

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, OCTOBER 13, 2022**

11:00 A.M.

CALL TO ORDER: Set for approximately 11:00 A.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by PPG BHT Owner, LLC to construct a 44-unit Multi-Family Development to be located at 10143 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of Site Plan Application by CHBH 103rd Street, LLC, to construct a 77-unit Multi-Family Development to be located at 10200-10290 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
3. Review and discussion of Site Plan Application by DDG 1055 BHI, LLC, to construct a 9-unit Multi-Family Development to be located at 1055 93 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

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

To: Development Review Committee (DRC)
Town of Bay Harbor Islands

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

Date: October 10th, 2022

Subject: Site Development Plan Application – DRC Review #2
Proposed New Multiple-Family Development (44 DU)
Existing Bay Harbor Tower Site (30 DU)
10141-10143 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000024
MMPA Acct. No. 01-0702-1142

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 10141–10143 East Bay Harbor Drive
Legal Description: Lots 9, 10, 11 and 12, Block 4, "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. Containing approx. 45,000 sq. ft. / 1.033 acres (per survey).

PROJECT DESCRIPTION

On Aug. 25th, 2022, the applicant, PPG BHT Owner, LLC, submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed 7-story / forty-four (44) dwelling unit mid-rise residential development located at 10141-10143 East Bay Harbor Drive (EBHD). This waterfront site is comprised of four (4) platted

**Site Development Plan Application – 2nd DRC Review
Proposed New Multiple-Family Development (44 DU)
10141-10143 East Bay Harbor Drive
Development Review Committee
October 10th, 2022
Page 2**

lots that is 45,000 sq. ft. / 1.033 acres in size. The Town's DRC reviewed the applicant's initial submission package at their Sept. 13th, 2022 meeting and deferred action, as numerous Code / site design issues were identified. Subsequently, MMPA coordinated with the project architect on revisions to their initial plans to conceptually address the major issues (parking garage layout / breezeway design). On Oct. 4th, 2022, MMPA received a set of revised plans from the Town (dated Sept. 29th, 2022).

This 4-lot site is currently developed with a 3-story / thirty (30) DU complex known as the Bay Harbor Tower site built in 1950 according to the Miami-Dade County Property Appraiser's website and the Town's 2006 Historic Site Survey. The existing complex is noted to exhibit Mid-Century / Post WWII Modern / Miami Modern architectural features. The site is not currently designated by any agency having jurisdiction as historically protected (owner consent now required). The intention will be to demolish the existing building and site improvements for redevelopment.

The proposed site design incorporates one (1) rectangular shaped 7-story building at 75' above BFE + 1' FBC Freeboard on top of a grade level partially under building parking garage / extended parking area into yard areas. Access to the site is now proposed via two (2) / two-way driveway connections to EBHD (4 driveway connections in the 1st submittal) near the north / south property lines that serve as access to the parking garage & four (4) guest spaces in the front yard area. In addition, the revised plans show a 12' wide one-way / northbound only driveway in the front yard area facing EBHD for lobby drop-off / valet service purposes. The revised plans now include a 10' wide landscape strip along the roadway frontage. This lobby drop-off / valet service driveway connects to both the 23' wide inbound & outbound driveways to EBHD. The main driveways connect to the parking garage entries and circulates through the parking garage. The plans show preliminary Fire Department staging areas within the EBHD roadway – one at each driveway entrance. Based on 44 DU a total of 88 parking spaces are required and are provided. The parking garage / parking layout was redesigned as requested with some mechanical lifts (20 spaces), some tandem parking spaces (20 spaces), drive-aisle valet parallel spaces (8 parking spaces in the garage / 4 parking spaces next to 12' driveway near lobby) and some traditional parking spaces (34 spaces). The DRB will need to review / approve this alternative parking arrangement parking scheme. The plans call for all parking to be by valet 24/7. MMPA expressed strong reservations about the initial site design and valet operations at the 1st DRC meeting; however, we feel the revised plans are much better and functional. Some of the parking spaces are shown around the perimeter of the site partially under the building and/or extending out into the rear / side yards, which is allowed. Four (4) guest parking / loading spaces are required as there are four (4) lots and there are four (4) guest / loading spaces shown in the front yard area adjoining the driveways, and the lobby drop-off / valet service driveway that includes four (4) valet spaces and could accommodate several additional vehicles. On the building rooftop is a recreational facility with swimming pools, sundeck areas, and men's & women's restrooms. These facilities are on a raised deck above the main roof deck. In addition, at grade level two (2) private terraces with a small pool are shown at the outer edges of the site along the waterfront.

The plans include preliminary floor plan layouts with square footages. The plans show very large DU sizes, ranging from about 2,169 sq. ft. (2 BR) to 5,439 sq. ft. (4BR). The current multiple-family complex has backout on-street parking that will be removed during redevelopment.

The Town's records indicate that the lots are currently developed with 30 DU. Therefore, the net increase in the number of DU will be fourteen (14) DU. The survey indicates the total area of the four lots is 45,000 sq. ft. / 1.033 acres in size. This would allow a maximum of thirty-five (35) dwelling units on the property at the maximum allowable base density of 34 DU/AC. The new proposal is to build 44 DU (42.72 DU/AC) which would require the acquisition of nine (9) TDR units. The Town's records reveal that no private TDR sales have occurred from this site. It appears from the survey that right-of-way for on-street parking was never previously dedicated to the Town, so the lots are full lots.

The adjoining / nearby developments sites currently include to the north – the Sereno East Condominium 40 DU / 8-story (51.5 DU/AC); to the south – The Belmont Condominium 59 DU / 7-story (57.3 DU/AC); to the east is the Indian Creek waterway; and to the west across East Bay Harbor Drive are three (3) / 2-story multifamily complexes known as part of the Town & Country sites with a total of 34 DU. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 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 that need to be corrected prior to moving forward for DRB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Thirty-five (35) units are allowed by right on the property (1.03 acres x 34 DUA). The developer is seeking to build 44 DU which exceeds the base density by 9 DU; therefore, if the project is approved by the Town, the developer will need to acquire 9 TDR units prior to the issuance of building permits. The proposed development would be deemed consistent with the applicable FLUM designation of the property if the Town approves the project with 9 TDR units.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed is 75' (measured from BFE + 1' FBC freeboard to top of main roof deck) and the proposed building height is 75' to the main roof deck. As allowed a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. There appears to be some wide than allowed extended eyebrows extending into the front / rear / side yard that is not permitted as drawn, and a few other issues. The proposed use of the property is consistent with this zoning classification; however, some features of the proposed site design are still not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes four (4) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are “full-sized” as no portion of the site was dedicated to the Town for the 11’ for on-street parking.

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

As stated above, the revised Site Development Plan depicts access to the site via two (2) / two-way driveway connections to East Bay Harbor Drive (EBHD) near the north / south property lines that serve as the main access to the parking garage & four (4) guest spaces in the front yard area. In addition, the revised plans show a 12’ wide one-way / northbound only driveway in the front yard area facing EBHD for lobby drop-off / valet service purposes. This lobby drop-off / valet service driveway connects to both the 23’ wide inbound & outbound driveways to EBHD. The main driveways connect to the parking garage entries and circulates through the parking garage. In addition to the four (4) required guest spaces, the revised plans show four (4) separate valet spaces near the lobby entry.

Based on 44 DU the Code requires at least 88 parking spaces. As there are 4 lots and TDRs are requested at least 4 guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The site plan includes a total of 88 parking spaces. The parking garage / parking layout was redesigned as requested at the initial DRC meeting and still includes some mechanical lifts (20 spaces), some tandem parking spaces (20 spaces), drive-aisle valet parallel spaces (8 parking spaces in the garage / 4 parking spaces along 12’ driveway near lobby) and some traditional parking spaces (34 spaces). The DRB will need review / approve this alternative parking arrangement parking scheme. The plans call for all parking to be by valet 24/7. MMPA expressed strong reservations about the initial parking garage design and valet operations at the 1st DRC meeting; however, we feel the revised plans are much better and functional. The valet operations will now occur completely on site.

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / linear with abundant clear glass windows, metal and glass balconies or concrete projections. The building exceeds 120’ in length at 251’+/- in length; therefore, the Town Code requires a “breezeway”. The applicant is proposing a revised Code compliant 20’+/- wide breezeway completely through the center of the building from the 3rd floor to the roof. A roof “bridge” is proposed to connect the two towers with recreational facilities on the rooftop area. The purpose of the required 20’ minimum width open breezeway is break up the massing of bigger building facades. The DRB has the ability to approve variations based on exaggerated / undulated architectural design; however, that is not necessary with this design.

SITE PLAN COMMENTS

Following are comments based on the revised plans dated September 29th, 2022, submitted to the Town for consideration:

1. On Sheet A1.00 of the new plans in the Zoning Information / Site Data Table there is a breakdown of the proposed parking spaces by type. Based on our review this calculation data is correct. However, on Sheet A2.00 a similar parking breakdown calculation table does not match and is incorrect. Please revise the plans (Sheet A2.00) to present accurate information and be internally consistent.
2. As a reminder all alternative parking arrangements utilizing mechanical lifts / tandem parking spaces / parallel spaces / valet parking must be approved by the DRB pursuant to Sec. 23-30(f).
3. On Sheet A2.00 and Sheet A3.00 there are errors with the rear yard swimming pool locations and referenced Code sections. For waterfront sites Sec. 23-12(15)(g)(i) applies – not subsection (iv) as that applies to non-waterfront lots. Pools / pool decks can be located not less than 5' to the rear PL / seawall – the plans show 7'-8" for some reason. You can leave them as shown or relocate them. However, Sec. 23-12(15)(g)(i) prohibits pools from being placed in the minimum side setbacks – the plans show the 2 semi-private pools partially within the min. 22.5' side setbacks. Please revise the plans accordingly.
4. On Sheet A2.00 / Sheet A3.00 / others there are setback violations shown for the proposed 3' wide walkways along the side lot lines. Per Sec. 23-12(15)(b) no such walkway may be placed closer than 3' to a side lot line, as this area is needed for drainage and buffering. The plans provide no setback dimension but a 5' setback from the parking spaces is shown with a 3' width shown for the walkway leaving only 2'. Also, a physical barrier to screen the parking areas from the adjoining sites are required per Sec. 24-16. Please revise the plans accordingly.
5. On Sheet A2.00 / Sheet A3.00 / others there appears to be some type of private terraces near the semi-private swimming pools at grade level. Not enough detail is provided to determine Code compliance as to setbacks / materials / roof coverings / height / etc. The elevations seem to show a roofed structure – so setbacks are required. Please revise the plans accordingly. See Sec. 23-12(15)(e)(iii) for Code allowances.
6. It appears that portions of the 5' raised rooftop pool deck do not meet the minimum 5' setback requirement from the edge of the main roof as required by Sec. 23-25(e). A parapet wall / railing not exceeding 5' above the roof deck is allowed at the edge of the main roof; however, if there is a raised pool deck, a similar safety railing / wall is allowed at the edge of the raised deck – but no closer than 5' to the edge of the main roof.

7. The applicant is advised again that the Town Council has been considering possible Zoning Code amendments that could ban all vehicle lifts from being used in the Town, with rare exceptions. As last discussed, there will be “grandfathered” dates for vesting based on submittal / DRB approvals, however, the details are still being resolved. The site plan may have to be redesigned based on the Town Council's actions.
8. Again, although the Town's Parking Code requires 2 parking spaces per DU, regardless of the number of bedrooms, this project anticipates very large DU sizes with mostly 3-4 bedrooms. In many Parking Codes the number of required parking spaces is based on the number of bedrooms – with more parking required for more bedrooms. While the plan technically meets the Town Code perhaps additional parking spaces should be considered to meet probable demand, if households have more than 2 vehicles.
9. If the applicant is unsuccessful in obtaining approval from the DRB for the alternative parking garage design with vehicle lifts / tandem / valet spaces, to meet Code requirements for parking, the applicant should consider making a portion of the 2nd Level into a parking garage like many others have done to avoid lifts / tandem / drive aisle design. The DU are very large as proposed - but could be reduced in size slightly without losing density and accommodate the parking.
10. Sec. 23-24(d)(4) requires all exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to utilize some openings with substantial screening panels. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the staff report. If the DRB does not approve the request the project design will have to be adjusted.
11. The revised preliminary Photometric Plans are not legible (print too small) to demonstrate compliance with Sec. 23-19 – there are footcandle readings for the yards / rooftop noted, but the print is too small to read. Please revise the plans accordingly.
12. Again, no Impact Analysis Report (IAR) was submitted as required. See the previous attached table to be utilized. For traffic trip generation use ITE data (5.44 TPD / .36 AMPH / .44 PMPH per DU). This is required as part of the application – the applicant's response to this DRC #1 comments is “noted” – where is it?
13. Project will be subject to applicable impact fees for public schools (MDSB), local parks (Town), and utilities (County / Town).

APPLICATION FOR SITE PLAN REVIEW



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

See Exhibit A.

Folio # 13-2227-088-0001

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 45,000 Square Feet (1.03 Acres)

Project Description Bay Harbor Towers Units 44

Owner(s) Name PPG BHT Owner LLC

Mailing Address 501 Diplomat Parkway

City Hallandale Beach State FL Zip 33009

Phone Number C/O 305-374-5300 Email MAMSTER@BRZONINGLAW.COM
MHARO@BRZONINGLAW.COM
SFLORES@BRZONINGLAW.COM

Signature of Owner Ari Pearl

Name of Applicant (if different from owner) Same as Owner

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative Matthew Amster, Esq; Maritza Haro, Esq.; Shakeyla Flores, Esq.

Mailing Address 200 S. Biscayne Blvd, Suite 300

City Miami State FL Zip 33131

Phone Number 305-374-5300 Email MAMSTER@BRZONINGLAW.COM
MHARO@BRZONINGLAW.COM
SFLORES@BRZONINGLAW.COM

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

EXHIBIT "A"

**Lots 9, 10, 11 and 12, Block 4, BAY HARBOR ISLAND,
according to the map or plat thereof recorded in
Plat Book 46, Page 5, Public Records of Dade County,
Florida.**



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

October 4, 2022

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Re: Letter of Intent for Site Development Plan Application for
Property located at 10143 East Bay Harbor Drive, Bay
Harbor Islands, FL, 33154

Dear Ms. Lasday:

This law firm represents PPG BHT Owner LLC (the "Applicant"), the owner of the property located at 10143 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (collectively, the "Property"). See Exhibit A, Property Appraiser Records. Please accept this letter as the Applicant's required letter of intent in support of a site development plan approval application for the Property.



Figure 1

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio No. 13-2227-088-0001, consists of an existing condominium platted as Lots 9 through 12 of Block 4 of the Bay Harbor Island Plat. The Property is approximately 45,000 square feet in size (1.03 acres) and is zoned RM-1. The surrounding area contains a mix of commercial uses, hotels and multifamily apartment buildings of varying heights, including a seven (7) story building to the south of the Property and a multi-story condominium complex to the north of the Property. To the east of the Property are various commercial uses and apartment buildings.

Proposed Development. Through this application the Applicant proposes to enhance and improve the Property. The Applicant proposes to develop a modern and elegant, seven-story residential building, with a parking garage at the ground level and a roof pool deck (the "Project"). The ground floor will also include the main lobby, mail room, and two semi-private pool areas. The roof pool deck will include a central swimming pool and spa, four additional private pool decks, outdoor kitchen spaces, cabana areas, and a lounging area. Lush landscaping will be incorporated along the ground floor and roof top deck, and luxury balconies with semi-glass railings will be incorporated throughout the Project. The overall design and thoughtful details of the Project create a pleasant and beautiful street frontage, resulting in an enjoyable view for Town residents. The site plan also proposes efficient connectivity to the boating dock at the rear of the Property.

Notably, the Project includes a Code compliant breezeway. Pursuant to Code Section 23-11 (B1)(6), a building may exceed 120 feet in length if a breezeway divides such a building into parts not exceeding 120 feet in length. Furthermore, the breezeway must have a minimum unobstructed width, completely through the building, of 20 feet. Here, the Project fully complies with the Code, through the incorporation of a breezeway completely through the building with a 20'-1.5" width at the front and 24'-10" width at the rear. The breezeway is located within the second through seventh floor levels, and also includes landscaping. Although the Town's zoning regulations permit development of up to 35 dwelling units for the Property, the Project is comprised of 44 units. Therefore, the Applicant will seek to obtain 9 TDR units.

Where the Code requires a minimum of 9,000 square feet of open space on the ground floor, the Applicant is proposing to provide 9,554 square feet. Additionally, where the Code requires a minimum of 1,200 square feet of open space on the roof deck, the Applicant is proposing to provide 1,219 square feet.

As required, a total of 88 parking spaces will be provided, including two (2) ADA parking spaces. The parking will be valet operated 24/7 and will include standard parking as well as alternative parking arrangements, including mechanical lifts, tandem parking, and valet only parking spaces. The proposed Project will enhance the Property and be compatible with the adjacent and nearby multi-story apartment buildings.

Conclusion. The Project has been designed with the Town's vision and resiliency in mind. The Code compliant breezeway and beautiful street frontage further compliment the Town's vision for the neighborhood. The proposed development is compatible with and further enhances the neighborhood aesthetics. We look forward to your favorable recommendation and the Board's approval of this application.

Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,



Matthew Amster

Attachment

cc: Michael Mesa
Michael Miller
Maritza Haro, Esq.
Shakeyla Flores, Esq.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/22/2022

Property Information	
Folio:	13-2227-088-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	4700 MULTI-FAMILY - CO-OPS
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 13-2227-088-0001

Property Address:

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 13-2227-088-0001

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

Full Legal Description
BAY HARBOR TOWERS CONDO
BAY HARBOR ISLAND PB 46-5
LOTS 9 TO 12 INC LESS ELY11FT
AS DESC IN DECL OR 13577-266
LOT SIZE 41700 SQFT M/L
FAU 13-2227-001-0860

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

PROJECT: 10143 East Bay Harbor Dr		 KOBİ KARP ARCHITECTURE INTERIOR DESIGN PLANNING	
MASTER PERMIT #:		REVISION DRC CITY COMMENTS 09/28/2022	
COMMENTS RESPONSES:		ELECTRICAL REVIEW - ERIC MERCED - 09/14/2021	
CONSULTANT			RESPONSES
ARCHITECTURE	1	On Sheet A1.00 in the Zoning Information Table the following issues are noted: >The table does not include a reference as to the required breezeway requirement or how this site complies. Only the building length calculations are provided. Please revise the plans to include the calculations. >As related to the proposed DU sizes there is no information provided as to the Code minimum DU size requirements nor proposed DU sizes demonstrating compliance. Please revise the plans to include this required information. >As related to the parking requirements, the plans state that 88 "standard" parking spaces are provided. A "standard" parking space is 8'-6" x 18' single vehicle side-byside per Sec. 23-30(a) with striping / car stops. As mentioned above the site plan includes a total of 88 parking spaces. Of the total 88 parking spaces provided, mechanical lifts are proposed for 16 spaces, 20 spaces are proposed for tandem parking spaces, drive-aisle valet parallel spaces are proposed for 15 spaces, and 37 traditional parking spaces are proposed. Revise the table to include this breakdown, even though it is listed on other sheets. Basic site information should be in one cohesive location for ease of review.	Table including breezeway requirements, information on DU and parking requirements has been added to sheet A1.00
	2	On Sheets A1.01, A2.00, A3.01, the Civil Engineering Plans and Landscape Plans the applicable Landscape Codes (M-D / Town) requires a minimum 10' landscape strip along roadways separating driveways & parking spaces from the front property line, but the Town Code allows the DRB to consider somewhat narrower dimensions based on need (7' min. per M-D Landscape Code) upon request — not automatic approval. The center landscape strip is shown at 1'-6" — but no dimensions are shown. Revise the plans to reduce the driveway width and increase the landscape strip to meet minimum Code requirements. If a waiver is requested a written justification statement is required to be provided as to why the Code requirement cannot be met. The building footprint could be made smaller, or parking could be provided on the 2nd level as many others have done.	Front Landscape has been modified to comply with the 10' landscape strip along the roadways. Please see sheets A1.01, A2.00, A3.01
	3	On Sheets A1.01, A2.00 and others the plans show grade level pools / pool decks and sitting area in the rear yard adjoining the waterway. Sec. 23-12(15)(e) requires a min. 5' landscape strip between the rear property line and any walkway / patio / pool / pool deck. This is required for compliance with the EPA NPDES drainage permit to pollutants can be retained on-site and not discharged into Biscayne Bay — a federally protected water body. Please revise the plans accordingly. Occasional perpendicular walkways from the upland areas to the seawall / docks are acceptable (5° width max.).	Plans have been reviewed accordingly. Please see sheets A1.01, A2.00
	4	On the Site Plan drawings (architectural / civil / landscaping) curvilinear walkways are shown in the side yards which is allowed; however, per Sec. 23-12(15) no portion of a walkway can be placed closer than 3' to a side lot line to allow for proper on-site drainage and landscaping. Revise the collective plan set to comply with minimum Code requirements.	Plans have been reviewed accordingly. Please see sheets A2.00 and A3.00
	5	On the Site Plan drawings (architectural / civil / landscaping) walkways are shown in the front and rear yards which is allowed; however, per Sec. 23-12(15)(b) no portion of a walkway can be wider than 5" in those yard areas. The plans fail to include dimensions for many site features, including the walkway setbacks and widths. MMPA scaled the front / rear yard walkways at 6'+ in width. Revise the collective plan set to comply with minimum Code requirements.	Dimensions have been provided see sheets A2.00 & A3.00

PROJECT: 10143 East Bay Harbor Dr		 Kobi Karp ARCHITECTURE INTERIOR DESIGN PLANNING	
MASTER PERMIT #:			
COMMENTS RESPONSES:		REVISION DRC CITY COMMENTS 09/28/2022	
	6	On Sheet A2.00 and several other sheets there appears to be a significant problem with setback compliance for some of the “eyebrow” features that extend out into the minimum setback areas (front / rear / sides) from the building facades. Sec. 23-12(15)(e)(v) allows such architectural features to extend no more than 4’ into a minimum front or rear yard and no more than 2’ into minimum side yards. Although not dimensioned the plans show much wider yard encroachments for the so-called “eyebrows” (double+/- allowed width). Revise the plans to cut-back such desired architectural features to the Code allowed widths. FYI - It is noted balconies can extend up to 4’ into a front yard setback, up to 6’ into rear yard setbacks, but still only 2’ into side yard setbacks. Another architectural feature cannot attach to a balcony extending a yard encroachment. Revise the plans to comply with Code.	Plans has been revised to comply with code. See sheets A2.00 - A3.05
	7	The applicant is advised the Town Council is currently processing a Zoning Code amendment that may ban all vehicle lifts from being used in the Town, with rare exceptions. As currently written, there will be “grandfathered” dates for vesting based on submittal / DRB approvals, however, the details are still being resolved. The site plans may have to be redesigned based on the Town Council's actions.	Noted.
	8	On Sheets A4.01 thru A4.04 and Sheets A5.01 and A5.02 the plans do not clearly show compliance with the Town's building heights allowances. Revise the plans to add notations demonstrating the building height will not exceed 75' above FEMA BFE + 1' FBC freeboard.	See Sheets A4.01 thru A4.04 and Sheets A5.01 and A5.02
	9	Sec. 23-30(c) requires all 2-way driveways to be a minimum of 23' in width mostly to allow opposing parked vehicles to back-out and maneuver without damaging other vehicles. Driveways may not be used for full-time dual purposes (access / parking). The plans propose to designate 15 parallel parking spaces within the driveway aisles — MMPA cannot support that as we believe this violates the Code. Even with valet services (questionable if this would remain forever) the Code requires separate parking spaces from drive aisles. Parallel spaces must be 25' long x 9' wide and could abut a drive aisle. While operationally a valet parking arrangement plan is desired, to meet Code at least 88 parking spaces are required in separate designated spaces outside of the drive aisles. The Code does allow applicants to request “alternative parking arrangements”. However, we do not believe the Code allows this arrangement (dual use of driveway).	Correction has been made please see sheets A2.00 & A3.00
	10	Although the Town's Parking Code requires 2 parking spaces per DU, regardless of the number of bedrooms, this project anticipates very large DU sizes with mostly 3-4 bedrooms. In many Parking Codes the number of required parking spaces is based on the number of bedrooms — with more parking required for more bedrooms. While the plan technically meets the Town Code perhaps additional parking spaces should be considered to meet probable demand, if households have more than 2 vehicles.	The project complies with minimum requirements from the code. Applicant plans to have 1005 valet at all times. DRC comments were implemented on this layout to provide further flexibility to parking and future use.
	11	To meet Code for parking the applicant should consider making a portion of the 2nd Level into a parking garage like many others have done to avoid lifts / tandem / drive aisle design. The DU are so large as proposed but could be reduced in size slightly without losing density and accommodate the parking.	The project complies with minimum requirements from the code. Applicant plans to have 1005 valet at all times. DRC comments were implemented on this layout to provide further flexibility to parking and future use.

PROJECT: 10143 East Bay Harbor Dr		 KOBİ KARP ARCHITECTURE INTERIOR DESIGN PLANNING	
MASTER PERMIT #:			
COMMENTS RESPONSES:		REVISION DRC CITY COMMENTS 09/28/2022	
	12	On all sheets showing the height dimension from one floor to the next the Code requires a minimum of 9' clear from the top of a floor slab to the underneath of the floor slab above it. It is recognized interior finishes / mechanical chases / etc. may slightly diminish the height — the FBC governs minimum finished heights. Please revise the plans to include a detail demonstrating compliance.	Dimensions has been provided see sheets A5.00 & A5.01
	13	On Sheet A1.02 provide building width calculations for the “breezeway” demonstrating compliance. Overall building length and breezeway requirements are different.	Compliance and calculations has been added it to A1.02
	14	Sec. 23-24(d)(4) requires all exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to utilize some openings with substantial screening panels. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the staff report. If the DRB does not approve the request the project design will have to be adjusted.	Details has been added please see Sheets A5.00-A5.01
	15	Within the plans set on Sheet A1.00, Sheet A3.02 and Sheet A3.03 there appears to be some confusion as the Level descriptions. The current plans show there are 7 levels of residential use (Level 2 through Penthouses Level 8). However, Sheet A3.02 states the floor plan is for Levels 3-5 while Sheet A3.03 states the floor plan is for Levels 5-7 (2 floor 5s). Please research and correct the plans accordingly to describe the correct various floor plans.	Sheets has been corrected.
ARCHITECTURE	16	On Landscape Plan Sheet L-2 the proposed Street Tree species is incorrect and is not in compliance with the Town's Master Street Tree Plan. Due to the existing OH FPL lines and their resistance to allow undergrounding of the lines, the alternative (shorter) tree species for this section of EBHD is Silver Buttonwood (12'-14' / 5' spread) is required.	See landscape Narrative
	17	On Sheet L-5.3 the Landscape Plan calculation table listed is old and outdated. Please see the attached updated Landscape Table to be used. Please revise the plans accordingly.	see landscape Narrative
	18	There are large FPL poles / wiring along this street frontage. The Town Code requires developers to underground any OH lines / remove poles when redevelopment occurs; however, FPL has objected to undergrounding only short sections. Therefore, the Town allows development to proceed with appropriate FPL trees and conduit installation for future underground utilities. All service connections must be underground and transformers / FDC connections / Backflow Preventers pushed back from the street and screened from view. Suggest an alternative / shorter tree species along the street frontage.	The project will provide appropriate FPL trees and installation for future underground utilities. Please see landscape diagrams
	19	The preliminary Photometric Plans do not include enough information to demonstrate compliance with Sec. 23-19 — there are no footcandle readings in the yards / rooftop. Please revise the plans accordingly.	See Photometric Drawings.
	20	The Town's 2018 Seawall Assessment Survey categorizes the existing seawall at the site as “Fair” and lists a number of problems needing replacement / repairs.	To Be provided.
	21	The plans show a canopy / portico over the driveway at the lobby. Sec. 23-12(15)(e)(vi) allows porticos to extend up to 20 feet into a front yard; however, the maximum width allowed is 25 feet. No portico width dimension is provided. Revise the plan to include the width.	Dimensions has been provided see sheets A2.00 & A3.00
	22	No Impact Analysis Report (IAS) was submitted as required. See the attached table to be utilized. For traffic trip generation use ITE data (5.44 TPD / .36 AMPH / .44 PMPH per DU).	noted.

PROJECT: 10143 East Bay Harbor Dr		 KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING	
MASTER PERMIT #:			
COMMENTS RESPONSES:		REVISION DRC CITY COMMENTS 09/28/2022	
	23	Project will be subject to applicable impact fees for public schools (MDSB), local parks (Town), and utilities (County / Town).	Noted.



September 29th, 2022

RESPONSE TO COMMENTS, TOWN OF BAY HARBOR ISLANDS

Job address: 10143 E Bay Harbor Dr., Bay Harbor Islands FL

DRC HEARING:

2) On Sheets A1.01, A2.00, A3.01, the Civil Engineering Plans and Landscape Plans the applicable Landscape Codes (M-D / Town) requires a minimum 10' landscape strip along roadways separating driveways & parking spaces from the front property line, but the Town Code allows the DRB to consider somewhat narrower dimensions based on need (7' min. per M-D Landscape Code) upon request – not automatic approval. The center landscape strip is shown at 1'-6" – but no dimensions are shown. Revise the plans to reduce the driveway width and increase the landscape strip to meet minimum Code requirements. If a waiver is requested a written justification statement is required to be provided as to why the Code requirement cannot be met. The building footprint could be made smaller, or parking could be proved on the 2nd level as many others have done:

Response:

Landscape strip was revised to have 10' and dimensions were added, see sheet #L-2

3) On Sheets A1.01, A2.00 and others the plans show grade level pools / pool decks and sitting area in the rear yard adjoining the waterway. Sec. 23-12(15)(e) requires a min. 5' landscape strip between the rear property line and any walkway / patio / pool / pool deck. This is required for compliance with the EPA NPDES drainage permit to pollutants can be retained on-site and not discharged into Biscayne Bay – a federally protected water body. Please revise the plans accordingly. Occasional perpendicular walkways from the upland areas to the seawall/docks are acceptable (5° width max.):

Response:

Plans were revised accordingly to reflect 5' landscape material buffer, see sheet #L-2

4) On the Site Plan drawings (architectural / civil / landscaping) curvilinear walkways are show in the side yards which is allowed; however, per Sec. 23-12(15) no portion of a walkway can be placed closer than 3' to a side lot line to allow for proper on-site drainage and landscaping. Revise the collective plan set to comply with minimum Code requirements:

Response:

Plans were revised accordingly to comply with code, see sheet #L-2

Office contact:
+1 (786) 536-6076

@cladlandscape
www.cladlandscape.com
info@cladlandscape.com

8020 NE 4th Ave.
Studio 113
Miami, FL 33138

5) On the Site Plan drawings (architectural / civil / landscaping) walkways are show in the front and rear yards which is allowed; however, per Sec. 23-12(15)(b) no portion of a walkway can be wider than 5" in those yard areas. The plans fail to include dimensions for many site features, including the walkway setbacks and widths. MMPA scaled the front / rear yard walkways at 6'+ in width. Revise the collective plan set to comply with minimum Code requirements:

Response:

The plans were revised accordingly, and dimensions were included, see sheet #L-2

16) On the Site Plan drawings (architectural / civil / landscaping) walkways are show in the front and rear yards which is allowed; however, per Sec. 23-12(15)(b) no portion of a walkway can be wider than 5" in those yard areas. The plans fail to include dimensions for many site features, including the walkway setbacks and widths. MMPA scaled the front / rear yard walkways at 6'+ in width. Revise the collective plan set to comply with minimum Code requirements:

Response:

The proposed street trees were replaced to comply with the Town's Master Street Tree Plan, see sheets #L-2, L-5 and L-5.3

17) On Sheet L-5.3 the Landscape Plan calculation table listed is old and outdated. Please see the attached updated Landscape Table to be used. Please revise the plans accordingly:

Response:

The landscape Table was updated accordingly, see sheet #L-5.3

If you have questions or concerns regarding the landscape plans, please do not hesitate to contact me.



Carolina Monteiro, RLA

CLAD, LLC

(786) 253-7017

carolina@cladlandscape.com

Office contact:
+1 (786) 536-6076

@cladlandscape
www.cladlandscape.com
info@cladlandscape.com

8020 NE 4th Ave.
Studio 113
Miami, FL 33138

10143 BAY HARBOR DRIVE

10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE BOARD SUBMITTAL

DATE: 09-29-2022



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

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-3") WITH GROUND FLOOR AT 4'-3" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 210,160 SF.
- 6- TOTAL RESIDENTIAL AREA: 140,454.46 SF.
- 7- 88 TOTAL PARKING SPACES, INCLUDING 2 ADA PARKING SPACE.
- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL AREA OF WORK : 210,160 SF.

MEP ENGINEER
SCHNACKEL ENGINEERS, INC.
218 NW 24th Street
Suite 207
Miami, FL 33127
TEL: 786.623.3590

OWNER

PPG Development LLC
501 Diplomat Parkway
Hallandale Beach FL, 33009
917-439-8717

LANDSCAPE DESIGN

CLAD LADSCAPE ARCHITECTURE
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
786 -536-6076
INFO@CLADLANDSCAPE.COM

ARCHITECTS

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

DRAWING INDEX			DRB SUBMITTAL 08-25-2022	DRB SUBMITTAL 09-29-2022	
PROJECT:2248 10143 Bay Harbor Dr					
DRB SUBMITTAL DATE: 08-25-2022					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER	X	X	
		SURVEY	X	X	
	A1.00	PROJECT DATA	X	X	
	A1.01	OPEN AREA CALCULATIONS	X	X	
	A1.02	BUILDING ARTICULATION DIAGRAM	X	X	
	A1.03	CONTEXT SITE MAP	X	X	
	A1.04	CONTEXT PHOTOS	X	X	
	A1.05	SURROUNDING BUILDINGS	X	X	
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	
	A1.07	RENDERING_VIEW FROM THE BAY	X	X	
	A1.08	RENDERING _BREEZEWAY VIEW	X	X	
	A2.00	SITE PLAN	X	X	
	A3.00	FLOOR PLAN - LEVEL 1	X	X	
	A3.01	FLOOR PLAN - LEVEL 2	X	X	
	A3.02	FLOOR PLAN - LEVEL 3-4	X	X	
	A3.03	FLOOR PLAN - LEVEL 5-7	X	X	
	A3.04	FLOOR PLAN - LEVEL8	X	X	
	A3.05	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X	X	
	A4.00	MATERIALS BOARD	X	X	
	A4.01	BUILDING COLOR ELEVATION - WEST	X	X	
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X	X	
	A4.03	BUILDING COLOR ELEVATION - EAST	X	X	
	A4.04	BUILDING COLOR ELEVATION - NORTH	X	X	
	A5.00	BUILDING SECTION "A"	X	X	
	A5.01	BUILDING SECTION "A"	X	X	

LANDSCAPE BH & A	L-0	COVER SHEET + INDEX	X	X	
	L1	TREE DISPOSITION PLAN	X	X	
	L1.1	TREE DISPOSITION SCHEDULE	X	X	
	L1.2	TREE MITIGATION PLAN AND SCHEDULE	X	X	
	L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	X	
	L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X	X	
	L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	X	
	L-5.1	UNDERSTOY PLANTING PLAN GROUND FLOOR	X	X	
	L-5.2	PLANTING PLAN ROOFTOP	X	X	
	L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X	X	
	L-5.4	PLANTING DETAILS	X	X	
	L-5.5	GENERAL LANDSCAPE NOTES	X	X	

CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C201	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C300	WATER AND SEWER PLAN	X	X	
	C301	WATER AND SEWER PLAN	X	X	
	C400	DRAINAGE DETAILS	X	X	

PHOTOMETRICS	PH-100	LANDSCAPE PHOTOMETRIC PLAN	X	X	
	PH-200	ROOF PHOTOMETRIC PLAN	X	X	
	PH-200	ROOF PHOTOMETRIC PLAN	X	X	

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Tel: Hallandale Beach FL, 33009
Email: Tel: (305) 534-9099

Consultant: Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Tel: Miami Beach, FL 33138
Email: Tel: (786) 536-6076
Email: info@cladlandscape.com

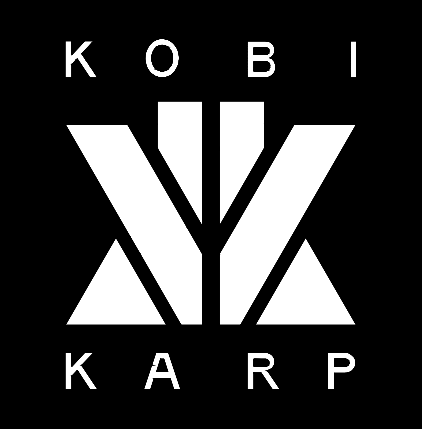
Consultant: Photometrics.
Name
Address
Tel:
Email:

Consultant:
Name
Address
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578



COVER

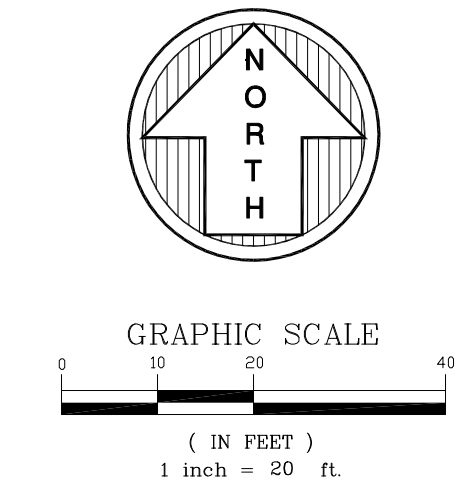
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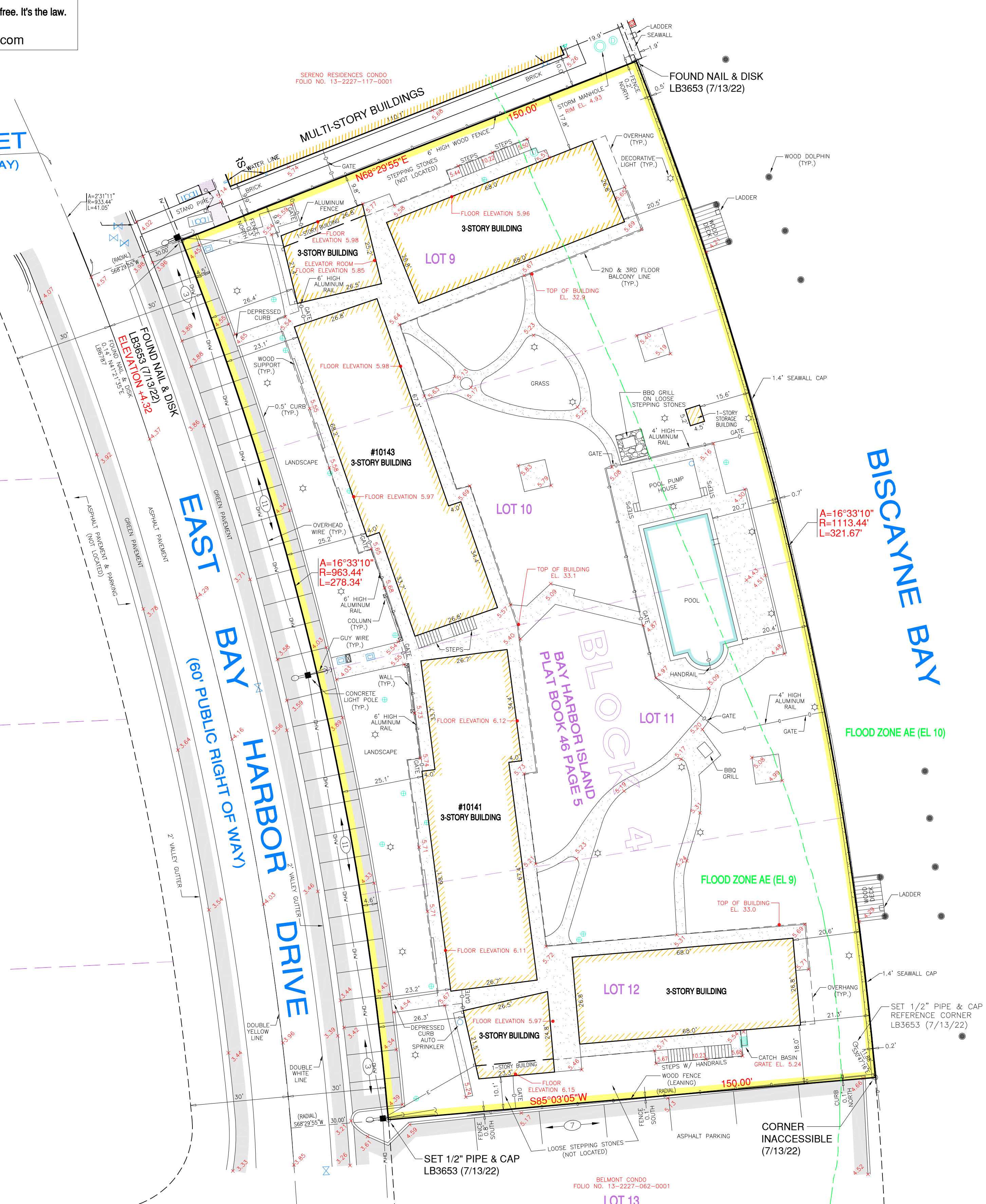
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102ND STREET
(50' PUBLIC RIGHT OF WAY)



101ST STREET
(50' PUBLIC RIGHT OF WAY)



Zoning Report:

Data provided by Bercow, Radell, Fernandez, Larkin & Tapanes, for the property located at 10143 East Bay Harbor Drive, Harbor Islands, dated July 21, 2022, as to the following:

Zoning: RM-1, Multiple Family Residential District

Front Yard Setback: Buildings less than thirty (30) feet in height: twenty (20) feet.
Buildings less than forty-five (45) feet in height: twenty-five (25) feet.
Buildings less than seventy-five (75) feet in height: thirty (30) feet.

Rear Yard (Waterfront) Setback: o All lots in the RM-1 district shall have a minimum rear yard (waterfront) setback of twenty (20) feet.

Side Yard Setback: Buildings less than thirty (30) feet in height: ten (10) feet.
For each additional three (3) feet of building height above thirty (30) feet, there shall be one (1) additional foot of building setback for that portion of the structure over thirty (30) feet in height.

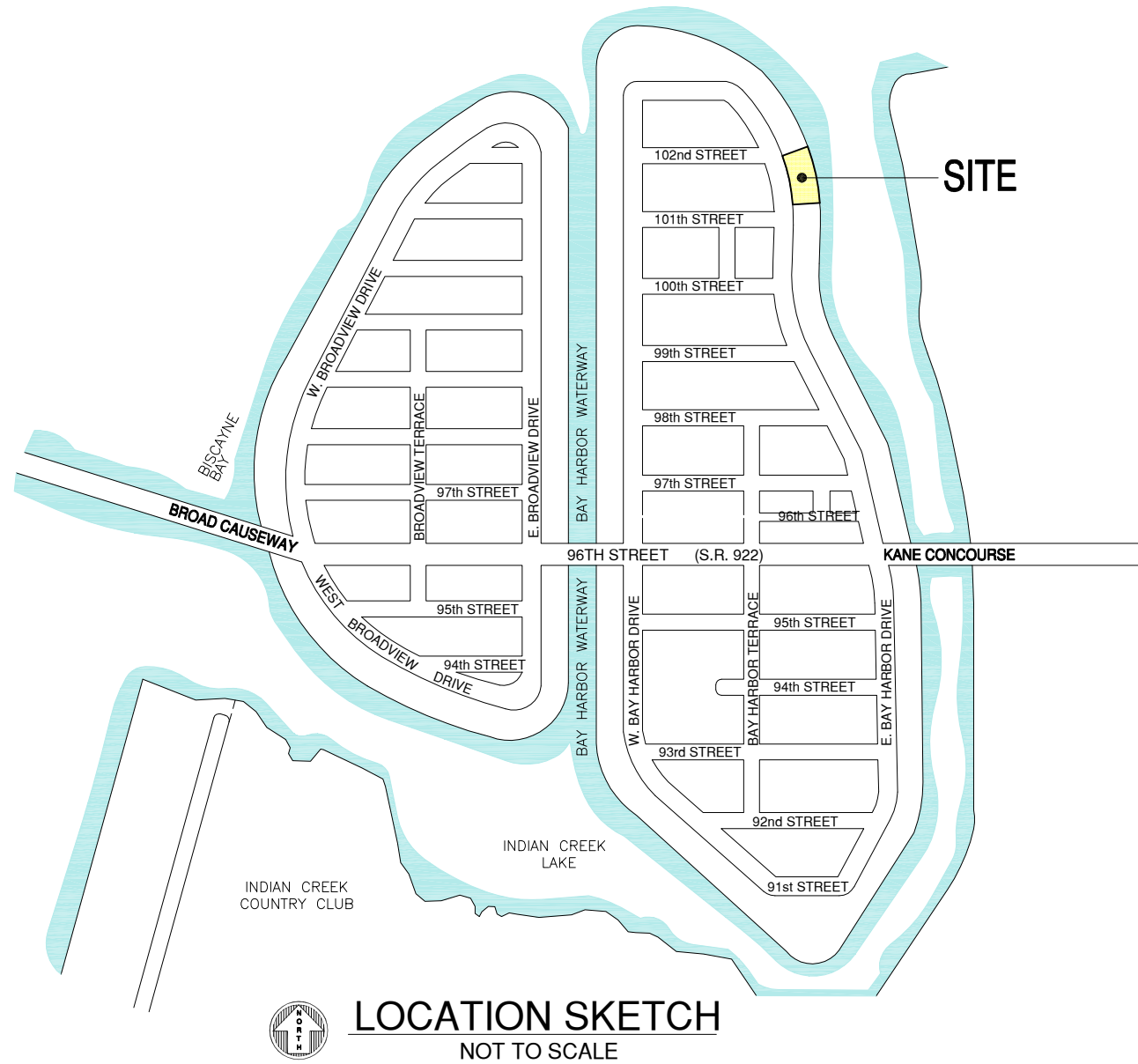
Building Height and Floor Height. No building in the RM-1 District and located on Block 4 of the Plat may exceed seventy-five (75) feet in height. Each building level/story shall be a minimum of nine (9) feet in height from floor to ceiling, inside measurement. The term level/story refers to any floor within a residential development. Parking garage levels are not included.
Density. The maximum allowable base density is thirty-four (34) dwelling units per acre. The maximum allowable overall density including base density plus TDR units is seventy (70) dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number, and partial units at or above one-half are rounded up. Individual project densities may be increased on a case-by-case basis only through the TDR process, discussed below.

TITLE COMMITMENT REVIEW:

- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic Title Insurance Company File No. 22102698 with a commitment date of July 2, 2022 Easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA/NSPS Land Title Survey".
- SCHEDULE B-I
- 1-6 Standard Exceptions not addressed.
- 7. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, and also provide for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant, according to that certain Declaration of Condominium, and the exhibits and attachments thereto recorded in O.R.B. 13577, Page 266, as amended by O.R.B. 16670, Page 234 and O.R.B. 27431, Page 4800. Encumbers parcel but not subject to location.
- 8. Dedication of all Drives, Streets, Terraces, together with existing and future planting, trees and shrubbery thereon for the perpetual use of the public as contained on the Plat, recorded in Plat Book 46, Page 5.
- 9. Easement(s) contained in and reserved in Declaration of Restrictions recorded in Deed Book 2848, Page 69. Parcel reserved for residential. 20' building setback from rear line/sea wall. Parcel reserved for residential. 10' building setback to the side lines.
- 10. Reservations in favor of the State of Florida by and through the Trustees of the Internal Improvement Trust Fund as set forth in the Deed recorded in Deed Book 3128, Page 247. The right of entry and exploration running with the above reservations of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11, F.S. for tracts not exceeding 20 acres. Encumbers parcel but not subject to location.
- 11. The nature, extent or existence of riparian rights or littoral rights is not insured. Not a survey matter.
- 12. Notwithstanding the legal description in Schedule A, this commitment/policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, and specifically excludes from coverage any seawall, bulkhead or dock structure extending outside the insured lot(s) into the abutting waterway. Not a survey matter.
- 13. Rights of the United States of America over any portion of the Land now or formerly submerged, arising by reason of the United States' control over navigable waters in the interest of navigation and commerce. Not a survey matter.
- 14. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases or occupancy agreements, if any, without any options to purchase or rights of first refusal with respect to the subject property. (to be shown as a subordinate matter on the loan policy to be issued). Not a survey matter.
- 15. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement. Not a survey matter.

