, they have seen large homes on the water that was unobtrusive because

of landscaping. He went on to say that this home has no landscaping and it's really in your face and feels like this project would benefit from landscaping. The home to the North is a very large home and there is so much landscaping there, you don't see it. It is very pleasing to the eye. He ended stating that the four (4) trees shown are inadequate.

Mr. Zalem explained to the Board that the rendering that is shown before them is architectural, and the landscaping plans are on Page. L6-L7, and the landscaping will be lusher.

The Board began to ask about the placement of trees and explaining to the presenter that this house should have more landscaping in the front of the house for privacy. They also wanted to know if there would be landscaping in front of the garage, since there are clear windows on the garage (also for privacy). Mr. Zalem confirmed that the windows to the garage were not frosted, but there will be landscaping in front of the windows. Board Member Kean stated that this is an estate lot design, but on a smaller lot, it can benefit from a little softening. There was also a landscape language that is like the house very formal and traditional, but more planting would have been nice to fit into the neighborhood. He questioned if there was a lift in the garage for the cars and Mr. Zalem stated that it would (probably) be a storage lift since nothing is built on top of it. The Board questioned why nothing was built on top of it (referring to the garage lift) and Mr. Zalem explained that it was built that high for symmetry, so currently the garage on the left of the house is double height. To the west of the garage (the bowling alley) a small portion is also double height, because the bowling alley protrudes a little into that volume.

Board Member Kean posed a question: "Are we at the max FAR?" There's no max.

Board Members combined speaking on the house not looking as if it fits in the community. That the home looks and feels (less inviting). Feels excluded as if it's keeping people out. They questioned how this house will contribute to the Town.

Mr. Zalem stated this house was opposite from what you're saying. I think they will contribute to the community; they know and love their neighbors.

Board Members combined asked if the 2nd floor in such variation met the Code requirement. Town Planner Michael Miller stated that there is no sq footage, since it's not a second story, it's a tall first story. Mr. Zalem stated that the total ceiling height is 34ft with the top to the top of the pitch to the roof, about 24ft.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, addressed the Board and stated there is always talk about unity of title documents tied to multiple lot areas together. This is

prior to a building permit, and it should be recorded and reviewed by the Town attorney. She stated there is an administrative variance, where if you change the variation of yard setback or minimum landscaping requirements, there is such a thing where the Town Manager and (2) others make that decision. The architectural design scale mass and building materials, and buildings esthetically still have to be harmoniously and compatible with other existing buildings in the vicinity. The way you're talking it's different. You mention that when you walk by there's not as many trees, it stands out as very bland. Even though these owners and developers tell you that they're going to put all this stuff, in the end you get twigs, and you don't see anything. I think you have to be more demanding of them and see what they're really doing in writing.

Chair Hurwitz asked the applicant if they would be amenable to providing additional landscaping in front of the garage, and they agreed.

ACTION: Board Member Bebchik made a motion to approve the request subject to the conditions outlined in the Town Planner's Report and that additional landscaping be added near the garage windows. Board Member Adler seconded the motion, which passed 4-1 with Board Member Kean opposing.

Board Member Kean stated that he was one of the co-sponsors of the language that was added in terms of the 60/80 and felt that needed to be addressed as he believed the home is slightly out of scale. He added that the double height garage is an example of what he had addressed. He stated that it would be great if the matter can be readdressed. He spoke about the possibility of him drafting proposed language and share with staff, if it was okay with the Town Attorney, as a starting point.

Chair Hurwitz said it was fine as it was inconsistent with the intent of the code.

3. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:13 P.M.

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CHAIR

ATTEST

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TOWN CLERK

DRAFT