LEGEND

	= CATCH BASIN		= 0.5' CURB
	= MANHOLE		= 2.00' CURB & GUTTER
	= LIGHT POLE		= CHAIN LINK FENCE
	= WATER METER		= IDENTIFICATION
	= WATER VALVE		= ELEVATION
	= CATCH BASIN INLET		= INVERT
	= UTILITY POLE		= SANITARY
	= RISER		= PERMANENT REFERENCE MONUMENT
	= FIRE HYDRANT		= CONCRETE
	= HANDHOLE		= ASPHALT PAVEMENT
	= SIGN		



LEGAL DESCRIPTION:

Lots 9, 10, 11 and 12, Block 4, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 27, Township 52 South, Range 42 East, Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 68°29'55" E for the Northerly line of Lot 9, and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +46.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadview Drive.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 45,000 square feet, or 1.033 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.
- There are no plottable easements provided to surveyor.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
- Miami-Dade County Folio No. 13-2227-088-0001 (Bay Harbor Towers Condo Reference only)

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:

- Total striped parking spaces within legal description: 28 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS. Client has not provided surveyor underground records to plot.
- There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
- Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000, to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

PRG BHT Owner LLC, a Delaware limited liability company
Ritter Zaretsky Lieber & Joime LLP
Old Republic National Title
MSD RCOF Partners LVII, LLC, a Delaware limited liability company
MSD RCOF Partners LVIII, LLC, a Delaware limited liability company
RTE Title Company Inc

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 13, 2022, 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 (as applicable), 16, 17, 18, 19, and 20 of Table A thereof and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on July 13, 2022.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below
FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

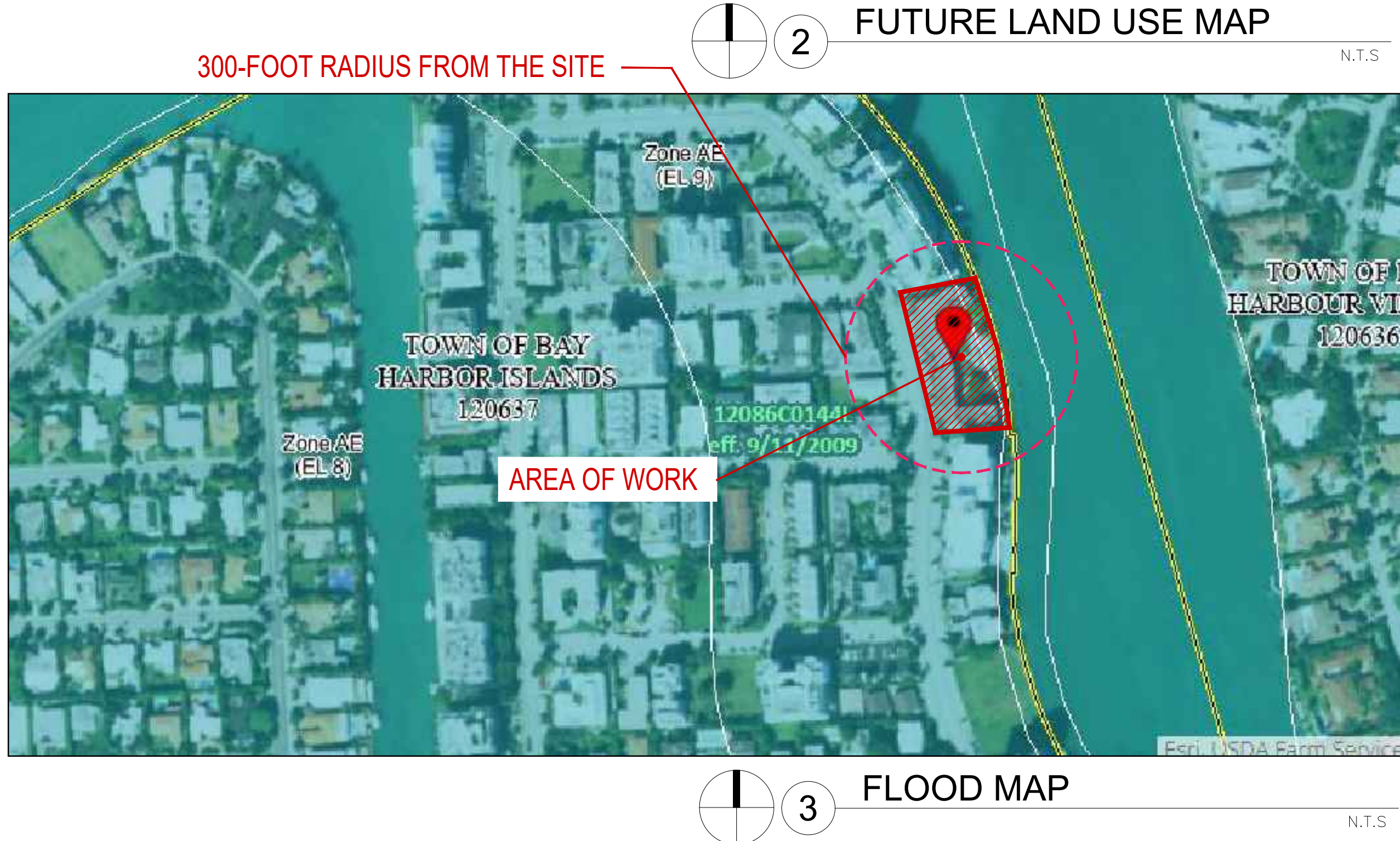
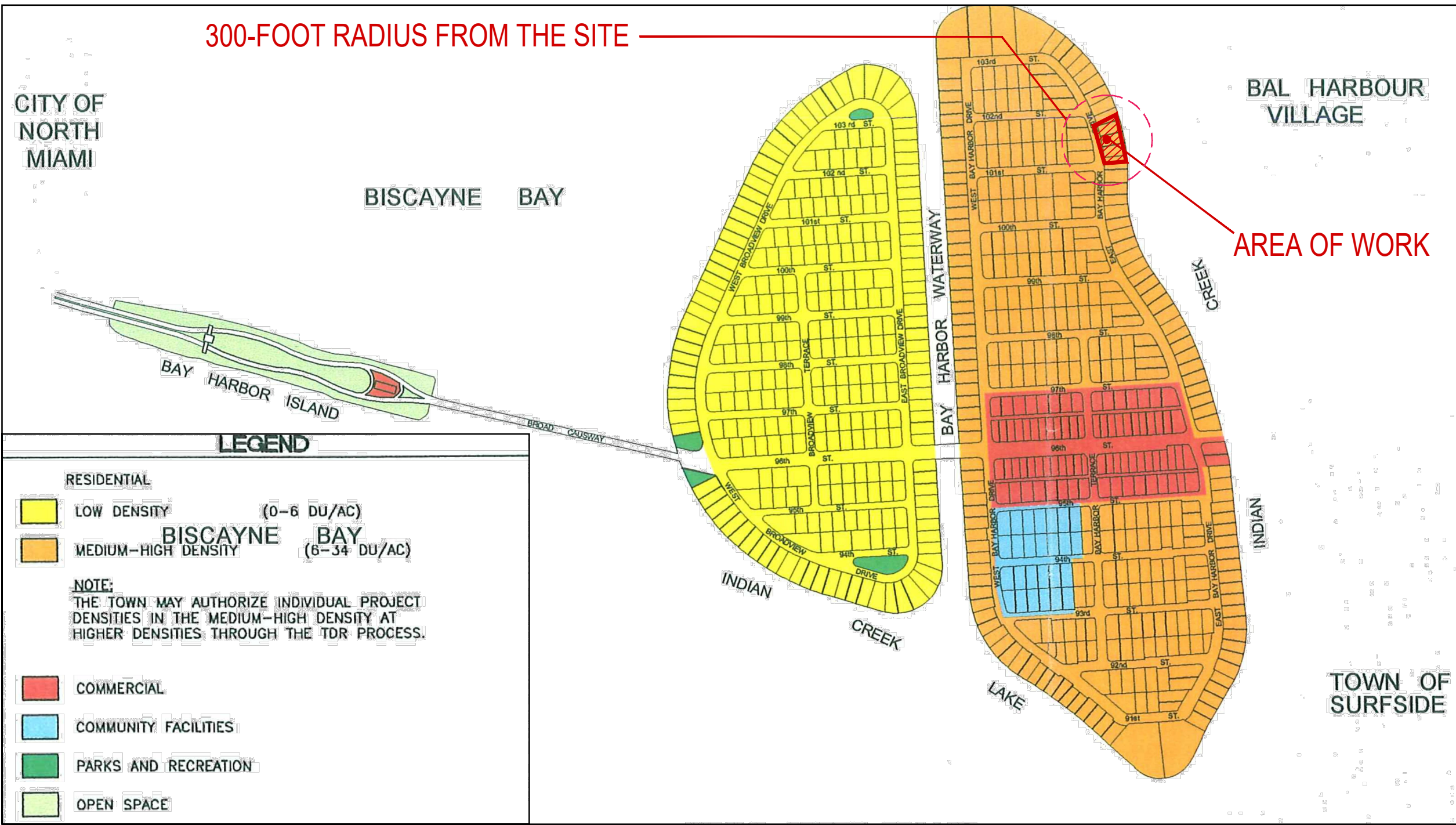
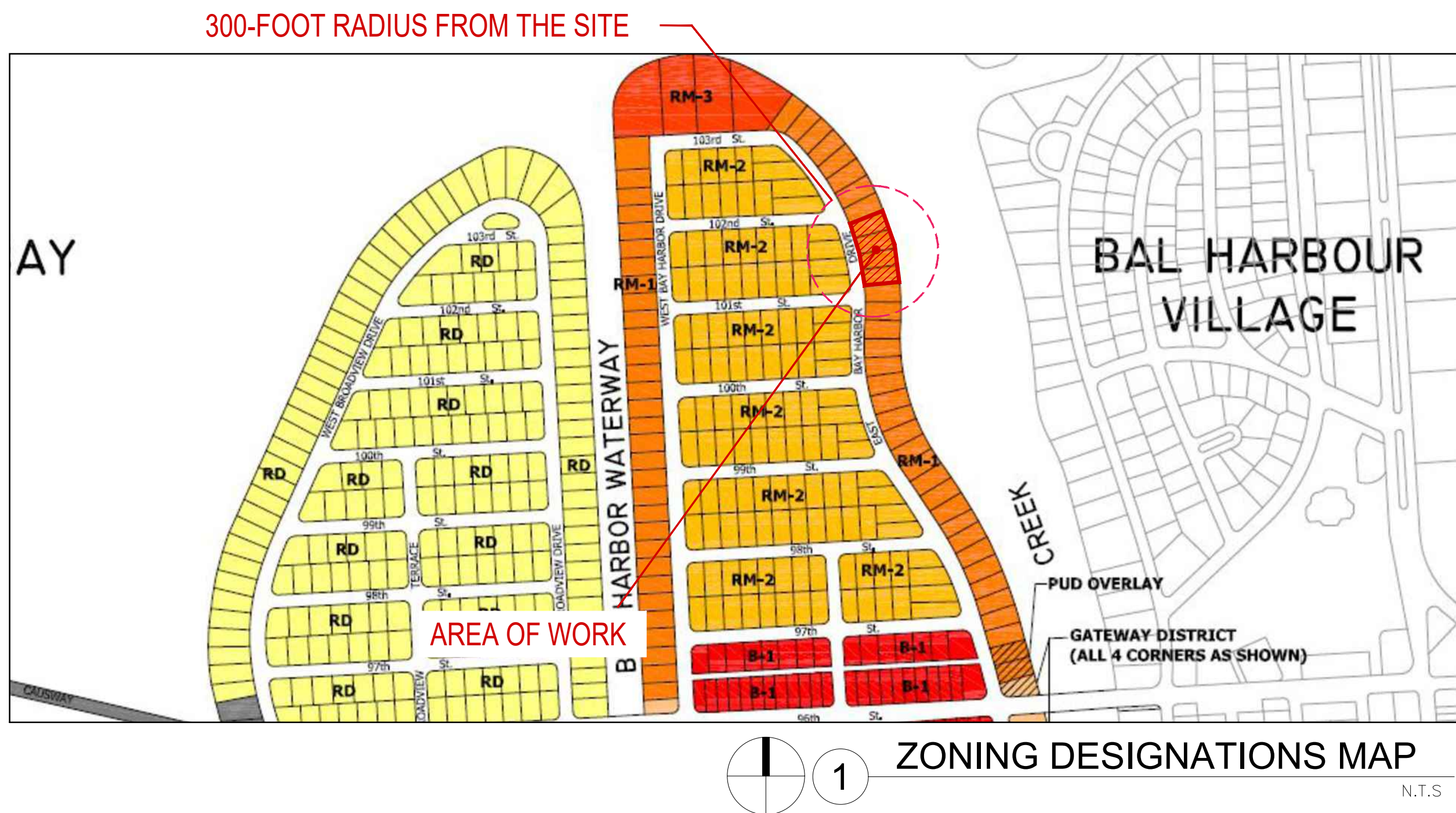
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

Revision	Description
No.	O.N.

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

ALTANSPS LAND TITLE SURVEY
BAY HARBOR TOWERS - 10141-10143 EAST HARBOR DRIVE
BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date	7/13/22
Scale	1"=20'
Drawn By	MAP
CAD No.	161622
Plotted	7/19/22 12:44a
Ref. Dwg.	2017-003
Field Book	SJH
Job No.	643/29 & 665/2-3
Dwg. No.	220441
Sheet	2017-003-1
	1 of 1



ZONING INFORMATION

SECTION	PROJECT NAME: 10143 BAY HARBOR DRIVE PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 45,000 SF (1.03 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD										
	1	SITE REQUIREMENTS									
			ALLOWED / REQUIRED	PROPOSED							
		A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)							
		B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)							
		C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK							
D) BUILDING LENGTH		205' MAX ABOVE 45,' 120' MAX	120'-0"								
E) BUILDING ARTICULATION CODE REQ.		CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.								
F) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,554.12 SF=21.23%								
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,219 SF = 15.23%									
2	SETBACK REQUIREMENTS										
		ALLOWED / REQUIRED	PROPOSED								
	A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET								
	C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET								
	D) REAR YARD SETBACK	20 FEET	20 FEET								
	E) FLEX SETBACKS NORTH SIDE SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET 10 FEET								
3	AREA BREAKDOWN										
	LEVEL	TOTAL AREA	SELLABLE AREA								
	LEVEL GROUND (PARKING)	45,000 SF	-								
	LEVEL 1	24,625 SF	16,225 SF								
	LEVEL 2	24,682 SF	18,894 SF								
	LEVEL 3	24,682 SF	18,894 SF								
	LEVEL 4	22,528 SF	19,010 SF								
	LEVEL 5	22,528 SF	19,010 SF								
	LEVEL 6	22,528 SF	19,010 SF								
	LEVEL 7	22,524 SF	19,077SF								
	LEVEL ROOF DECK	21,381 SF	10,331SF								
GRANDTOTAL	210,160 SF	140,454 SF									
4	# OF UNIT BREAKDOWN										
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS								
	-	-	-								
	LEVEL 1	6 RESIDENTIAL UNITS	6 UNITS								
	LEVEL 2-3	8 RESIDENTIAL UNITS	16 UNITS								
	LEVEL 4-6	6 RESIDENTIAL UNITS	6 UNITS x 3 LEVELS = 18 UNITS								
	LEVEL 7	4 RESIDENTIAL UNITS	4 UNITS								
	GRANDTOTAL		TOTAL UNITS = 44 UNITS								
	5	UNIT MIX CHART									
		LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
		GROUND	-	-	-	-	4-6	-	-	-	-
1		1A&1D	4	1,550 SF	3,444.28 SF	4A&4D		4	1,550 SF	3,393.22 SF	
		1B&1E	3	1,350 SF	2,658.80 SF	4B&4E		3	1,350 SF	2,807.44 SF	
		1C&1F	2	1,150 SF	1,933.78 SF	4C&4F	4	1,550 SF	3,260.83 SF		
2-3		2A&2E	3	1,350 SF	2,699.72 SF	7	7A&7C	5	1,750 SF	4,210.94 SF	
		2B&2F	2	1,150 SF	2,381.87 SF		7B&7D	5	1,750 SF	5,278.68 SF	
		2C&2G	2	1,150 SF	2,207.77 SF						
		2D&2H	2	1,150 SF	2,094.30 SF						
6		PARKING REQUIREMENTS									
	AREA / UNIT		PARKING RATE		REQUIRED	PROPOSED		PARKING BREAKDOWN			
	RESIDENTIAL	44 UNITS	2 P.S. x UNIT		88 P.S.	84 P.S.		PARKING SPACES			
		VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).		04 P.S.	04 P.S.		REGULAR P/S: 34			
	TOTAL PARKING				88 P.S.	88 P.S.		TANDEM P/S: 20			
	PARKING PER FLOORS				TOTAL OF PARKING		DRIVE-AISLE VALET ONLY PARALLEL: 12				
	LEVEL 1 86 P.S. + 2 ACCESSIBLE P.S. = 88 P.S.				88 P.S.		MECH. STACKERS P/S: 20				
						ADA PARKING SPACES: 2					
						TOTAL: 88					
								(4 VISITOR P/S INCLUDED IN THIS CALCULATION)			

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email:

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

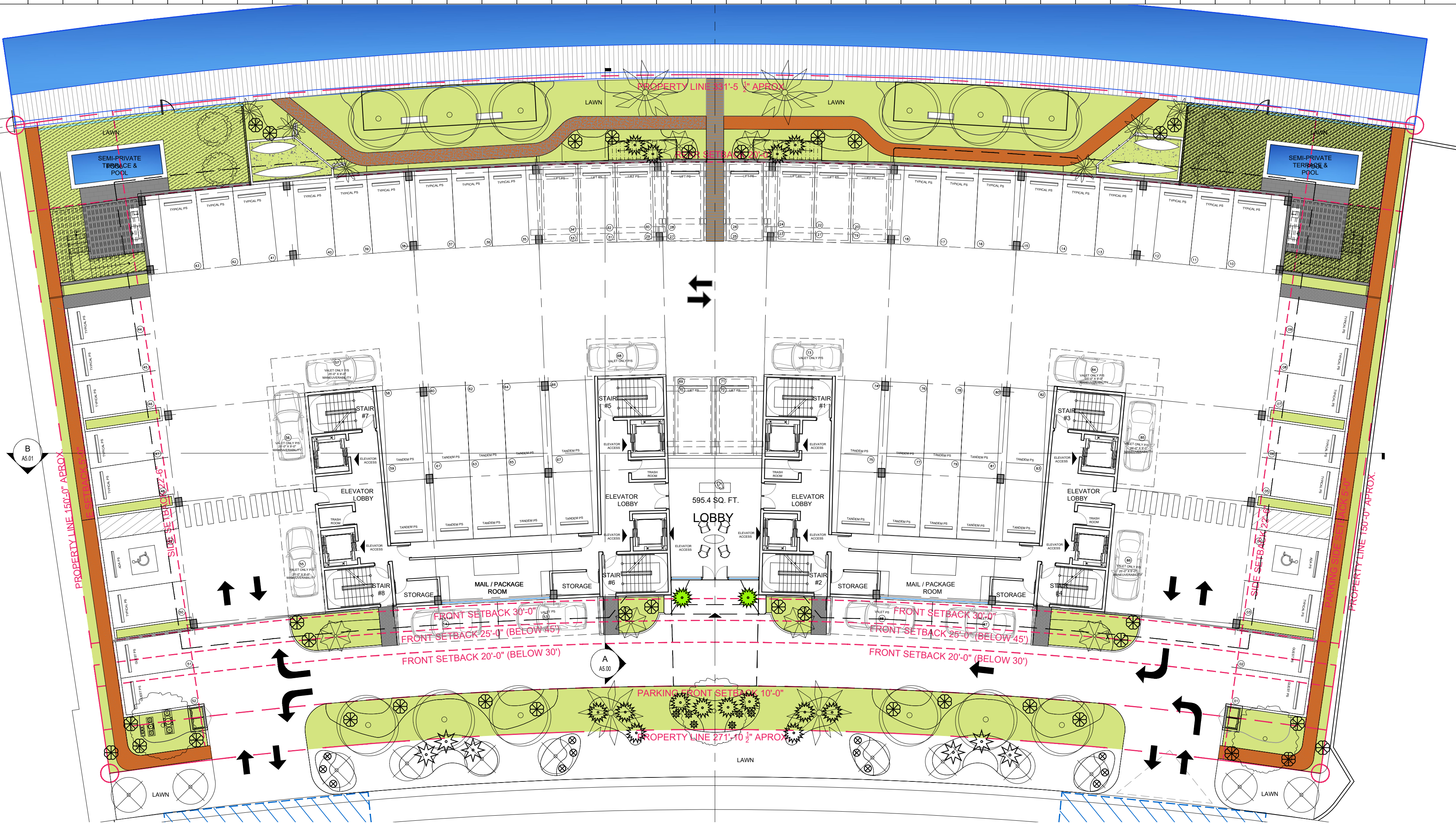


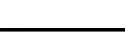
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PROJECT DATA

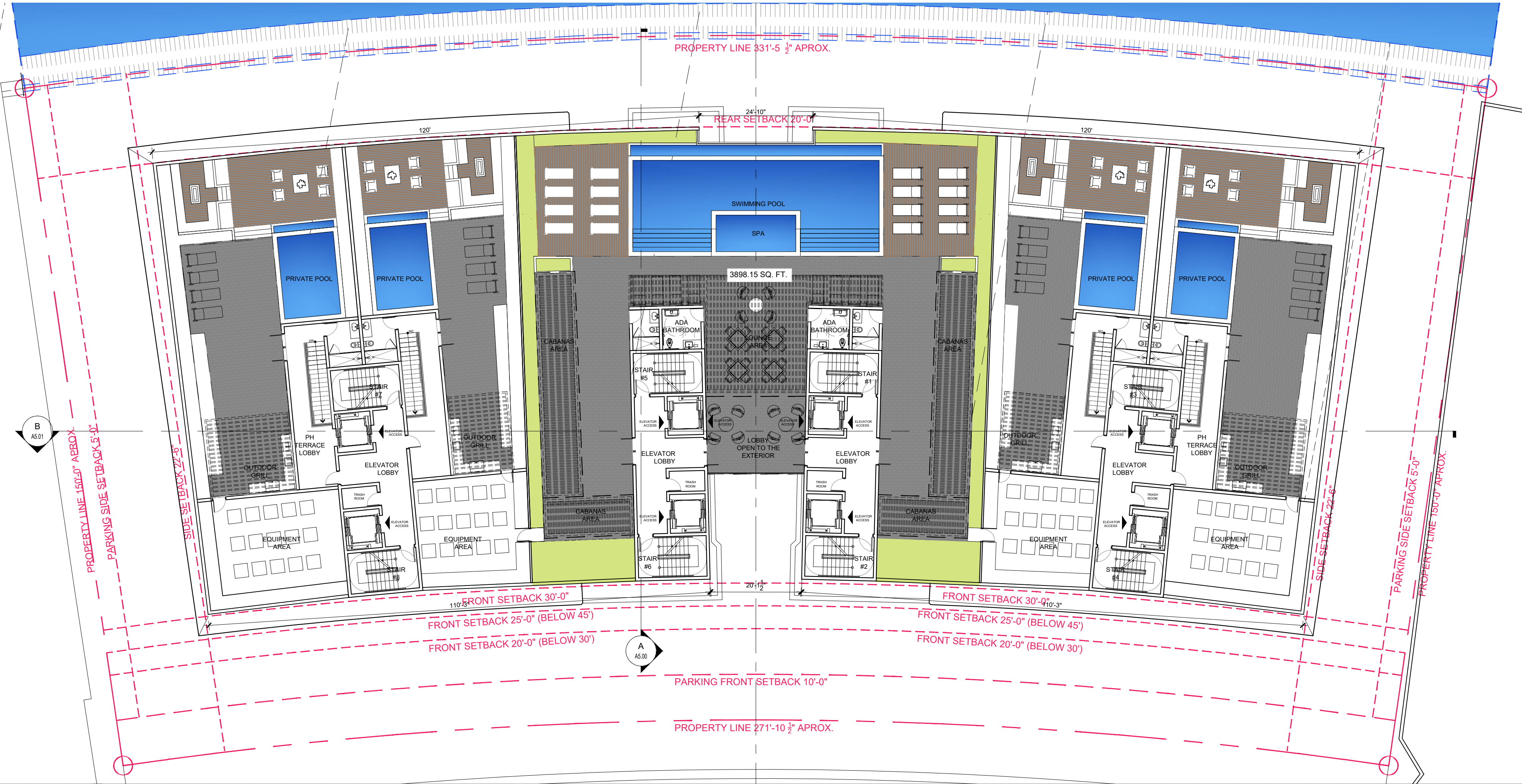
Date	09-29-2022	Sheet No.
Scale		A1.00
Project	0000	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
45,000 SF.	9,000 SF.	8,384 SF.	18.63 %	
		1,630 SF. GRAVEL	3.6 %	
TOTAL:			10,014 SF=22.25%	

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 6,803.88 SF
SEMI-PRIVATE AREA: 1,580.24 SF
GRAVEL: 1,630 SF
TOTAL: 10,014 SF

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/16" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
8,000 SF.	1,200 SF.	1,219 SF.	15.23 %	

2 ROOF DECK - OPEN SPACE
SCALE: 1/16" = 1'-0"

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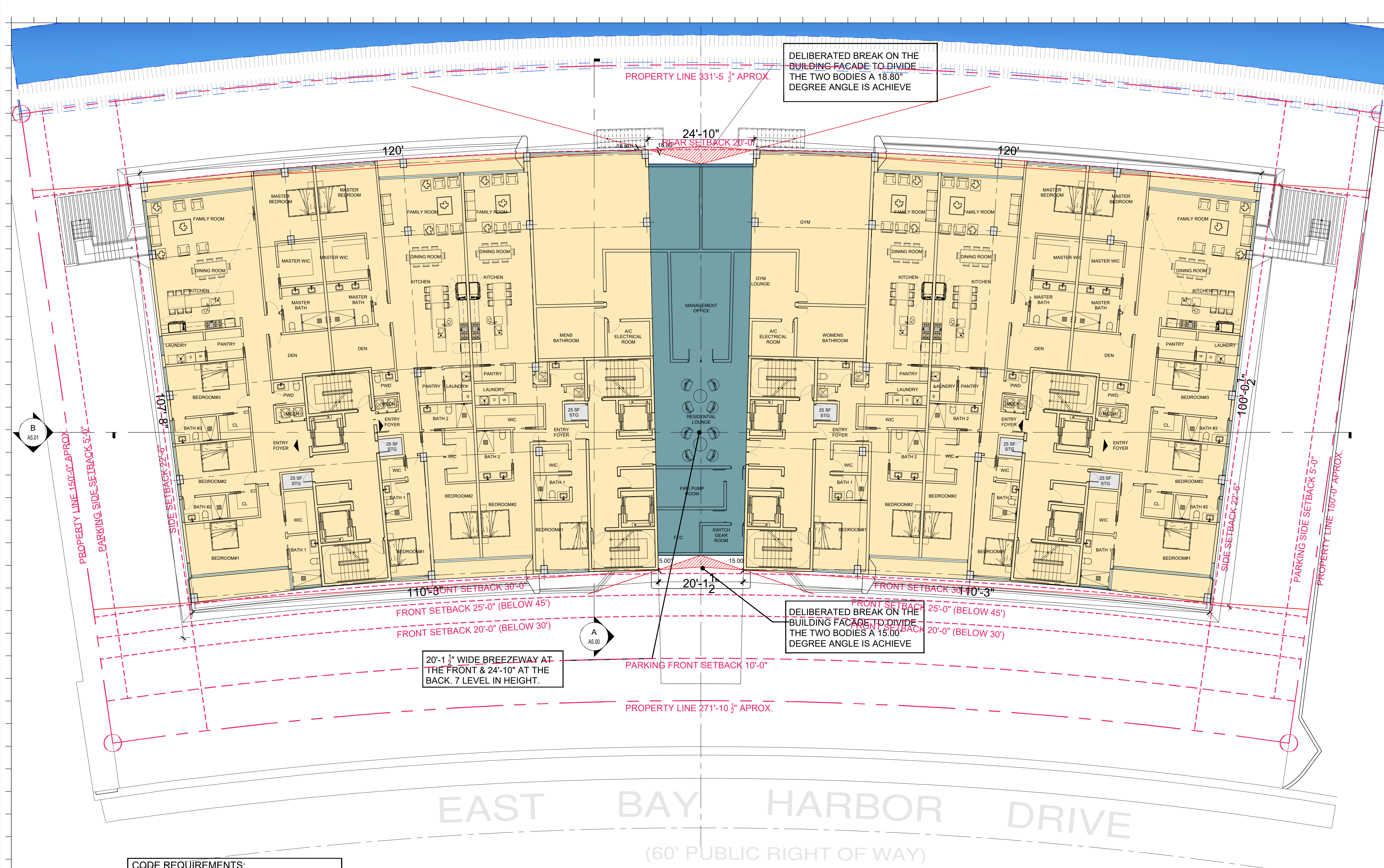
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



OPEN AREA CALCULATION

Date	09-29-2022	Sheet No.
Scale		A1.01
Project	0000	



DELIBERATED BREAK ON THE BUILDING FACADE TO DIVIDE THE TWO BODIES A 18.80° DEGREE ANGLE IS ACHIEVE

DELIBERATED BREAK ON THE BUILDING FACADE TO DIVIDE THE TWO BODIES A 15.00° DEGREE ANGLE IS ACHIEVE

20'-1 1/2" WIDE BREEZEWAY AT THE FRONT & 24'-10" AT THE BACK, 7 LEVEL IN HEIGHT.

CODE REQUIREMENTS:
Building Length:
- The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet

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BAY HARBOR ISLANDS, FL 33154

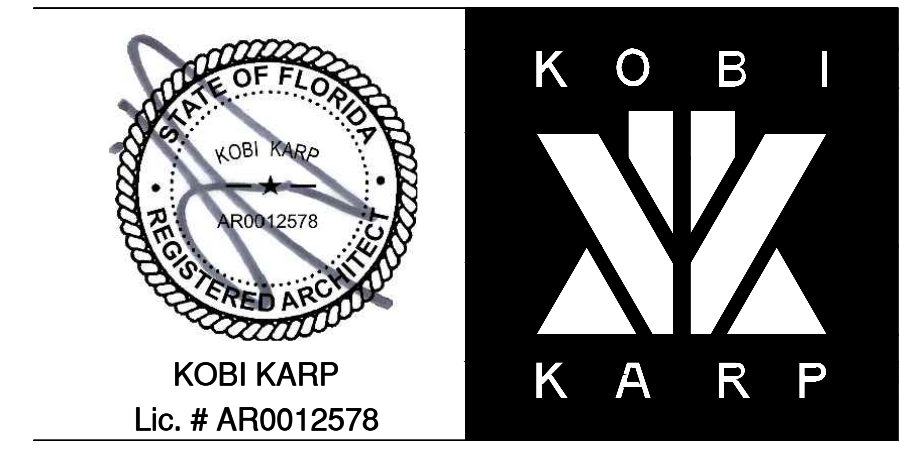
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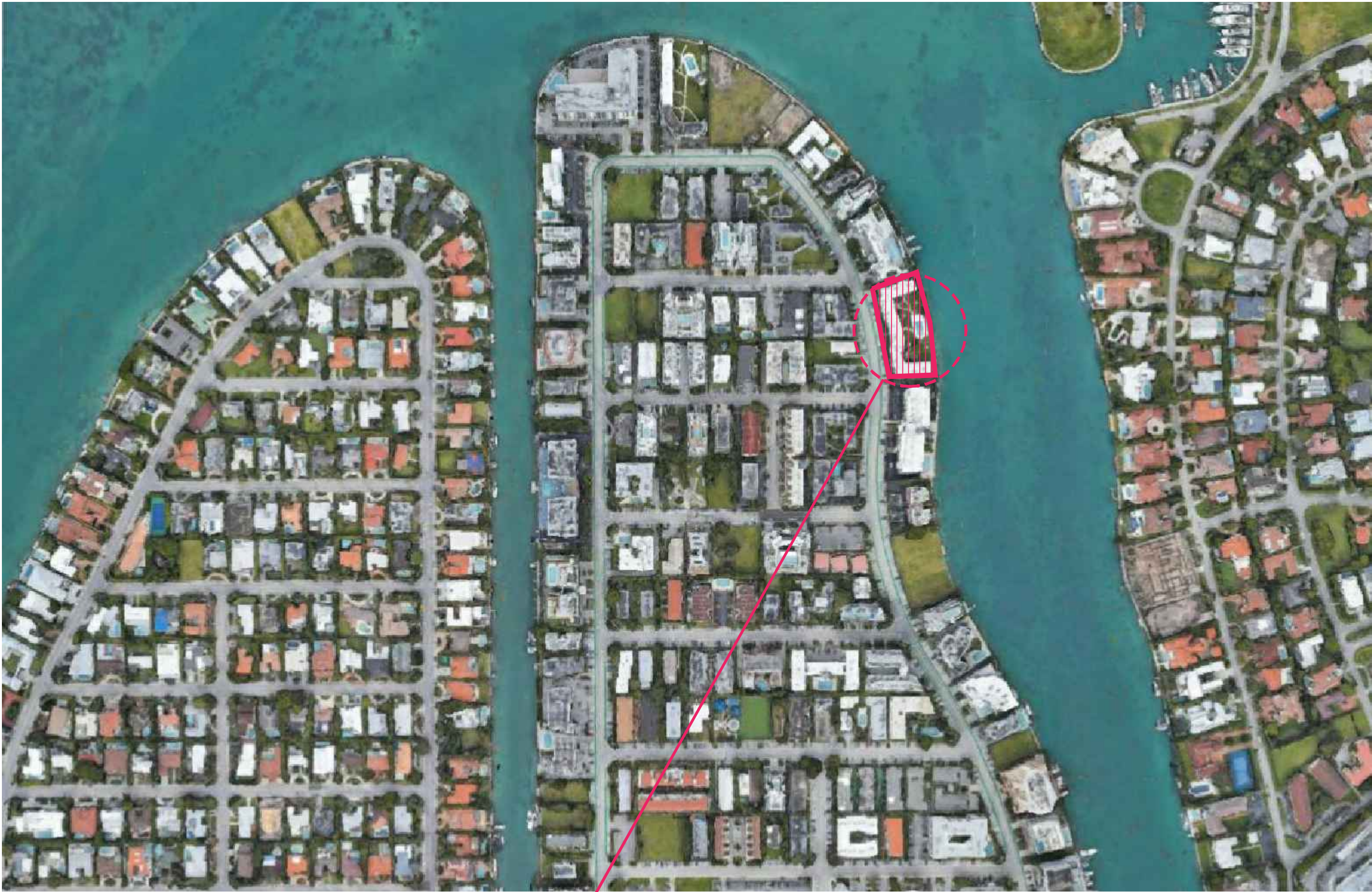
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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Project	0000	



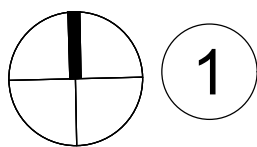
SITE



SITE



SITE



CONTEXT SITE MAP

SCALE: N.T.S.

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name PPG Development LLC.
Address PPG Development LLC.
Address 501 Diplomat Parkway
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Tel: (305) 534-9099
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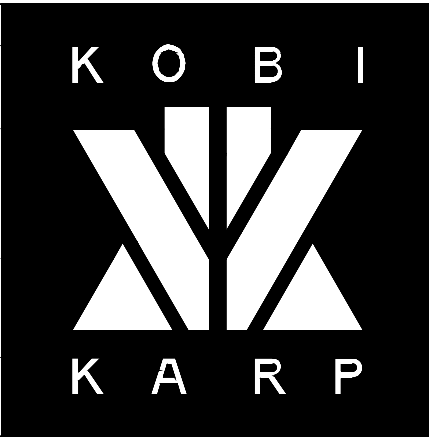
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Tel:
Email

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Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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CONTEXT SITE MAP

Date	09-29-2022	Sheet No.
Scale		A1.03
Project	0000	



1 PROPERTY VIEW
SCALE: N.T.S.



2 STREET VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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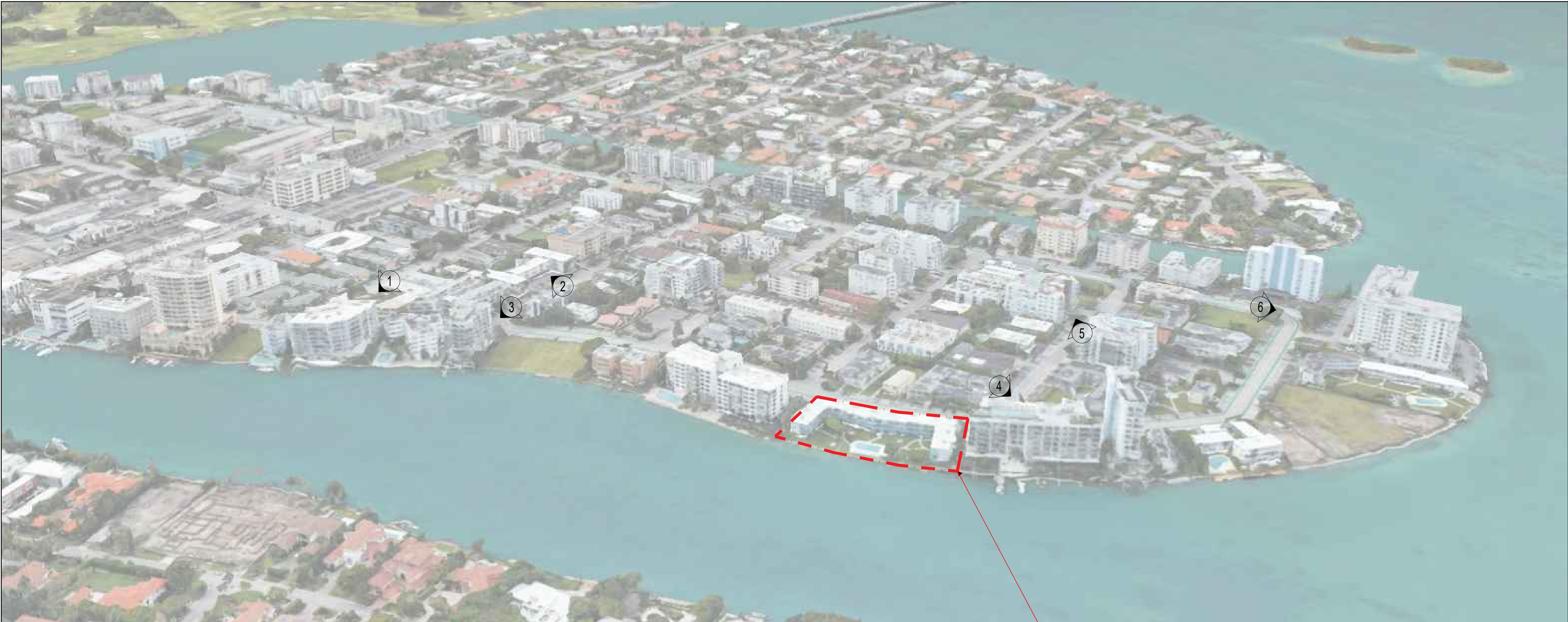
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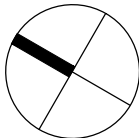


CONTEXT PHOTOS

Date	09-29-2022	Sheet No.
Scale		A1.04
Project	0000	



SITE



1 SURROUNDING BUILDINGS

SCALE: N.T.S.



1 O RESIDENCE -9821 E BAY HARBOR DR
SCALE: N.T.S.



2 1080 99TH ST, BAY HARBOR ISLAND.
SCALE: N.T.S.



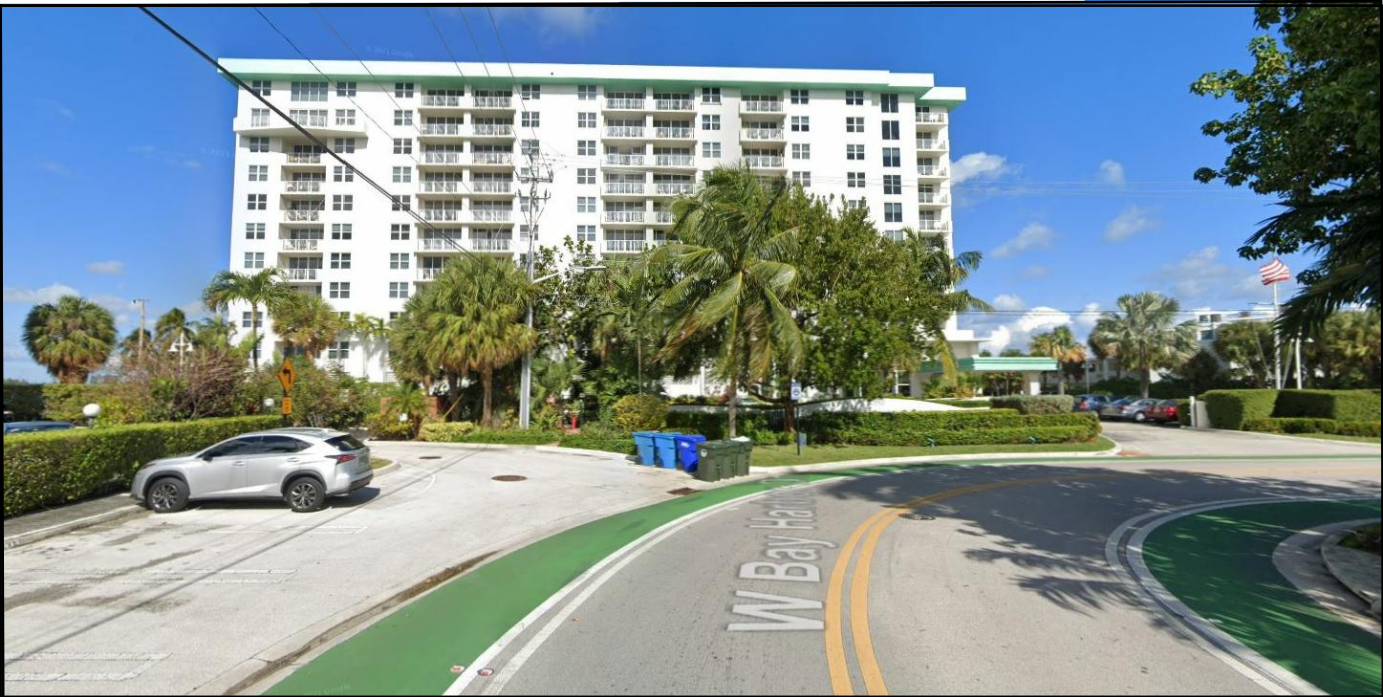
3 9901 E BAY HARBOR DR
SCALE: N.T.S.



4 10201 E BAY HARBOR DR
SCALE: N.T.S.



5 1150 102ND ST, BAY HARBOR ISLANDS
SCALE: N.T.S.



6 10350 W BAY HARBOR DR
SCALE: N.T.S.

Rev.	Date	Rev.	Date

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Email: Photometrics.

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SURROUNDING BUILDING

Date	09-29-2022	Sheet No.
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BAY HARBOR ISLANDS, FL 33154

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Consultant: Photometrics.
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Consultant:
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Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578



RENDERING _VIEW FROM THE STREET

Date	09-29-2022	Sheet No.
Scale		A1.06
Project	0000	



10143 E BAY HARBOR DRIVE, FL. 33154

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1 RENDERING_VIEW FROM THE BAY

SCALE: N.T.S.

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BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email:

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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RENDERING_VIEW FROM THE BAY

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10143 E BAY HARBOR DRIVE, FL. 33154

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2 RENDERING_BREEZEWAY VIEW

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BAY HARBOR ISLANDS, FL 33154

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Email: Tel: (786) 536-6076
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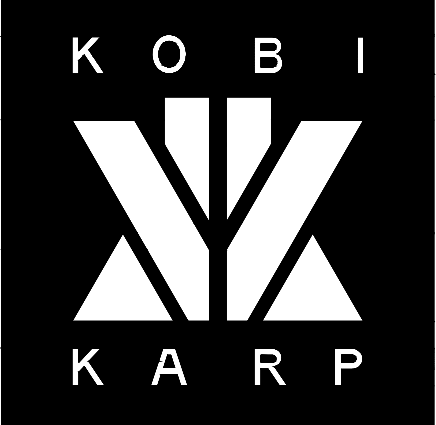
Consultant: Photometrics.
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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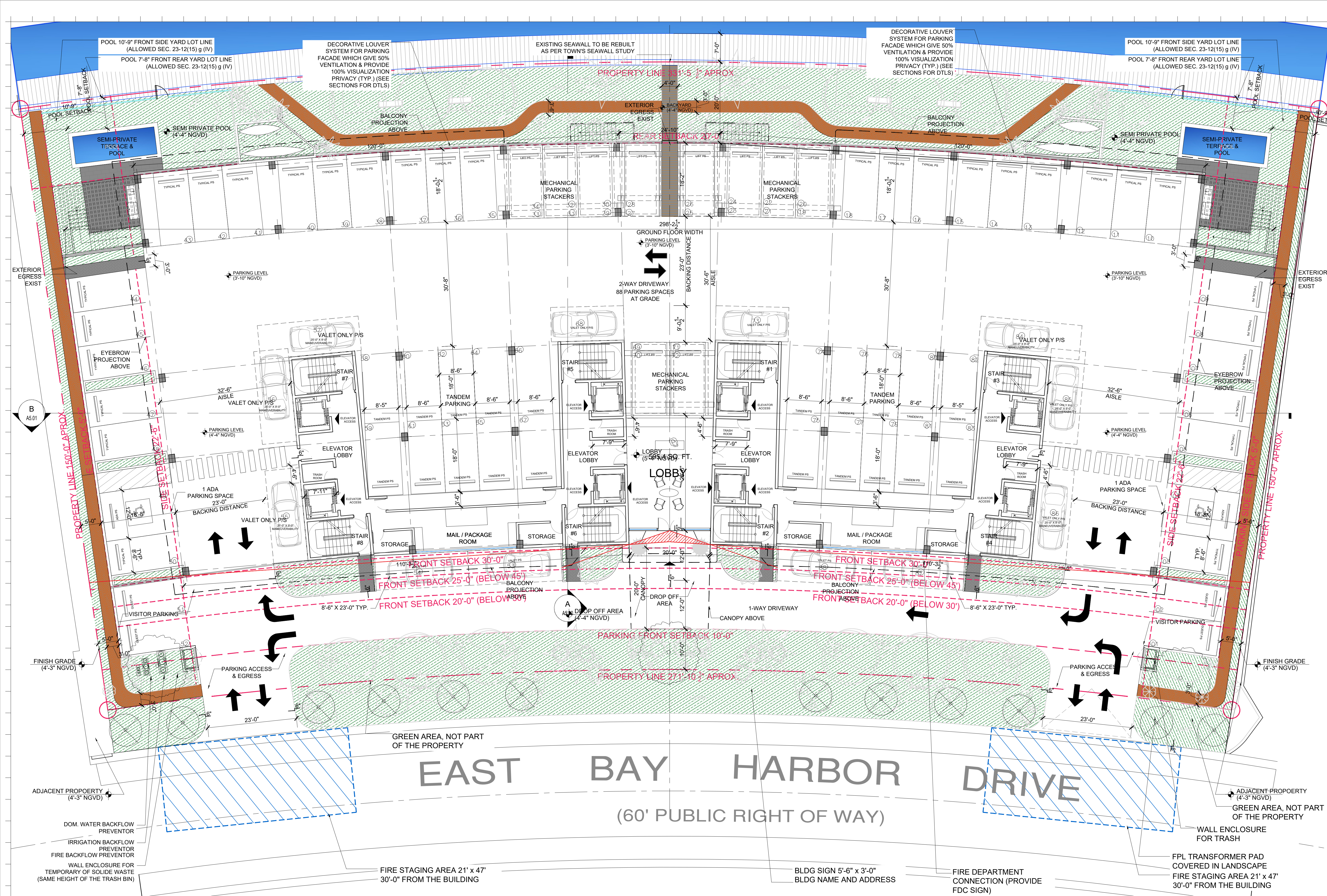


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RENDERING_BREEZEWAY VIEW

Date	09-29-2022	Sheet No.
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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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Tel:
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Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



SITE PLAN

Date	09-29-2022	Sheet No.	A2.00
Scale			
Project	0000		

NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

PLAN NORTH

A

SITE PLAN

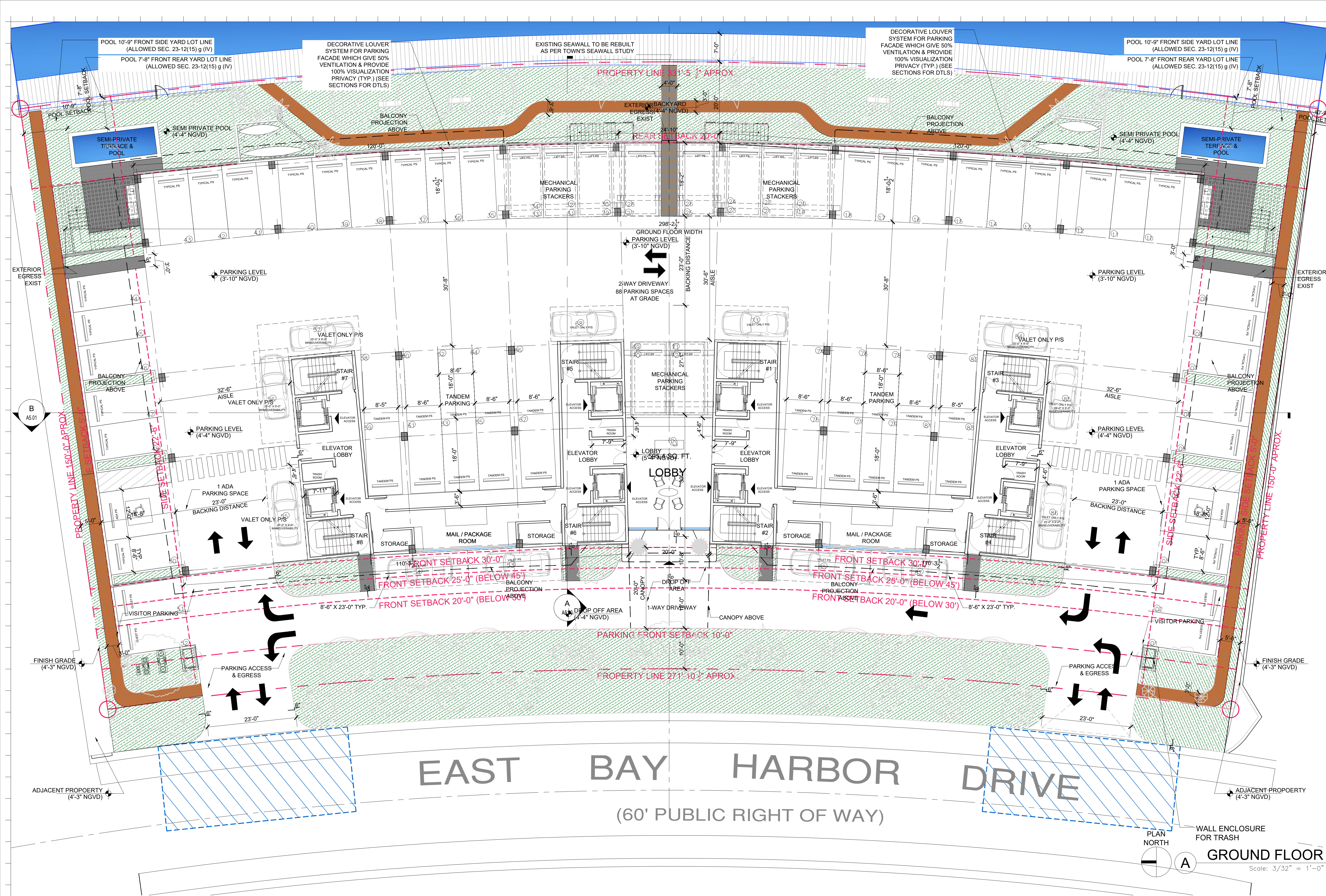
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FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-4" NGVD)
F.F.E (Level 2) = 10'-10" (14'-4" NGVD)
EQUIP. LEVEL = 10'-10" (16'-2" NGVD)
FLOOD ZONE = ZONE AE (EL 9' NGVD)
B.F.E = 9'-0" NGVD
D.F.E = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 4.24' NGVD
MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD
MIN. ADJACENT GRADE (SOUTH) = 5.40' NGVD

FLOODPROOFING
1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.) + 10'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)
2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1
3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008
4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF

PARKING BREAKDOWN	
PARKING SPACES	
REGULAR P/S:	34
TANDEM P/S:	20
VALET ONLY:	16
MECH. STACKERS P/S:	16
ADA PARKING SPACES:	2
TOTAL:	88
(4 VISITOR P/S INCLUDED IN THIS CALCULATION)	

FIRE STAGING NOTE
FIRE STAGING AREA DIM.
21' MIN.
47' MIN.
GENERAL NOTES:
EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS
*FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES
*F.C.R. = FIRE COMMAND ROOM
LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE



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571 NW 28th Street
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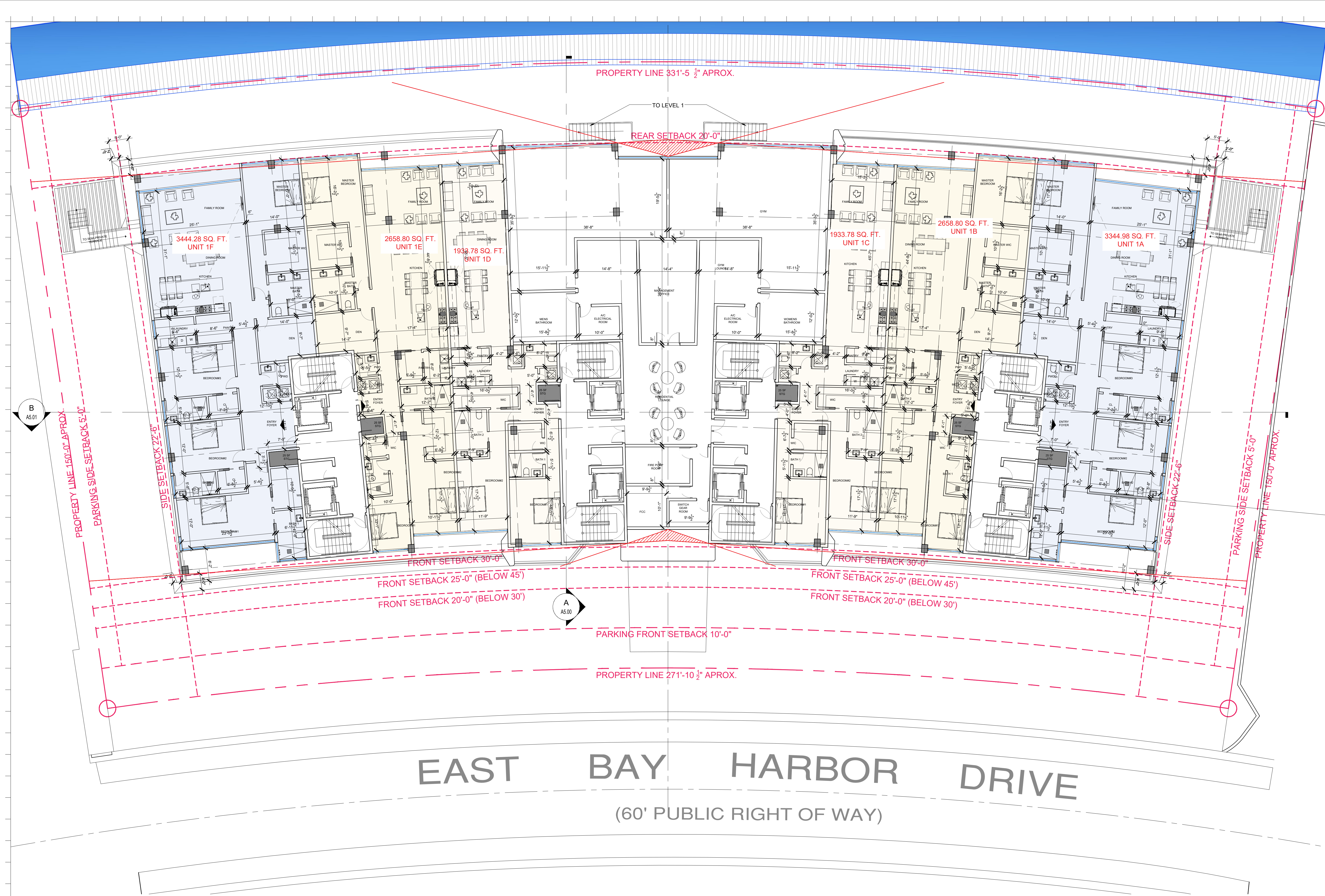
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GROUND FLOOR

Date	09-29-2022	Sheet No.
Scale		A3.00
Project	0000	

FIRE STAGING NOTE		PARKING BREAKDOWN		FLOODPROOFING		FLOOD LEGEND		NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.	
FIRE STAGING AREA DIM.		PARKING SPACES		1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +11'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)		F.F.E (Level 1) = 0'-0" (5'-4" NGVD)			
21' MIN. 47' MIN.	<u>GENERAL NOTES:</u> EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS *FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES *F.C.R. = FIRE COMMAND ROOM LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE		REGULAR P/S: 34 TANDEM P/S: 20 VALET ONLY: 16 MECH. STACKERS P/S: 16 ADA PARKING SPACES: 2 TOTAL: 88		3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008		F.F.E (Level 2) = 10'-10" (14'-4" NGVD) EQUIP. LEVEL = 10'-10" (16'-2" NGVD)		
					2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1		FLOOD ZONE = ZONE AE (EL 9'NGVD) B.F.E. = 9'-0" NGVD D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD		
					4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF				
							MAX. CROWN OF ROAD = 4.24' NGVD		
							MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD		
							MIN. ADJACENT GRADE (SOUTH) = 5.40' NGVD		



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Name:
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Consultant:
Name:
Address:
Address:
Tel.:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel.: +1(305) 573 1818
Fax: +1(305) 573 3766



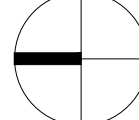
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LEVEL 1 - AMENITIES

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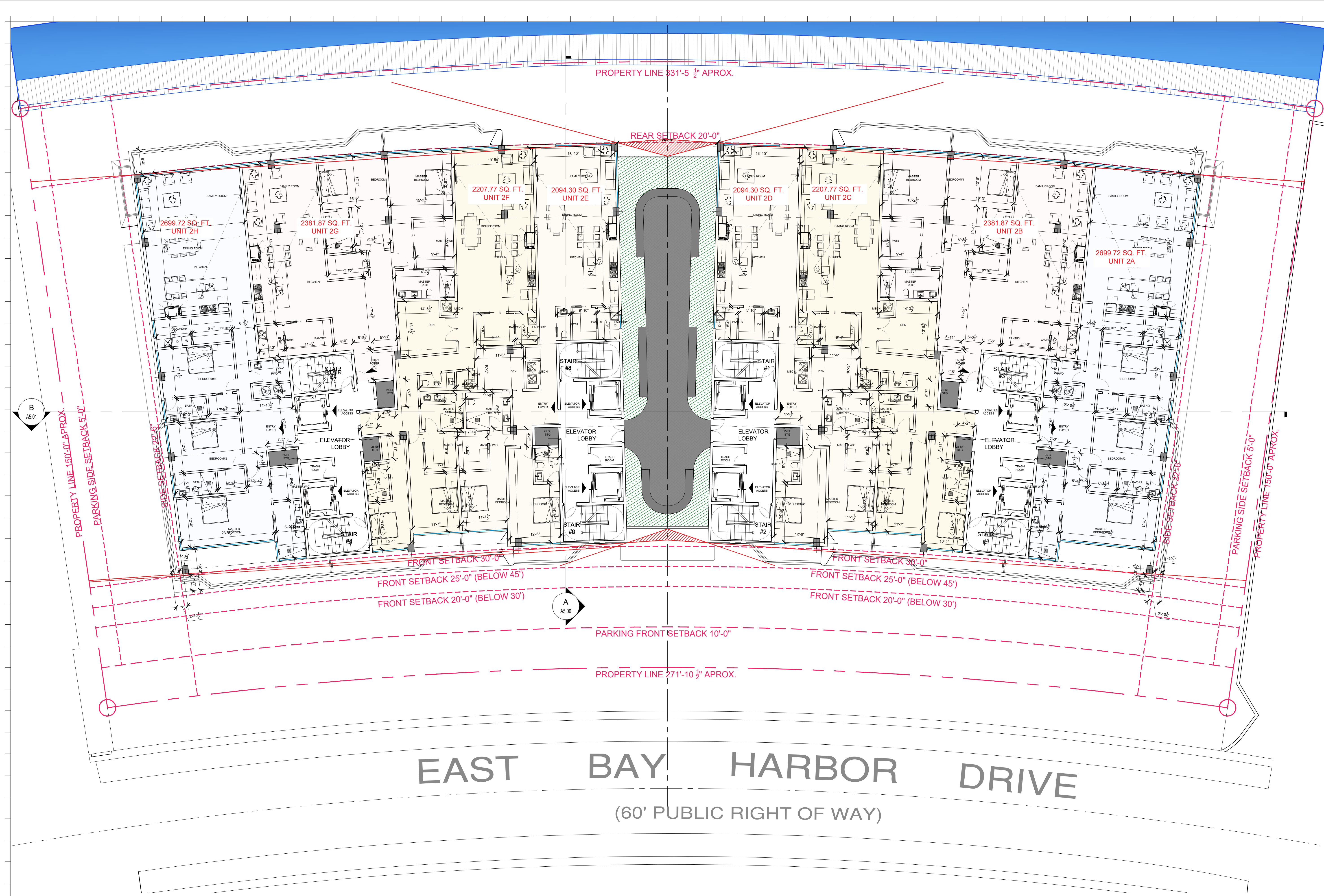
PLAN
NORTH



A

LEVEL 1

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



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BAY HARBOR ISLANDS, FL 33154

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Consultant: Photometrics.
Name:
Address:
Address:
Tel.:
Email:

Consultant:
Name:
Address:
Address:
Tel.:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel.: +1(305) 573 1818
Fax: +1(305) 573 3766



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Lic. # AR0012578



LEVEL 2-3

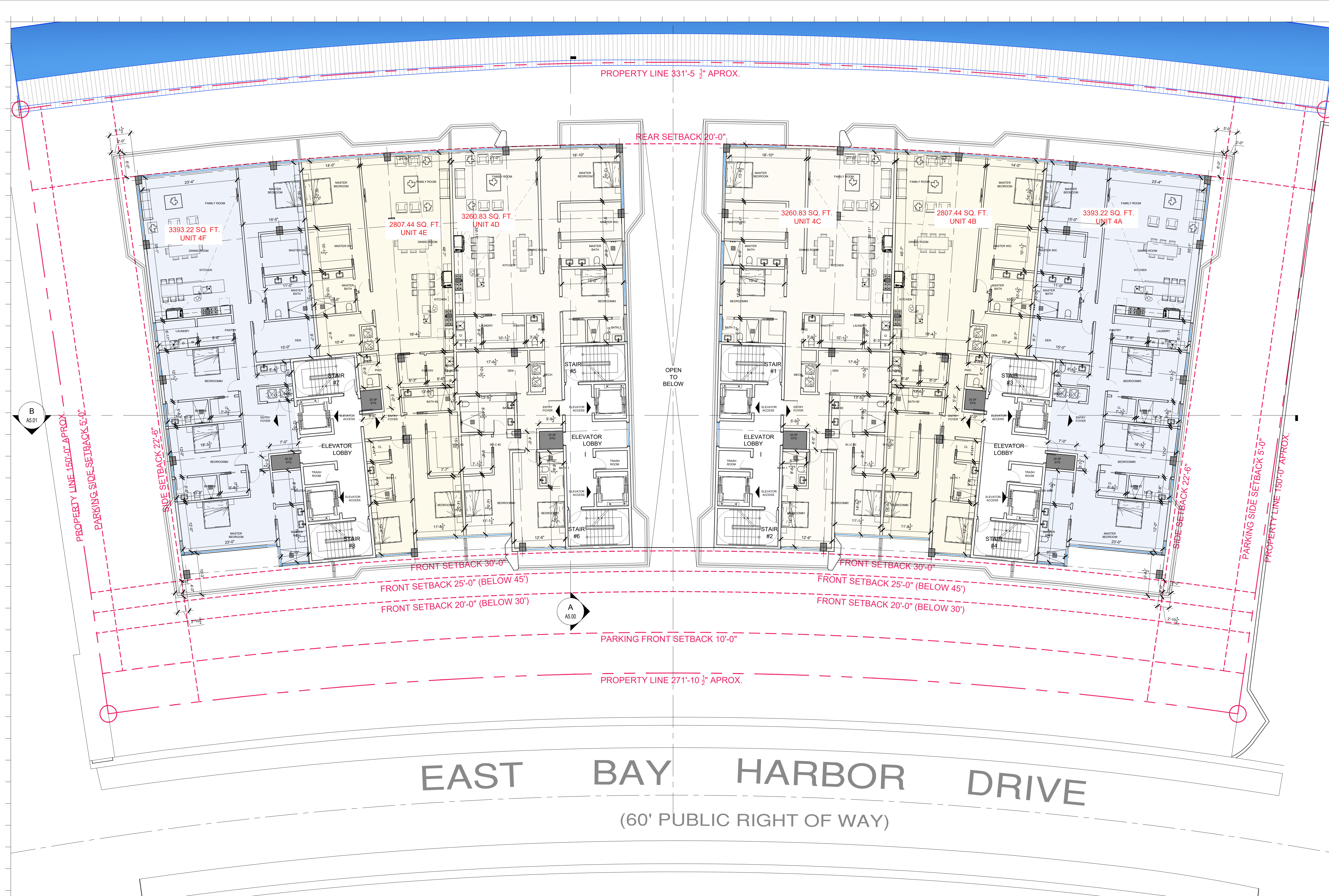
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LEVEL 2-3

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

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
2-3	2A&2E	3	1,350 SF	2,699.72 SF
	2B&2F	2	1,150 SF	2,381.87 SF
	2C&2G	2	1,150 SF	2,207.77 SF
	2D&2H	2	1,150 SF	2,094.30 SF



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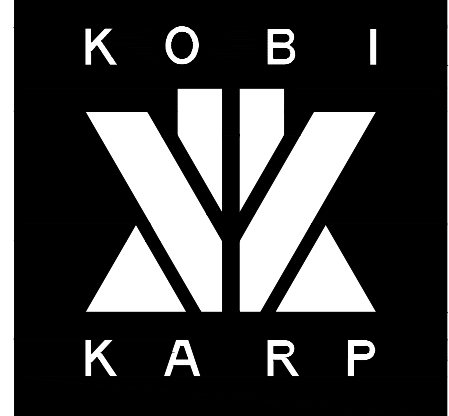
BAY HARBOR TOWERS
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Name: PPG Development LLC.
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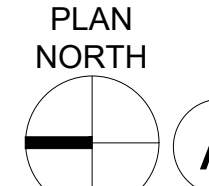
Consultant: Photometrics.
Name:
Address:
Address:
Tel.:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel.: +1(305) 573 1818
Fax: +1(305) 573 3766



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Lic. # AR0012578

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
4-6	4A&4D	4	1,550 SF	3,393.22 SF
	4B&4E	3	1,350 SF	2,807.44 SF
	4C&4F	4	1,550 SF	3,260.83 SF

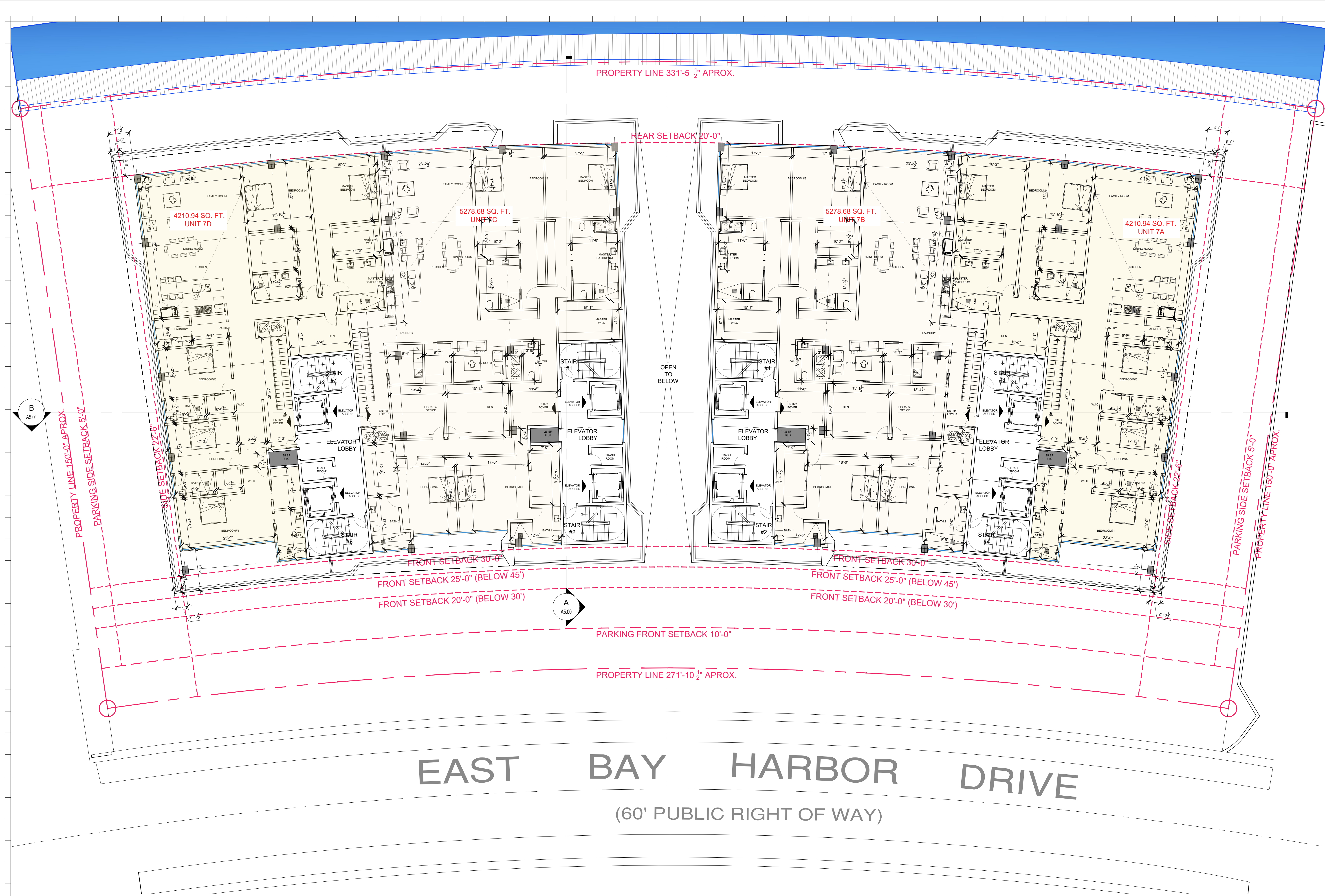


PLAN
NORTH

LEVEL 4-6

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

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BAY HARBOR ISLANDS, FL 33154

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Address:
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Tel.:
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Name:
Address:
Address:
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571 NW 28th Street
Miami, Florida 33127 USA
Tel.: +1(305) 573 1818
Fax: +1(305) 573 3766



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Lic. # AR0012578



LEVEL 7 - PENTHOUSES

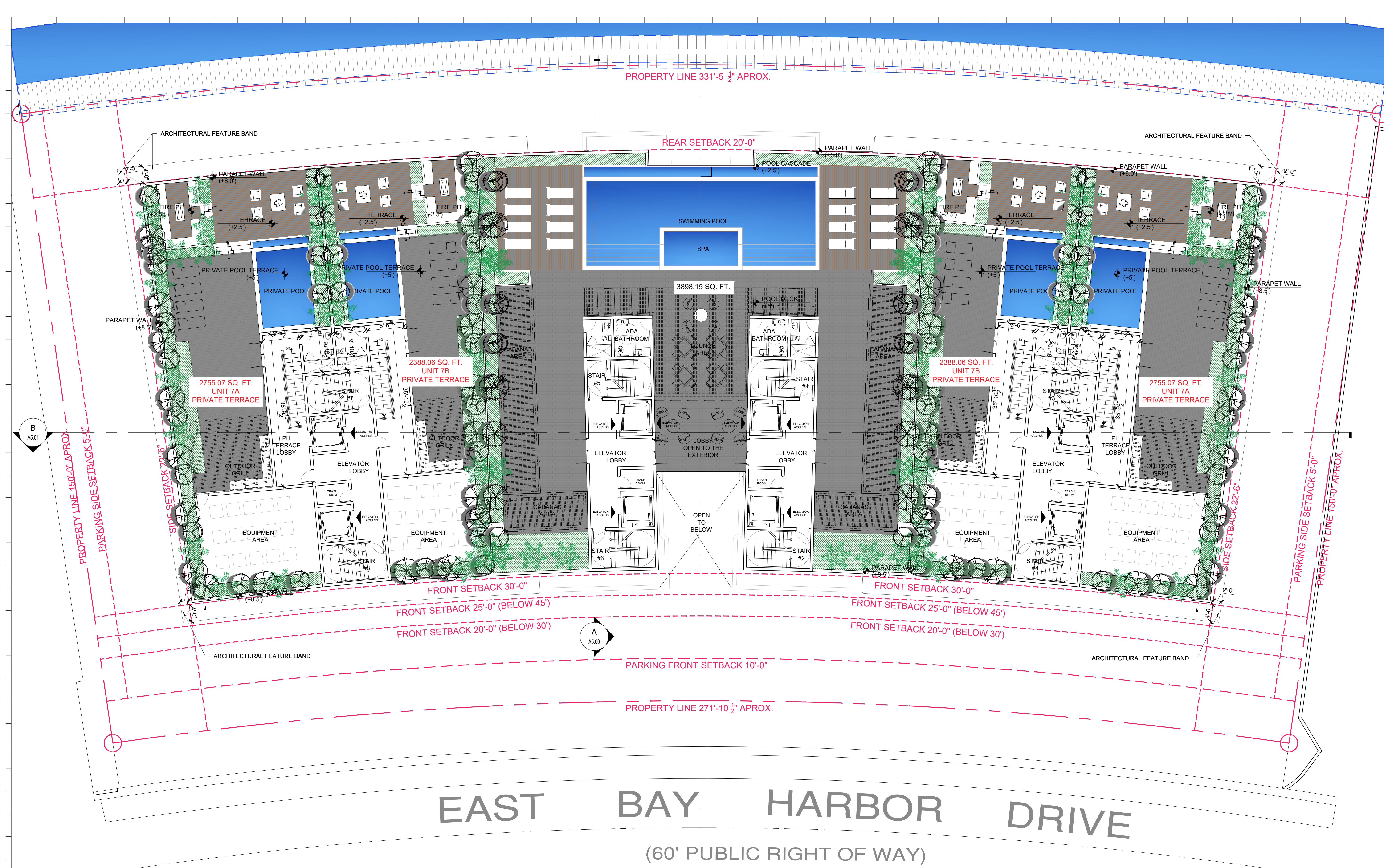
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LEVEL 7 - PENTHOUSES

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

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
7	7A&7C	5	1,750 SF	4,210.94 SF
	7B&7D	5	1,750 SF	5,278.68 SF



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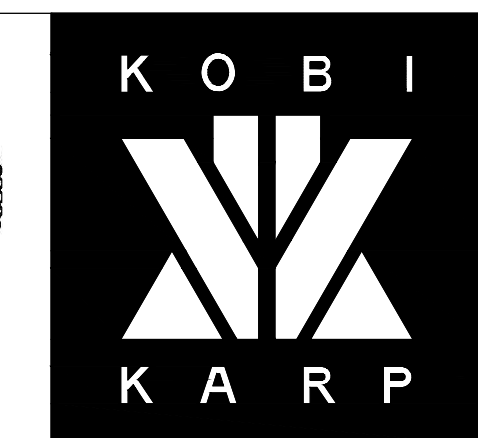
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Consultant:
Name:
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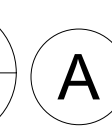
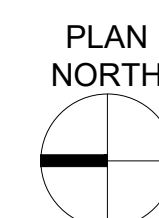


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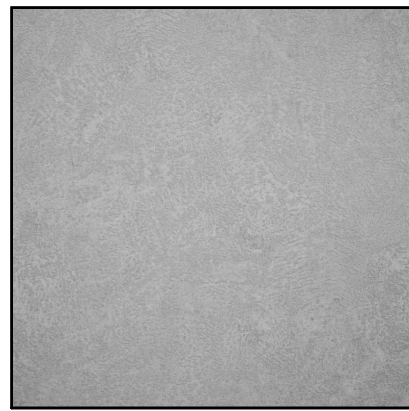
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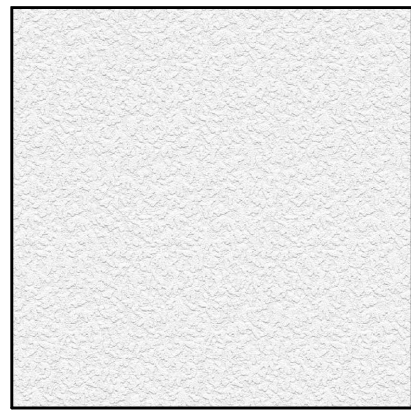


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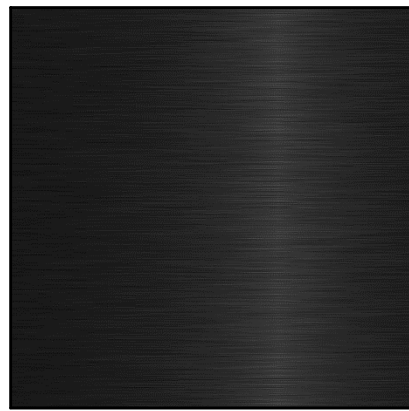
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A GREY STUCCO



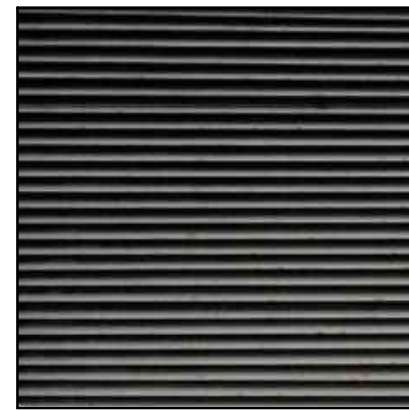
B WHITE STUCCO



C ALUM. FRAMING
DARK
METALLIC COLOR



D TRANSPARENT
GLAZING



E ALUM LOUVERS & PRIVATE
FENCES
DARK METALLIC COLOR

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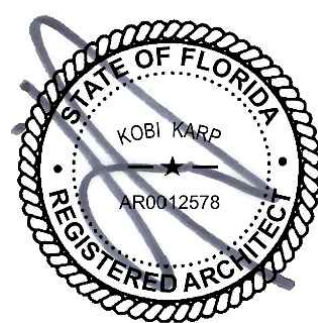
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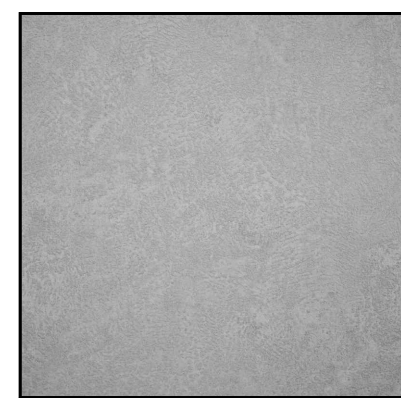


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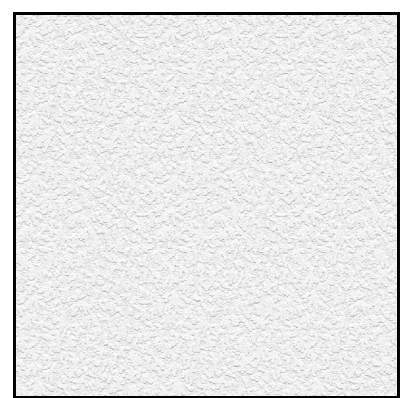


MATERIALS BOARD

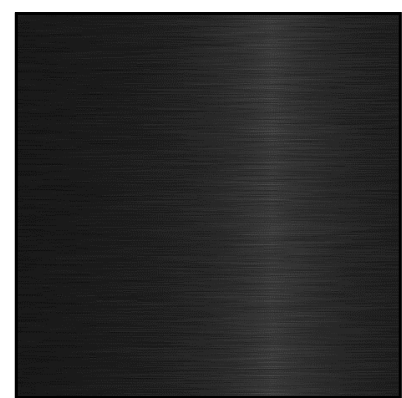
Date	09-29-2022	Sheet No.
Scale		A4.00
Project	0000	



A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

1 BUILDING COLOR ELEVATION-WEST

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. © 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Tel: Hallandale Beach FL, 33009
Email: Tel: (305) 534-9099

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Tel: Miami Beach, FL 33138
Email: Tel: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
Name: Photometrics.
Address: Photometrics.
Tel: Photometrics.
Email: Photometrics.

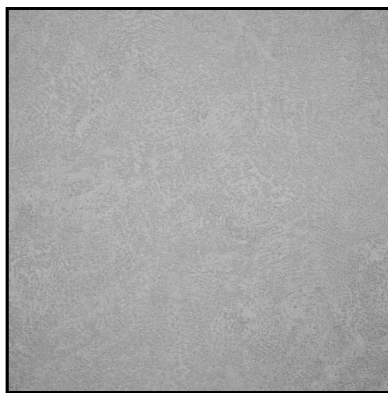
Consultant:
Name:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

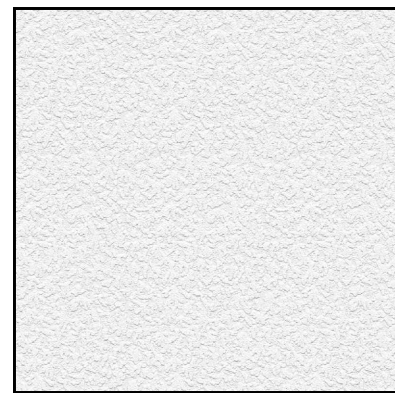


BUILDING COLOR ELEVATION - WEST

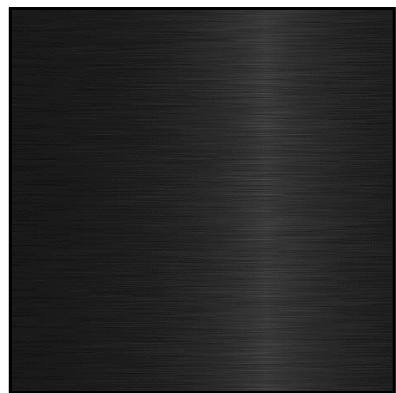
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A GREY STUCCO



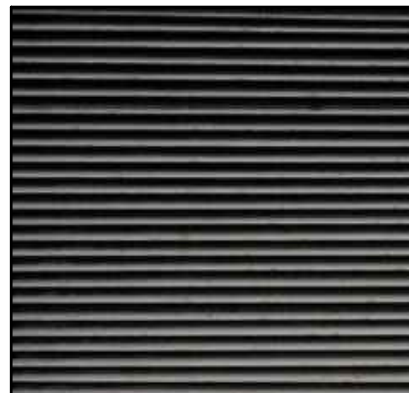
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C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

Rev.	Date	Rev.	Date

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Consultant: Photometrics.
Name: Photometrics.
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Tel: Photometrics.
Email: Photometrics.

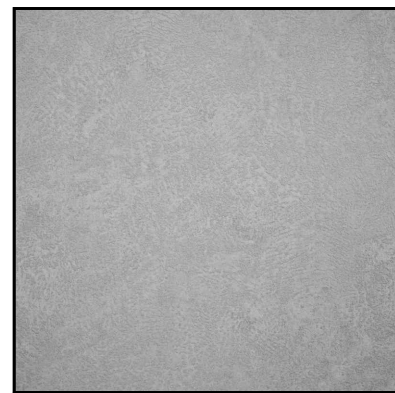
Consultant:
Name:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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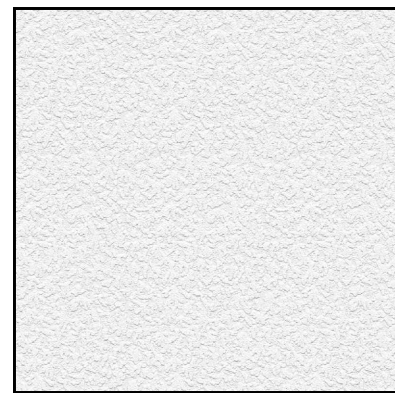


BUILDING COLOR ELEVATION - SOUTH

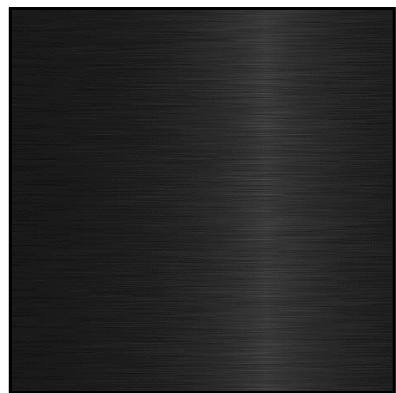
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Scale		A4.02
Project	0000	



A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

Rev.	Date	Rev.	Date

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
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Email: info@cladlandscape.com

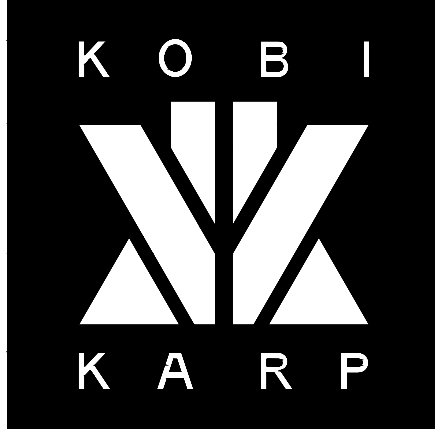
Consultant: Photometrics.
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

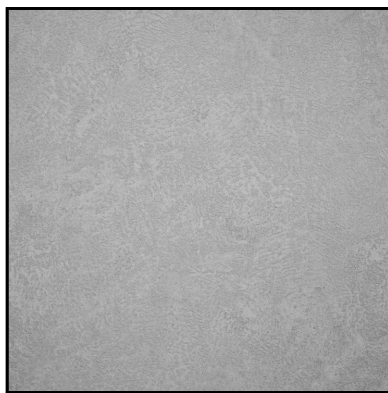


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Lic. # AR0012578

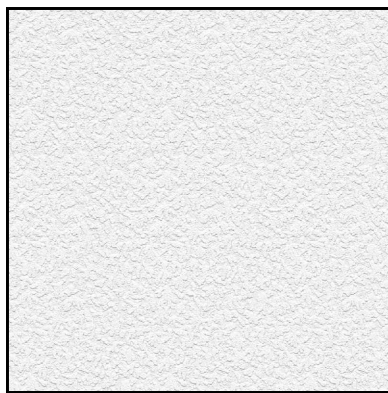


BUILDING COLOR ELEVATION - EAST

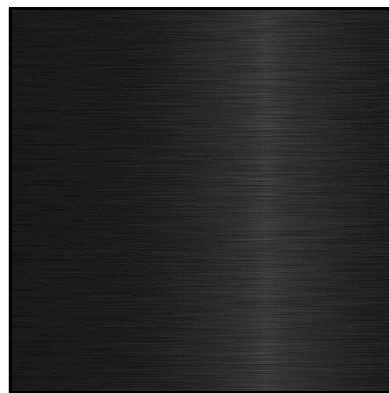
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Scale			
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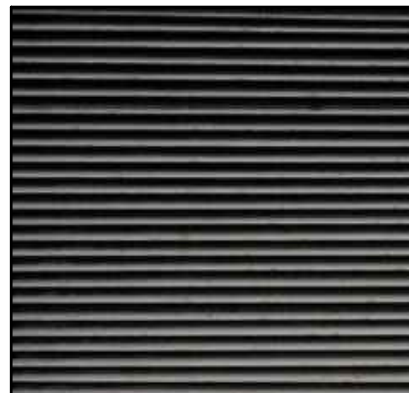
B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

Rev.	Date	Rev.	Date

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BAY HARBOR ISLANDS, FL 33154

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Email: info@cladlandscape.com

Consultant: Photometrics.
Name: Photometrics.
Address: Photometrics.
Tel: Photometrics.
Email: Photometrics.

Consultant:
Name:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

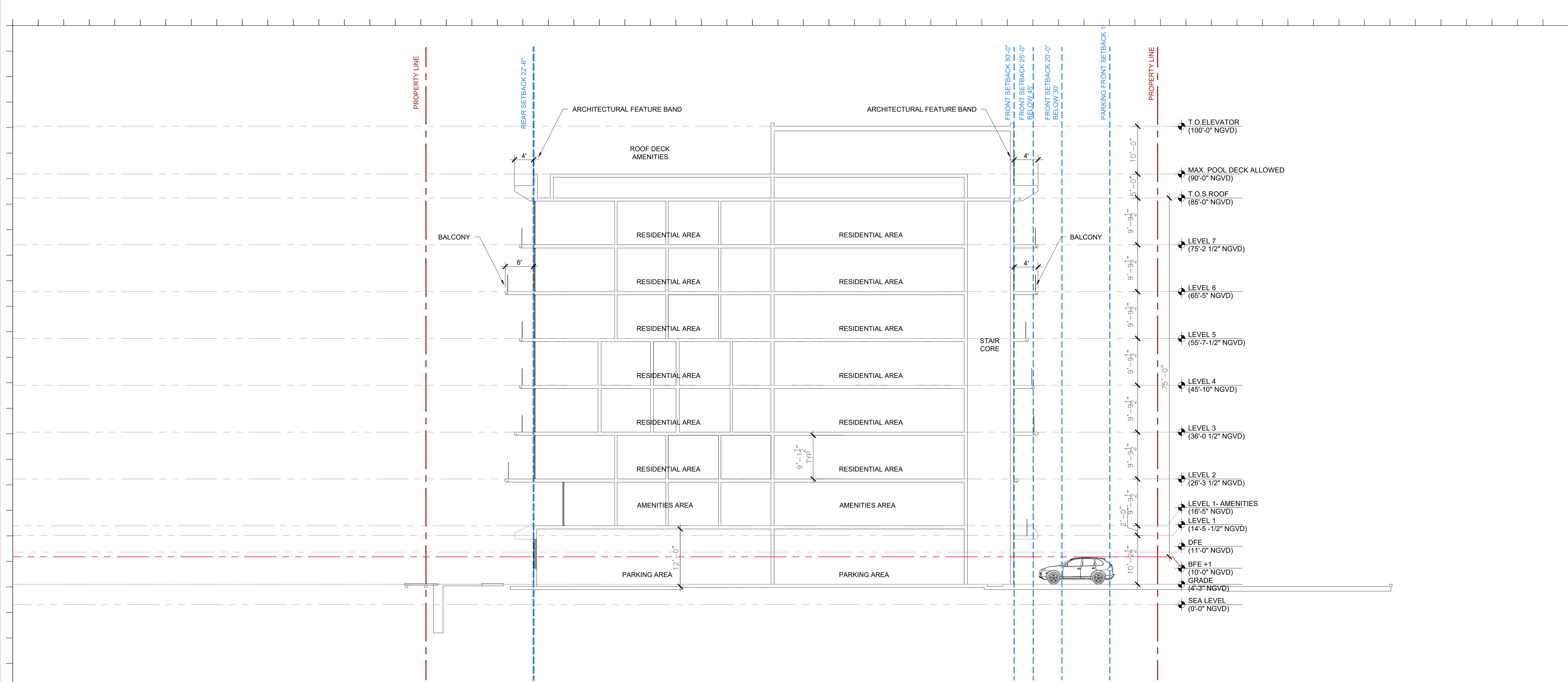


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BUILDING COLOR ELEVATION - NORTH

Date	09-29-2022	Sheet No.	
Scale			A4.04
Project	0000		



Rev.	Date	Rev.	Date

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Tel: Hallandale Beach FL, 33009
Email: Tel: (305) 534-9099

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Tel: Miami Beach, FL 33138
Email: Tel: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
Name: Photometrics.
Address: Photometrics.
Tel: Photometrics.
Email: Photometrics.

Consultant: Kobi Karp
Name: Kobi Karp
Address: Kobi Karp
Tel: Kobi Karp
Email: Kobi Karp

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

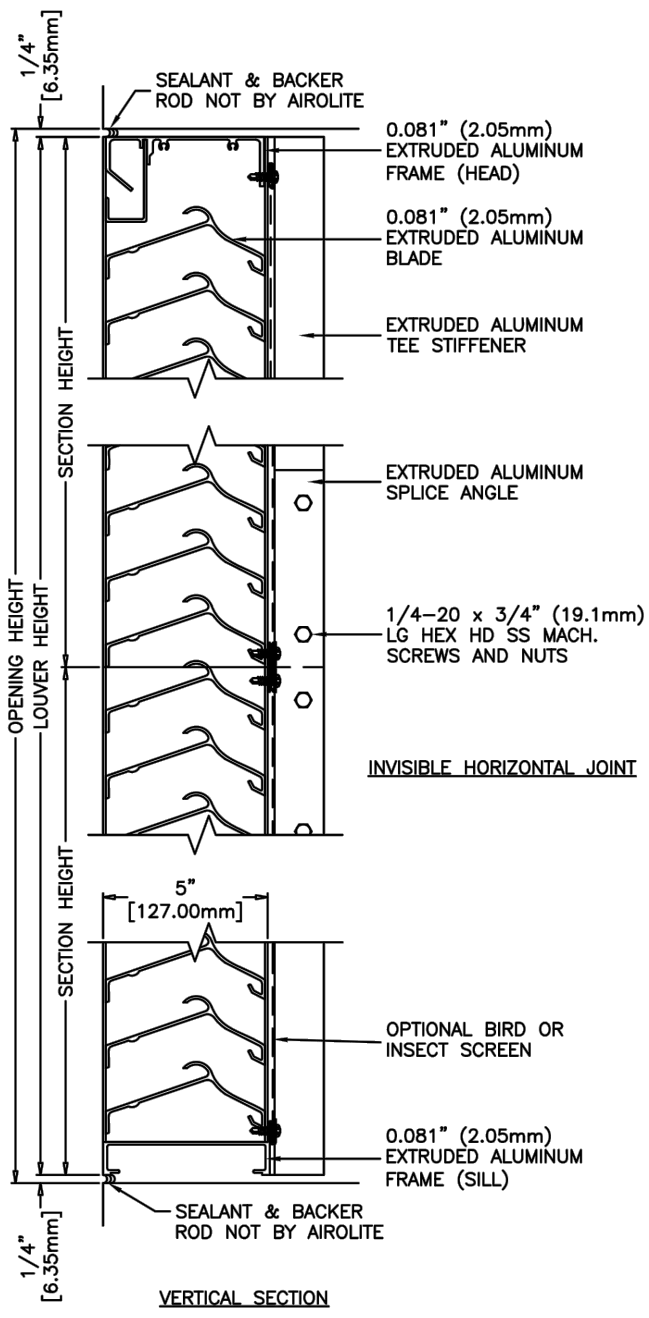


BUILDING SECTION "A"

Date	09-29-2022	Sheet No.
Scale		A5.00
Project	0000	

A BUILDING SECTION

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

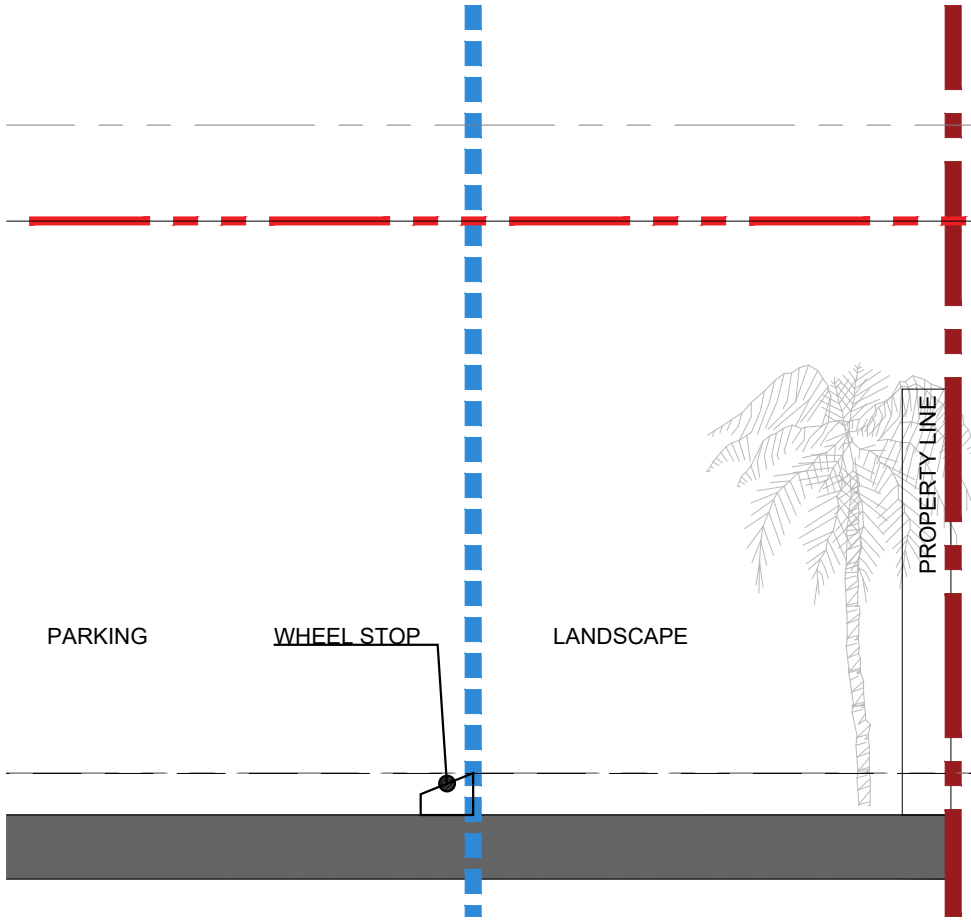


A LOUVERS DETAIL @ BACKYARD

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



A BUILDING SECTION
SCALE: 3/32" = 1'-0"



B SIDE YARD SECTION
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

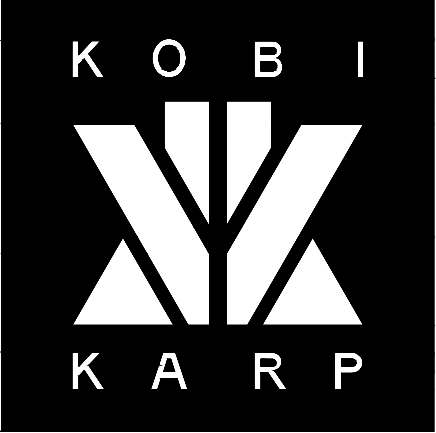
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email: Email: info@cladlandscape.com

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email: Email: info@cladlandscape.com

Consultant: Photometrics.
Name: Photometrics.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email: Email: info@cladlandscape.com

Consultant:
Name: Kobi Karp
Address: 571 NW 28th Street
Address: Miami, Florida 33127 USA
Tel: Tel: +1(305) 573 1818
Tel: Tel: +1(305) 573 3766
Fax: Fax: +1(305) 573 3766

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: Tel: +1(305) 573 1818
Tel: Tel: +1(305) 573 3766
Fax: Fax: +1(305) 573 3766



BUILDING SECTION "B"

Date	09-29-2022	Sheet No.
Scale		A5.01
Project	0000	



10143 E BAY HARBOR DR
RESIDENCE

DAY HARBOR, FI

WHITE ADDRESS:
0143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
2020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

REAL:

AROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
A6667311

DRAWING TITLE:

COVER SHEET +
SHEET INDEX

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REVISIONS:

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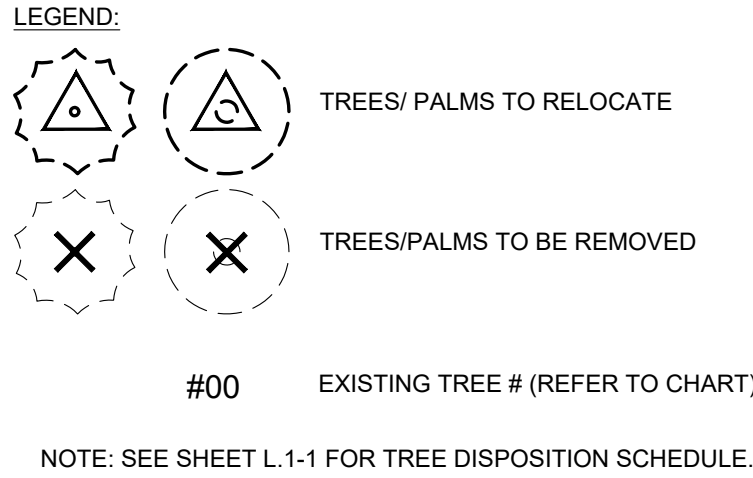
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2229
SHEET N°:

L-0

10143 E BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154
DRC SUBMISSION

SHEET INDEX

10143 E BAY HARBOR DR		X = SHEET SUBMITTED		• = SHEET REVISED	
SHEET #		DRC 08/25/2022	DRC REVISION 1 09/29/2022		
L-0	COVER SHEET + SHEET INDEX	X	X		
L-1	TREE DISPOSITION PLAN	X	X		
L-1.1	TREE DISPOSITION SCHEDULE	X	X		
L-1.2	TREE MITIGATION PLAN AND SCHEDULE	X	•	X	
L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	•	X	
L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X	•	X	
L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	•	X	
L-5.1	UNDERSTORY PLANTING PLAN GROUND FLOOR	X	•	X	
L-5.2	PLANTING PLAN ROOFTOP	X	•	X	
L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X	•	X	
L-5.4	PLANTING DETAILS	X		X	
L-5.5	GENERAL LANDSCAPE NOTES	X		X	



322.00'

POOL

150.00'

#12

#11

150.0

279.00

EAST BAY HARBOR DRIVE

0 5 10 20





10143 E BAY HARBOR DR
RESIDENCE

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

TREE DISPOSITION SCHEDULE

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SCALE:
N/A

PROJ. N°:
2229
SHEET N°:

L-1.1

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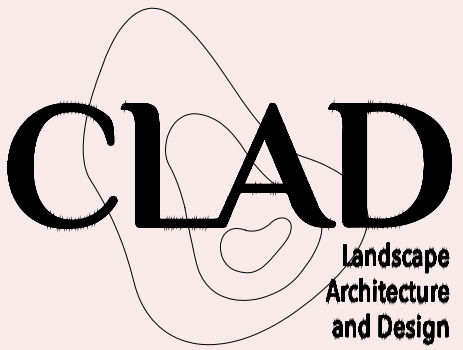
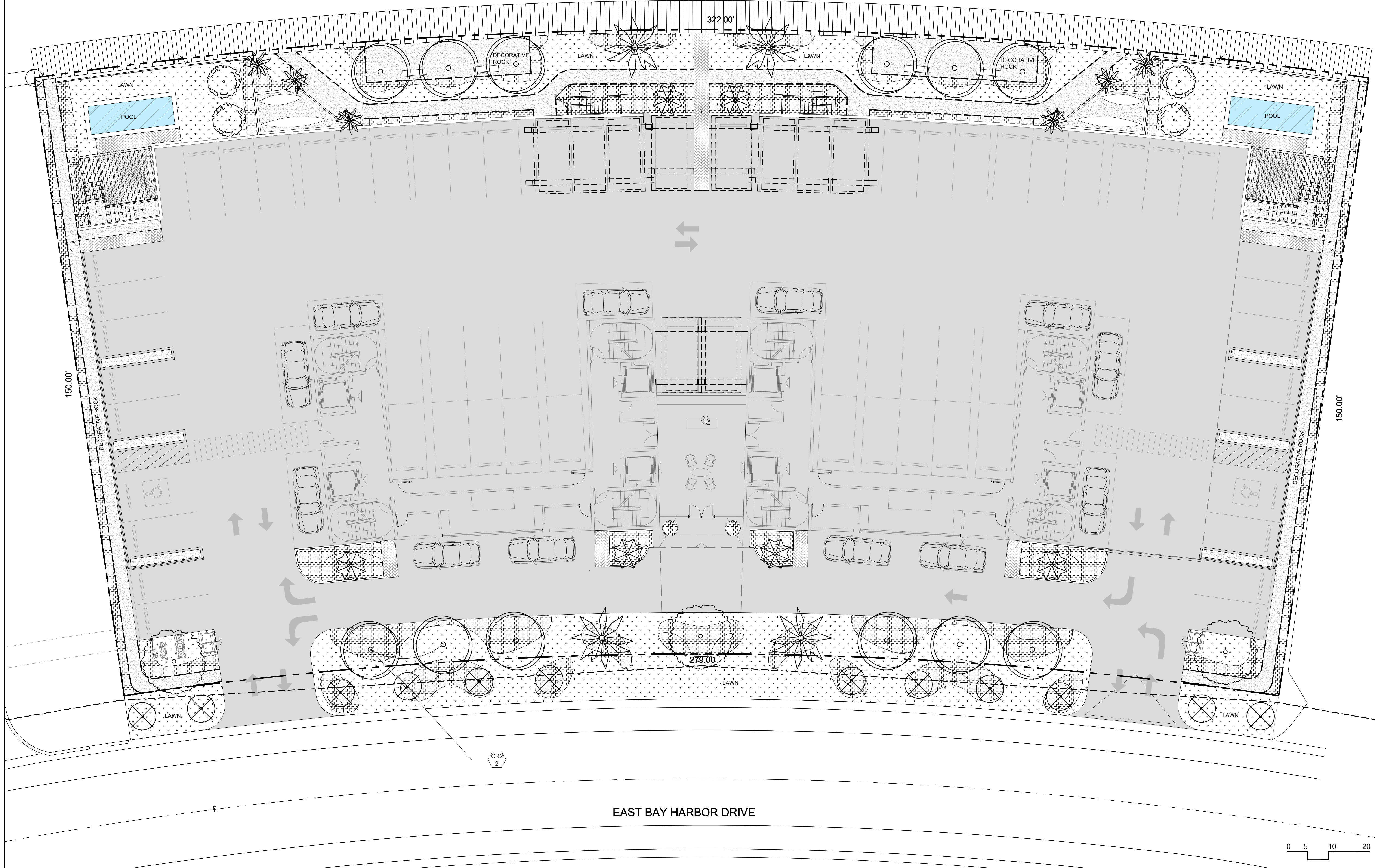


PROPOSED TREES FOR MITIGATION

CANOPY MITIGATION SCHEDULE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	CREDIT (SQFT) PER TREE	TOTAL CREDIT OBTAINED:
TREES					
CR2	2	<i>Clusia rosea</i>	16' HT, 14" SP	500	1000
		AUTOGRAPH TREE	FG		
TOTAL CREDITS OBTAINED:					1000

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 2
TOTAL MITIGATION SPECIES PROVIDED: 1
% OF NATIVE MITIGATION TREES PROVIDED: 100%



10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

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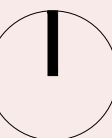
TREE MITIGATION PLAN
AND SCHEDULE

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REVISIONS:

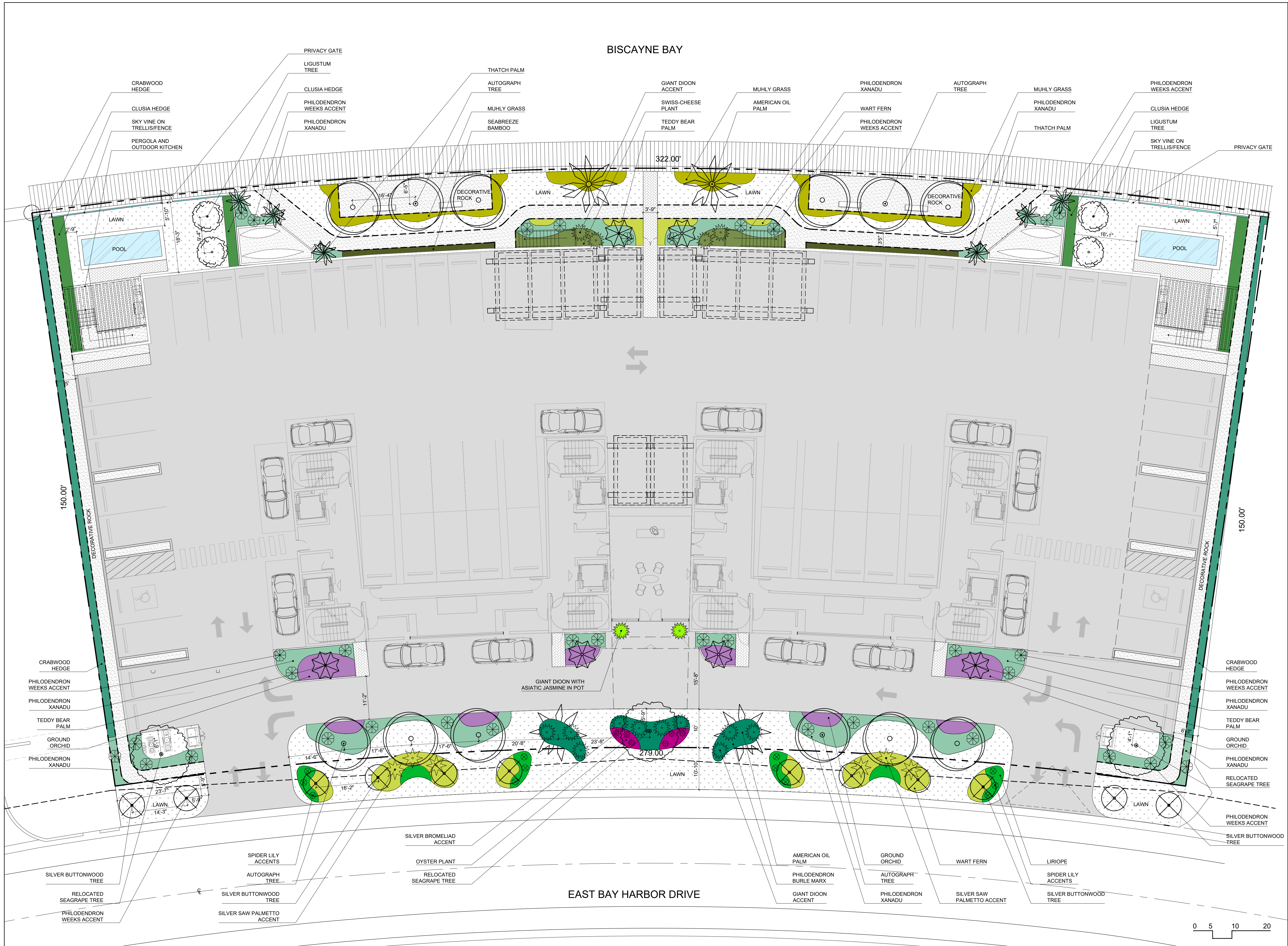
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DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022

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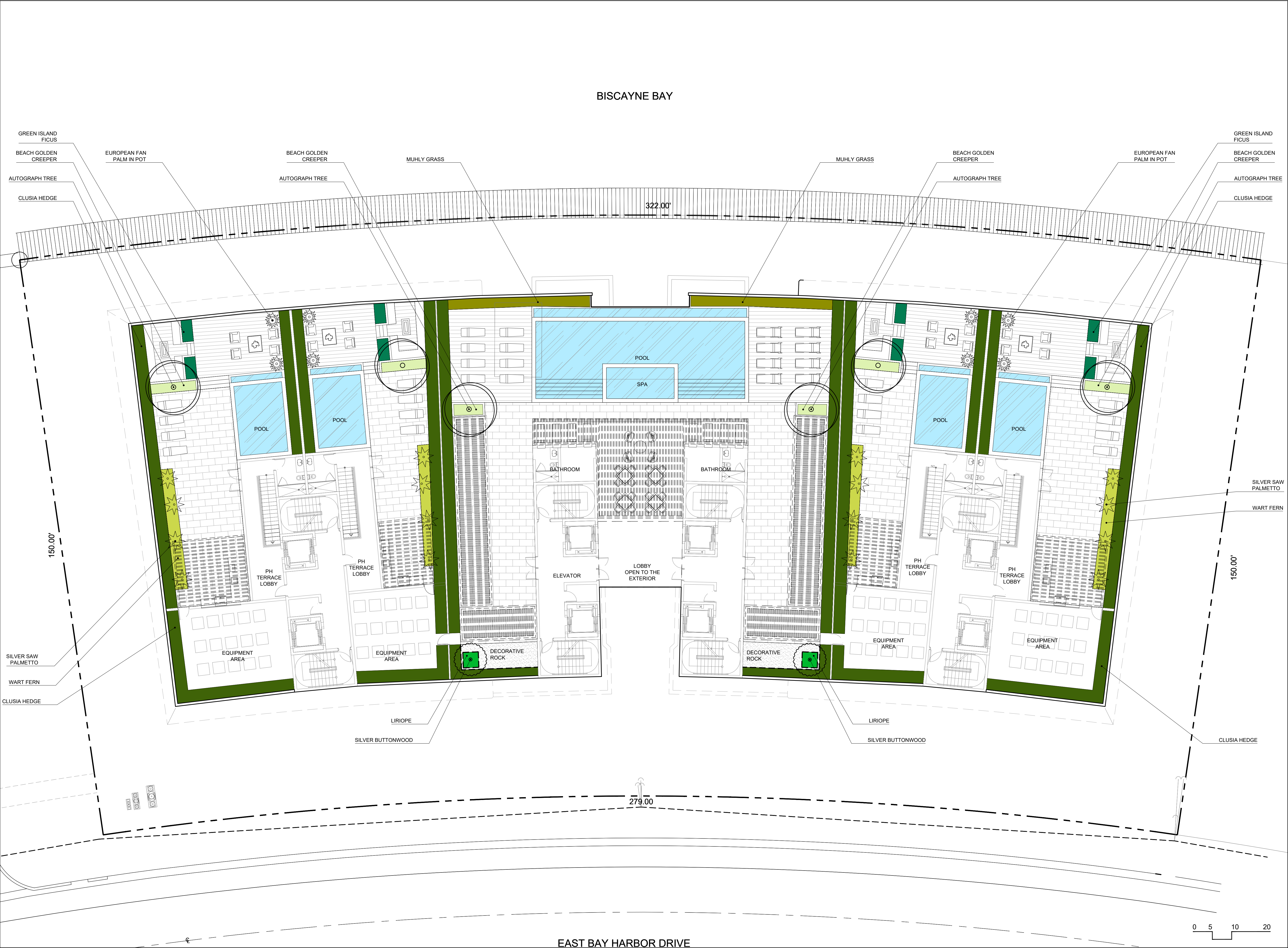


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2229
SHEET N°:

L-1.2



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DRC REVISION 1	09/29/2022



10143 E BAY HARBOR DR
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BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

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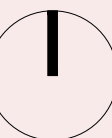
ILLUSTRATIVE PLAN
ROOFTOP

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ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022

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2229
SHEET N°:

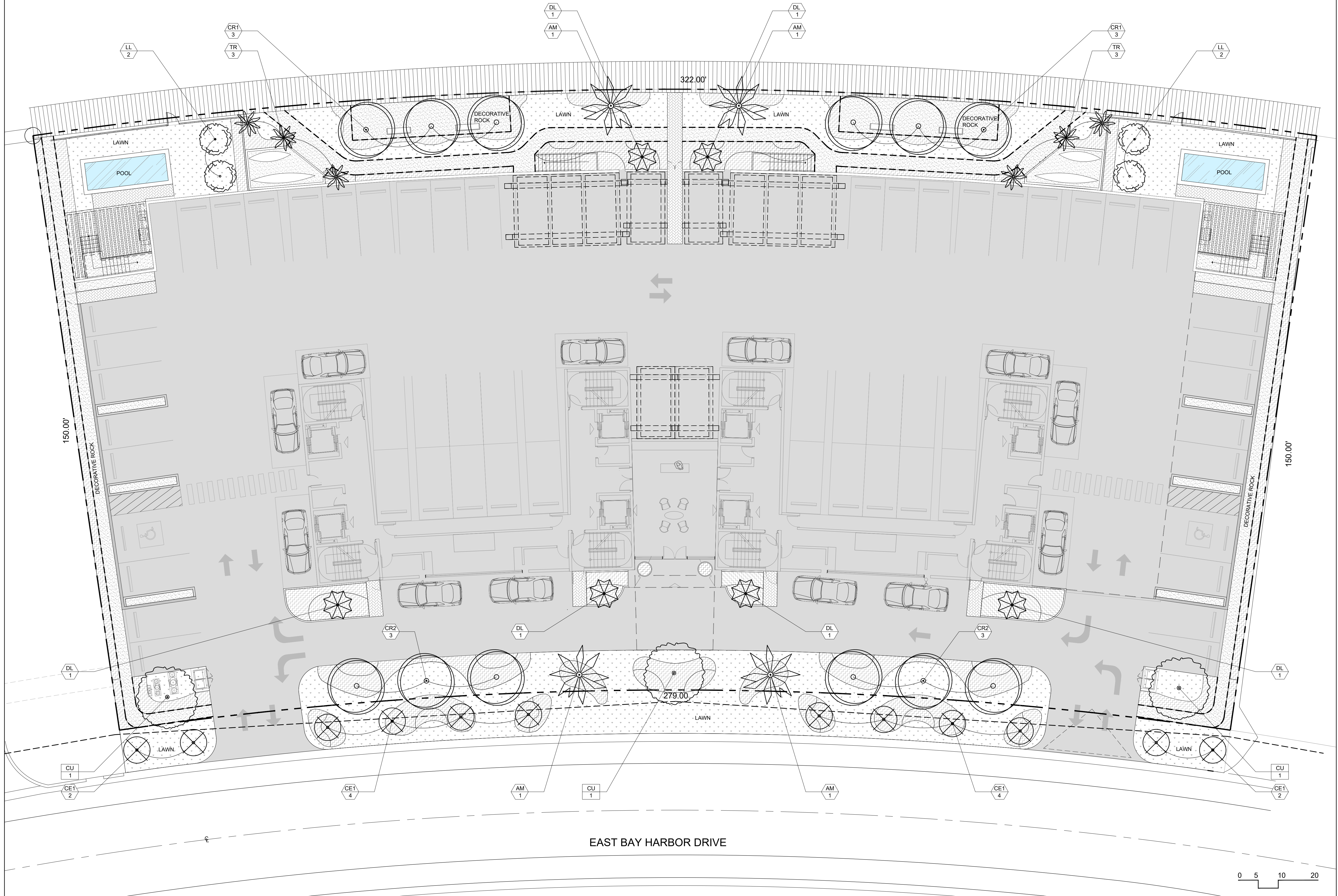
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XX
XX
PROPOSED TREES/PALMS

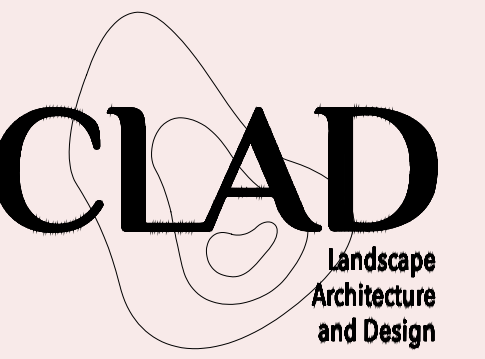
XX
XX
RELOCATED TREES/PALMS

BISCAYNE BAY



EAST BAY HARBOR DRIVE

0 5 10 20



10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
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SEAL:

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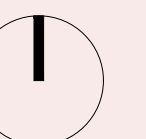
CANOPY PLANTING PLAN
GROUND FLOOR

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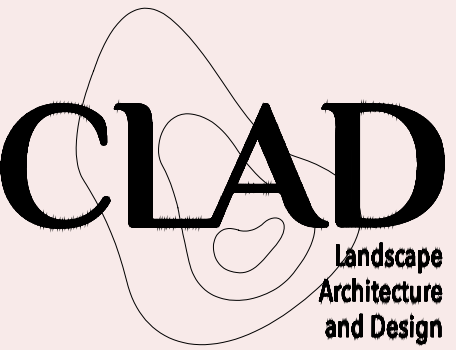
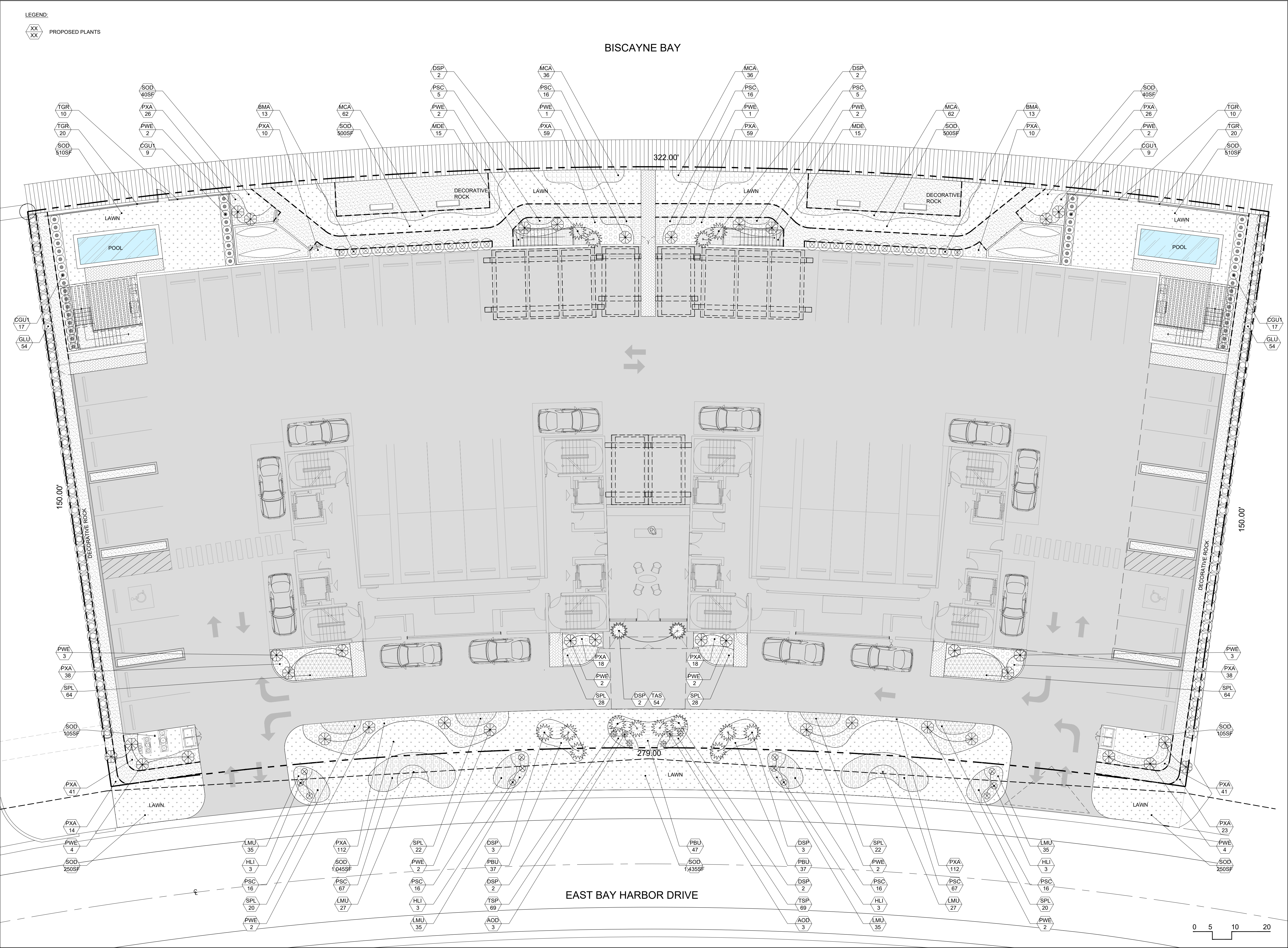
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DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022

SCALE:
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PROJ. N°:
2229
SHEET N°:

L-5



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RESIDENCE
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:
CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

UNDERSTORY
PLANTING PLAN
GROUND FLOOR

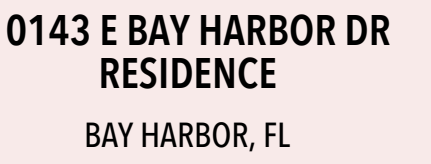
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DRC REVISION 1	09/29/2022

SCALE:
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PROJ. N°:
2229
SHEET N°:
L-5.1



LANDSCAPE ARCHITECT:

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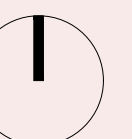
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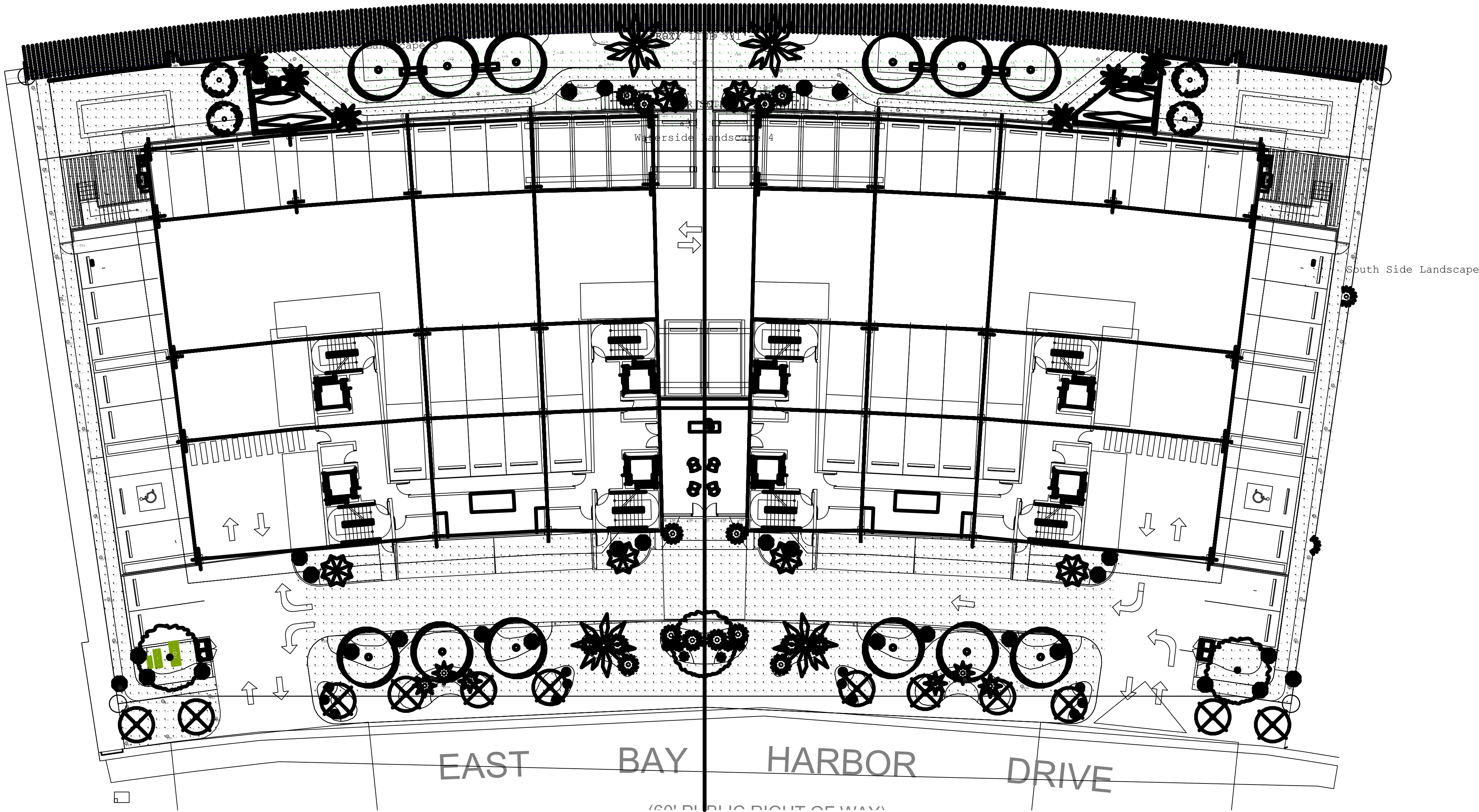
2022 CLAD, LLC

REVISIONS:

SCALE:
32" = 1'.0"

5.2





Calculation Summary - Bay Harbor Ground Level			
Type of Lighting	Average Maintained	Maximum	Minimum
Entry Drive	0.66	1.3	0.0
North Side Landscape	0.43	1.5	0.1
North Side Path	0.38	2.2	0.0
North Side Semi-Private Area	1.90	6.4	0.3
South Side Landscape	0.17	0.3	0.1
South Side Landscape 1	0.42	0.7	0.3
South Side Path	0.34	2.1	0.0
South Side Semi-Private Area	1.70	5.8	0.2
Waterside Landscape 1	0.63	2.0	0.1
Waterside Landscape 2	0.79	6.1	0.1
Waterside Landscape 3	0.82	3.7	0.1
Waterside Landscape 4	1.32	2.7	0.7
Waterside Path	0.78	2.2	0.1

Luminaire Schedule - Bay Shore Ground Level											
Symbol	Label	Description	T89	LCF	Luminaire Lumens	Total Watts	[MANUFAC]	[LUMCAT]	Mounting Height	IES Class	Bug Rating
	under bench	TL1SW-5_0-30-DRY-STD-DF-ST	LS9	0.200	359	19.2	Q-Tran	TL1SW-5_0-30-DRY-STD-DF-ST	2.5	Type VS	B0-U2-G1
	entry linear accent lighting	VarioLED_1300_Nexus_Hb6_W822	LS8	0.400	412	94.848	LED Linear USA	VarioLED_1300_Nexus_Hb6_W822_CL_P20_1216	3.151, 7.012, 10.984, 14.895, 17	N.A.	N.A.
	rigid stem mounted trellis lighting	ACL-R2-X-5Q1530-30-XX-UNV-HS	LS6	0.400	2371	198.6	Selux Corporation	ACL-R2-X-5Q1530-30-XX-UNV-HS	10	Type III	B0-U0-G1
	handrail lighting	LR5-LR6-GPI-LED-FROSTED-3000K-90-48	LS5	0.200	456	9.28	COLE LIGHTING	LR5/LR6-GPI-LED-FROSTED-3000K-90-48	4	Type VS	B0-U0-G0
	pole lights for drive thru	ACL-R1-X-5Q1350-30-XX-UNV-HS	LS2	0.800	1667	96	Selux Corporation	ACL-R1-X-5Q1350-30-XX-UNV-HS	12	Type II	B0-U0-G1
	ground cover lighting - double wall mounted sconce over doors-walls for path	HESS_FD3000K_12_F7300_0	LS11	0.800	129	88	HESS Light+Form Copyright LUMCAT	12_F7300.0	8.10	Type VS	B0-U1-G0
	ground cover lighting - single	MK-60249-W27; UMK-60249-W27	LS1A	0.800	97	171.5	LIGMAN	MK-60249-W27	0.6	N.A.	B0-US-G1
	palm tree lighting	MM-LEB-672-MFL-12-0; LEB-672-MFL-12-ITL86241	LI2	0.800	176	58.88	E-K LIGHTING, INC.	MM-LEB-672-MFL-12-0	US, 20, 25	N.A.	N.A.

Rev.	Date	Rev.	Date

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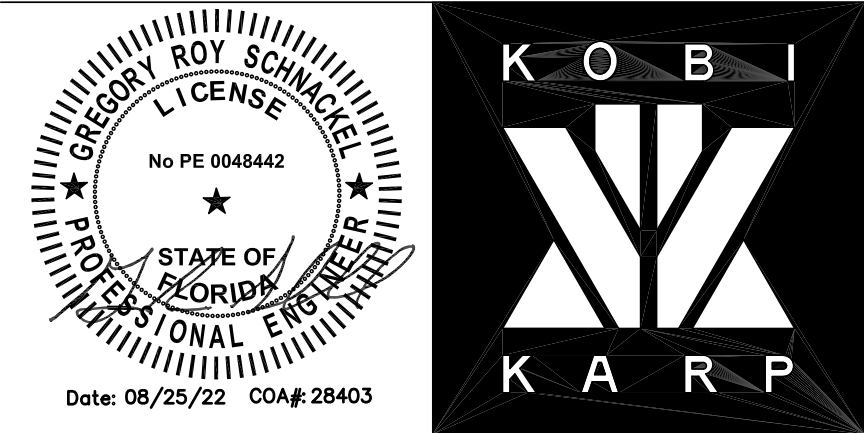
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email: Tel: (305) 534-9099

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel: (786) 536-6076
Email: Email: info@cladlandscape.com

Consultant: Photometrics.
Name: Clad Landscape Architecture.
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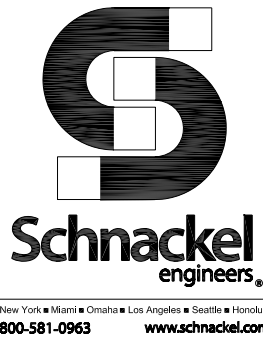
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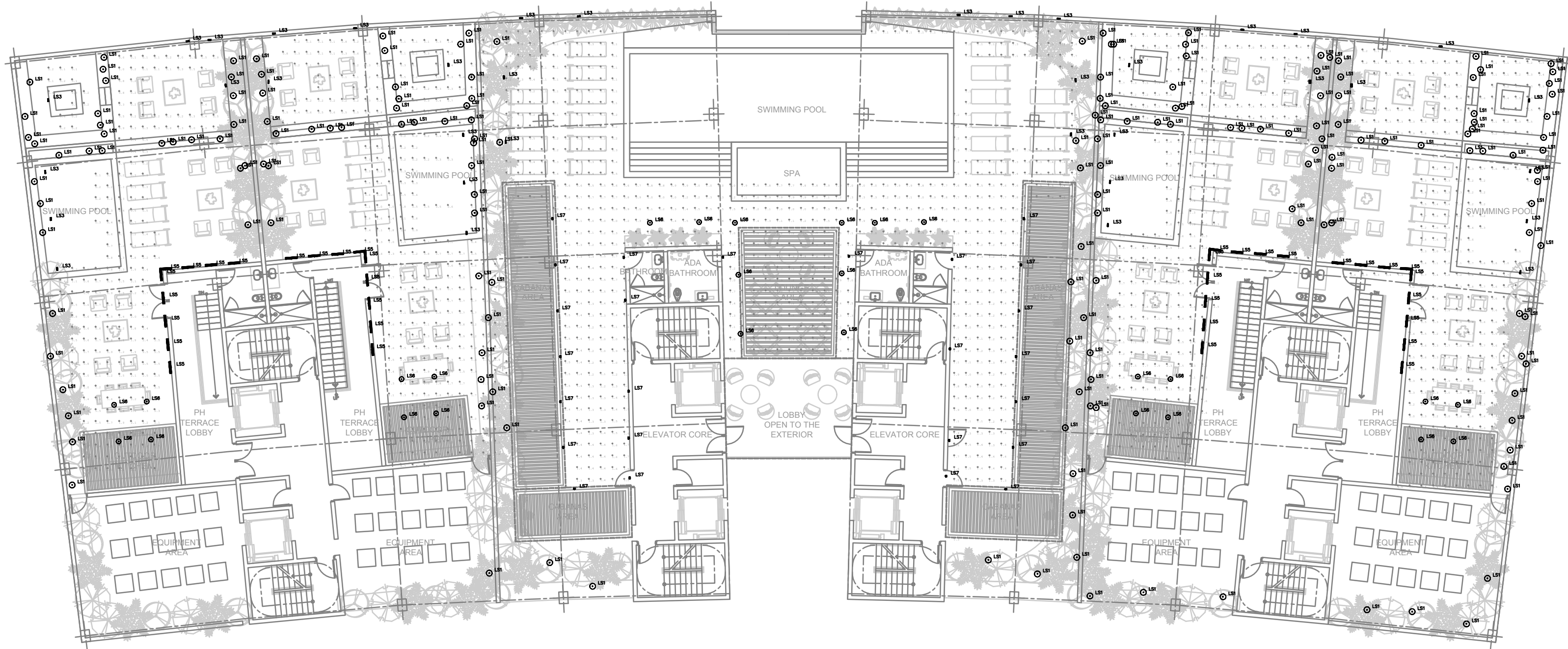
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



LANDSCAPE
PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale		PH-1.00
Project	0000	





Luminaire Schedule								
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	179	In-grade ground cover lighting_1	BEGA Converted by LUMCat V 28.01.2013 / H.R.	LS1	0.800	67	3	537
⌂	36	Roof Deck Steplight	24203K27_BEGA_IES	LS3	0.100	459	7	252
⌂	36	Wall mounted Roof Level dimmed 50%_1	RN-D-2-10-35K8-AS-CL	LS5	0.100	2142	26	936
⊙	26	Roof trellis lighting Dimmed 20%_1	LALC-DB-FL-5G350-TS-27-SV-UNV-DM	LS6	0.100	3096	33.1	860.6
⌂	25	Over doors of cabanas_1	BEGA Converted by LUMCat V 18 09 2015 HR	LS7	0.800	173	3	75

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Private Pool Terrace 1	1.07	2.7	0.1	10.70	27.00
Private Pool Terrace 2	1.13	4.2	0.1	11.30	42.00
Private Pool Terrace 3	1.27	4.4	0.1	12.70	44.00
Private Pool Terrace 4	1.16	4.4	0.1	11.60	44.00
Swimming Pool	1.04	4.6	0.1	10.40	46.00

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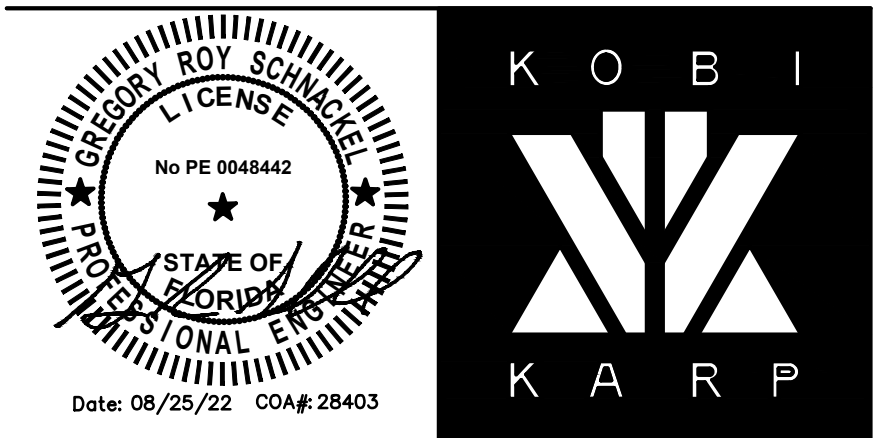
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Address: 501 Diplomat Parkway
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Email:

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
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Tel: (786) 536-6076
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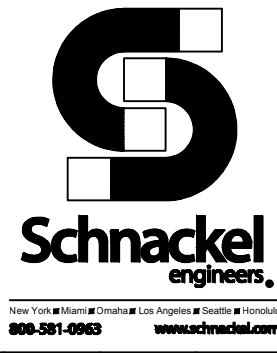
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ROOF
PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale		PH-2.00
Project	0000	



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	11	VCPG LED P3 30K T5W MVOLT	VCPG LED WITH P3 - PERFORMANCE PACKAGE, 3000K, T5W OPTIC TYPE		VCPG_LED_P_3_30K_T5W_M_VOLT.ies	Absolute	0.80	43.37



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.2 fc	4.0 fc	0.5 fc	8.0:1	4.4:1

Rev.	Date	Rev.	Date

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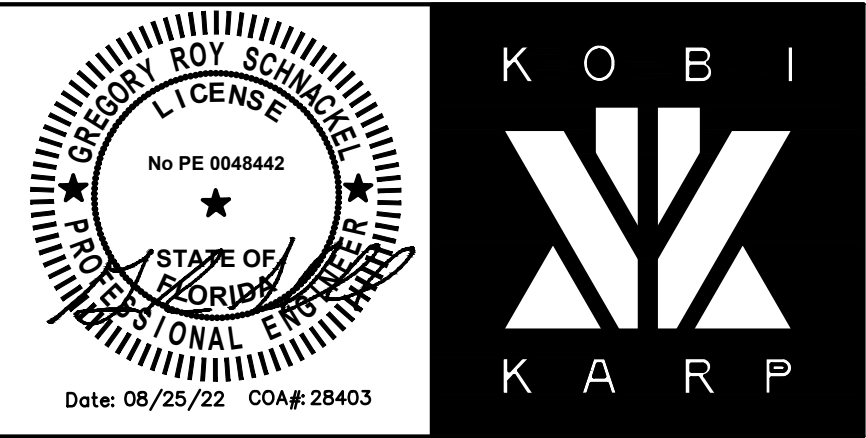
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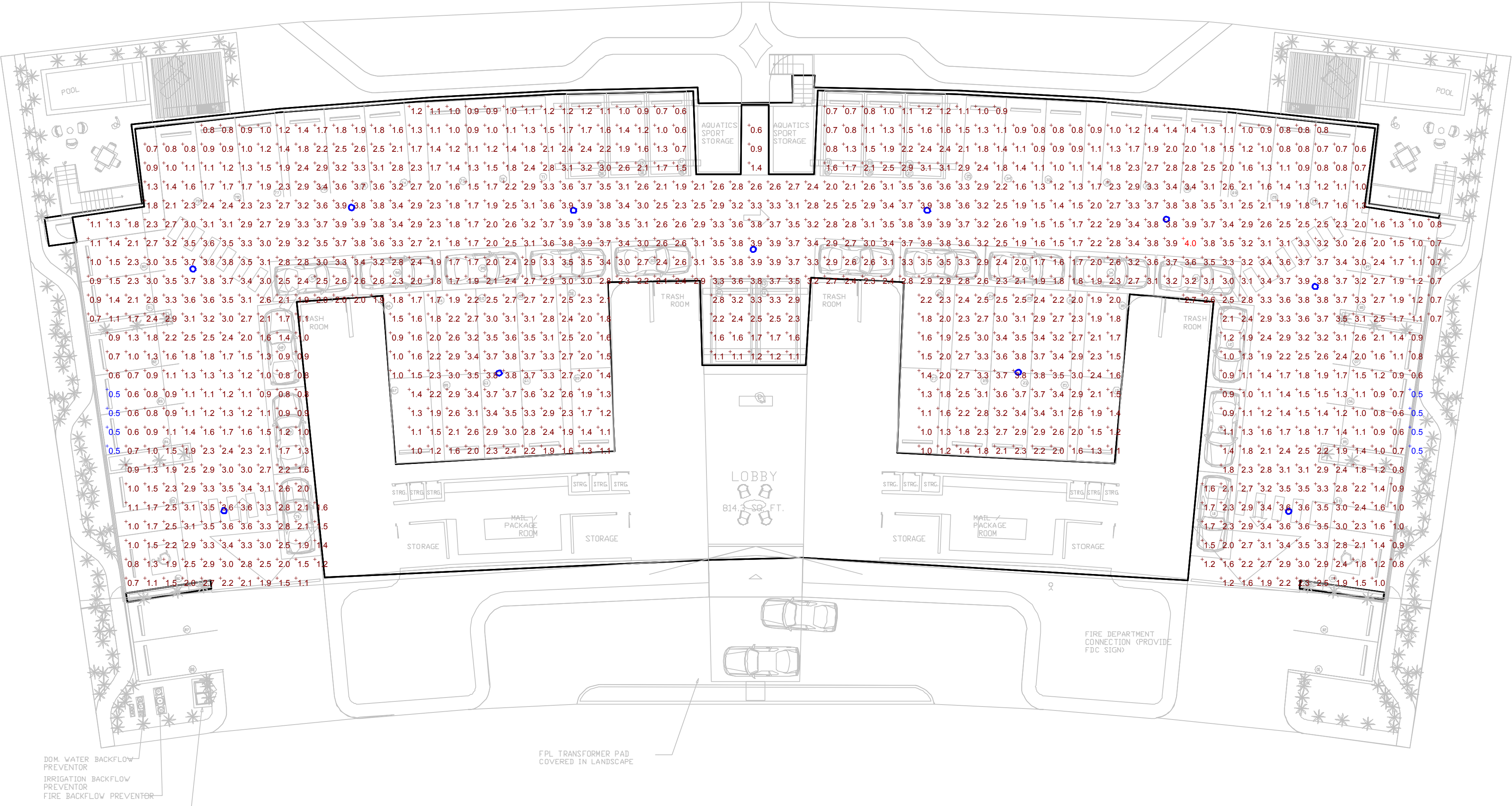
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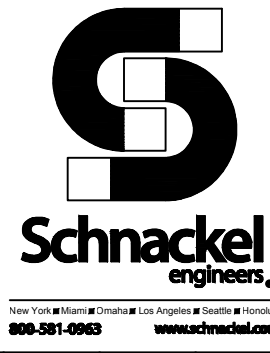


PARKING GARAGE
PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale	1/16" = 1'-0"	PH-3.00
Project	0000	



Plan View
Scale 1" = 16"



GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

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

II. PRECONSTRUCTION RESPONSIBILITIES

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

III. INSPECTION AND TESTING

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

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

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

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

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

VI. PROJECT CLOSE OUT:

1. CLEANING UP
- A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

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

VII. PAVING

1. GENERAL

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

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

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

Rev.	Date	Rev.	Date

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Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:info@cladlandscape.com

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

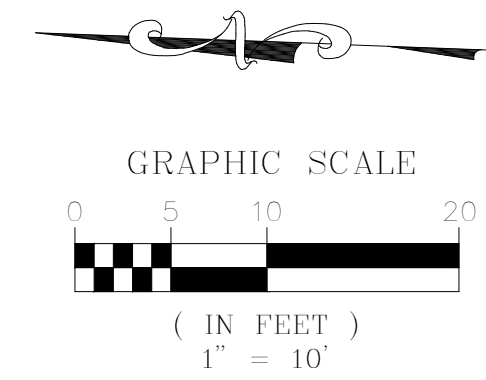
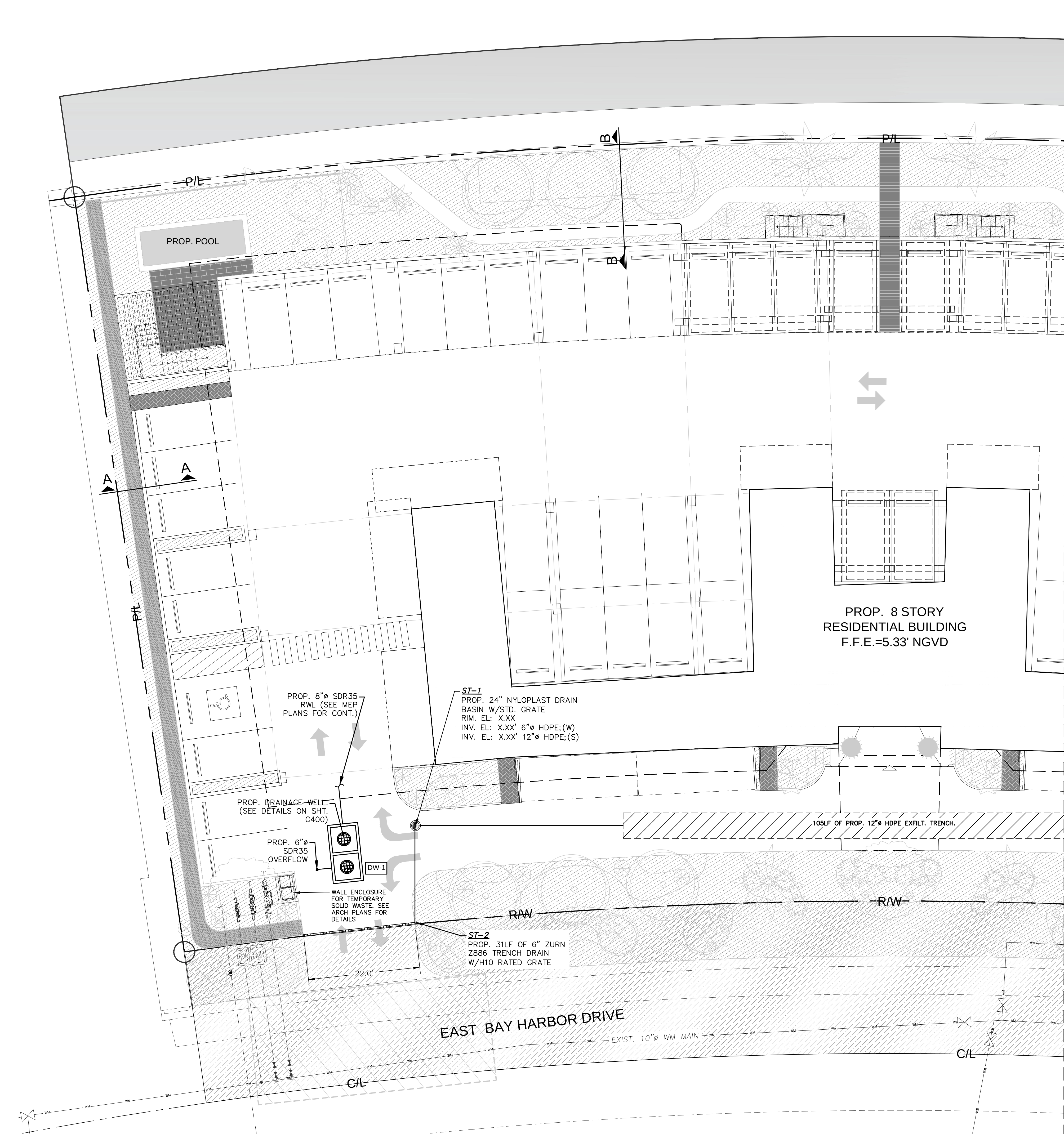
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



GENERAL NOTES AND SPECIFICATIONS

Date	09-29-2022	Sheet No.
Scale		C100
Project	0000	





- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - 4.1 EXISTING ELEVATIONS (NGVD)
 - PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
 - PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
 - PROP. EXFLT. TRENCH (SEE SHEET C400 FOR DETAILS)
 - PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
 - PROP. SIDEWALK (SEE ARCH. PLANS FOR DETAILS)
 - PROP. ASPHALT (SEE ARCH. PLANS FOR DETAILS)
 - LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

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CITY COMMENTS	8/15/22		

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BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email:

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Name: Clad Landscape Architecture.
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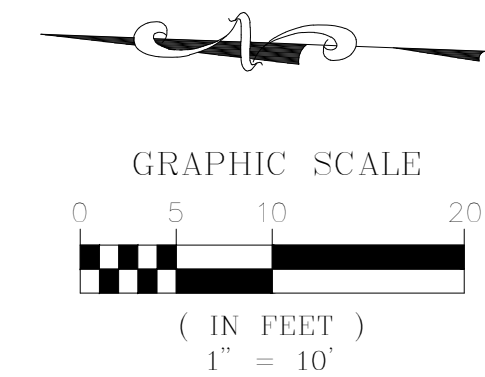
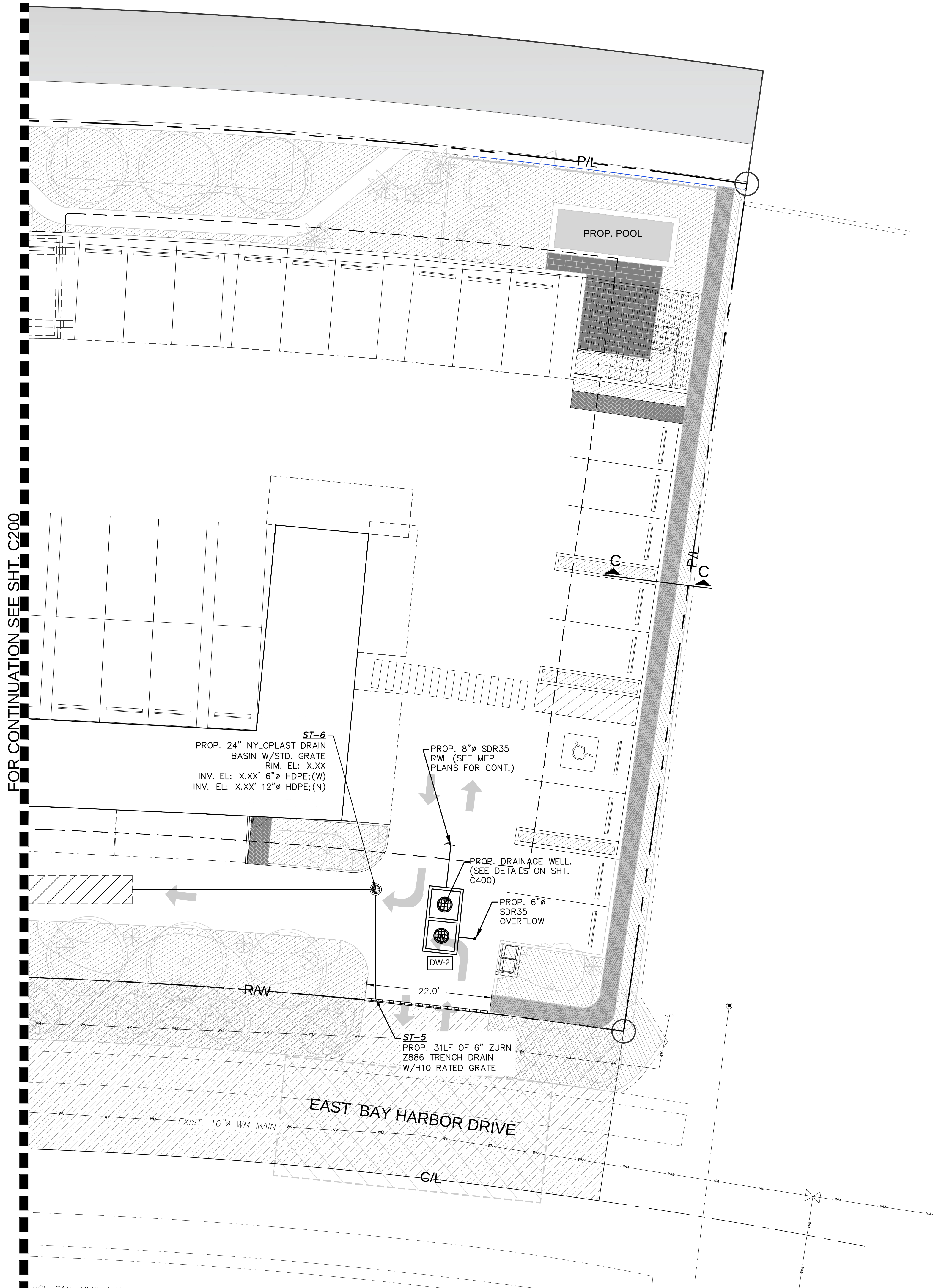


PAVING, GRADING AND DRAINAGE PLAN

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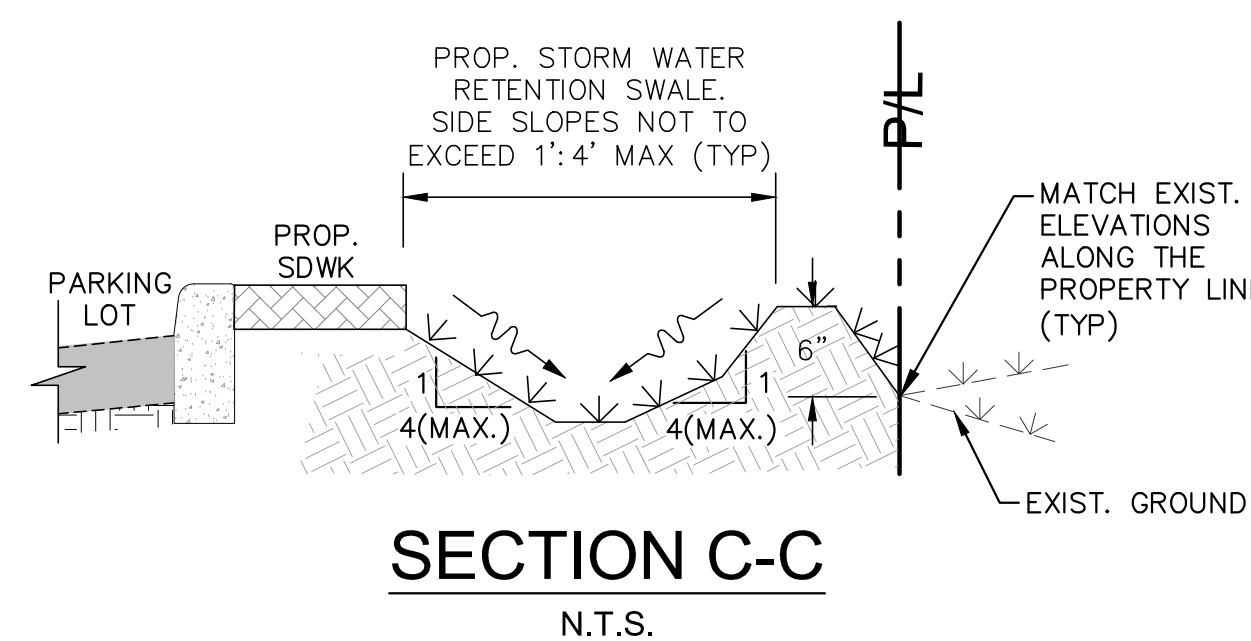
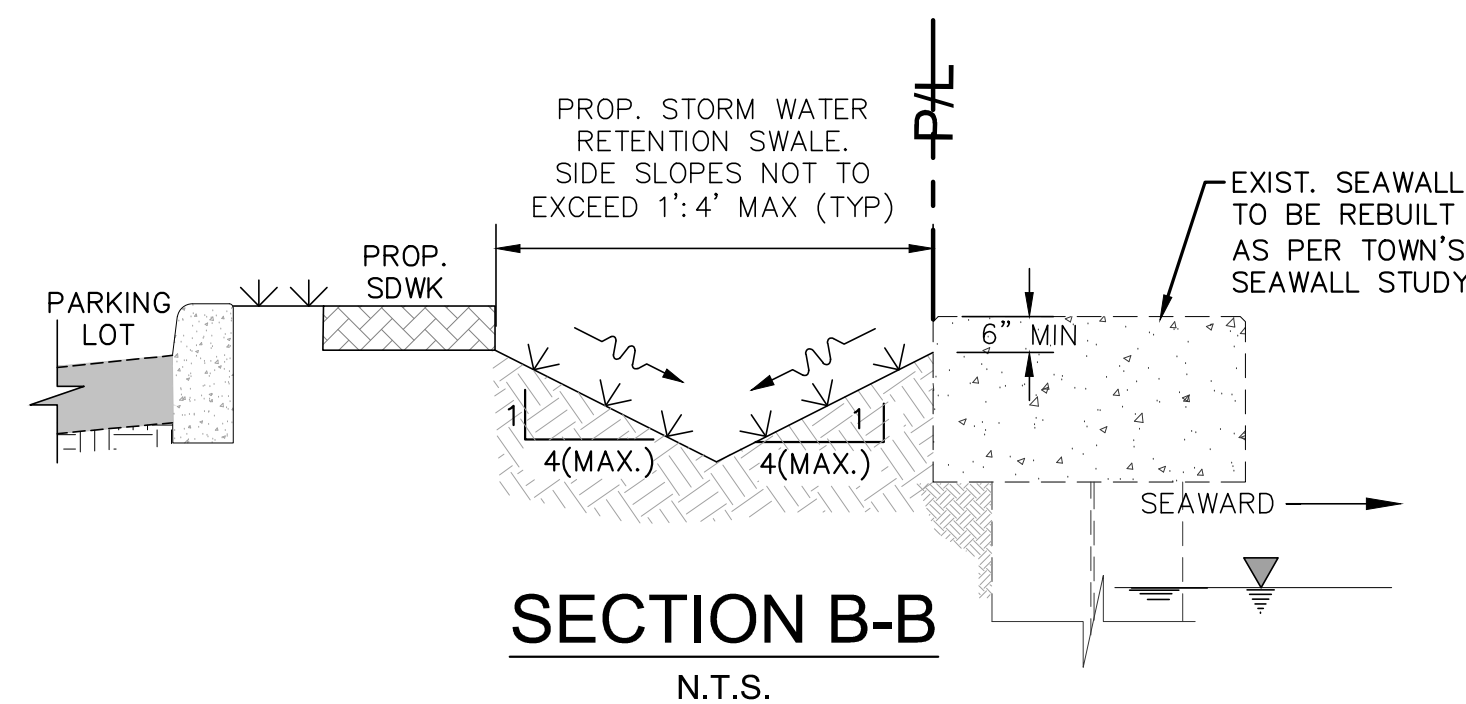
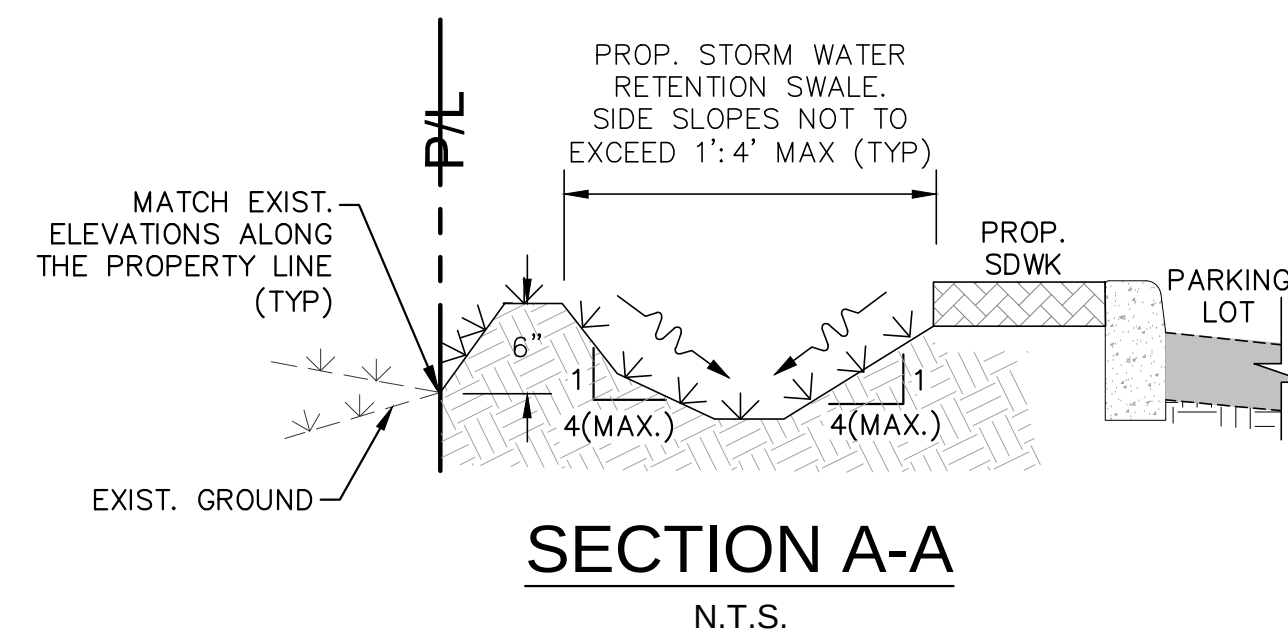
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CIVIL ENGINEERING CONSULTANTS
10100 BISCAYNE BLVD, UNIT 200, MIAMI FL, 33148
Phone: 786-254-5252 (Cell: 786-518-0906) Email: wmg@oceanengineering.com

Date	09-29-2022	Sheet No.
Scale		C200
Project	0000	



LEGEND:

- | | | | |
|--|--|--|---|
| | R/W LINE / PROPERTY LINE | | PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS) |
| | CENTER LINE | | PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS) |
| | EXISTING CURBING | | PROP. SIDEWALK (SEE ARCH. PLANS FOR DETAILS) |
| | EXISTING ELEVATIONS (NGVD) | | PROP. ASPHALT (SEE ARCH. PLANS FOR DETAILS) |
| | PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS. | | LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5 |
| | PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS) | | |



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CITY COMMENTS	8/15/22		

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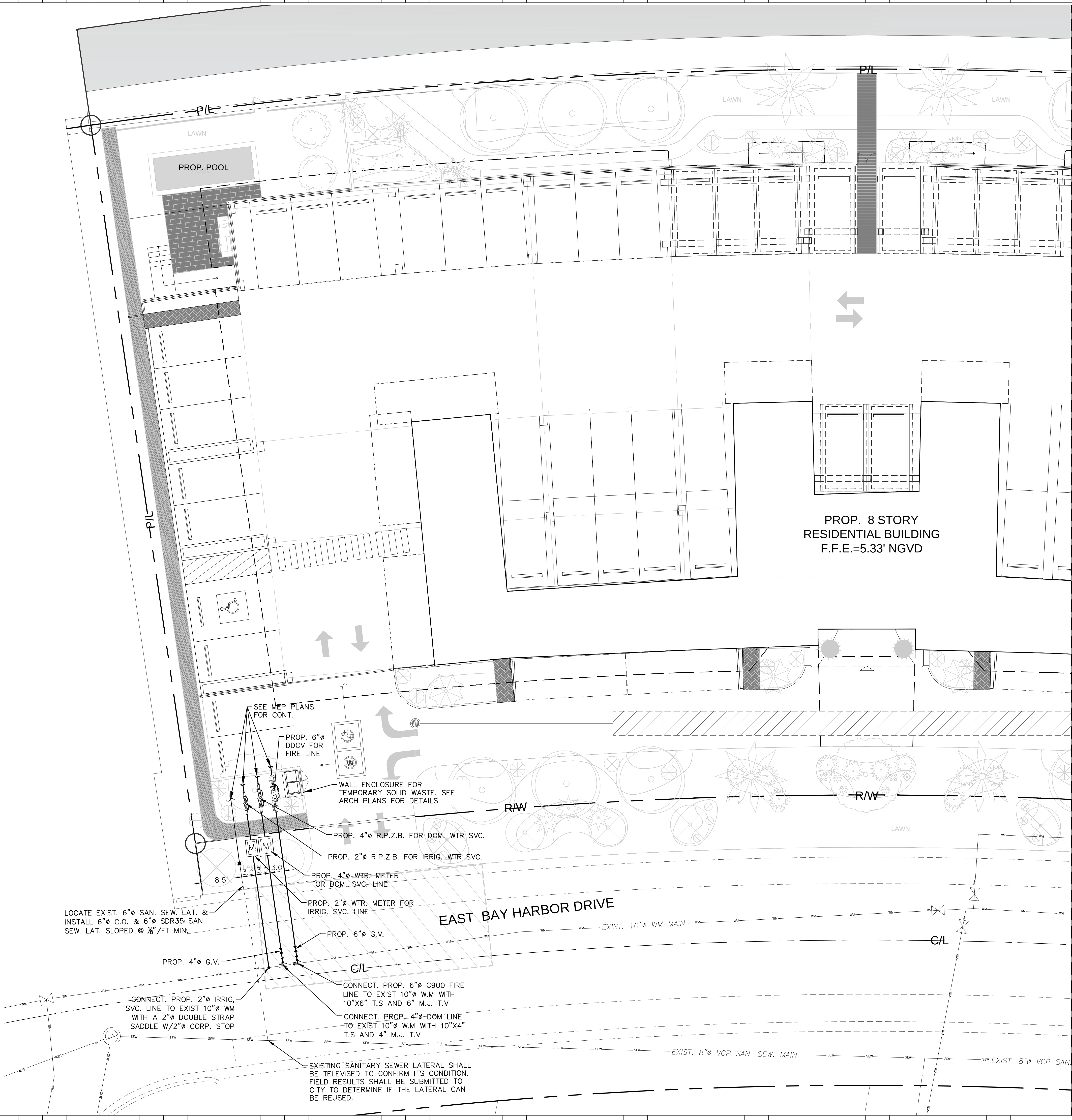
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PAVING, GRADING AND DRAINAGE PLAN

Date	09-29-2022	Sheet No.
Scale		C201
Project	0000	



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- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)

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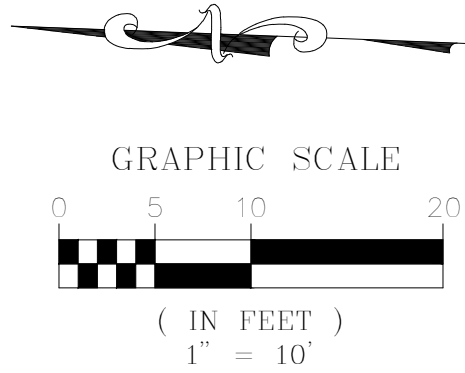
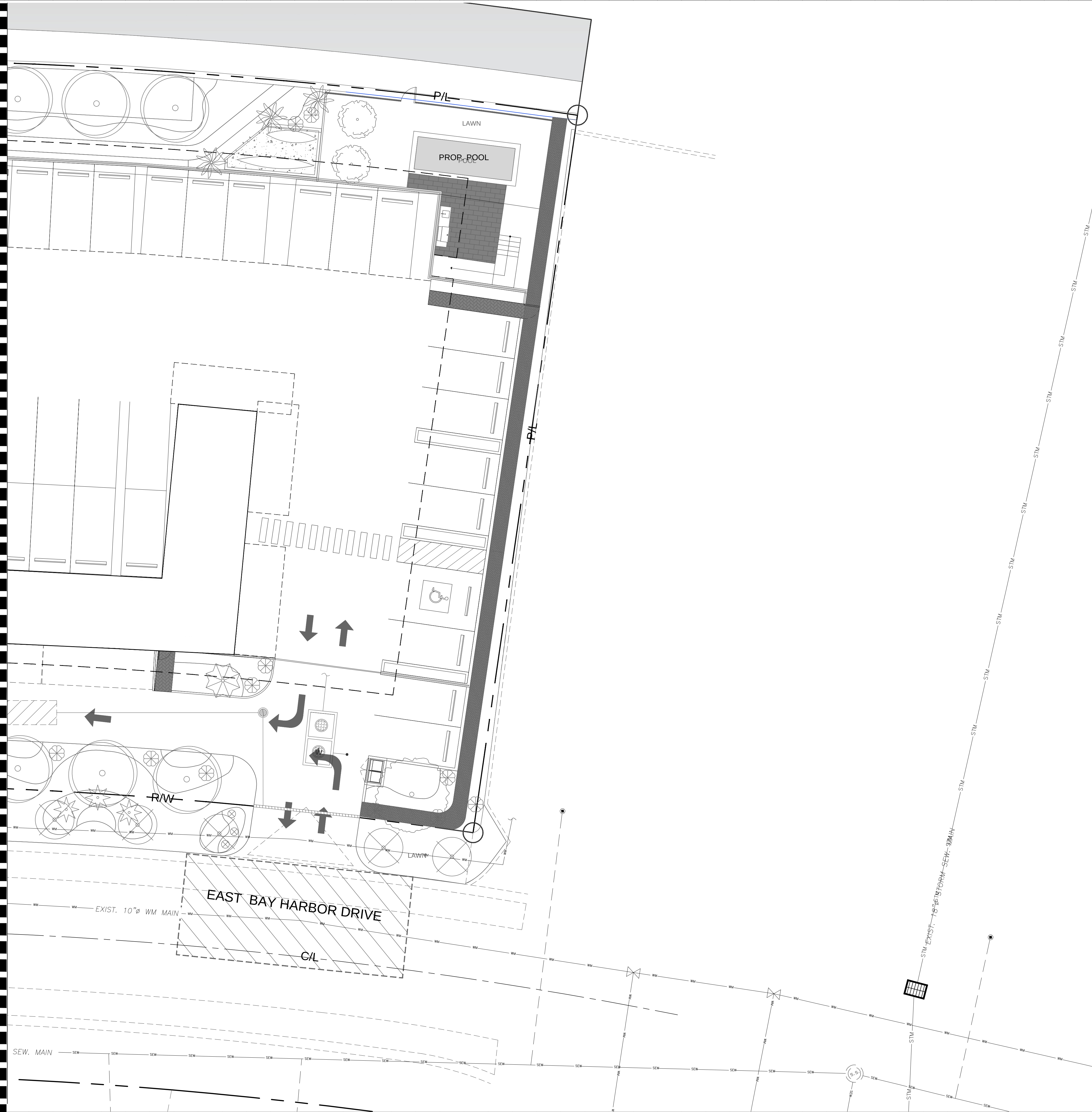
WATER AND SEWER PLAN

Date	09-29-2022	Sheet No.
Scale		C300
Project	0000	

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CIVIL ENGINEERING CONSULTANTS
101 BISCAYNE BLVD. UNIT 205, MIAMI FL 33138
Phone: (305) 536-6076 Fax: (305) 536-6076 Email: wlp@oceanengineering.com

FOR CONTINUATION SEE SHT. C300



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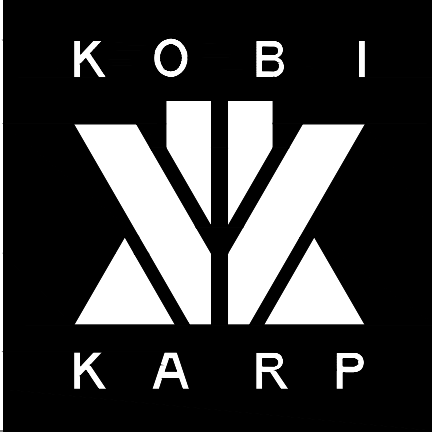
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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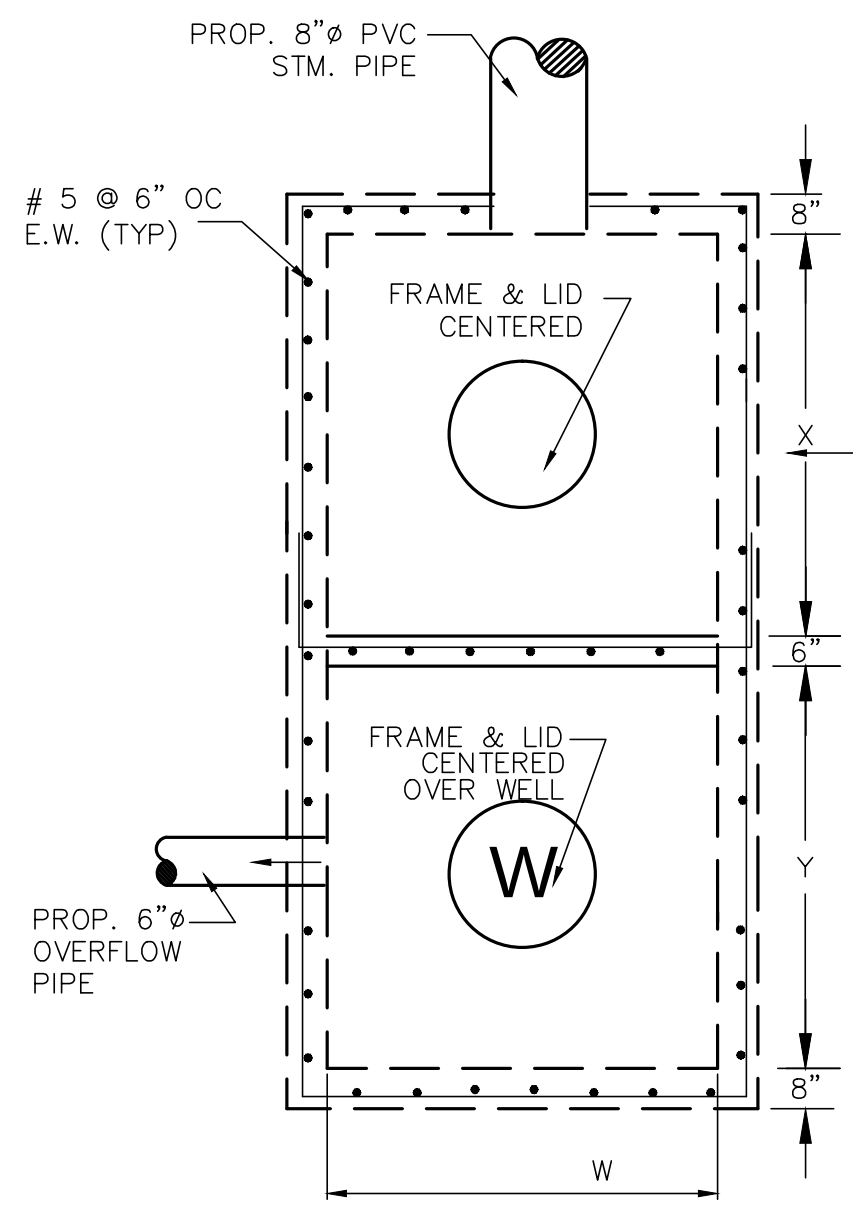


WATER AND SEWER PLAN

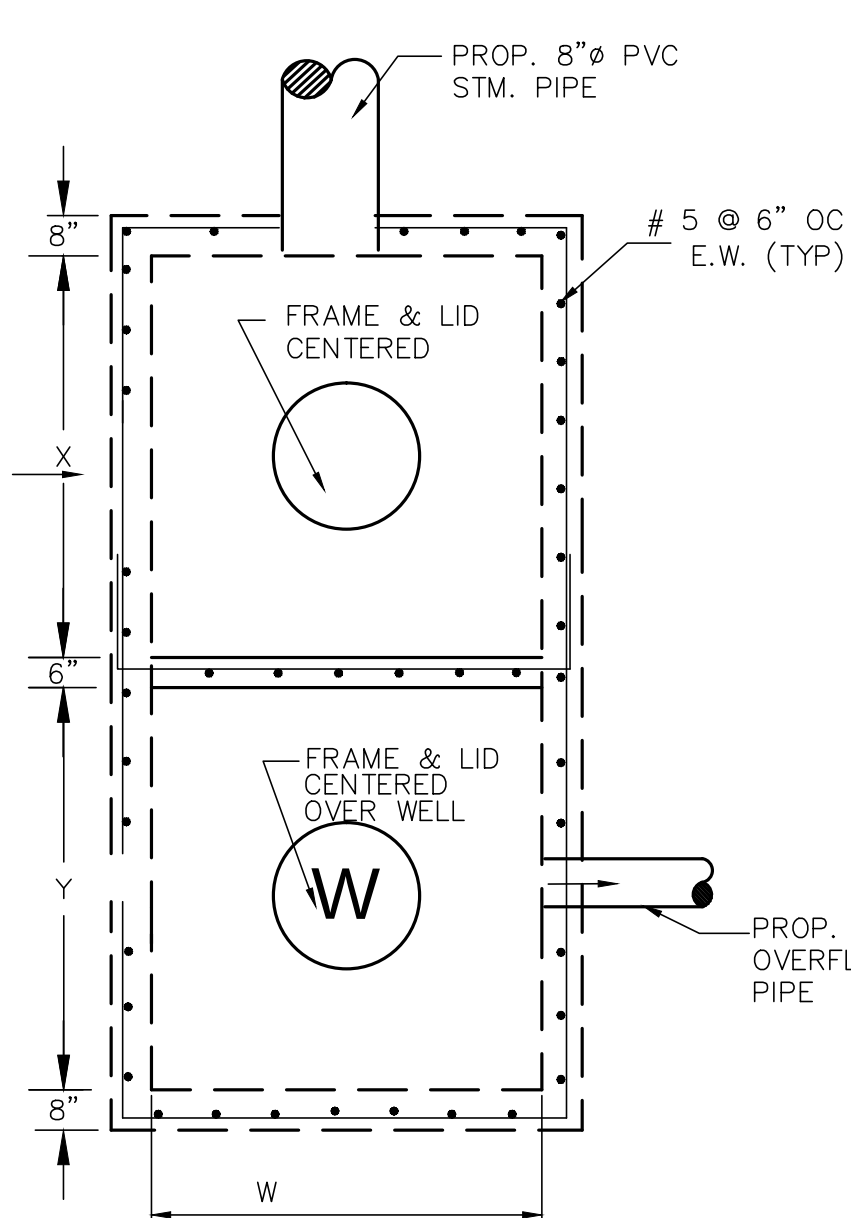
Date	09-29-2022	Sheet No.
Scale		C301
Project	0000	

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8101 BISCAYNE BLVD. UNIT 200, MIAMI FL 33148
Phone: (305) 552-5252 (Cell: 786-581-0090) Email: wlp@oceanengineering.com



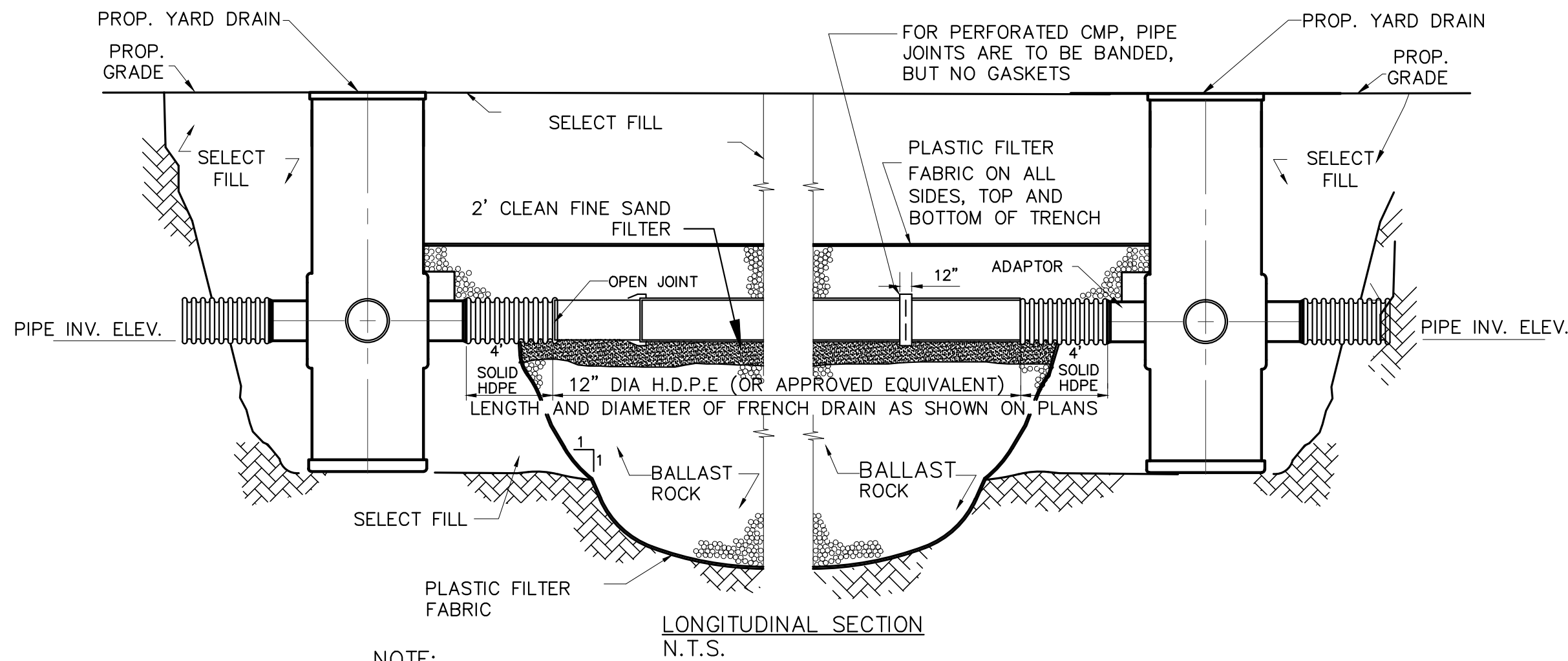
DW-1



DW-2

NOTES FOR DRAINAGE WELL :

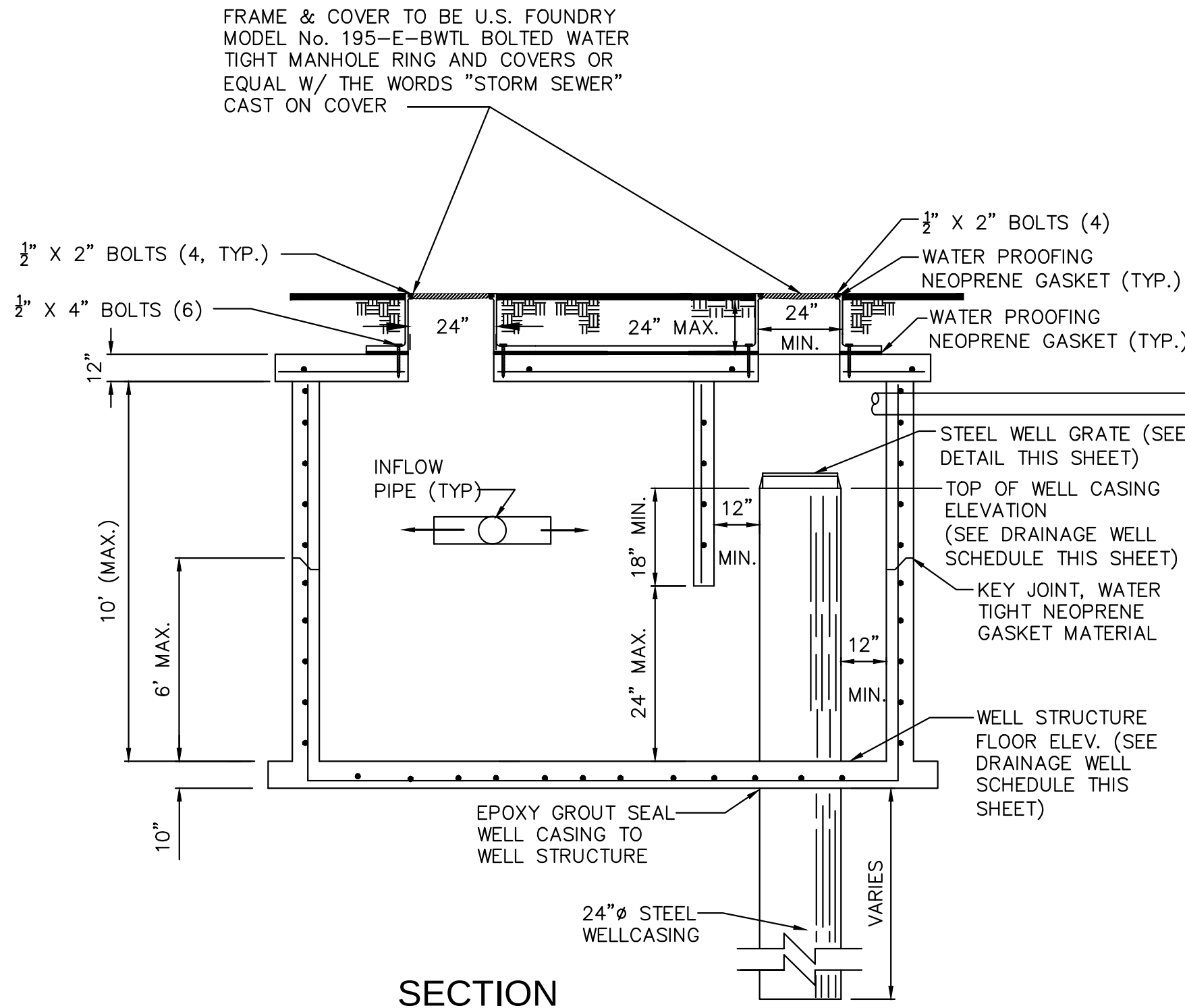
- INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED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



NOTE:

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

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

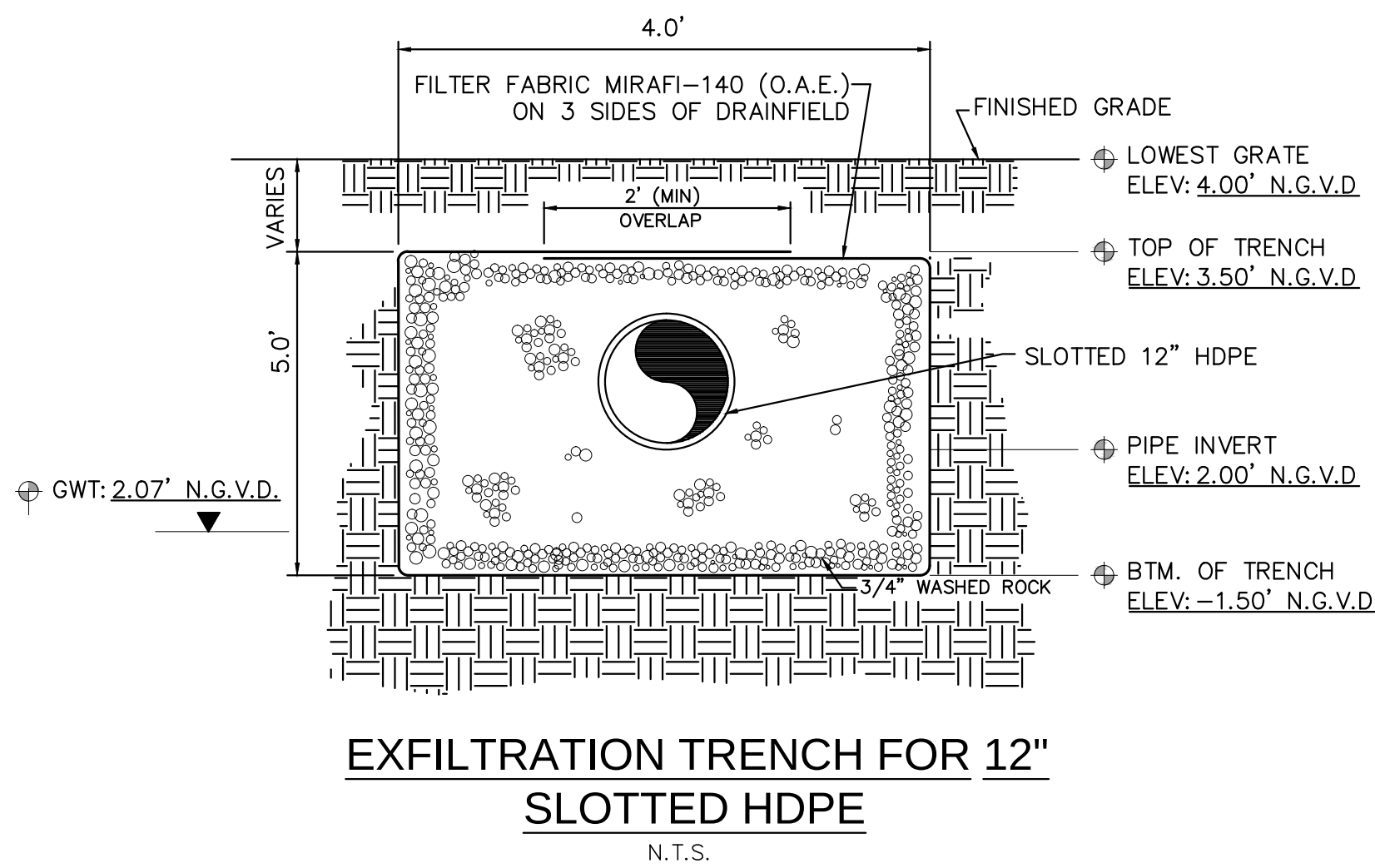
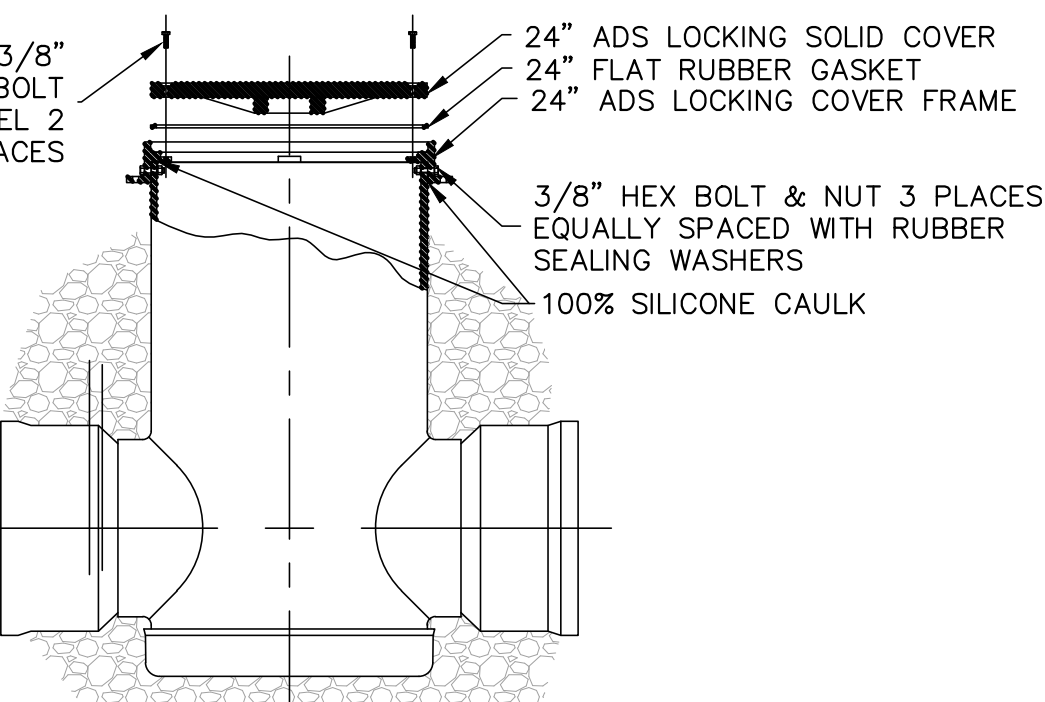


STORM DRAINAGE DISPOSAL WELL

N.T.S.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	S	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	X.XX'			X.XX'	X.XX'	X.XX'	-X.XX'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	X.XX'			X.XX'				



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BAY HARBOR ISLANDS, FL 33154

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Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th Street
Tel: Miami, Florida 33127 USA
Email: Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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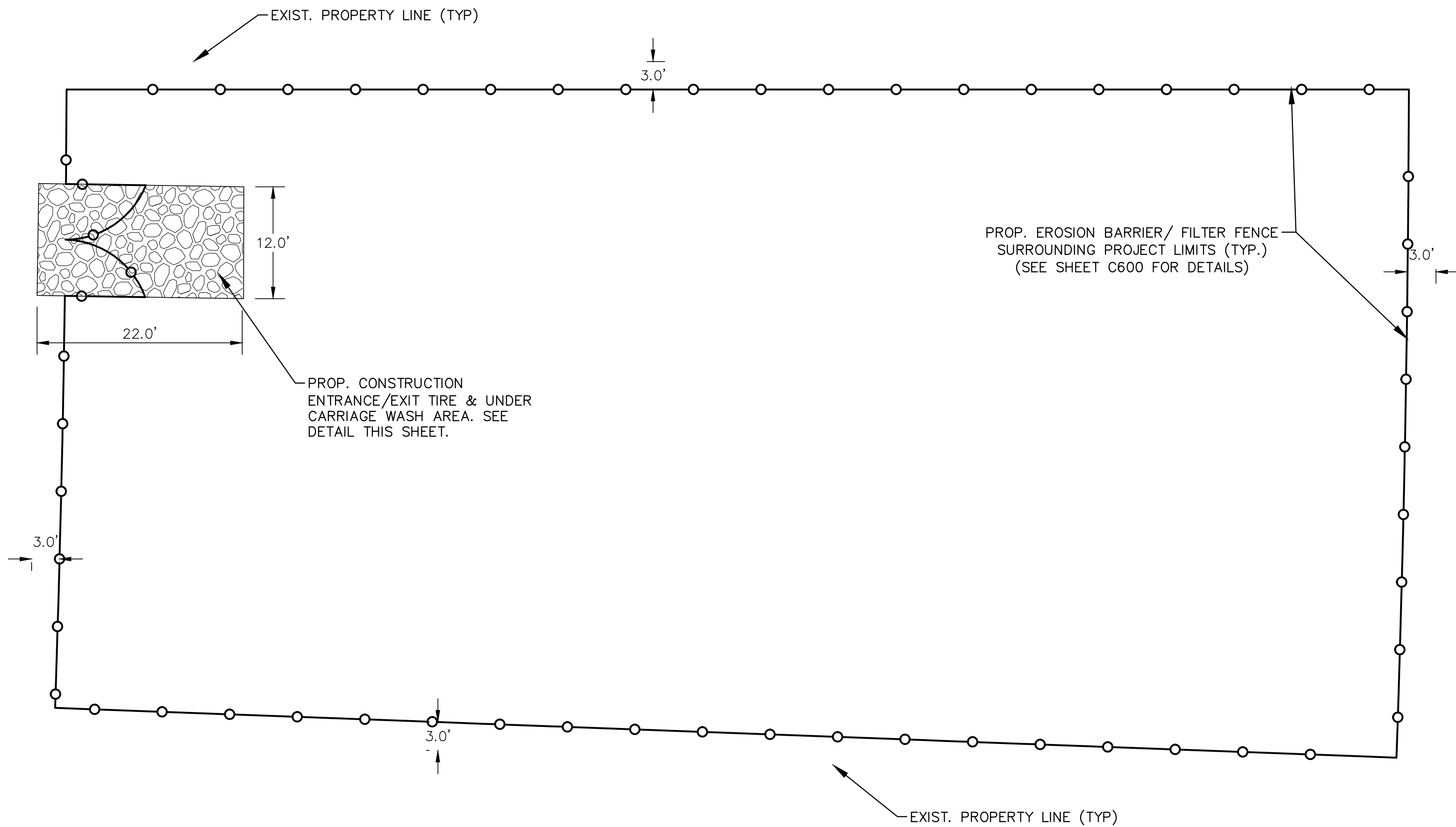
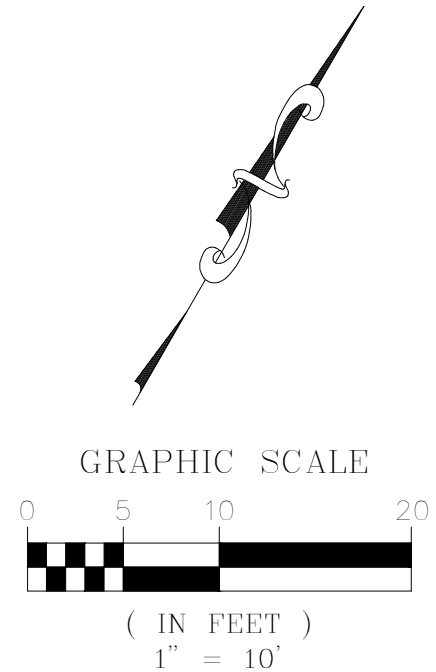


DRAINAGE DETAILS

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Scale		C400
Project	0000	

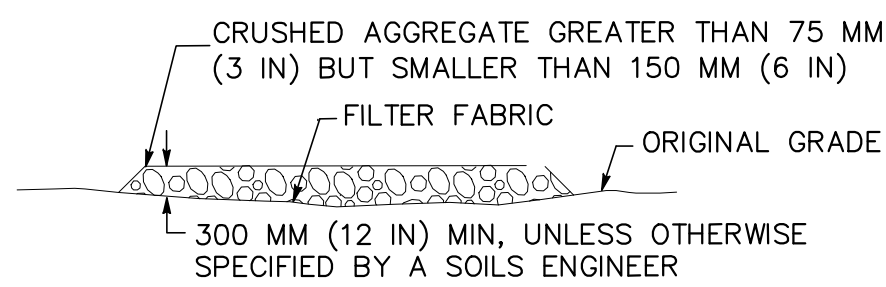
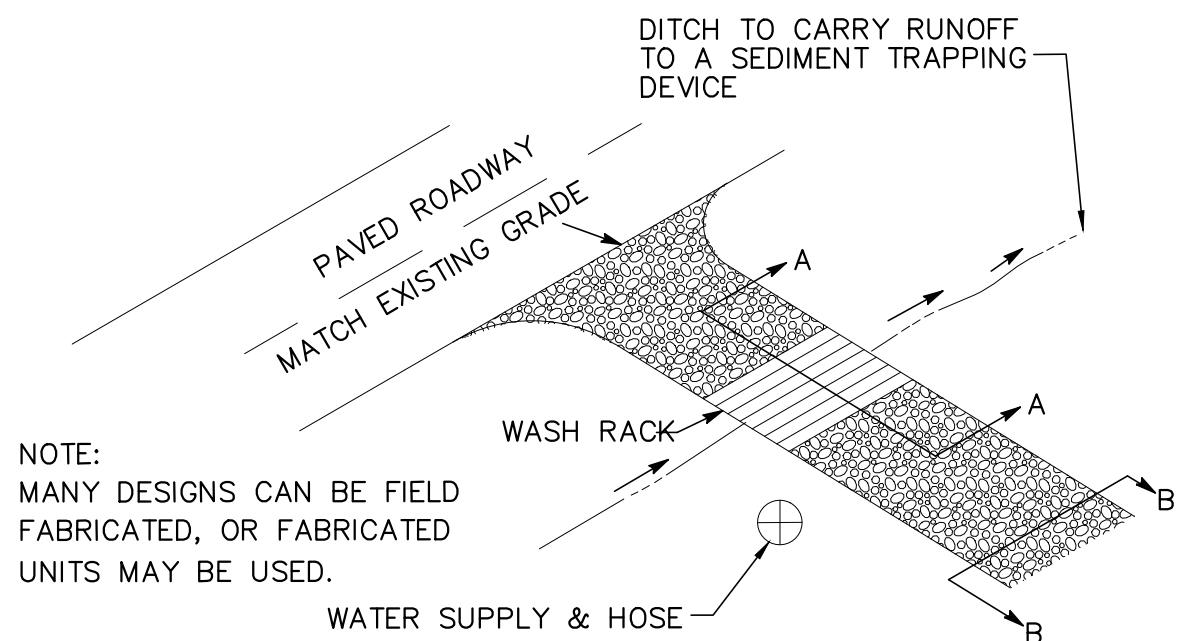
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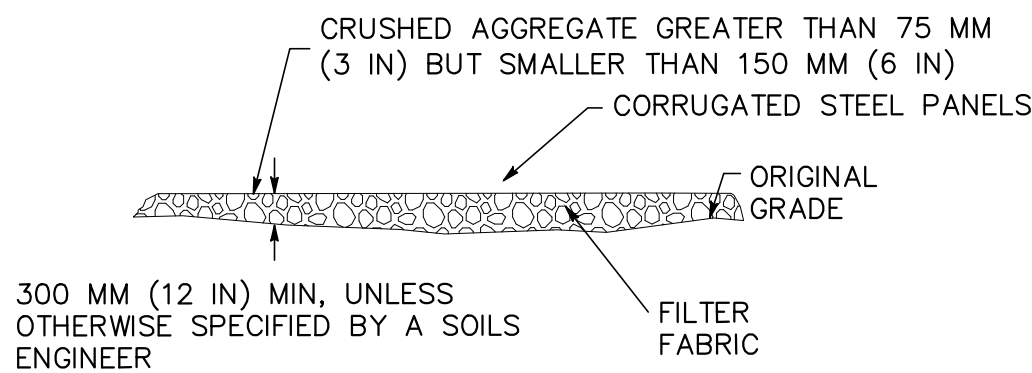


- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)
 - PROP. EROSION BARRIER

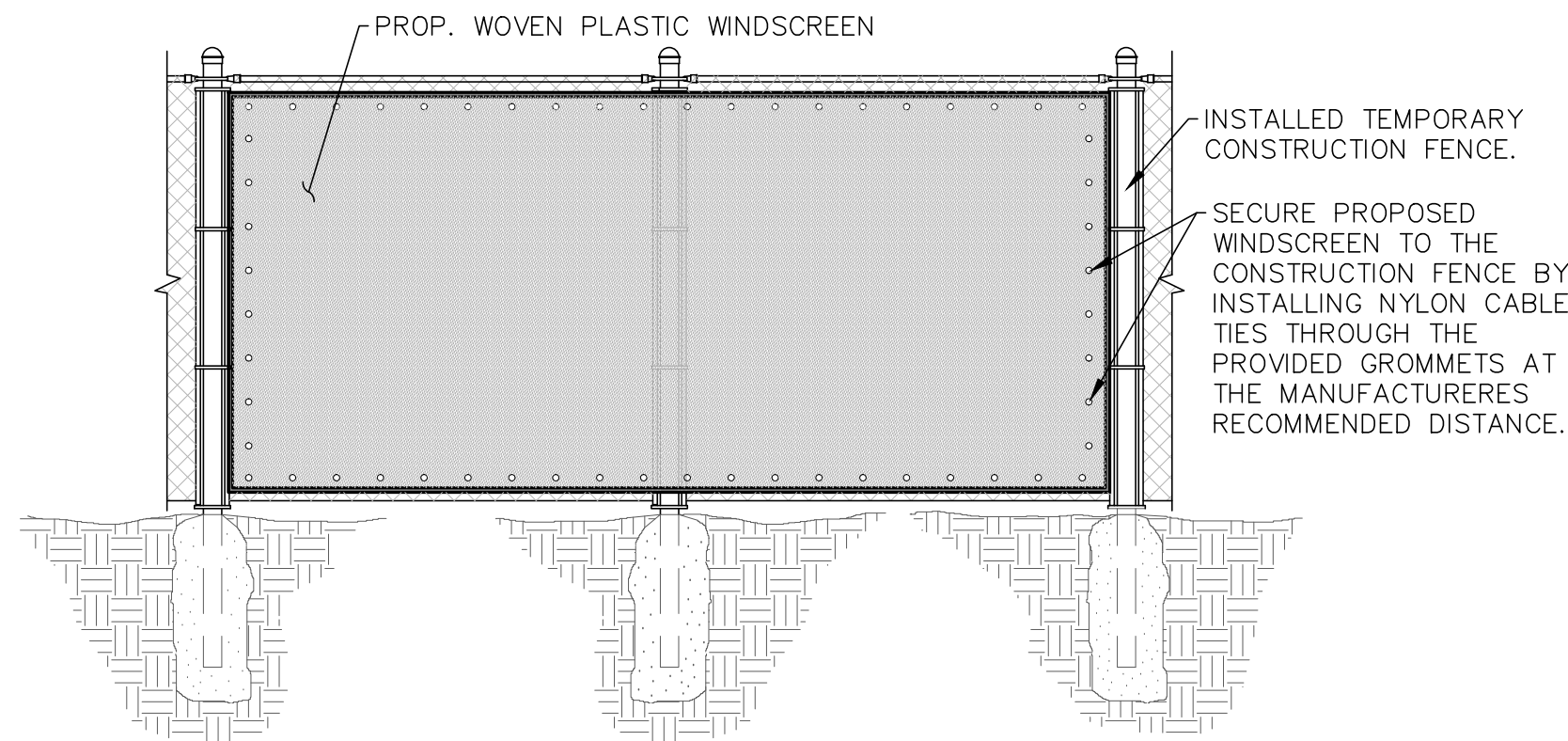
- NOTES:**
- CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
 - IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



TYPICAL TIRE WASH
NOT TO SCALE



SECTION A-A
NOT TO SCALE



WINDSCREEN DETAIL
N.T.S.

- NOTES:**
- REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE FENCE.



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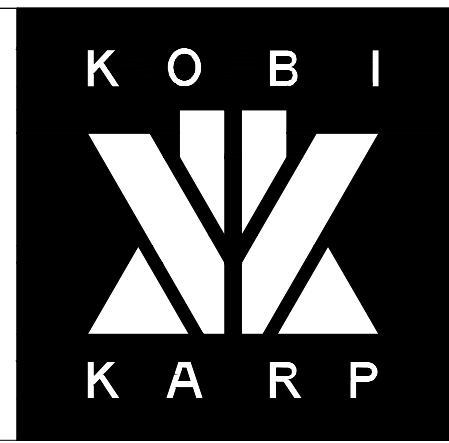
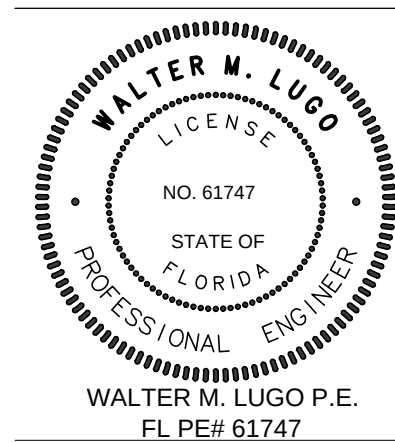
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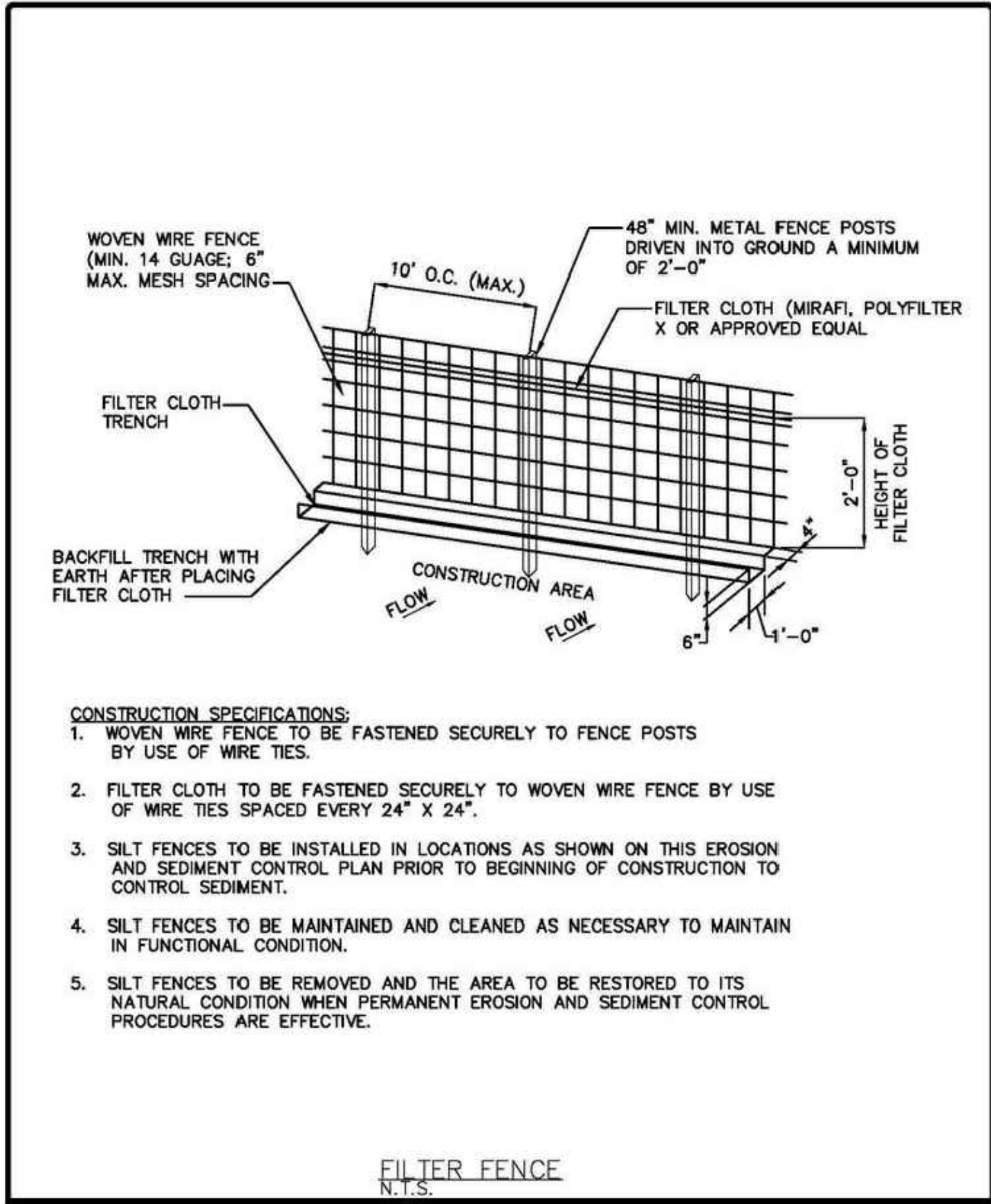
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Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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SEDIMENTATION AND EROSION CONTROL PLAN

Date	09-29-2022	Sheet No.
Scale		C500
Project	0000	

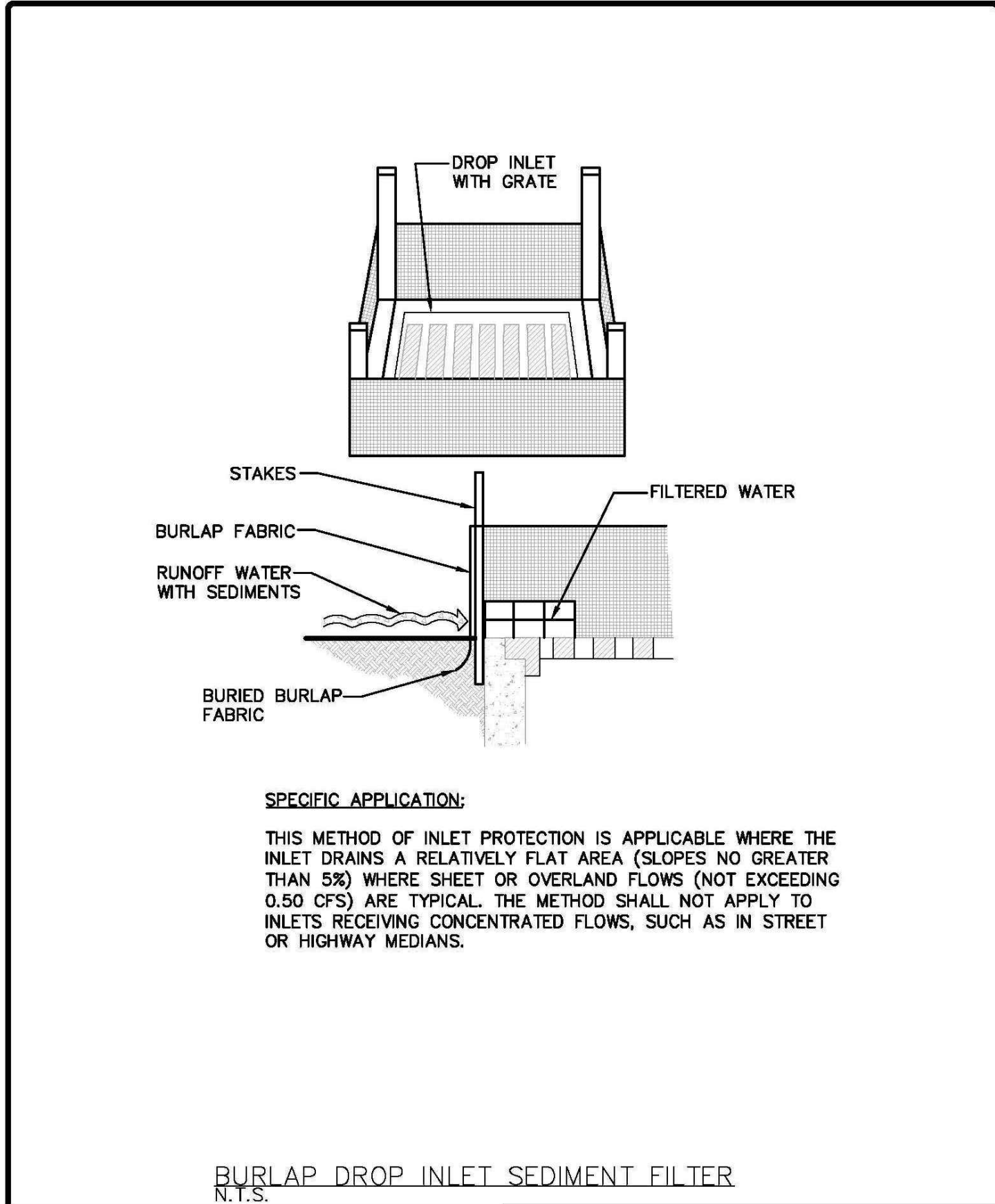


EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
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 COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
 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 1/2-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 LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 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.
- EROSION AND SEDIMENT CONTROL NOTES**
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST 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 CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
 18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST 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 WHEN THE 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 THAT 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 MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDEP), 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.
- EROSION AND SEDIMENT CONTROL NOTES**
N.T.S.

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 ONLY 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.
- EROSION AND SEDIMENT CONTROL NOTES**
N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (C) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email:

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email: Email: info@cladlandscape.com

Consultant: Photometrics.
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127, USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SEDIMENTATION & EROSION CONTROL NOTES

Date	09-29-2022	Sheet No.
Scale		C600
Project	0000	



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

To: Development Review Committee (DRC)
Town of Bay Harbor Islands

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

Date: October 10th, 2022

Subject: Site Development Plan Application – 1st Formal Submittal
10270-90 East Bay Harbor Drive (77 DU)
Bay Harbor Islands Acct. No. SPR22-000025
MMPA Acct. No. 01-0702-1141

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-2 (Multiple Family Residential District)
General Location: Corner of 103rd Street & East Bay Harbor Drive
Legal Description: Lots 1-2, and Lots 14-15 of Block 5, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

The property owner, CHBH 103rd Street, LLC, has submitted a formal Site Development Plan application, designed by S&E Architects, Inc., for the construction of a new midrise multifamily residential development consisting of seventy-seven (77) dwelling units. The site is comprised of four (4) platted lots including 55,900 sq. ft. / 1.28-acres (to be verified). The lots / site is somewhat oddly shaped and is located south of 103rd Street, west of East Bay Harbor Drive (EBHD) and north of 102nd Street. There are two existing 2-story multifamily developments on the site totaling 36 DU that will be demolished for the proposed new construction.

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The survey / Town records indicate that the site is currently developed with two separate multifamily complexes. On the northern site is a three (3) building / 12 DU complex known as one of the former Town & Country sites on Lots 1-2. On the southern site is a separate U-shaped single building with 24 DU on Lots 14-15 for a total of 36 existing DU – also known as one of the former Town & Country sites. A total of 44 DU could be built on this site at this time if one were to utilize the Town's base density (to be verified); however, only 41 base DU are available due to the following. It is noted one of the previous owners eight (8) TDR units from Lots 1-2 to the new Integra / Sereno East multifamily development located at 10201-31 EBHD in 2014. The Town Council approved that TDR transfer on Aug. 11th, 2014, via Resolution No. 2025. The Deed of Transfer of TDR Rights is recorded in ORB 2932 at Page 654-656 of the M-D public records. It was also discovered during the recent 10290 EBHD 2-lot submittal that an unauthorized TDR transaction occurred in 2015 for 5 DU (from another site to this site). The Town Council retroactively approved that TDR transfer on Sept. 14th, 2022 (Town now finalizing Reso. / must be recorded). Therefore, to build 77 DU would require the developer to acquire thirty-six (36) TDR units.

The architecture style is typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building is six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The "front" of the complex (lobby entry) primarily faces East Bay Harbor Drive (EBHD). A total of 154 parking spaces are required / provided for the project. All of the parking garage parking spaces, except the ADA spaces, are proposed with vehicle lifts. The additional 4 guest parking spaces are outside located near the EBHD entry. Access into the site is proposed via two (2) driveway connections to EBHD. Gates are shown at each parking garage entrance. A rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well.

PROJECT ANALYSIS

Previous Town Project Review and Approvals: On Feb. 1st, 2022, the Town's Design Review Board (DRB) approved (5-0) a 6-story / 35 DU multifamily complex on a portion of this site (Lots 1-2) subject to conditions, one of which required the applicant study / resubmit a revision for final approval. On April 7th, 2022, the DRB approved (3-2) those minor plan revisions related to the design / landscaping areas along 103rd Street / EBHD. It appears the above land ownership has changed, and the acquisition of adjoining Lots 14-15 of Block 5 has occurred. The enlarged redevelopment site is now comprised on Lots 1-2 & Lots 14-15 of Block 5 comprising 1.28 acres (to be verified). The proposed new project is also 6-stories (65') in height (5 levels of residential over one grade level parking garage) and the complex now includes 77 DU. The Town considers this a new development application. The applicant requested a Pre-DRC informal review by the Town, which was held on Aug. 30th, 2022. A considerable number of comments were made.

Height / DU - The maximum height allowed in the RM-2 Multiple Family Residential District is 65 feet above Base Flood Elevation (BFE) + 1' FBC Freeboard. The structure is proposed to be 65' above BFE + 1' to the main roof deck as allowed. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses (raised pool deck / elevator override / stairs / men & women's bathroom and seating areas). The 77 dwelling units consist of units ranging from 1 BR / 2 Bath to 3 BR / 3 Bath, some with dens. All of the units exceed the Town's minimum square footage requirements.

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Driveway Connections - Two (2) driveway connections are proposed into the site along East Bay Harbor Drive (EBHD) - none proposed to either 103rd Street or 102nd Street. A one-way inbound entrance (ingress) driveway is located at the northeast area of EBHD while the other one-way exit (egress) driveway is located more southerly on EBHD. A large lobby / delivery drop-off area is shown facing EBHD with four (4) guest spaces shown. The drop off driveway is 12' in width and connects to the two main ingress / egress driveways on East Bay Harbor Drive. No dimensions are shown on the site plan for the two main driveways.

Parking – Based on 77 DU a total of 154 parking spaces are required and 154 parking spaces are proposed, including 2 ADA and 4 guest spaces as allowed. There are one-hundred fifty (150) ground parking spaces provided under the building in the parking garage (all mechanical lifts proposed), plus 4 additional guest spaces along EBHD. The proposed mechanical vehicle lifts require Design Review Board (DRB) approval (not allowed by right) as an alternative parking arrangement. As mentioned at the Aug. 30th, 2022, Pre-DRC meeting, the applicant is advised the Town is considering Zoning Code amendments that could possibly prohibit all or portions of vehicle lift spaces in future development. The cut-off / grandfathering of projects previously approved by the Town and/or in process of review is still being determined – this site could be affected.

Density – As stated above, the survey / Town records indicate that the northern portion of the site is currently developed with a three (3) building / 12 DU complex known as one of the former Town & Country sites on Lots 1-2, and with a separate U-shaped single building with 24 DU on Lots 14-15 for a total of 36 existing DU, also known as one of the former Town & Country sites. A total of 44 DU could be built on this site at this time if one were to utilize the Town's base density (to be verified); however, only 41 base DU are available due to the following. It is noted a previous owner sold eight (8) available TDR units from Lots 1-2 to the new Integra / Sereno East multifamily development located at 10201-31 EBHD in 2014. The Town Council approved the TDR transfer on Aug. 11th, 2014, via Resolution No. 2025. The Deed of Transfer of TDR Rights is recorded in ORB 2932 at Page 654-656 of the M-D public records. It was also discovered during the recent 10290 EBHD 2-lot submittal that an unauthorized TDR transaction occurred in 2015 for 5 DU (from another site to this site). The Town Council retroactively approved that TDR transfer on Sept. 14th, 2022 (Town now finalizing Reso. / must be recorded). Therefore, to build 77 DU would require the developer to acquire thirty-six (36) TDR units.

Project Site Area – The survey still does not include a square footage / acreage calculation for this site as required. At the Pre-DRC meeting on Aug. 30th, 2022, no survey was provided and MMPA requested that the survey include the actual calculated site area, as the M-D Property Appraiser's information is often not accurate, as the MDPA tends to round-off and this lot shape is not exactly linear / angular - there are curves along EBHD. The project surveyor must calculate the site size and provide an exact square footage / acreage to the Town, as this affects the density calculations / open space / etc. This data was not provided as yet. The plans indicate the site is 55,900 sq. ft. in size (1.28 acres). However, the MDPA website info notes the collective site area is 56,850 sq. ft. MMPA feels one of the square footages is not completely accurate. Based on 1.28 acres (to be verified) a maximum of 43.52 / rounded to 44 DU can be built on this site at base density (34 DUA), but due to the previous 2014 TDR sale only 41 DU can be built without acquiring new TDR units (44 base – 8 TDR sold + 5 new TDRs = 41).

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

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 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. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The submittal package has several design / Code compliance issues that need to be corrected prior to moving forward for DRB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "M-H Medium-High Density (6-34 DUA)". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The developer is seeking to build a total of 77 DU when 41 DU are currently allowed by the base density and the previous 2014 TDR sale of 8 DU to the Serena East site, therefore, 36 additional TDR units would be required to build 77 DU. If the Town Council approves the 36 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-2 (Multiple Family Residential 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 proposed site design is not consistent with some provisions of the Code at present.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, a Unity of Title document will be required to legally tie the four (4) lots together prior to the issuance of building permits, if one does not already exist.

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

As stated above, the Site Development Plan depicts a total of two (2) driveway connections to EBHD along the east side of the site. The two (2) un-dimensioned (scales to 22') one-way driveway connections to EBHD are proposed along the eastern boundary of the site with EBHD that provide access to into the parking garage, the guest spaces and serve as a one-way frontage driveway across the building lobby to a 12' one-way only driveway near the center of the building. A lobby / delivery / valet drop-off area is shown facing EBHD. Four (4) guest spaces / delivery spaces are shown. A minimum of four (4) guest spaces are required and provided (4 lots / TDRs requested). Based on 77 DU a minimum of 154 parking spaces are required. There are 150 ground parking spaces provided under the building in the parking garage (73 mechanical lifts proposed and four (4) ADA spaces, plus 4 additional guest spaces along EBHD. The proposed mechanical vehicle lifts require Design Review Board (DRB) approval (not allowed by right). The site plan proposed includes 154 parking space which meet the Code requirements.

Three (3) Department staging areas are shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration the proposed building has a somewhat unique shape (two development "pods" north / south with a narrower building connection in the middle). The architecture is typical "2020 South Florida Modern" dominated by abundant glass areas but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage. The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (Sec. 23-11(B2)(6)). The applicant is proposing a thru the building breezeway for the 2nd and 3rd levels only with DU positioned above the breezeway. However, this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205' without a 15-degree angle. The proposed building design includes angulation to meet this Code requirement.

SITE PLAN COMMENTS

Following are comments based on the plans dated by the architect on September 9th, 2022, submitted to the Town for consideration:

1. As requested at the Pre-DRC meeting the survey must include a calculated lot area for the entire site (55,590 sq. ft. / 1.28 acres stated on the plan set to be verified). The M-D Property Appraiser's website indicates there could be 56,850 sq. ft. / 1.30 acres within the site. Also label 102nd Street on the survey.
2. As related to the above the Zoning Summary on Sheet A-1 lists the lot area as 55,900 square feet / 1.28 acres. However, the Miami-Dade County Property Appraiser website lists the total area for the four (4) lots as 56,850 square feet. Please have the project survey include the property square footage / acreage. Adjust the plan data / calculations as necessary.
3. Provide confirmation information on the number of existing units on the site. Our records indicate there are 12 existing DU on Lot 1-2 and 24 DU on Lots 14-15 totaling 36 existing DU. Based on a request for 77 DU the net increase would be 41 DU. Based on an assumption the acreage is correct up 44 DU would be allowed at the Town's base density (34 DUA). However, due to previous TDR transactions our records indicate that only 41 DU could be built without acquiring additional TDR units. If the Town were to approve the 77 DU complex, 36 TDR units would need to be acquired prior to development (44 Base DU – 8 TDRs sold + 5 new TDRs = 41).
4. The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (Sec. 23-11(B2)(6)). The applicant is proposing a thru the building breezeway but only for the 2nd and 3rd levels with DU positioned above the breezeway. It is noted this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. If the breezeway design was reversed – being completely open above 45' – this would comply with the Town Code. A roof "bridge" / floor connection "bridges" would be permissible.
5. The mechanically stacked parking system requires Design Review Board (DRB) approval pursuant to §23-30(f). Describe the parking operation (self-parking / valet / combination). Provide a preliminary valet parking operational plan.
6. As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation. The Town's Bldg. Dept. staff file this application. Any impact fees are paid at time of building permit.
7. While preliminary Civil Engineering plans were submitted, the calculations for the LOS for 10-year / 24-hour storm event were not provided.
8. Please label all driveway widths. Two-way = 23' min. / one way = 12' min. It is suggested that the two main driveways, if one-way, be 15'16' in width at a minimum for larger vehicles.
9. More clearly label the side boundary information based on the project survey. There are some odd lines shown.
10. Please add a note to plans concerning the individual DU storage areas. "7' min. headroom for storage areas".

11. Add dimensions for all site features shown as many are missing to determine Code compliance (walkway widths & setbacks / driveways / etc.).
12. A preliminary Photometric plan was provided. The plan needs to comply with the Code regulation in Sec.23-19 (max.1 footcandle at any property line / max. 5 footcandles on rooftop). The plans submitted do not show footcandle readings between the building and adjoining property lines at the ground level. That is the purpose of the footcandle limits. The lighting level inside the enclosed parking garage is important for safety but have nothing to do with exterior lighting spillage that could disturb neighbors.
13. Lot Area / Lot Open Space – The minimum lot landscape open space is based on the actual lot area. The calculation needs to be revised based on the confirmed lot area.
14. Show the entire road right-of-way width 103rd Street and East Bay Harbor Drive (60). The right-of-way width for 102nd Street is 50' per plat.
15. On Architectural Roof Plan Sheet A-12 and Landscape Plan Sheet LP-102 landscaping is noted on the roof. Please note that Sec. 23-11(B2)(12) requires that if a portion of a rooftop is used for recreational purposes at least 15% of that area (not total roof area) must be landscaped (live landscaping). Artificial turf is allowed but does not count as part of the 15%. It is not clear if the artificial turf is being counted for the landscape area. Please clarify.
16. Sec. 23-24(d)(4) requires that for all enclosed parking garages each facade must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors, unless the DRB approves equivalent screening. Provide more detail on the exterior building façades screening the garage. No mechanical ventilation is allowed to adjoining sites – roof ventilation is preferred.
17. Sec. 23-12(15) limits the width of walkways in setback areas to 5' max. in width. The walkway connecting the Trash Room / Transformer Vault Room / Electrical Room / Generator Room and temporary trash pick up area is not dimensioned. Please dimension this walkway.
18. A designated ADA walkway from the lobby to the street will be required. Sec. 23-12(15) limits the width of the walkway in setback area to 5' max. in width.
19. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
20. Although project signage is not required (address is required on building façade near entry) it is wise to think about it now in concept. If the location is shown on the DRB plans it is accepted later. An exact name / design is not necessary at this time – just location / concept.
21. The application does not indicate that any of the Town's incentives through its Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building Program, there are substantial rebates of permit fees available as well as awards, recognitions and signage incentives available.

22. The Landscape Plan layout (Sheet LS-100) does not appear to match exactly the Site Plan layout shown on Sheet A-7. For example, the width of the EBHD landscape strip must be 10' in width per Code and that is what is shown on the Site Plan drawing; however, the Landscape Plan scales to only about 8' in width. Revise the plans to meet Code.
23. The Landscape Plan with planting schedule table (Sheet P-100) depicts the correct Street Tree species for 103rd Street, EBHD and 102nd Street; however, the spec noted seem to indicate these tree heights will be increased to meet the Town Landscape Code requirement for taller buildings. Street Trees must be at least 15' in hgt. / 2.5" caliper / 6' clear wood at time of planting and the species must comply with the Town's Master Street Tree Plan. However, the public Street Trees cannot be used to meet the taller tree requirements for private on-site trees for taller buildings. Revise the plans to meet Code.
24. On Sheet A-012 there are no height dimensions noted for the numerous rooftop accessory structures. The maximum height allowed is 20' for elevator overrides / stairs and 10' for shade structures / canopies / trellis measured from the main roof deck. Parapet walls / etc. are limited to 5' in height above the main roof deck. Any raised decks for a pool / pool deck must be setback at least 5' from the edge of the main roof. See Sec. 23-12(25).
25. Balconies – the plans show a number of undulating balconies which is admirable. However, it appears some encroach too far into the setbacks. In front and rear yards, the maximum encroachment is 4'. For side yards the maximum encroachment is 2'. On upper floors that are setback more the base that is the measuring point. Please dimension all balconies.
26. The survey shows that there is a power pole at the northwest corner of the site along 103rd Street. We believe it connects across 103rd Street to the main FPL poles. In addition, there is a power pole between Lots 1 and 15 along EBHD with overhead lines running east / west between the two sites that serves all of Block 5. We believe it connects across EBHD to the main FPL poles. We believe there might be is a 10' utility easement centered on the lot lines via the plat separate instrument. The Code requires that if a site is redeveloped the developers must remove any overhead lines and underground the utility services. FPL has objected to short sections being undergrounded so the Town has been requiring that conduit must be installed to accommodate future undergrounding. All service connections must be via underground. Add notes to the plan.
27. Provide a written response to each comment.
28. More comments are possible for future submittals.

APPLICATION FOR SITE PLAN REVIEW



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

26-27-34-35-52-42, Bay Harbor Islands PB 46-S, Lot 182, BLK 5,
lot size 150x176 or 12133-3261 to 3264 04842, Coc 22790-0586 10' 2004 2 &
Bay Harbor Island PB 46-S, Lots 14 & 15 BLK 5, lot size 150x203 or 12133-3261
Folio # 13 222 700 11110 / 13-2227-001-1230

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 55,900 sq ft

Project Description New, 77 unit Multifamily Units 77

Owner(s) Name CHDH 103RD ST LLC

Mailing Address 10201 Collins Ave, Apt 1107

City Bay Harbor State FL Zip 33154

Phone Number 305 972 8568 Email Jceclarkhomes.co

Signature of Owner [Signature]

Name of Applicant (if different from owner) _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 9/9/2022 By [Signature]

Process Number SPR22-000025 Fee Paid \$3,000 - ck #6783

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

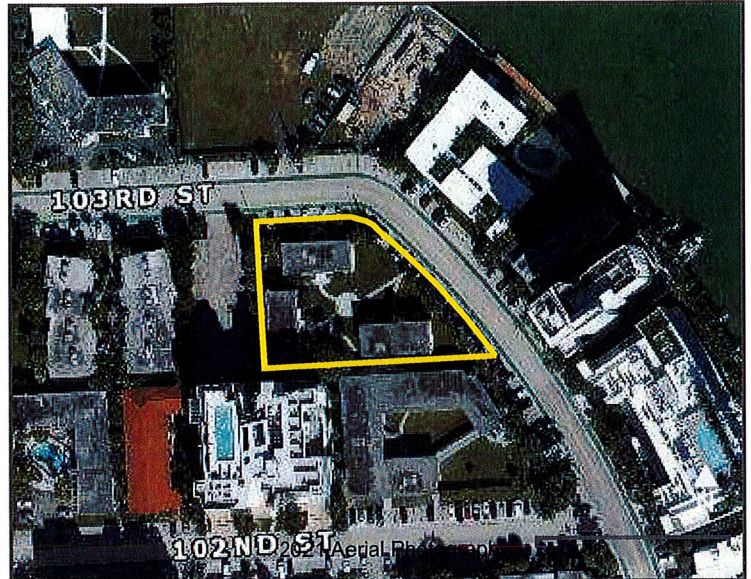


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/9/2022

Property Information	
Folio:	13-2227-001-1110
Property Address:	10290 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1287
Owner	CHBH 103RD STREET LLC
Mailing Address	10201 COLLINS AVE APT #2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,720 Sq.Ft
Lot Size	26,400 Sq.Ft
Year Built	1947



Assessment Information			
Year	2022	2021	2020
Land Value	\$2,904,000	\$2,376,000	\$2,376,000
Building Value	\$10,000	\$10,000	\$680,698
XF Value	\$0	\$0	\$0
Market Value	\$2,914,000	\$2,386,000	\$3,056,698
Assessed Value	\$2,914,000	\$2,386,000	\$3,056,698

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
26-27-34-35-52-42
BAY HARBOR ISLAND PB 46-5
LOT 1 & 2 BLK 5
LOT SIZE 150.000 X 176
OR 12133-3261 TO 3264 0484 2

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2022	\$7,900,000	33188-3015	Qual by exam of deed
04/23/2021	\$3,650,000	32484-0490	Qual by exam of deed
11/13/2015	\$3,650,000	29855-2527	Qual by exam of deed
10/03/2014	\$5,965,714	29348-2230	Transfer where the sale price is verified to be part of a package or bulk sale.

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

09 September 2022

**Re: Drainage Calculations
Bay Harbor 103rd Street Apartments
10290 East Bay Harbor Drive
Bay Harbor Islands, FL 33154
Langan Project No.: 300303601**

To Whom It May Concern:

Langan Engineering and Environmental Services has been retained for the design of the proposed drainage improvements for the Bay Harbor 103rd Street Apartments project in Bay Harbor Islands, FL. The project site is located in Section 27, Township 52 South, Range 42 East. It is bordered by 103rd Street to the north, East Bay Harbor Drive to the east, residential lots to the west, and 102nd Street to the south. The site is 1.28 acres, and can be further identified by the Miami-Dade Property Appraiser folio numbers 13-2227-001-1110 and 13-2227-001-1230.

EXISTING SITE CONDITION

The site is currently occupied by 6 residential buildings with a total of 36 existing units and connecting walkways. The finish floor elevation of the existing buildings range from 7.69' to 8.25' and the existing site grades range from 4.7' to 7.6' (NGVD).

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

PROPOSED SITE DRAINAGE IMPROVEMENTS

The proposed development will consist of a 6-story, 77 unit residential building. The proposed stormwater management system includes catch basins, exfiltration trenches and drainage wells.

The proposed drainage infrastructure is designed to discharge the 10-year 1-hour storm event through the proposed exfiltration trenches and drainage well from the contributing areas, based on requirements from Town of Bay Harbor Islands and Miami-Dade County. The total site area is 1.28 acres.

Water Quality

The required water quality treatment will be provided in the proposed exfiltration trench system, which will consist of 4-ft wide by 15-ft deep trench. An exfiltration rate of 4.47×10^{-4} CFS/ft²-ft was used for design based on the average of three percolation tests conducted at the site, at 15-ft depths (refer to *Attachment C*). The required water quality treatment volume was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 72 LF of exfiltration trench is required to provide water quality and 230 LF of exfiltration trench is being proposed for the site (refer to *Attachment B*).

Water Quantity

The proposed drainage system has been designed to discharge the runoff generated by the 10-Year 1-Hour storm event through a combination of proposed exfiltration trenches and a drainage well. The project is proposing 230 LF of exfiltration trench and 4 drainage wells. Refer to *Attachment B* for the proposed exfiltration trench and drainage well calculations.

Based on data available on FDEP's public records (OCULUS) for wells constructed near the project site, we have estimated a specific capacity of 200 GPM per foot of head per well (refer to *Attachment A*). Refer to *Attachment B* for the proposed drainage well calculations. We have assumed that a minimum of 1.5' of head is required to overcome the density difference between brackish water and fresh water and therefore, at least this much head is required for the well to discharge. As a result, our calculations are based on elevation 2.0' NGVD (water table) plus the 1.5' resulting in elevation 3.5' (NGVD) as the elevation where water begins to discharge through the wells.

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

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

Miami-Dade County Average 1999 October Water Table & Flood Criteria
Miami-Dade County Rainfall Intensities (Revised 1981)
FDEP Underground Injection Control (Existing Well) Map (05/2022)

Attachment B – Proposed Drainage Calculations

Drainage Calculations

Attachment C – Percolation Tests

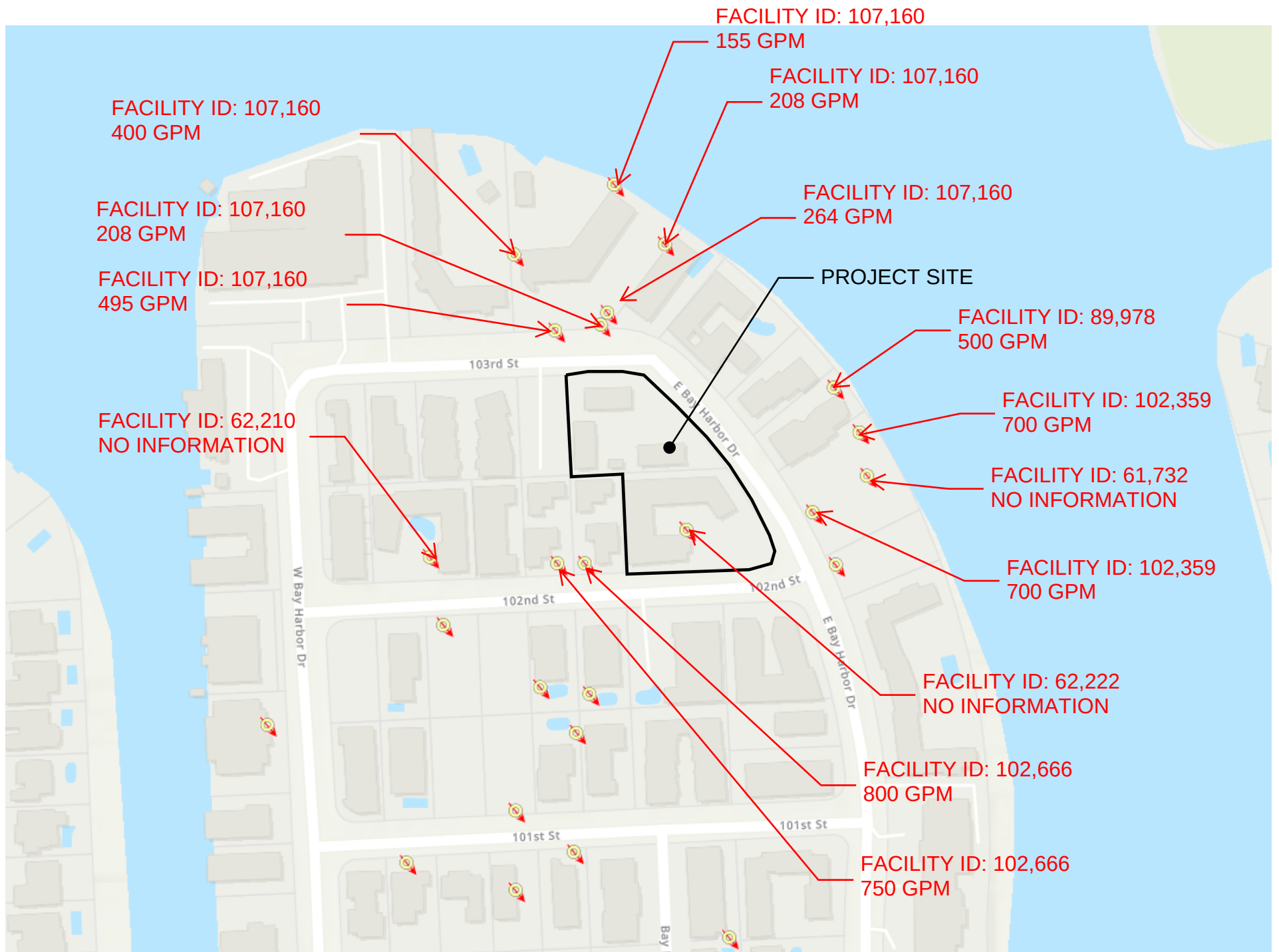
Proposed Plans

FL Certificate of Authorization No. 6601

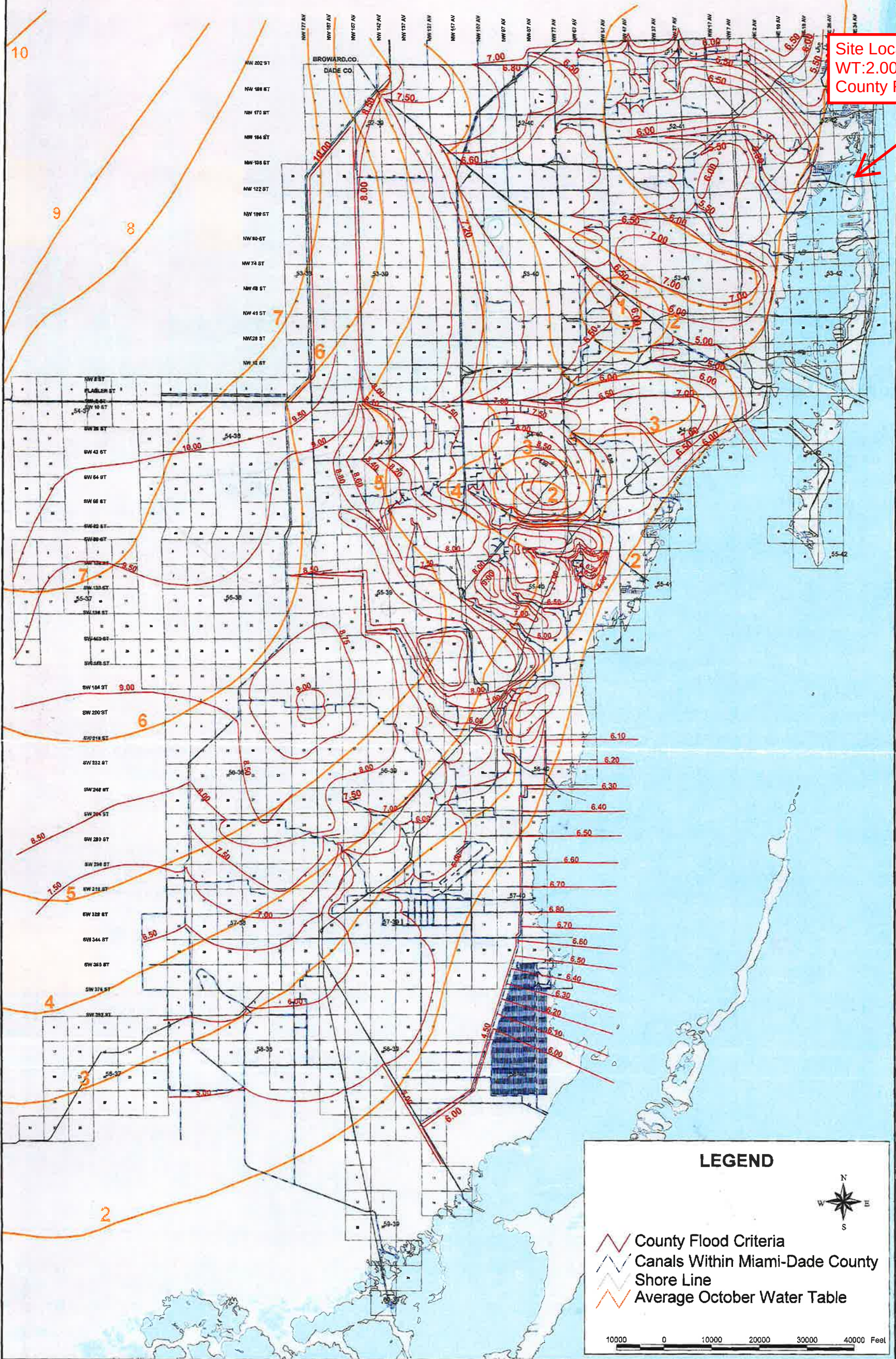
\\langan.com\data\MIA\data6\300303601\Project Data\Discipline\Site Civil\Reports\SWM Report\2022-05-25 Cover Letter.docx

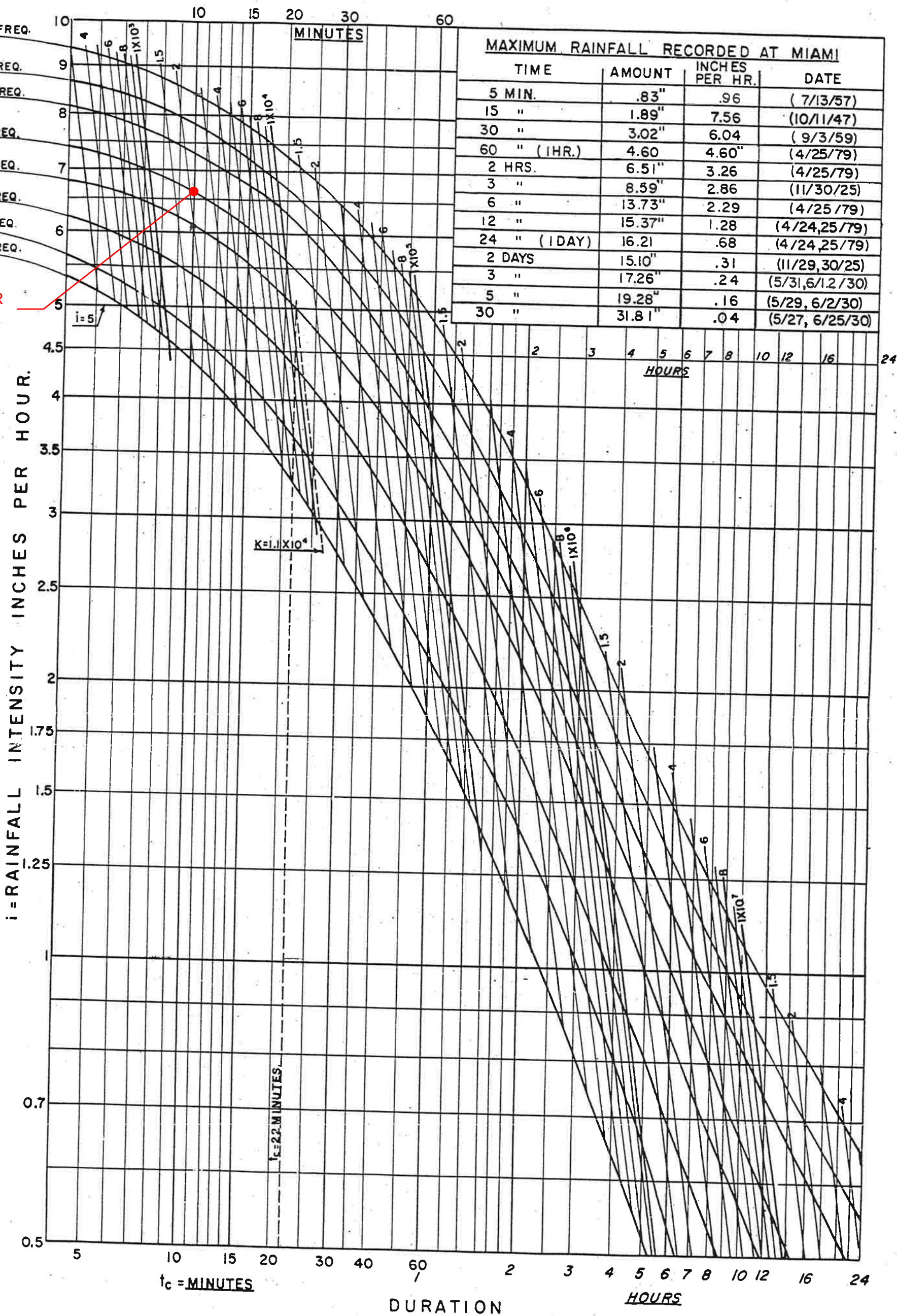
ATTACHMENT A

Design Parameters



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





METROPOLITAN
DADE COUNTY
PUBLIC WORKS
DEPARTMENT

APPROVED
9/26/68

REVISIO
1/15/74
3/10/81

DESIGN STANDARDS
RAINFALL INTENSITIES
-MIAMI-

WC
1.1
SHEET 1 OF 1

NOTES:
CURVES REVISED TO 1/74; TABLE REVISED TO 3/81
SOURCE:
DAVID YARNELL, D. B. SMITH, R. K. LINSLEY, G. E. McCURDY, U. S. CORPS OF ENGINEERS
U. S. WEATHER BUREAU, A. G. MATHEWS (FLA. CONS. DEPT.), AND OTHERS.

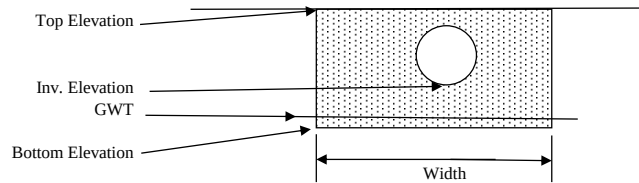
ATTACHMENT B

Proposed Drainage Calculations

Post-Development Calculations for Bay Harbor 103rd Street Apartments

WATER QUALITY CALCULATIONS

Total Drainage Area =	1.28	acres	
Impervious Area =	0.91	acres	(C = 0.9)
Roof Area =	0.78	acres	
Lake Area =	0.00	acres	
Paved Area =	0.13	acres	
Pervious Area =	0.37	acres	(C = 0.3)
Lowest Grnd. Elev. for Prop. Exfil. Trench =	4.50	ft. NGVD.	
Lowest Existing Grate Elevation =	4.50	ft. NGVD.	



Proposed Exfiltration Trench:

Top Elevation =	3.50	ft. NGVD.
GWT =	2.000	ft. NGVD.
Pipe Diameter =	18	inches
Inv. Elevation =	0.00	ft. NGVD.
Bottom Elevation =	-10.50	ft. NGVD.
Width =	4.00	feet.
Weir Elevation =	n/a	ft. NGVD.

Existing Exfiltration Trench:

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

Weighted k =	4.47E-04	cfs/sf-ft of head.
Safety Factor =	2.00	
DESIGN STORM FREQUENCY (YEARS):	10	
MINIMUM TIME OF CONCENTRATION (MINUTES):	10.00	

BASIN DESIGN INFORMATION per DERM

TOTAL DRAINAGE AREA =	0.518	hectares or	1.280	acres.
TOTAL IMPERVIOUS DRAINAGE AREA =	0.368	hectares or	0.910	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.90			
TOTAL PERVIOUS DRAINAGE AREA =	0.150	hectares or	0.370	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.30			
SUB-BASIN DRAINAGE AREA =	0.518	hectares or	1.280	acres.
SUB-BASIN IMPERVIOUS DRAINAGE AREA =	0.368	hectares or	0.910	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.90			
SUB-BASIN PERVIOUS DRAINAGE AREA =	0.150	hectares or	0.370	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.30			
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
DESIGN STORM FREQUENCY =	10	years		
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
SUB-BASIN TIME FOR FIRST INCH OF RUNOFF =	13.00	minutes		
REQUIRED WATER QUALITY TREATMENT TIME =	23.00	minutes		

WATER QUALITY CALCULATIONS PER SFWMD

Water Quality Based on 1" Over the Entire Drainage Area =	0.11	ac-ft
Water Quality Based on 2.5" Over the Impervious Area =		
Site area for water quality % imperviousness calc.: TOTAL SITE - (LAKE+ROOF) =	0.50	acres.
Impervious area for water quality % imperviousness calc.: SITE AREA - PERV. =	0.13	acres.
Percentage of imperviousness for water quality: IMP. AREA/SITE AREA =	0.26	
2.5" times the percentage impervious =	0.65	in. to be treated
Volume required for quality detention: " TO BE TREATED X (TOTAL SITE AREA - LAKE) =	0.07	ac.-ft.
=	0.07	ac-ft

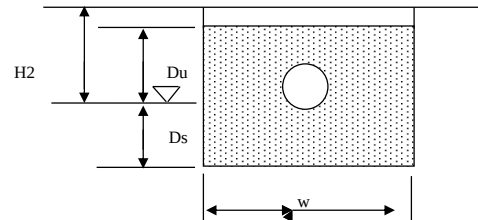
TREATMENT VOLUME REQUIRED (Greater of the 1" WQ vs. 2.5" WQ):

Vtrmt =	4,646 cu. ft.
Vtrmt =	0.11 ac.-ft.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

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

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)
 %WQ = 100% reduction for wet/dry retention
 k = Weighted Hyd. Conductivity (cfs/sf - ft)
 H2 = Depth to the Water Table (ft)
 W = Trench width (ft)
 Du = Non-Saturated Trench Depth (ft)
 Ds = Saturated Trench Depth (ft)
 SF = Safety Factor
 PS = Pipe Storage (ft.^3)



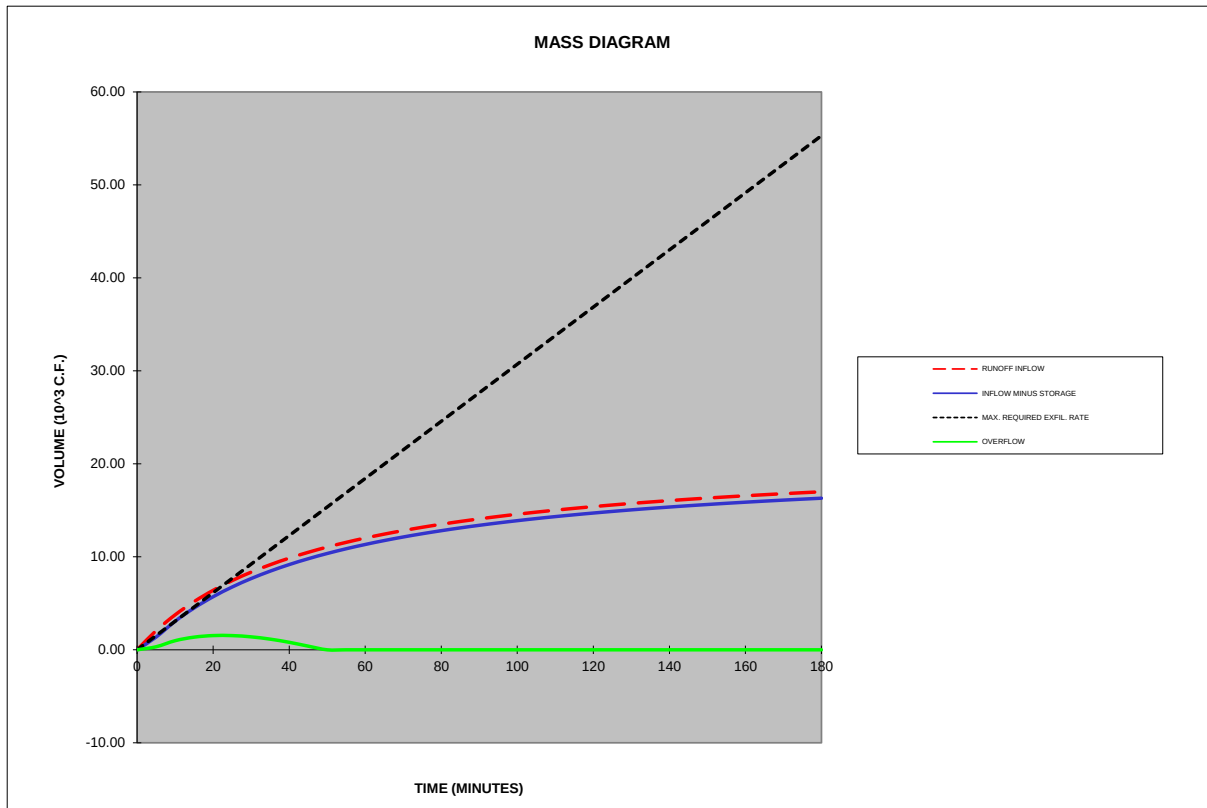
Capacity of Exist. Exfil. Trench =	0.000	ha-m or	0.000	ac.-ft.
Treatment Volume =	0.013	ha-m or	0.11	ac.-ft.
Volume =	1.280	ac-in.		
%WQ =	100%			
k =	4.47E-04	cfs/sf-ft		
H2 =	2.50	ft.		
W =	4.00	ft.		
Du =	1.50	ft.		
Ds =	12.50	ft.		
SF =	2.00			

L Required = 72 feet

LENGTH PROVIDED = 230.00 feet

VOLUME OF WQ PROVIDED = 0.68 ac.-ft.

> 0.11 ac.-ft. required, OK



MAXIMUM OVERFLOW RATE = 1.64 CFS

Overflow to be handled by proposed Drainage Well.

DRAINAGE WELL CALCULATIONS

Discharge Rate of Wells (DR) CFS/FT-Head = 200 GPM = 0.45 CFS

PROPOSED CONDITION RUNOFF CALCULATIONS:

Storm Event	Runoff (Q) Max. Overflow Rate (CFS)	Lowest Rim Elevation (ft) (see note 3)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
10-YR Storm	1.64	4.50	1.00	0.45	3.67

Wells Provided 4

Total Well Discharge Rate = 1.78 CFS > 1.64 CFS (max. overflow rate from exf. trench)
 Therefore, proposed drainage design results in 0 CFS overflow of runoff during design storm event.

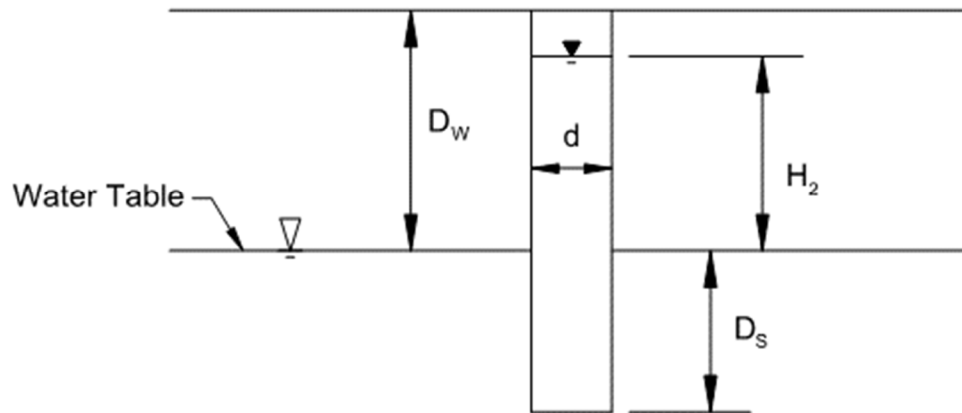
Notes:

- Discharge Rate (DR) is assumed to be 200 GPM-FT Head Per Well based on other nearby drainage wells.
- Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
- The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
- If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations.

ATTACHMENT C

Percolation Tests

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



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-1	05/05/22	15 feet	Shown on Plan	+ 5.5 feet, NGVD	P. Ocando

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	3.0 feet
H₂ = Head on Water Table:	3.0 feet
D_s = Saturated Hole Depth:	12.0 feet
Q = Average Stabilized Flow Rate:	2.9 gallons per minute

HYDRAULIC CONDUCTIVITY

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

$$K = 1.21 \times 10^{-4} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

Depth

0 – 12'
12' – 15'

Description

Gray SAND, some silt, roots and shells
Light tan CEMENTED SAND and SHELL

LANGAN

Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201
FBPE Registry No. 6601

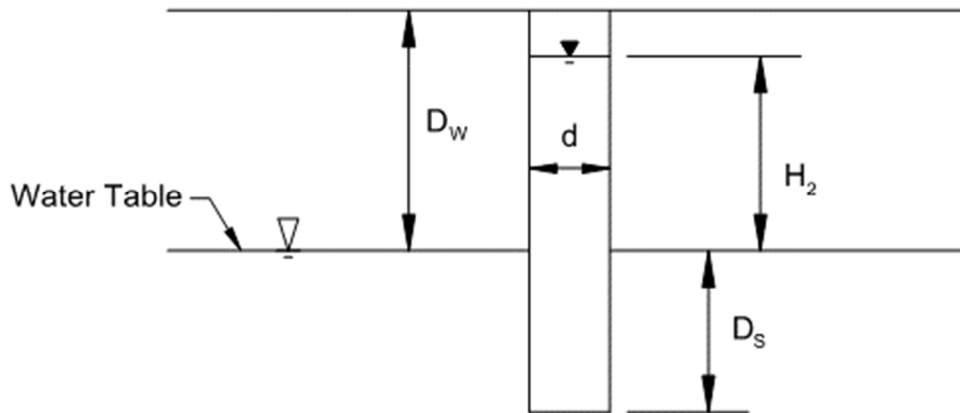
Bay Harbor 103

10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

Project No. 300303601

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



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-2	05/05/22	15 feet	Shown on Plan	+ 5.5 feet, NGVD	P. Ocando

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	3.4 feet
H_2 = Head on Water Table:	3.4 feet
D_s = Saturated Hole Depth:	11.6 feet
Q = Average Stabilized Flow Rate:	1.1 gallons per minute

HYDRAULIC CONDUCTIVITY

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

$$K = 4.07 \times 10^{-5} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

Depth

0 – 11.5'
11.5' – 15'

Description

Gray SAND, some silt, roots and shells
Light gray CEMENTED SAND and SHELL

LANGAN

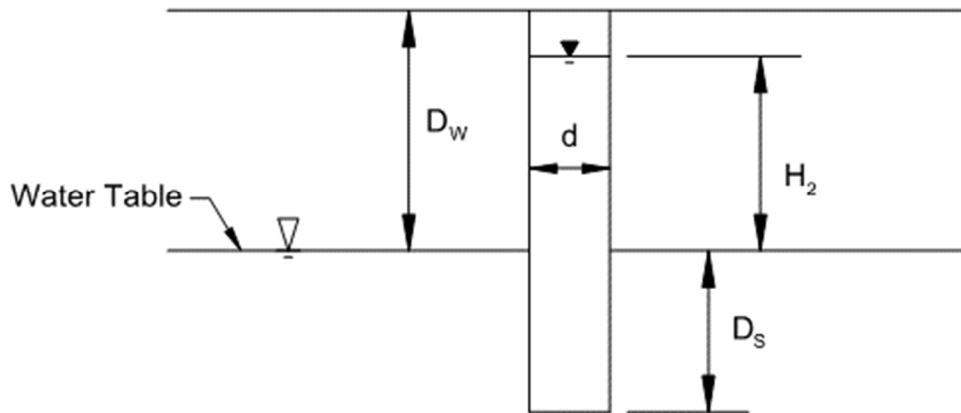
Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201
FBPE Registry No. 6601

Bay Harbor 103

10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

Project No. 300303601
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SOUTH FLORIDA WATER MANAGEMENT DISTRICT "USUAL CONDITION" OPEN-HOLE EXFILTRATION TEST



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-3	05/05/22	15 feet	Shown on Plan	+ 5.5 feet, NGVD	P. Ocando

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	4.0 feet
H₂ = Head on Water Table:	4.0 feet
D_s = Saturated Hole Depth:	11.0 feet
Q = Average Stabilized Flow Rate:	36.2 gallons per minute

HYDRAULIC CONDUCTIVITY

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

$$K = 1.18 \times 10^{-3} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

Depth

0 – 11.5'
11.5' – 15'

Description

Gray SAND, some silt, peat and shells
Gray SILT, some shells

LANGAN

Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201
FBPE Registry No. 6601

Bay Harbor 103

10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

Project No. 300303601

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7 September 2022

Michael Miller
Town of Bar Harbor Islands
Bay Harbor 103 Street Residential
Bay Harbor Islands,
Florida 33154

**Re: Traffic Generation Statement
10290 & 10200 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 300303601**

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Bay Harbor 103 residential development at 10290 & 10200 E. Bay Harbor Drive in Bay Harbor Islands, Florida. We determined that the proposed development will generate no more than eight (8) net-new peak hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises 77 mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 1.31-acre site (Folio Nos.: 13-2227-001-1230 and 13-2227-001-1110) is currently occupied by four low-rise multifamily residential buildings with a 36 dwelling units. The proposed development will comprise a six-story mid-rise multifamily residential building with 77 residential units. The project site is west of Bay Harbor Drive between 103rd and 102nd streets in Bay Harbor Islands, Florida. The development will have access through two driveway connections each to E. Bay Harbor Drive. The north driveway will operate as an ingress only driveway, with direct access to the proposed parking on the ground floor and a drop-off area at the main lobby connecting the proposed driveways. The south driveway will operate as an egress only driveway. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 15 daily, 8 morning and 5 afternoon more peak hour trips compared to the existing development. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	$T = 6.41 (X) + 75.31$	50%	50%	153	153	306
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	$T = 4.77 (X) - 46.46$	50%	50%	160	161	321
Net-New Trips (Proposed less Existing)						7	8	15

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	$T = 0.40 (X)$	24%	76%	3	11	14
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	$T = 0.44 (X) - 11.61$	23%	77%	5	17	22
Net-New Trips (Proposed less Existing)						2	6	8

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	$T = 0.51 (X)$	63%	37%	11	7	18
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	$T = 0.39 (X) + 0.34$	61%	39%	18	12	30
Net-New Trips (Proposed less Existing)						7	5	5

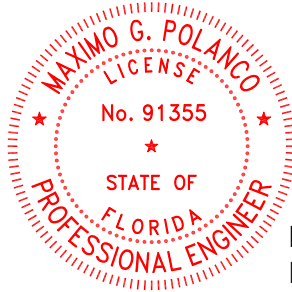
Conclusion

We determined that the Bay Harbor 103 residential development is not expected to generate more than eight (8) net-new peak-hour trips. The development comprises a six-story apartment building with 77 residential units that will have two one-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,
Langan Engineering and Environmental Services, Inc.

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: cn=Maximo G Polanco,
o=Langan Engineering and Environmental
Services Inc, c=US
Date: 2022.09.07 18:11:32-0400



This item has been digitally signed and sealed by Maximo Polanco, PE on the date adjacent to the seal.

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

Maximo G. Polanco, P.E.
P.E. License No. 91355
Project Manager

A handwritten signature in blue ink, appearing to read "E. Schwarz".

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:mgp

Attachments:

- Attachment A – Aerial Photograph Location
- Attachment B – Site Plan
- Attachment C – ITE Excerpts

Florida Certificate of Authorization No. 6601

\\langan.com\data\MIA\data6\300303601\Project Data_Discipline\Traffic\Reports\2022-09-07 10290 E Bay Harbor Drive Traffic Statement.docx

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project BAY HARBOR 103 RESIDENTIAL DEVELOPMENT		Figure Title	Project No. 300303601	FIGURE 1
	BAY HARBOR ISLANDS		SITE LOCATION MAP	Date 9/1/2022	
	MIAMI DADE	FLORIDA		Scale NTS	

ATTACHMENT B
SITE PLAN



LEVEL 1	
GROSS DATA	
AMENITY/CORE AREAS:	2,970 SQ. FT.
GARAGE/MEP AREAS:	31,130 SQ. FT.
TOTAL ENCLOSED AREA:	34,100 SQ. FT.
LANDSCAPE AREA	
LOT AREA:	55,900 S.F.
REQUIRED: 20% OF 55,900 S.F. :	11,180 S.F.
PROVIDED: 28.8% OF 55,900 S.F. :	16,100 S.F.
PARKING	
REQUIRED: 77 UNITS x 2 =	154 SPACES
PROVIDED: 152 GAR. PARKING (LIFTS + 4 HC)	
4 SURFACE GUEST SPACES	
TOTAL PROVIDED:	156 SPACES

LEVEL 1
FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

8

ARC H I T E C T S , I N C

2000 South Dixie Highway #203 | Miami, FL 33133

Office: 305-441-2226

SHEET TITLE	LEVEL 1 FLOOR PLAN
DATE	08-09-22
SCALE	
JOB NO.	2022-02
SHEET	A-1

OF SHEETS



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2022

Property Information	
Folio:	13-2227-001-1230
Property Address:	10200 E BAY HARBOR DR Bay Harbor Islands, FL 33154-3703
Owner	CHBH 103RD STREET LLC
Mailing Address	10201 COLLINS AVE APT #2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 24 / 0
Floors	2
Living Units	24
Actual Area	22,456 Sq.Ft
Living Area	22,456 Sq.Ft
Adjusted Area	17,093 Sq.Ft
Lot Size	30,450 Sq.Ft
Year Built	1954



Assessment Information			
Year	2022	2021	2020
Land Value	\$3,349,500	\$2,740,500	\$2,740,500
Building Value	\$1,190,500	\$349,500	\$625,500
XF Value	\$0	\$0	\$0
Market Value	\$4,540,000	\$3,090,000	\$3,366,000
Assessed Value	\$3,399,000	\$3,090,000	\$3,366,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$1,141,000		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
BAY HARBOR ISLAND PB 46-5 LOTS 14 & 15 BLK 5 LOT SIZE 150.000 X 203 OR 12133-3261 TO 3264 0484 2 COC 22790-0586 10 2004 2

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,399,000	\$3,090,000	\$3,366,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,540,000	\$3,090,000	\$3,366,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,399,000	\$3,090,000	\$3,366,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,399,000	\$3,090,000	\$3,366,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2022	\$7,615,000	33188-2995	Qual by exam of deed
03/02/2020	\$3,960,000	31855-4633	Qual by exam of deed
10/03/2014	\$5,965,714	29348-2230	Transfer where the sale price is verified to be part of a package or bulk sale.
12/27/2012	\$15,325,000	28427-3867	Financial inst or "In Lieu of Forclosure" stated

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2022

Property Information	
Folio:	13-2227-001-1110
Property Address:	10290 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1287
Owner	CHBH 103RD STREET LLC
Mailing Address	10201 COLLINS AVE APT #2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,720 Sq.Ft
Lot Size	26,400 Sq.Ft
Year Built	1947



Assessment Information			
Year	2022	2021	2020
Land Value	\$2,904,000	\$2,376,000	\$2,376,000
Building Value	\$10,000	\$10,000	\$680,698
XF Value	\$0	\$0	\$0
Market Value	\$2,914,000	\$2,386,000	\$3,056,698
Assessed Value	\$2,914,000	\$2,386,000	\$3,056,698

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
26-27-34-35-52-42	
BAY HARBOR ISLAND PB 46-5	
LOT 1 & 2 BLK 5	
LOT SIZE 150.000 X 176	
OR 12133-3261 TO 3264 0484 2	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2022	\$7,900,000	33188-3015	Qual by exam of deed
04/23/2021	\$3,650,000	32484-0490	Qual by exam of deed
11/13/2015	\$3,650,000	29855-2527	Qual by exam of deed
10/03/2014	\$5,965,714	29348-2230	Transfer where the sale price is verified to be part of a package or bulk sale.

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

ATTACHMENT C
ITE EXCERPTS

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

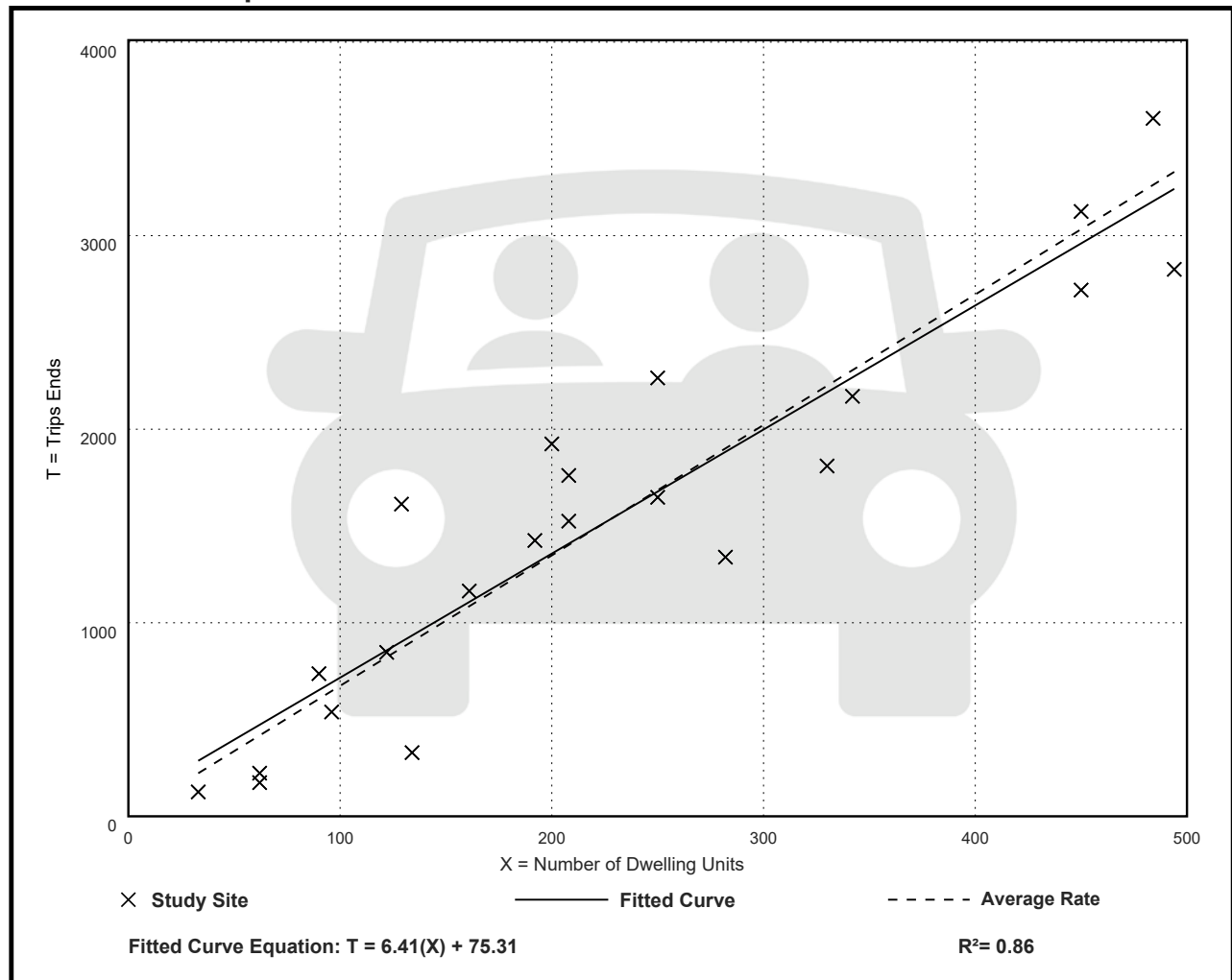
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

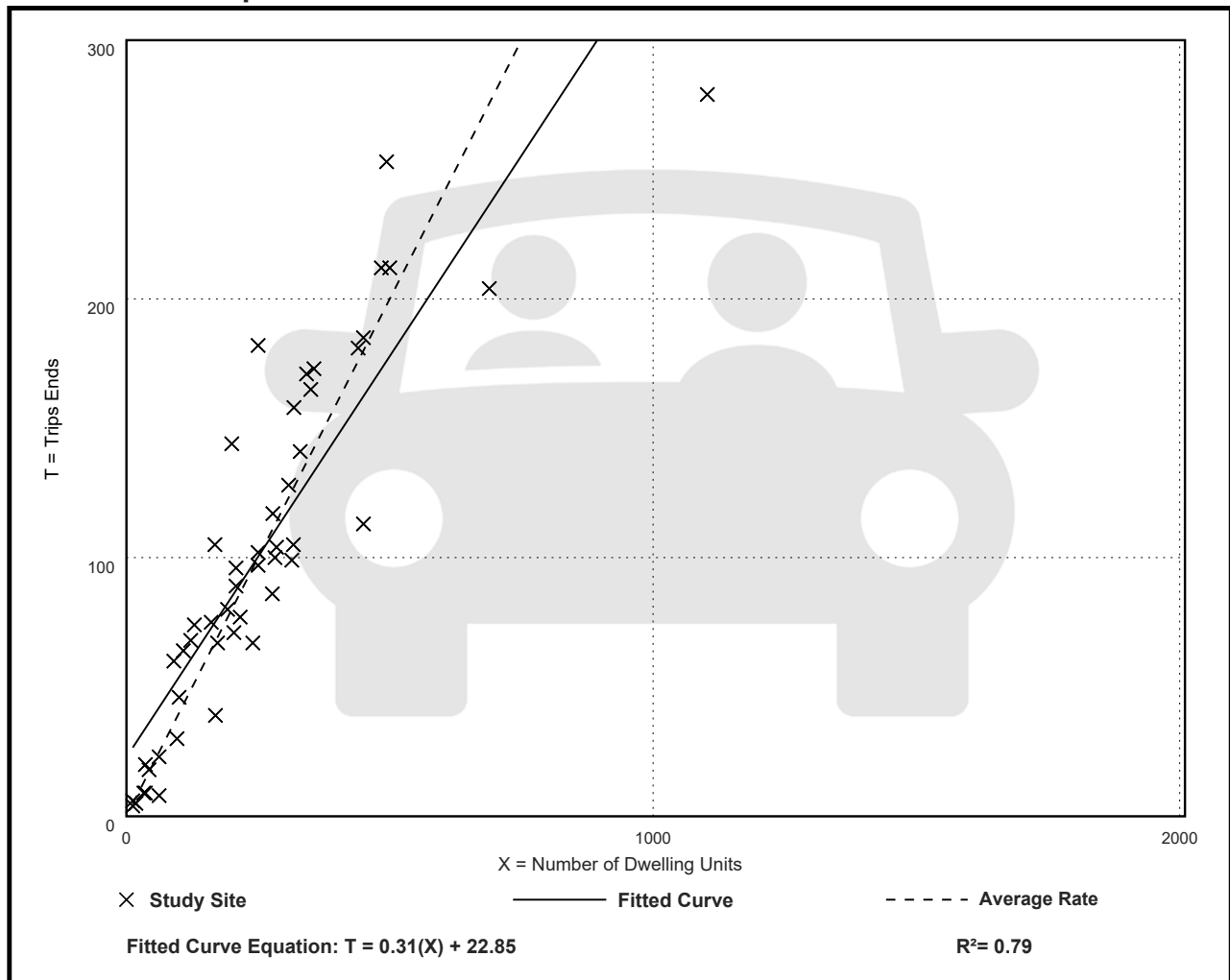
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

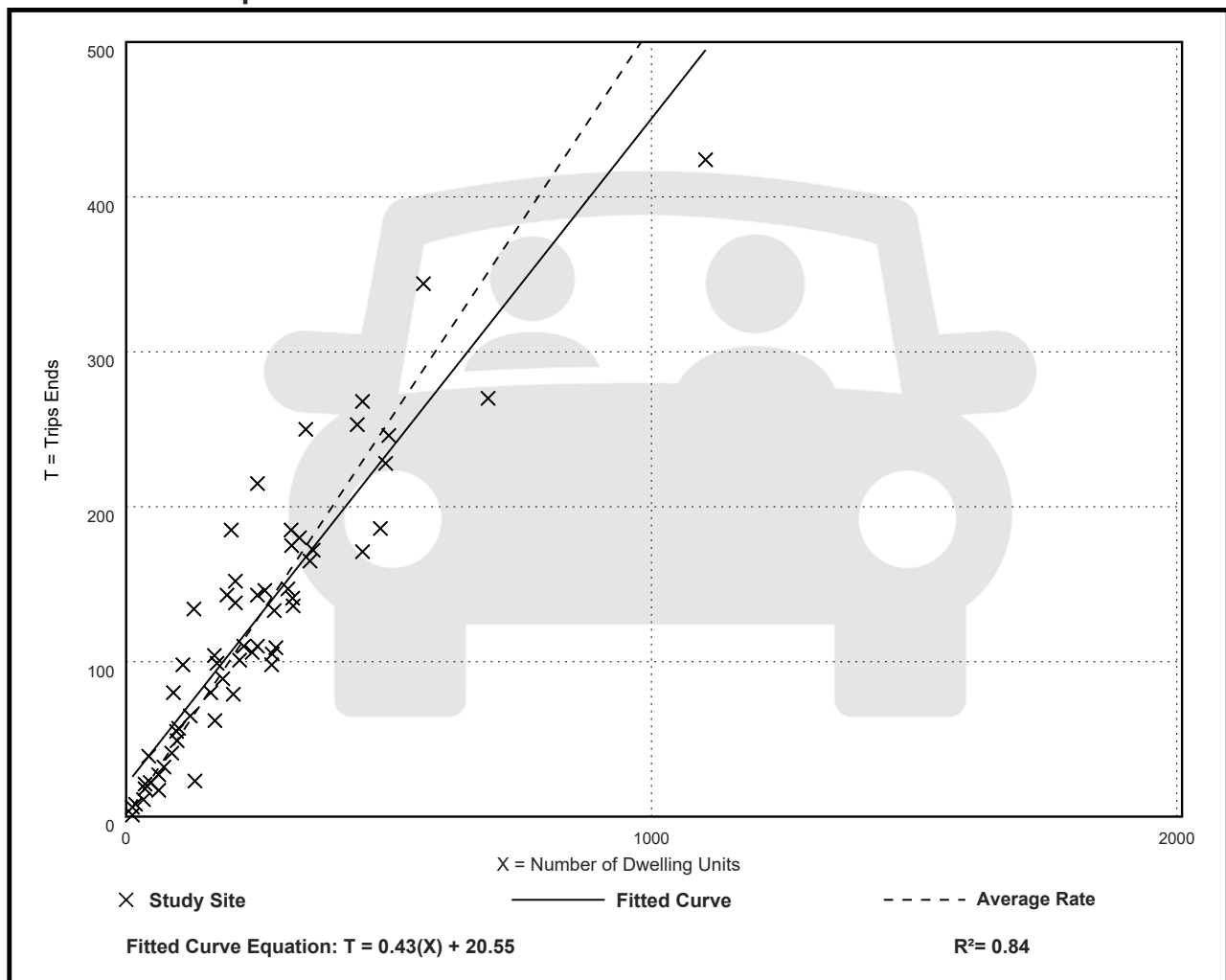
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

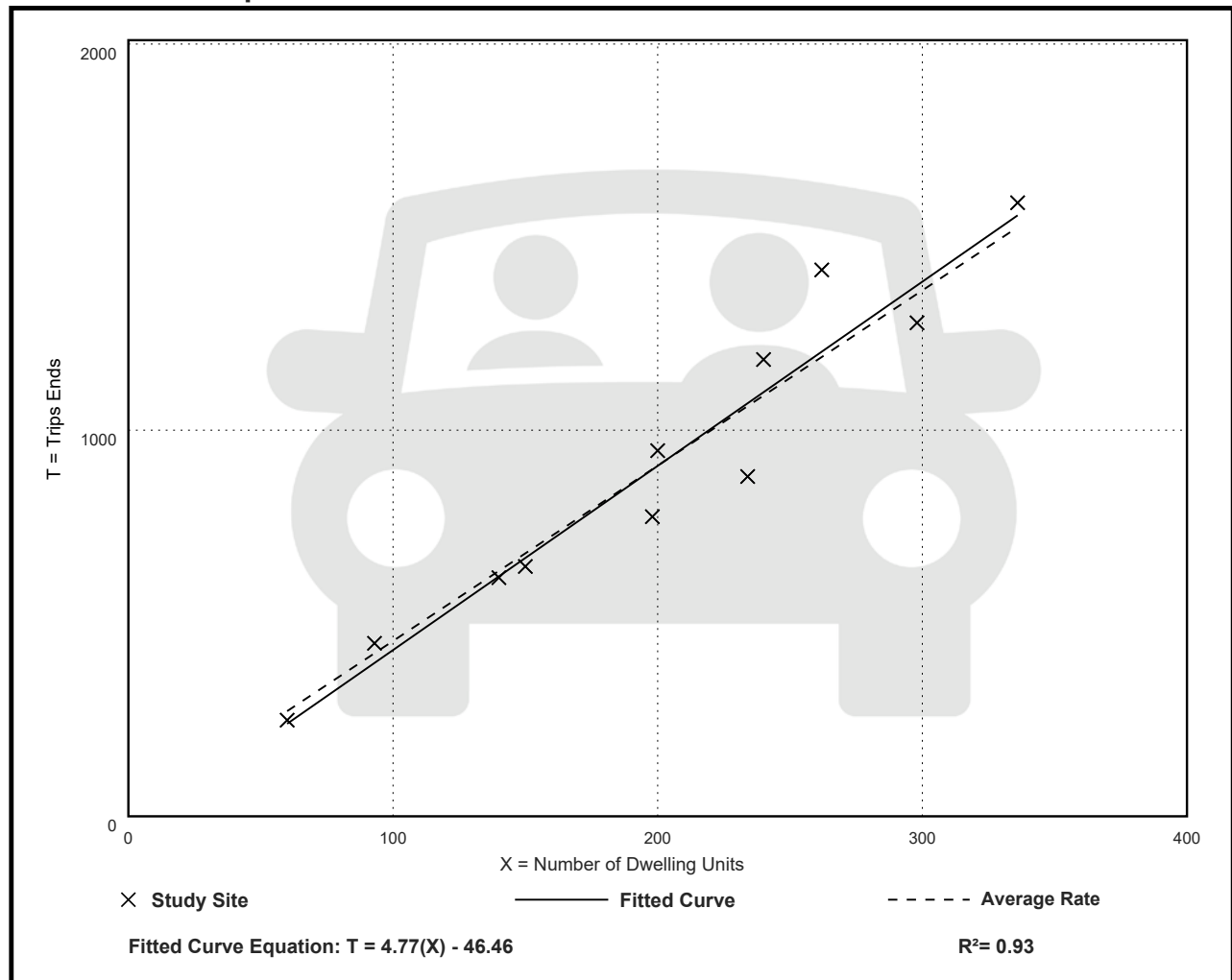
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

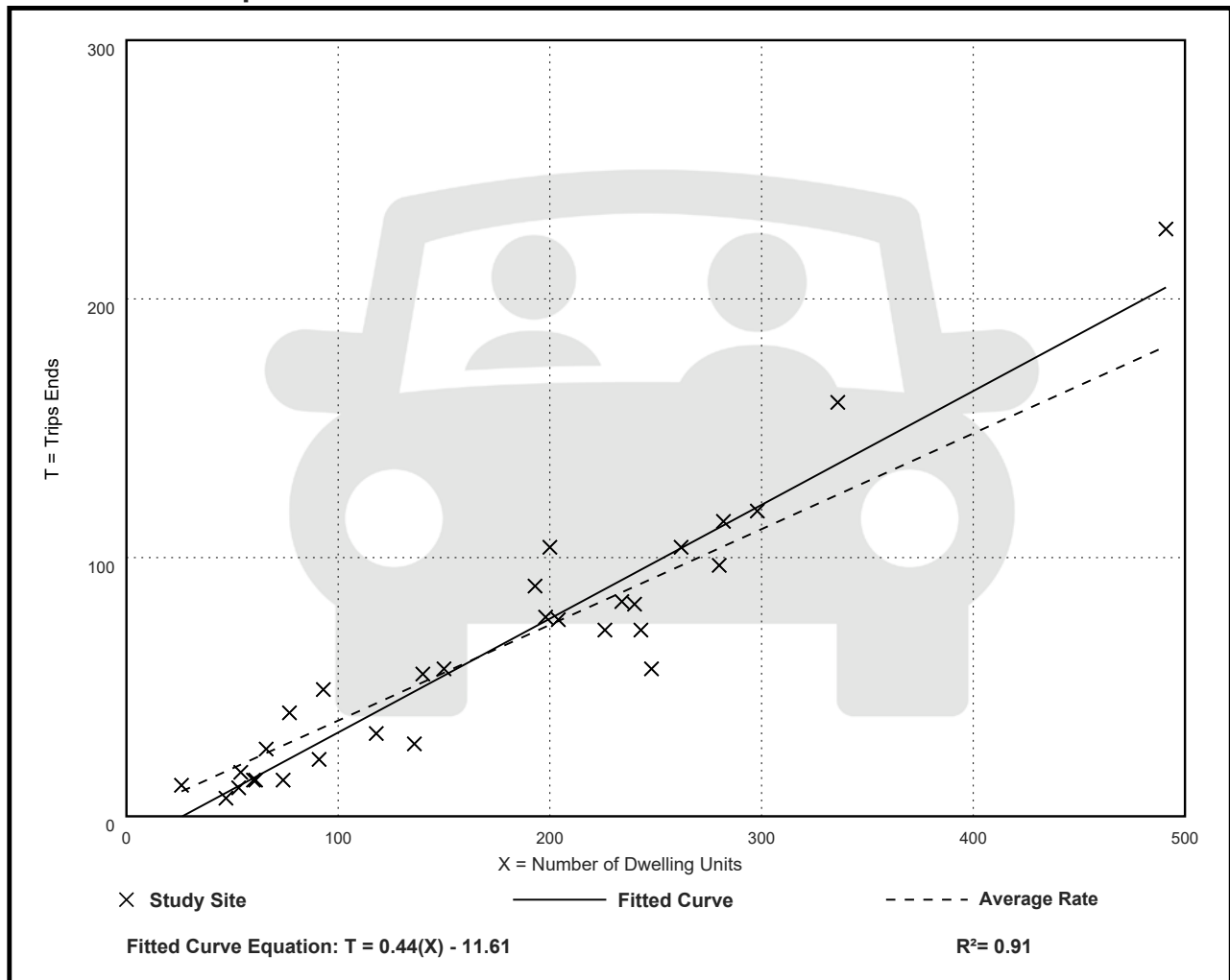
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

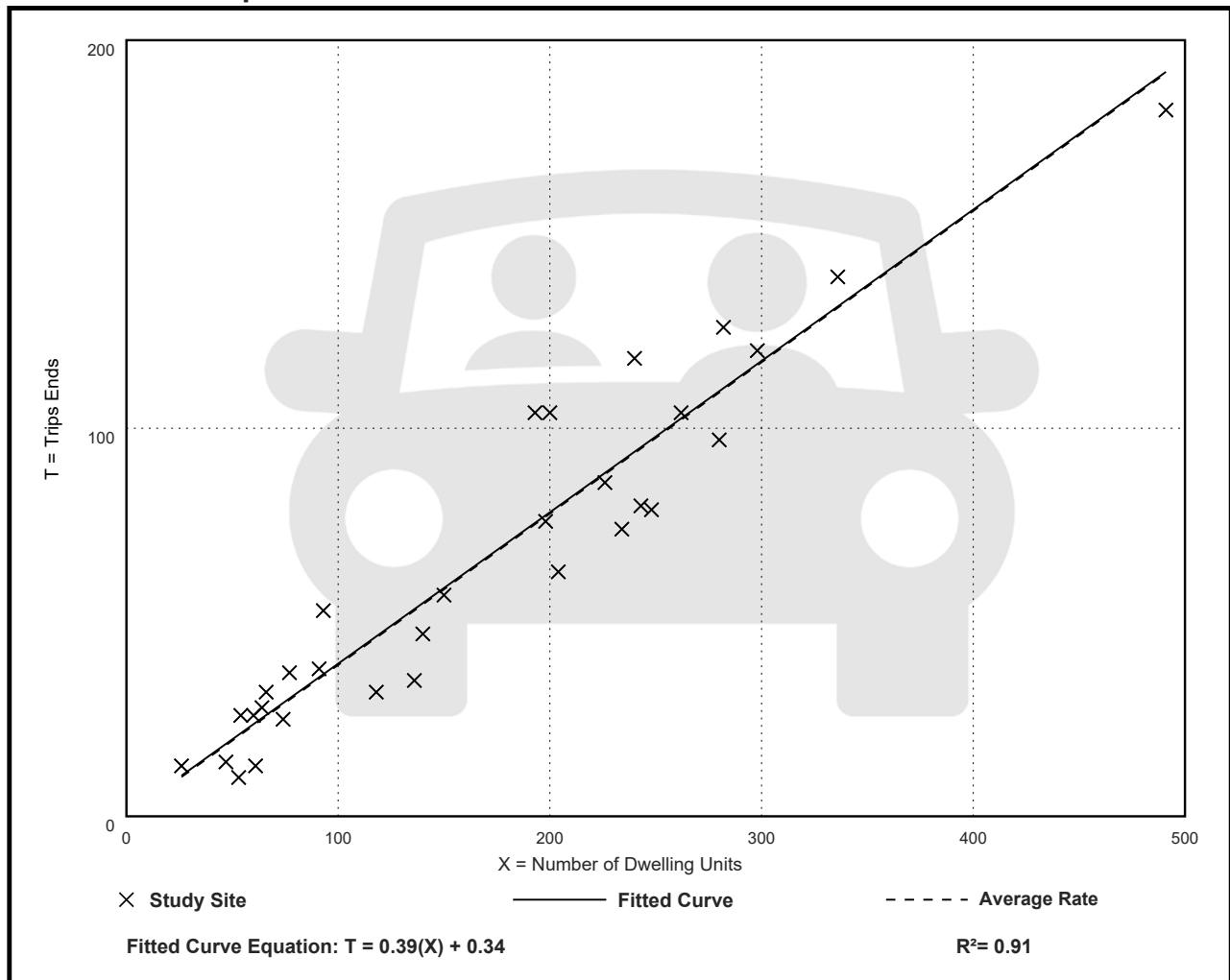
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



COVER SHEET / INDEX OF DRAWINGS
SURVEY

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 (BREEZEWAY)
LP-102	LANDSCAPE PLANTING PLAN (ROOF)
LP-103	LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS
LP-104	LANDSCAPE PLANTING IMAGERY
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 (GROUND FLOOR)
LI-101	LANDSCAPE IRRIGATION PLAN (ROOF)
LI-102	LANDSCAPE IRRIGATION DETAILS

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER/DEVELOPER

CIVIL ENGINEER

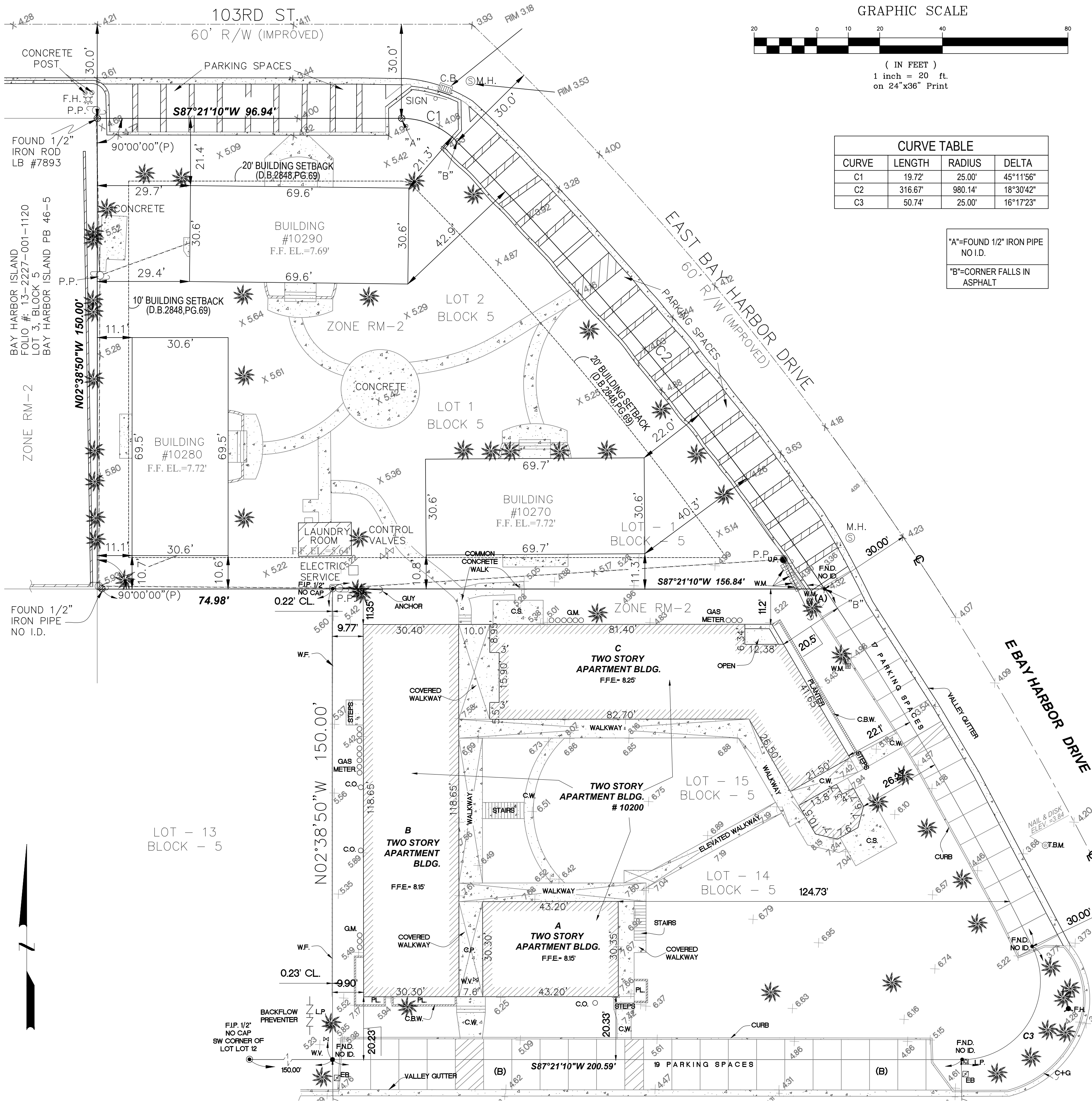
ARCHITECT

LANDSCAPE ARCHITECT

HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

DATE	09-09-22
SCALE	—
JOB NO.	2022-02
SHEET	

10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS
BOUNDARY SURVEY



SURVEYOR'S NOTES:

- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- #2 Please See Abbreviations and Legend
- #3 Scale of Drawing " As Shown"
- #4 Ownership is subject to OPINION OF TITLE.
- #5 Type of survey: BOUNDARY SURVEY.
- #6 All Right of Way shown are Public unless otherwise noted.
- #7 Legal Description Furnished by client.
- #8 No underground installations on improvements have been located except as noted.
- #9 Ownership of fences is not determine.
- #10 Record and measurement calls are in substantial agreement unless otherwise shown.
- #11 Benchmark: Miami-Dade County (N.G.V.D 1929)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark R-243
- #12 Bearing base is indicated elsewhere on this Survey
- #13 Easement shown on the recorded subdivision plat are shown hereon.
- #14 Subsurface and enviromental conditions were not examined nor considered as part of this survey
- #15 Parcel is in Flood Zone,
Map Number: 12086C0144L
Community Name: TOWN OF BAY HARBOR ISLANDS
Number :120637
Panel : 0144
Firm Zone: AE
Date of Firm: 09-11-2009
Base Elev.: 9
Suffix: "L"
Elev. Reference to NGVD 1929
- #16 Completed Field Survey: 05-25-2022

NOTES:

ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARS (5J-17), IS COMMERCIAL/HIGH RISK, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.

SURVEYOR'S CERTIFICATE:

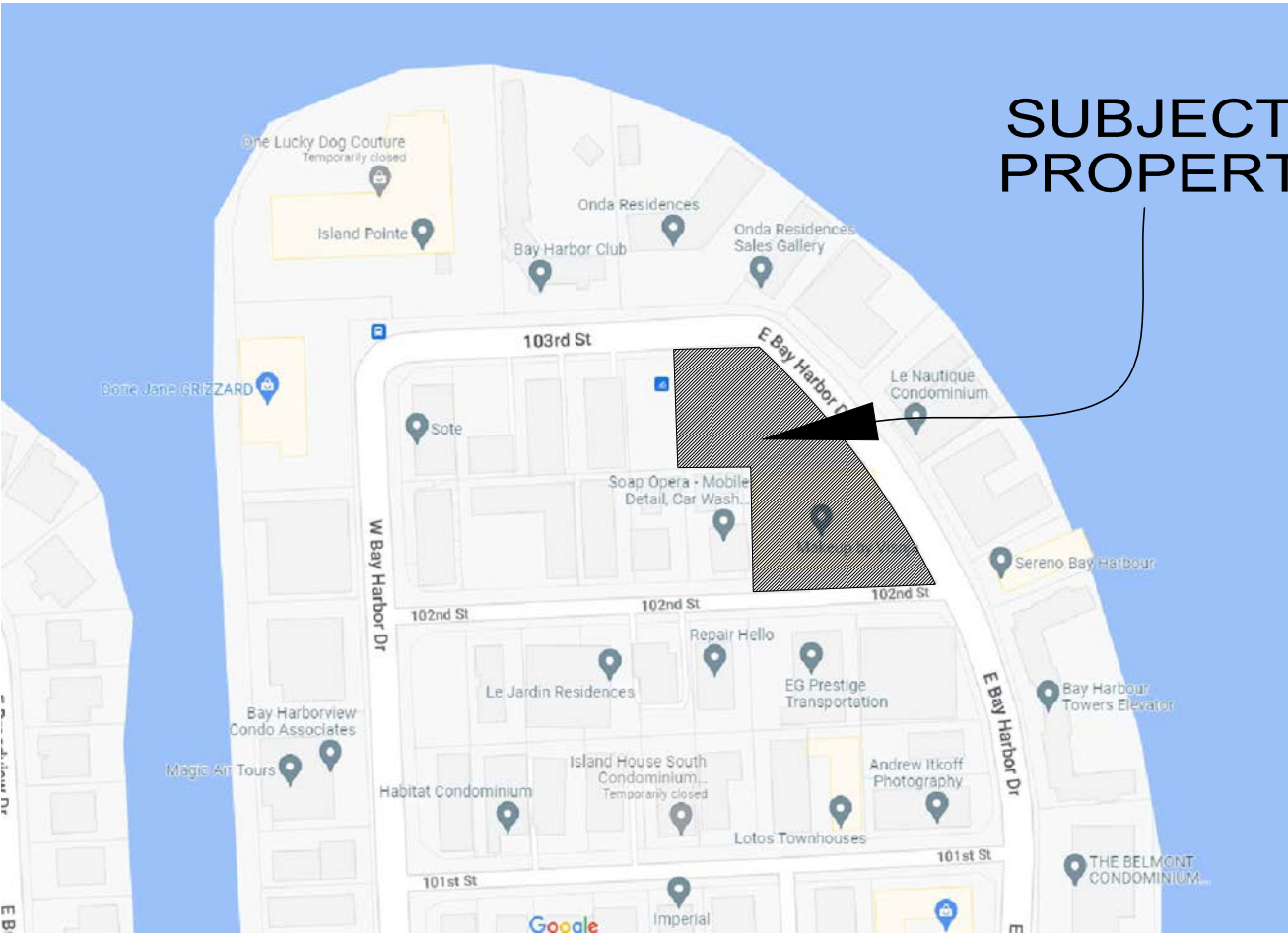
I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" SHOWN HEREIN WAS PERFORMED UNDER THE SUPERVISION OF JOSEPH C. CHAN, P.S.M. #6821. THIS SURVEY REFLECTS THE EXISTING PROPERTY FEATURES AND/OR CONDITIONS ON THE DAY OF THE FIELD SURVEY IN COMPLIANCE WITH THE 2021 MINIMUM TECHNICAL STANDARDS AND CERTIFICATION FOR LAND TITLE SURVEYS. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE COUNTY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, LOT 2, LOT 14 AND 15, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

VICINITY MAP
NOT TO SCALE
SEC 27 -TWP 52S - RGE 42E



SYMBOL LEGEND

- PROPERTY LINE
- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- CB

ABBREVIATIONS

- AVE = AVENUE
- ASPH = ASPHALT
- AW = ANCHOR WIRE
- AC = AIR CONDITIONER
- BLDG = BUILDING
- B.COR = BLOCK CORNER
- CAL = CALCULATED
- C.B. = CATCH BASIN
- CH = CHORD
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- COL. = COLUMN
- COMP. = COMPUTED
- C.U.P. = CONCRETE UTILITY POLE
- C.L.P. = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DELTA
- DW = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- EAS. = EASEMENT
- ENC. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- F.D.H. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.N. = FOUND NAIL
- I.F. = IRON FENCE
- L. = LENGTH
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- MEAS. = MEASURED
- M.H. = MAN HOLE
- M.L. = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- OL = ON LINE
- O.H. = OVERHANGING ROOF
- OS = OFF SET
- P = PLAT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TERMINATION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PL = PLANTER
- P.M. = PARKING METER
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.W. = PARKWAY
- R = RADIUS
- RES = RESIDENCE
- R.W. = RIGHT OF WAY
- S.D.H. = SET DRILL HOLE
- S.I.P. = SET IRON PIPE
- S.N. = SET NAIL
- S.D.W.L.K. = SIDEWALK
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W = WIDTH
- WF = WOOD FENCE
- W.S. = WOOD SHED
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- IRON FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- CHICKEN FENCE
- CBS WALL
- OVERHEAD ELEC.
- CENTER LINE
- EASEMENT
- DENOTES ELEVATIONS
- BUILDING
- DISTANCE
- CATCH BASIN
- WATER METER
- W.U.P.
- STATE ROAD
- US HIGHWAY
- INTERSTATE
- COLUMNS

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

BY JOSEPH CHOPIU CHAN
Professional Surveyor & Mapper
Certificate No. 6821
STATE OF FLORIDA

B,A & K GROUP, INC. L.B #7887
Architects-Engineers-Land Surveyors Email: engineercontractor@gmail.com
12000 S.W. 92 Street Phone: 786-488-1000
Miami, Florida 33186-2018

PROJECT: BOUNDARY SURVEY
FOLIO NO. 13-2227-001-110, 13-2227-001-1230
10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS,
FLORIDA 33154
SECTION 27-52S-42E
MIAMI-DADE COUNTY, FLORIDA

JOB No. 22036

FIELD BOOK:

CAD FILE. 036

DATE: 05-30-22

SCALE: 1"=20'

DRAWN: IP

REV.: JC

REVISIONS

SHEET No.
1-OF-1



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

PROJECT AREA DATA

RENTABLE AREA (77 UNITS) 137,475 SQ. FT. = 71.0%

NON-SALEABLE AREA		= 29.0%
GARAGE/MEP	31,010 SQ. FT.	
AMENITY/CORE	25,375 SQ. FT.	

TOTAL ENCLOSED AREA 193,860 SQ. FT.

BAY HARBOR ISLANDS UNIT DATA SUMMARY						
UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A	2	1,925 SF	25 SF			3 BEDROOM / 2 BATH
UNIT A1	3	1,800 SF	25 SF			3 BEDROOM / 2 BATH
UNIT B	5	1,960 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT C	2	1,800 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT C1	3	1,450 SF	25 SF			2 BEDROOM / 2 BATH
UNIT D	2	2,140 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT D1	3	1,580 SF	25 SF			3 BEDROOM / 2 BATH
UNIT E	2	1,350 SF	25 SF			2 BEDROOM / 2 BATH
UNIT E1	3	1,145 SF	25 SF			2 BEDROOM / 2 BATH
UNIT F	2	1,870 SF	25 SF			2 BEDROOM / 2.5 BATH
UNIT G	2	1,510 SF	25 SF			1 BEDROOM / 1.5 BATH + DEN
UNIT H	5	1,915 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT I	2	1,650 SF	25 SF			2 BEDROOM / 2.5 BATH + FAMILY
UNIT I1	3	1,465 SF	25 SF			2 BEDROOM / 2.5 BATH + DEN
UNIT J	2	1,560 SF	25 SF			2 BEDROOM / 2 BATH
UNIT J1	3	1,165 SF	25 SF			2 BEDROOM / 2 BATH
UNIT K	2	1,845 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT K1	3	1,670 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT L	2	1,470 SF	25 SF			2 BEDROOM / 2 BATH
UNIT L1	3	1,245 SF	25 SF			1 BEDROOM / 1.5 BATH
UNIT M	2	2,460 SF	25 SF			4 BEDROOM / 3 BATH + DEN
UNIT M1	3	1,360 SF	25 SF			1 BEDROOM / 1.5 BATH
UNIT N	2	1,955 SF	25 SF			1 BEDROOM / 2 BATH + DEN
UNIT N1	3	1,765 SF	25 SF			1 BEDROOM / 2 BATH + DEN
UNIT O	1	1,985 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT P	3	2,185 SF	25 SF			2 BEDROOM / 3 BATH + FAMILY
UNIT Q	3	2,085 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT R	3	1,720 SF	25 SF			2 BEDROOM / 2.5 BATH
UNIT S	3	1,145 SF	25 SF			1 BEDROOM / 1.5 BATH
TOTAL	77	129,770 SF	1,925 SF			

[illegible]



1



2



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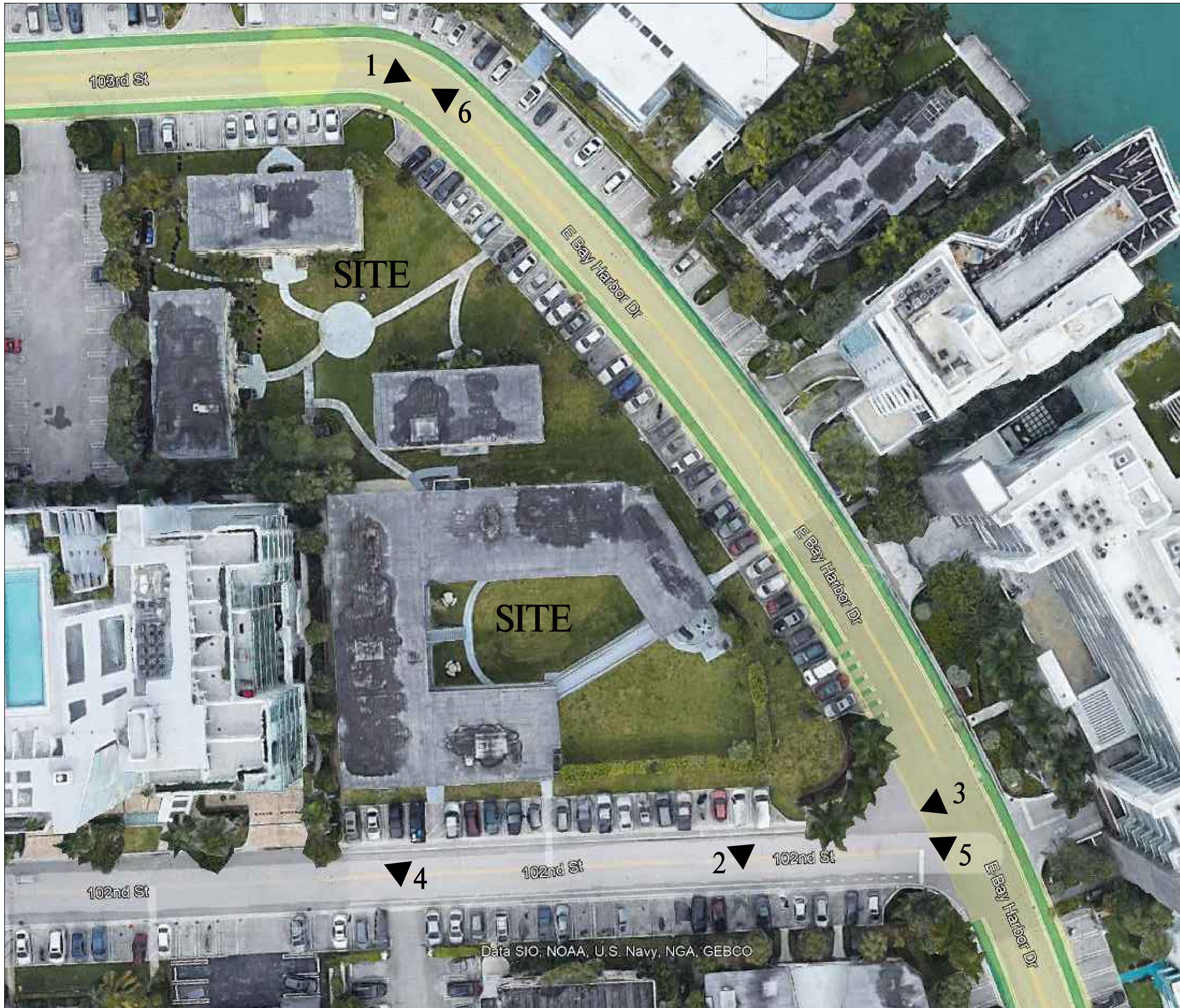


PHOTO
SITE LEGEND



4



5



6

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
SITE AND CONTEXT
PHOTOS

DATE 09-09-22
SCALE -
JOB NO. 2022-02
SHEET

A-2

OF SHEETS



Google Earth
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AERIAL VIEW

REVISIONS	DATE
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CONSTRUCTION SET	

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

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

SHEET TITLE

AERIAL VIEW

DATE

09-09-22

SCALE

-

JOB NO.

2022-02

SHEET

A-3

OF

SHEETS



RENDERING
(SOUTH-EAST VIEW)

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

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2000 South Dixie Highway #203 | Miami, FL 33133

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SHEET TITLE

RENDERING
SOUTH-EAST VIEW

DATE	09-09-22
SCALE	-
JOB NO.	2022-02
SHEET	A-5

OF SHEETS

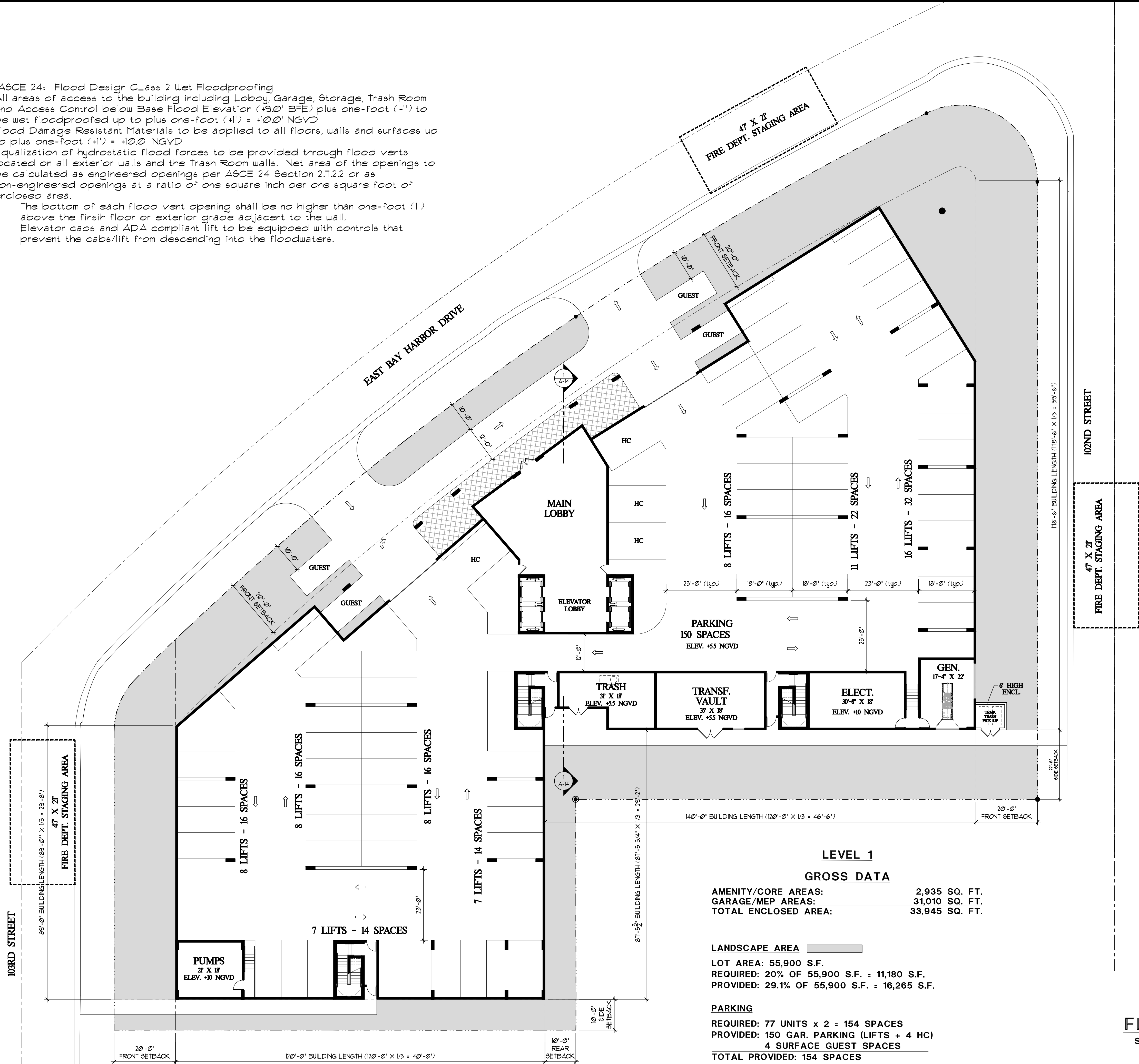


RENDERING
(NORTH VIEW)



Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+3.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
- Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
- Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.1.2.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
- The bottom of each flood vent opening shall be no higher than one-foot (1') above the finish floor or exterior grade adjacent to the wall.
- Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.



LEVEL 1

GROSS DATA

AMENITY/CORE AREAS:	2,935 SQ. FT.
GARAGE/MEP AREAS:	31,010 SQ. FT.
TOTAL ENCLOSED AREA:	33,945 SQ. FT.

LANDSCAPE AREA

LOT AREA: 55,900 S.F.
REQUIRED: 20% OF 55,900 S.F. = 11,180 S.F.
PROVIDED: 29.1% OF 55,900 S.F. = 16,265 S.F.

PARKING

REQUIRED: 77 UNITS x 2 = 154 SPACES
PROVIDED: 150 GAR. PARKING (LIFTS + 4 HC)
4 SURFACE GUEST SPACES
TOTAL PROVIDED: 154 SPACES

CAR LIFTS:

- KLAUS LIFT MODEL G61-190/LP230
- 73 LIFTS = 146 PARKING SPACES

LEVEL 1 FLOOR PLAN

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



REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

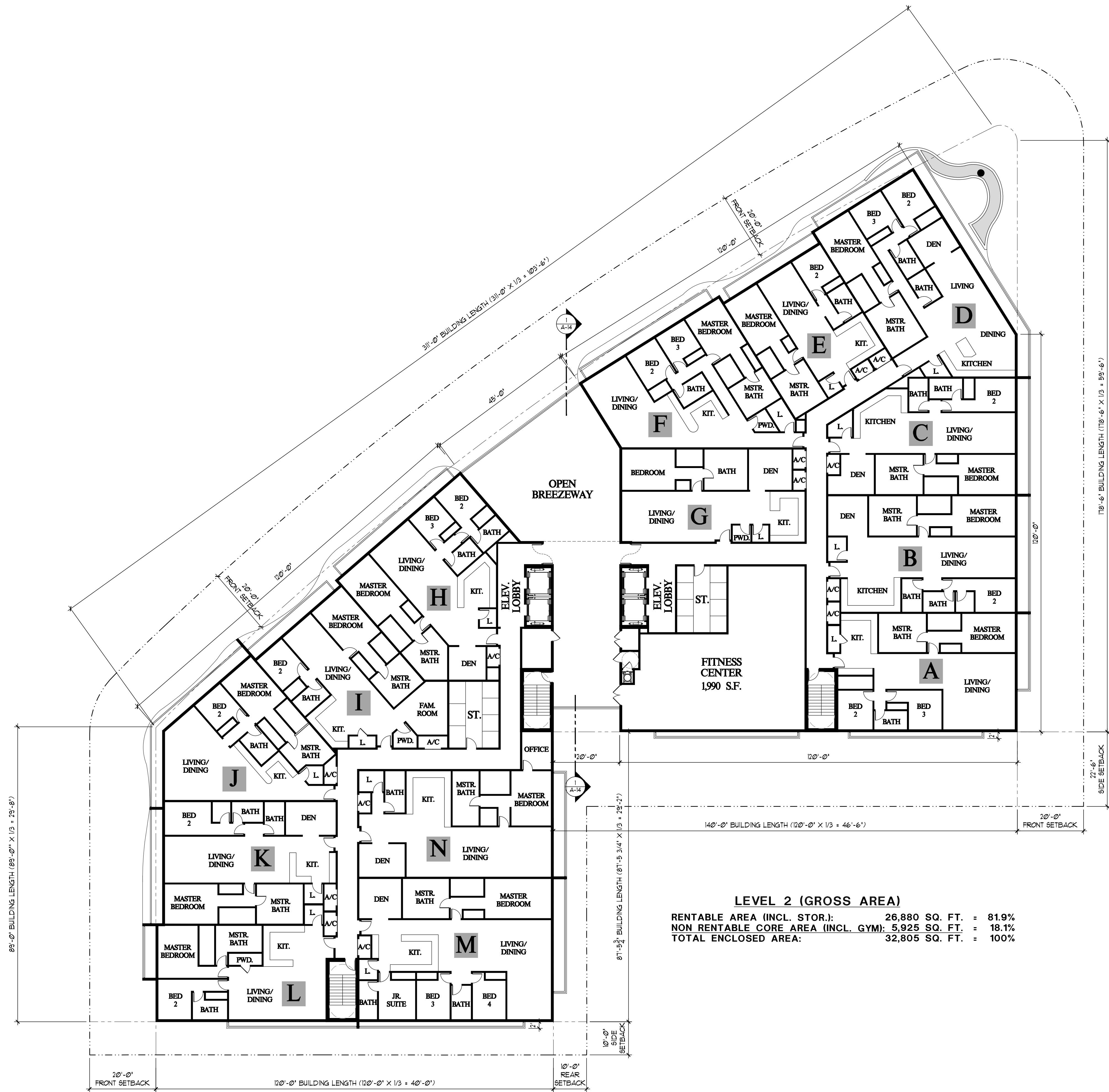
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NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
**LEVEL 1
FLOOR PLAN**

DATE 09-09-22
SCALE
JOB NO. 2022-02
SHEET

A-7



LEVEL 2 (GROSS AREA)			
RENTABLE AREA (INCL. STOR.):	26,880 SQ. FT.	=	81.9%
NON RENTABLE CORE AREA (INCL. GYM):	5,925 SQ. FT.	=	18.1%
TOTAL ENCLOSED AREA:	32,805 SQ. FT.	=	100%

LEVEL 2 UNIT LEGEND			
UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A	1,925 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C	1,800 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT D	2,140 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT E	1,350 SF	25 SF	2 BEDROOM / 2 BATH
UNIT F	1,870 SF	25 SF	2 BEDROOM / 2 1/2 BATH
UNIT G	1,510 SF	25 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT I	1,650 SF	25 SF	2 BEDROOM / 2.5 BATH + FAMILY
UNIT J	1,560 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K	1,845 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L	1,470 SF	25 SF	2 BEDROOM / 2 BATH
UNIT M	2,460 SF	25 SF	4 BEDROOM / 3 BATH + DEN
UNIT N	1,955 SF	25 SF	1 BEDROOM / 2 BATH + DEN

TENANT STORAGE NOTE:
MIN. 25 SF. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS

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

REVISIONS

DATE

PERMIT ISSUE

BID SET

CONSTRUCTION SET

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE

LEVEL 2
FLOOR PLAN

DATE

09-09-22

SCALE

JOB NO.

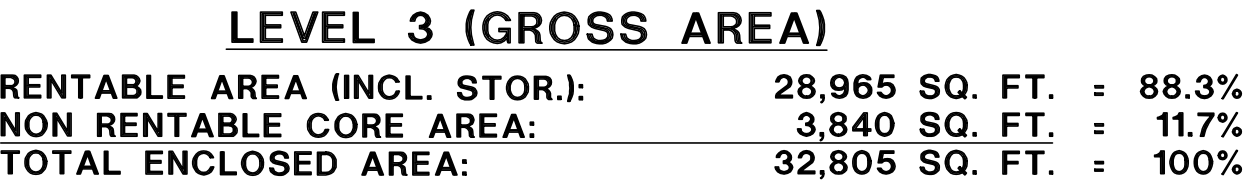
2022-02

SHEET

A-8

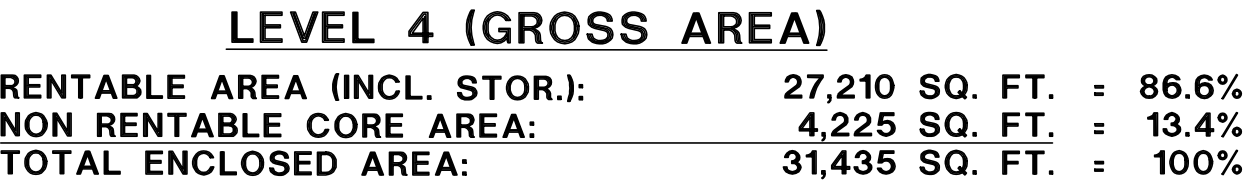
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SHEETS



TENANT STORAGE NOTE:
MIN. 25 S.F. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS

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TENANT STORAGE NOTE:
MIN. 25 SF. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS

LEVEL 4
FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISIONS		DATE
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33554

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SHEET TITLE

LEVEL 4 FLOOR PLAN

DATE 09-09-22

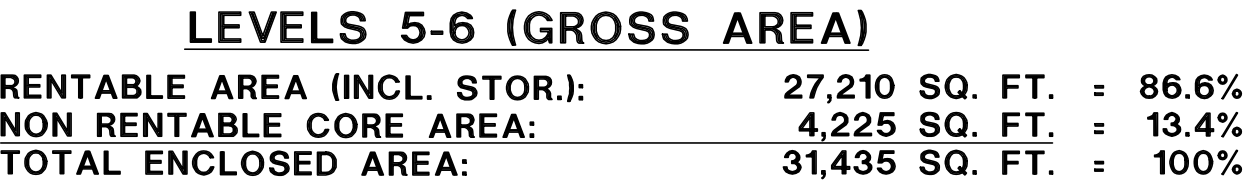
JOB NO. 2022-02

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OF

A-10

SHEET



TENANT STORAGE NOTE:
MIN. 25 SF. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS

LEVEL 5-6
FLOOR PLAN
SCALE: 3/32" = 1'-0"

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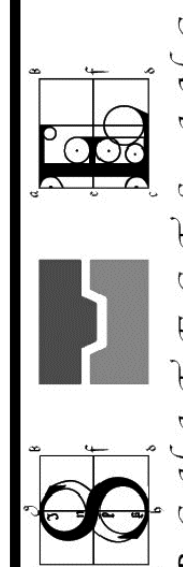
CONSTRUCTION SET

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE

10200 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



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BUILDING ELEVATIONS

SHEET TITLE

DATE 09-09-22

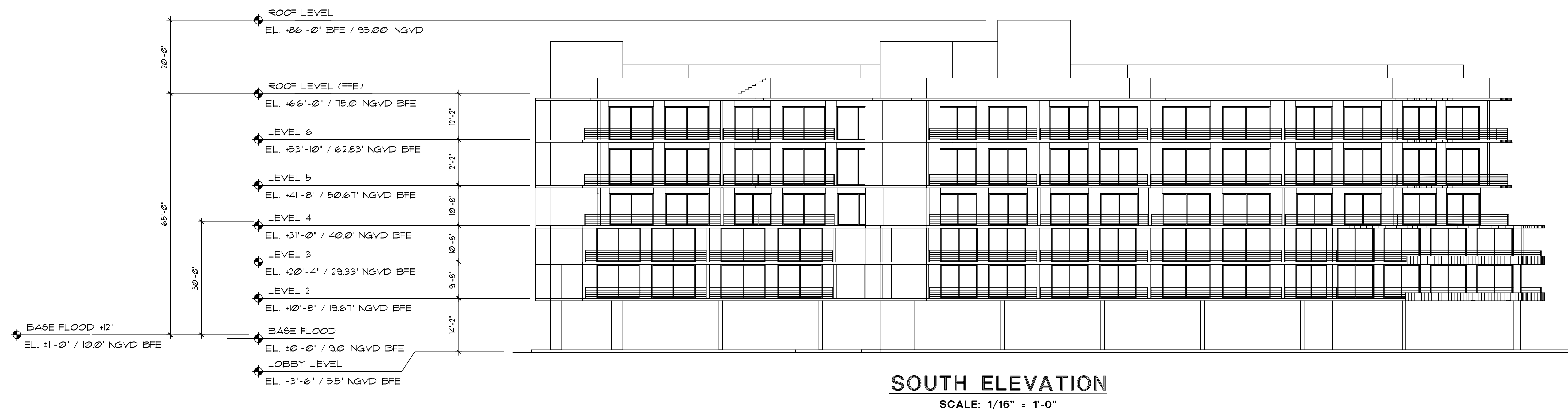
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SHEET

A-13

OF SHEETS



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ROBERT J. SCHNECKENBERG
AR0015487

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 CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

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

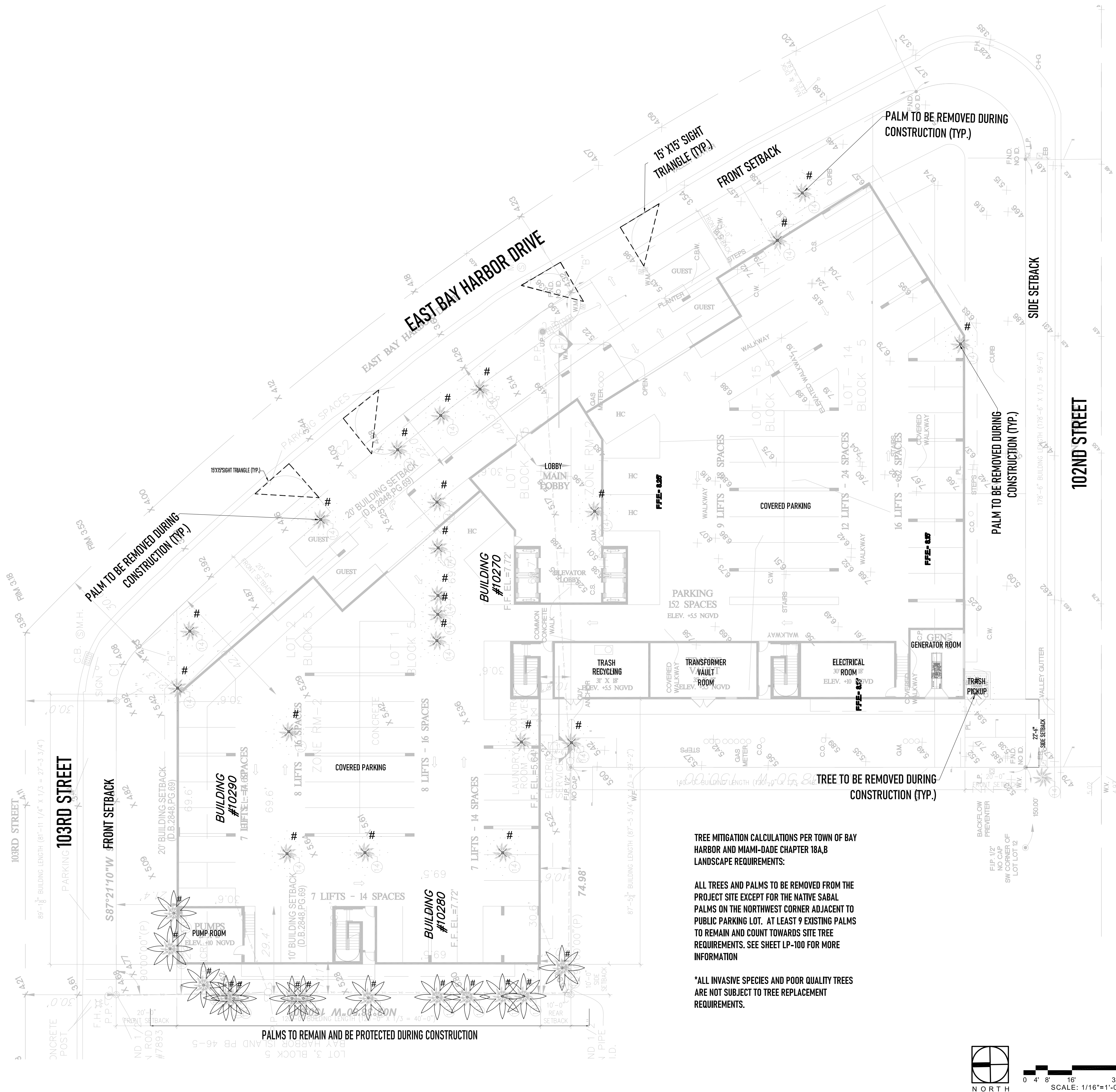
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CLARA 103 BH

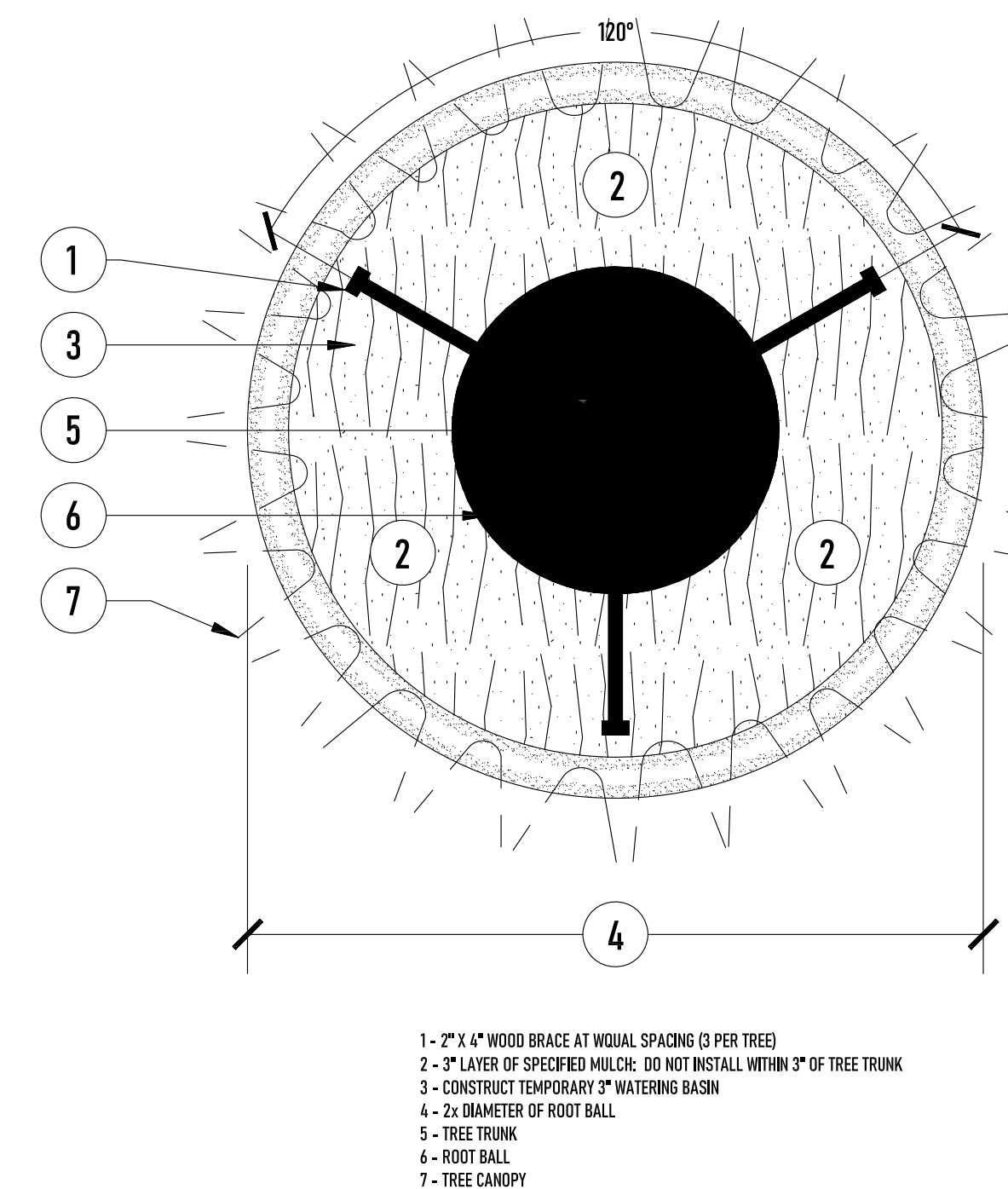
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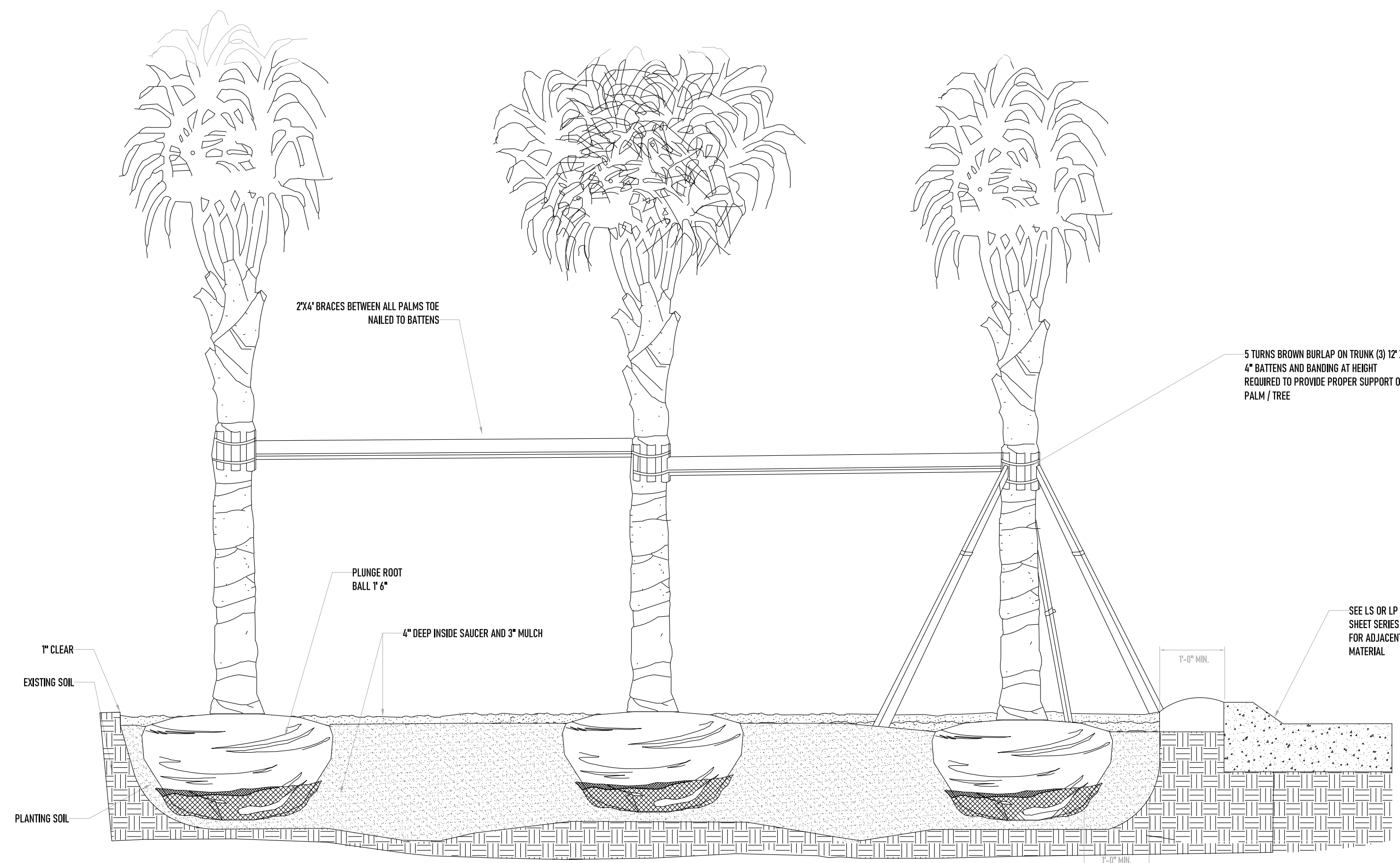
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FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932

WWW.COASTAL-OPS.COM

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PH: 305-972-8568

FH. 766-264-7220

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PROFESSIONAL SEAL(S)

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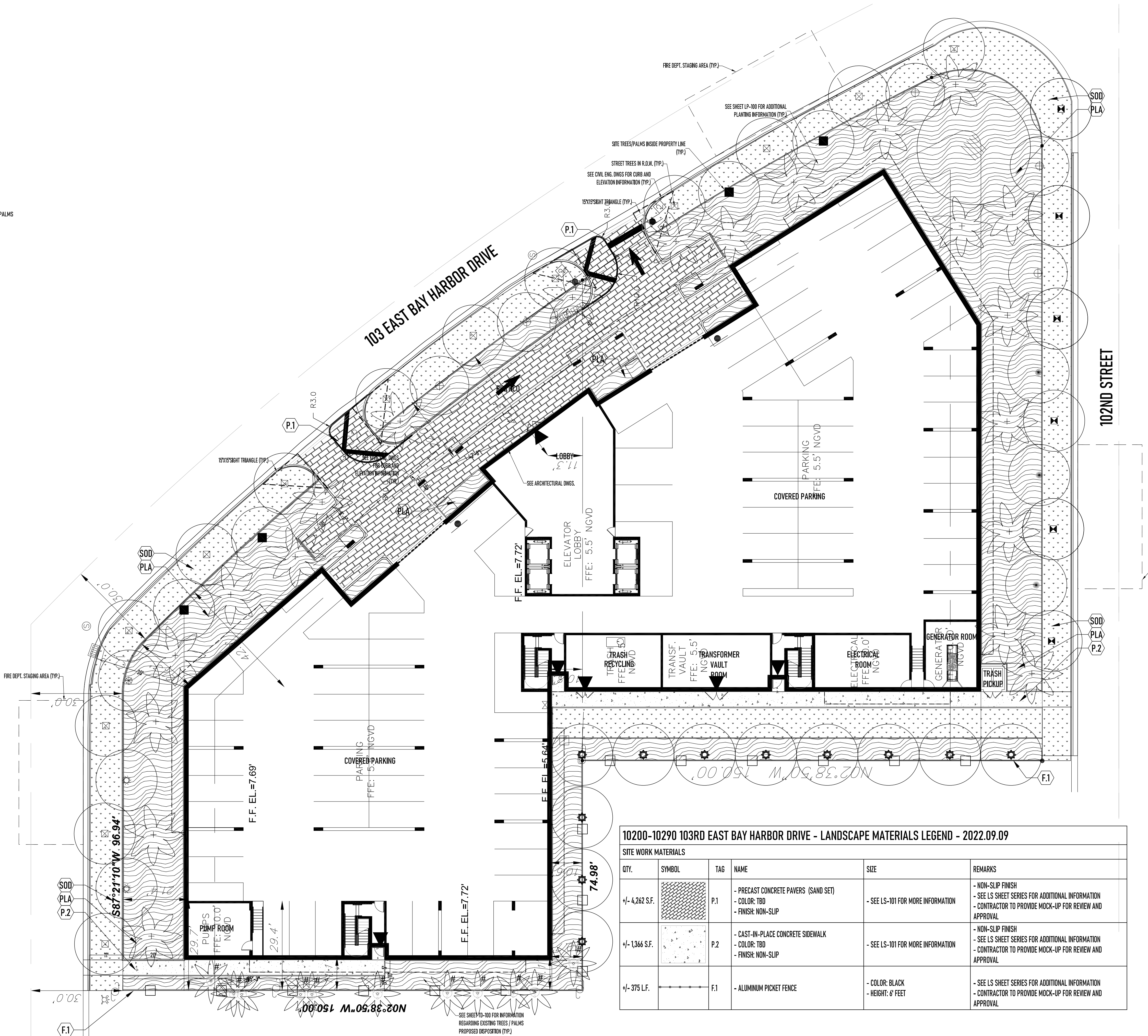
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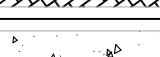
LANDSCAPE SITE PLAN

LS-100

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

Net Lot Area 1.28 **Acres /** 55,900 **SF**



10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.09.09					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 4,262 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
+/- 1,366 S.F.		P.2	- CAST-IN-PLACE CONCRETE SIDEWALK - 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
+/- 375 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



0 4' 8' 16' 32'

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

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FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932

FIRM LICENSE: FL LA 6667411

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PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

S & E ARCHITECTS, INC.

2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

LANGAN

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

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 103 BH

PROFESSIONAL SEAL(S):



	DATE	DESCRIPTION

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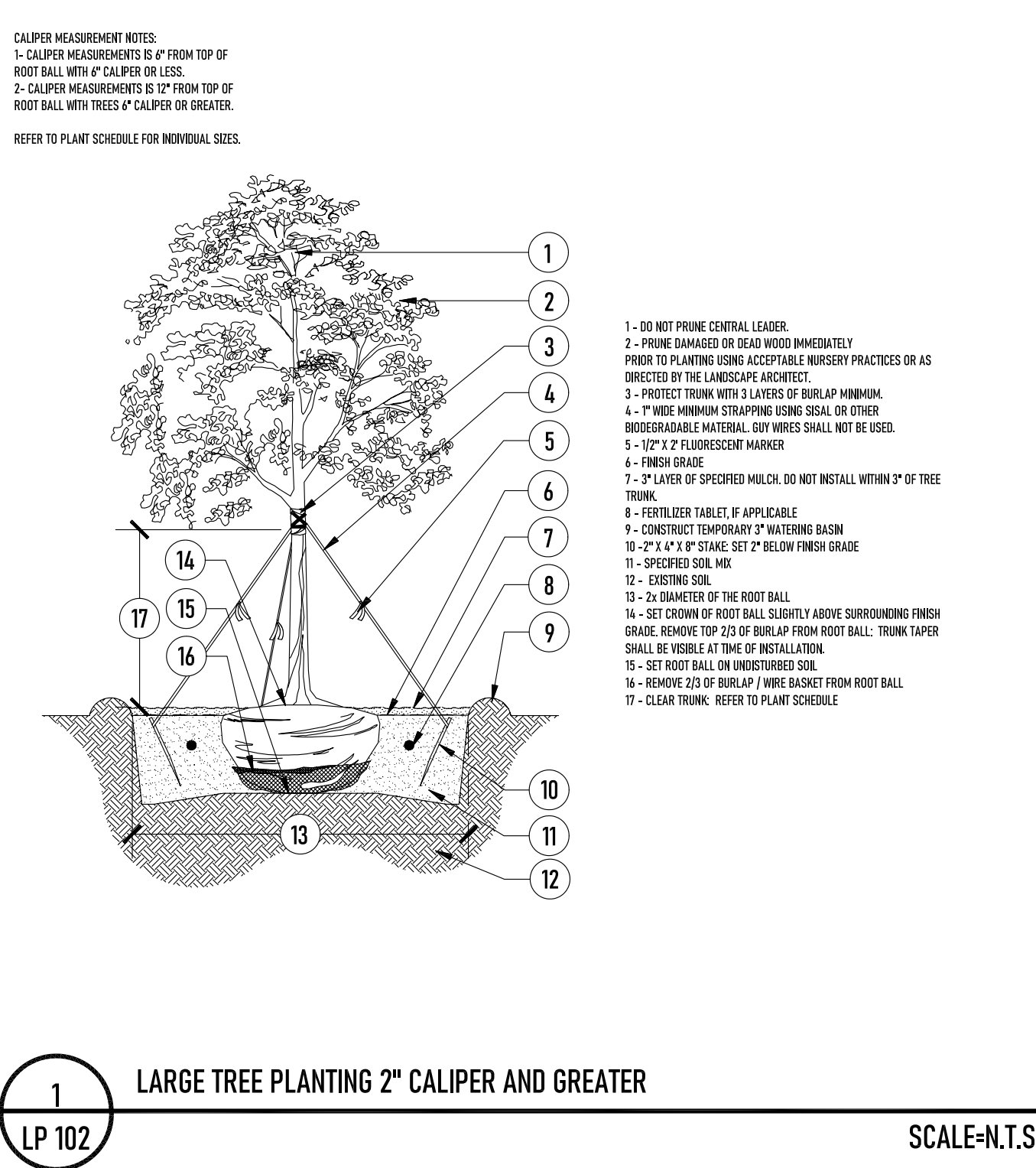
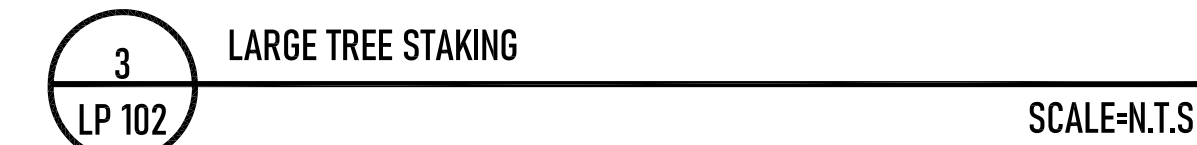
Project ID: 2022-103BH
Print Date: SEPTEMBER 09, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LS-101

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.
3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENCE OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.
5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.
10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.
11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
12. 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 8+ SHREDED 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 FERTILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHALL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.
18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.
19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
20. ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.
21. IN AREAS WHERE PAVED SURFACES ABOUT 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 PLANT FROND.
26. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOUSLY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED 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.

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.09.09						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FARKHAATHREE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSODACTYLUS ICADO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRENDEL
252		PC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRENDEL
125		EL	ERIODORA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
200		NC	NEOMARCIA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRENDEL
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRENDEL
+1,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MUCK-UP
21		TR	THRINAX PARVIFOLIA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRENDEL
+1,460 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



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

PROJECT NAME:

CLARA 103 BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION	

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: SEPTEMBER 09, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-103

SCALE=N.T.S

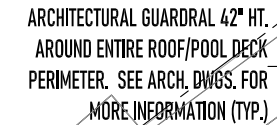
614 SOUTH FEDERAL HIGHWAY (UST), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

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)

PROFESSIONAL SEAL(S)



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Pool Deck	Illuminance	Fc	2.51	4.1	1.0	2.51	4.10	

[illegible]

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Sheet Title:
**LANDSCAPE LIGHTING PLAN
AND PHOTOMETRIC ANALYSIS
(ROOF PLAN)**



LL-101

- 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
MANUFACTURER'S SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY,
AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

	NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.
	RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEER'S PLANS
	1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.
	RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER
	RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.
	RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
	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 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

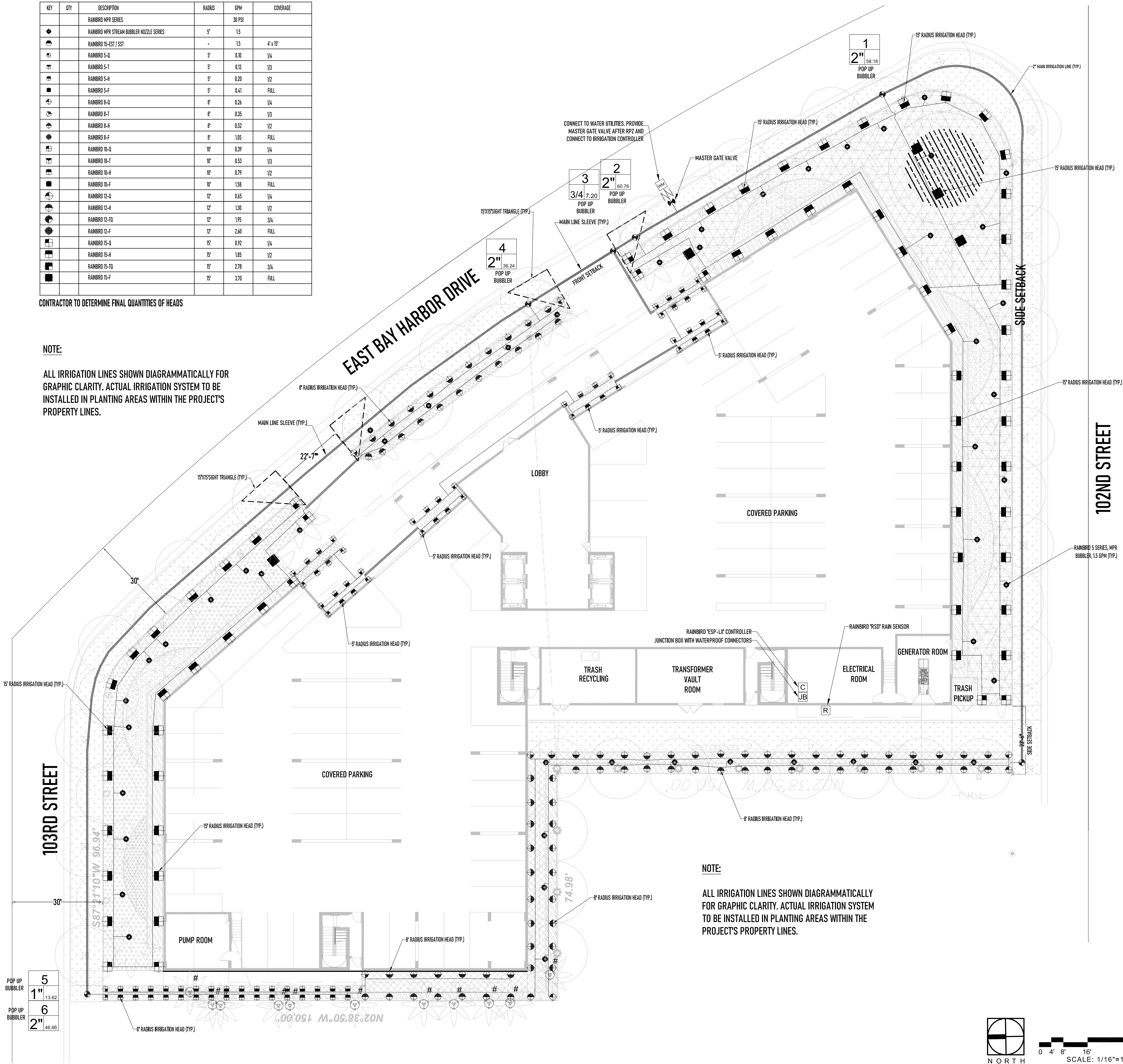
RAINBIRD 1800 SERIES STRIP-TYPE
 15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5" STREAM, 1.5 GPM

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

NOTE:

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



PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
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 103 BH

PROFESSIONAL SEAL(S)

[illegible]

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Project ID: 2022-103BH
Print Date: SEPTEMBER 09, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)

LI-100

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.

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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 IS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS IS 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.

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

ZONE INFORMATION BOX

ZONE NUMBER →

VALVE SIZE →

→ **ZONE G.P.M.**

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

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

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

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
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		RANGRO MPR STREAM BUBBLER NOZZLE SERIES	5'	15	
		RANGRO 15-EST / SST	-	15	4' x 15'
		RANGRO 5-D	5'	0.10	1/4
		RANGRO 5-T	5'	0.13	1/3
		RANGRO 5-H	5'	0.20	1/2
		RANGRO 5-F	5'	0.41	FULL
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		RANGRO 15-H	15'	1.85	1/2
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		RANGRO 15-F	15'	3.70	FULL

RAINBIRD 5-T	5'	0.13	1/3
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RAINBIRD 5-F	5'	0.41	FULL
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RAINBIRD 15-TQ	15'	2.78	3/4
RAINBIRD 15-F	15'	3.70	FULL

TERMINE FINAL QUANTITIES OF HEADS

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

RAINBIRD 15-EST/SST (TYP.)

POOL DECK

SWIM SHELVE

POOL

SWIMMING LEDGE

ELEV. LOBBY

M

W

MECH. YARD

LAWN

DECK

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

RAINBIRD 15-EST/SST (TYP.)

NOTE:
GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR ALL PLANTERS AUTOMATIC IRRIGATION SYSTEM AT 4-4.7 GPM.

PROFESSIONAL SEAL(S):

[illegible]

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Sheet Title:

LI-101



**Re: Development Impact Analysis Report
Bay Harbor 103rd Street Apartments
10290 East Bay Harbor Drive
Bay Harbor Islands, Florida 33154
Langan Project No.: 300303601**

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.

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 **17,794 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

EXISTING POTABLE WATER CALCULATION TABLE				
Existing Use	Unit (Avg. Capita per Household)		Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	36 Units (2.17 per DU)	200	GPD per Capita/Unit	15,624
TOTAL DAILY GALLONAGE				15,624

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09 September 2022
Page 2 of 3

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 **13,879 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

EXISTING SANITARY SEWER CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	36 Units (2.17 per DU)	156 GPD per Capita/Unit	12,187
TOTAL DAILY GALLONAGE			12,187

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 **56.23 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

EXISTING SOLID WASTE CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	36 Units (2.17 per DU)	0.632 TPY per Capita/Unit	49.37
TOTAL DAILY GALLONAGE			49.37

09 September 2022
Page 3 of 3

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 Engineering. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for the Bay Harbor 103rd Street Apartments project.

LANGAN

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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

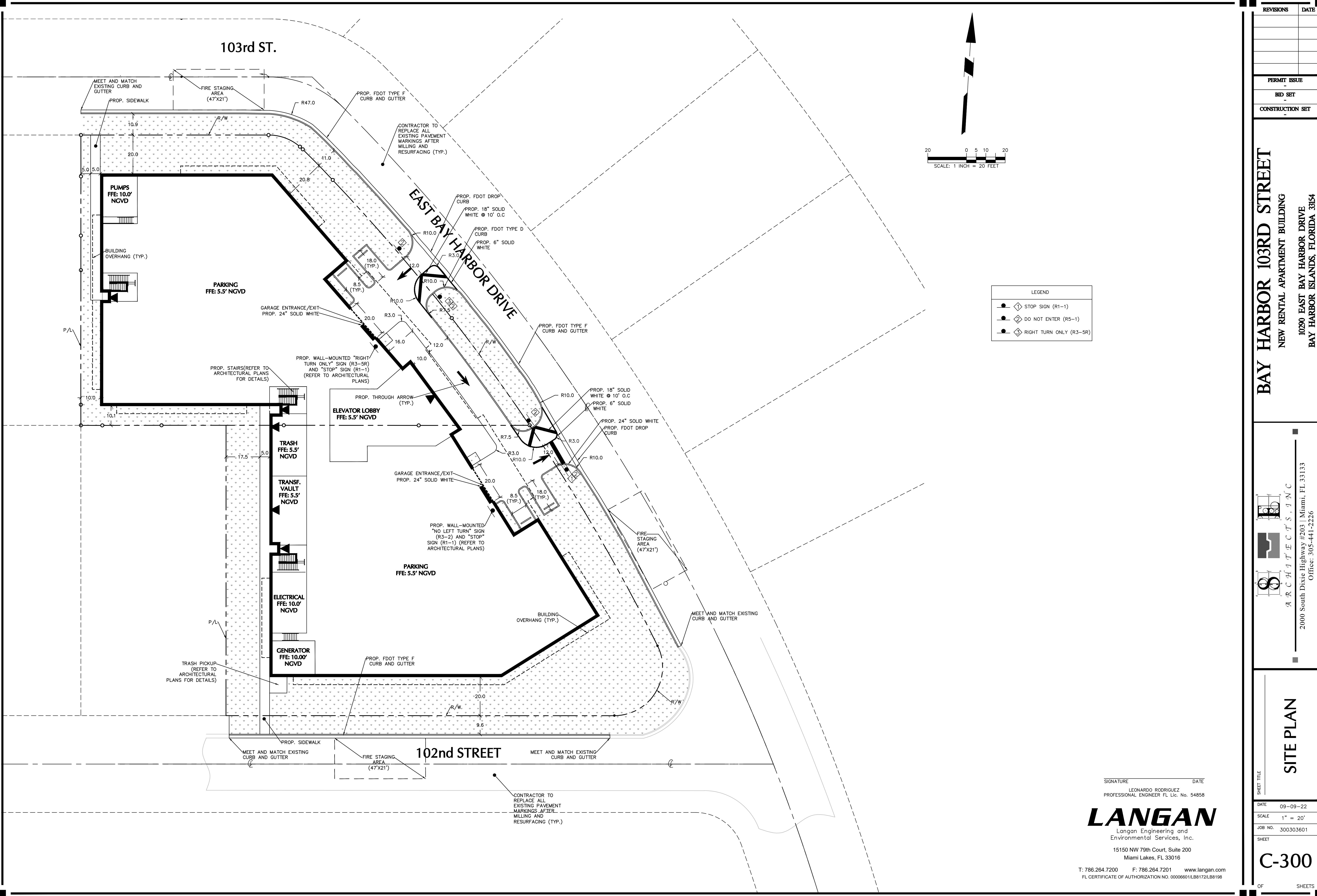
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BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554



SHEET

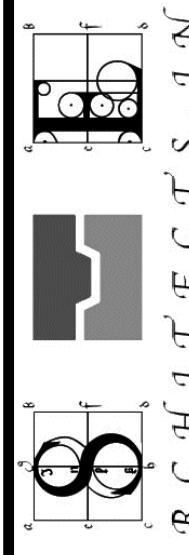
OF SHEETS



REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

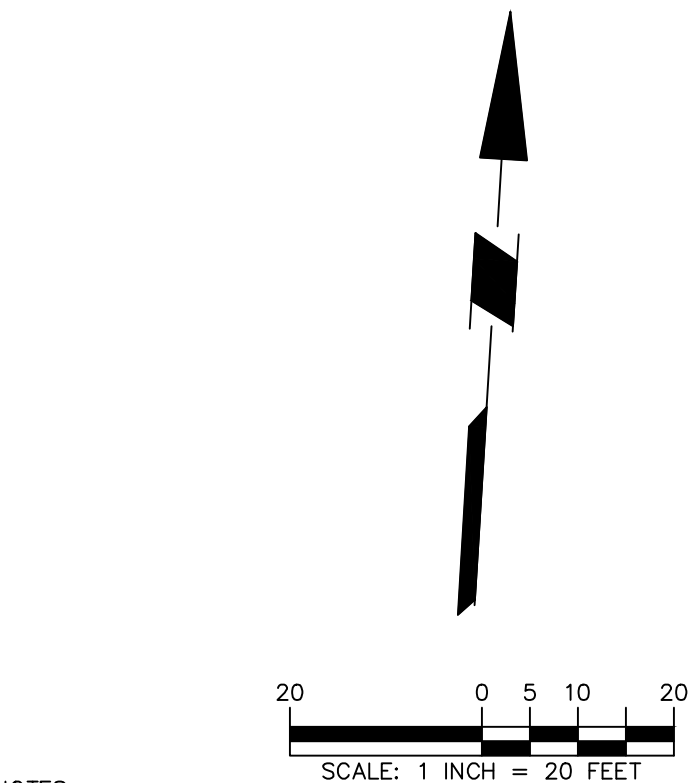
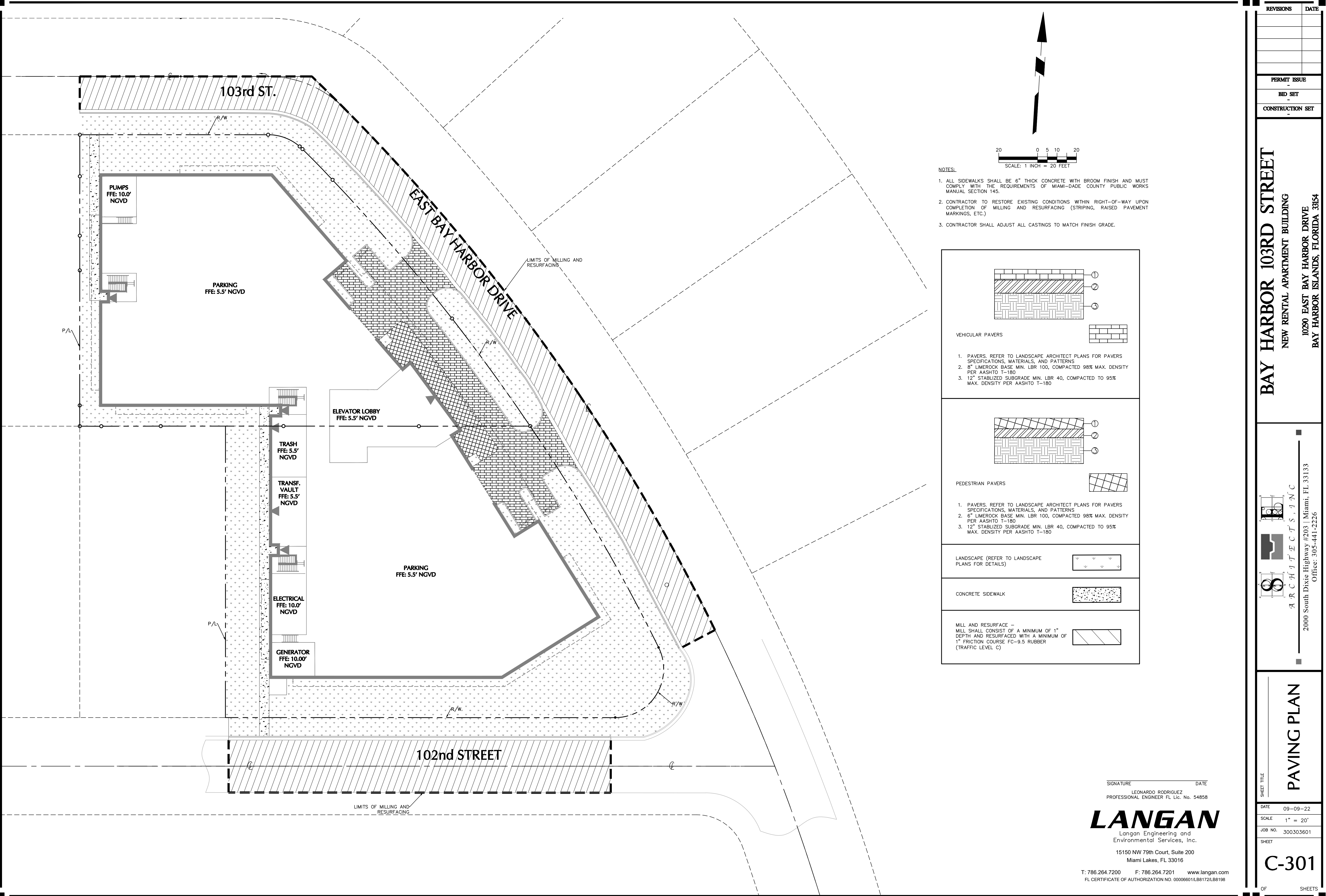


A R C H I T E C T S , I N C
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE	SITE PLAN
DATE	09-09-22
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-300
OF	SHEETS

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

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Miami Lakes, FL 33016
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- NOTES:
1. ALL SIDEWALKS SHALL BE 6" THICK CONCRETE WITH BROOM FINISH AND MUST COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS MANUAL SECTION 145.
 2. CONTRACTOR TO RESTORE EXISTING CONDITIONS WITHIN RIGHT-OF-WAY UPON COMPLETION OF MILLING AND RESURFACING (STRIPING, RAISED PAVEMENT MARKINGS, ETC.)
 3. CONTRACTOR SHALL ADJUST ALL CASTINGS TO MATCH FINISH GRADE.

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" STABILIZED 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" STABILIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

CONCRETE SIDEWALK

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

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REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

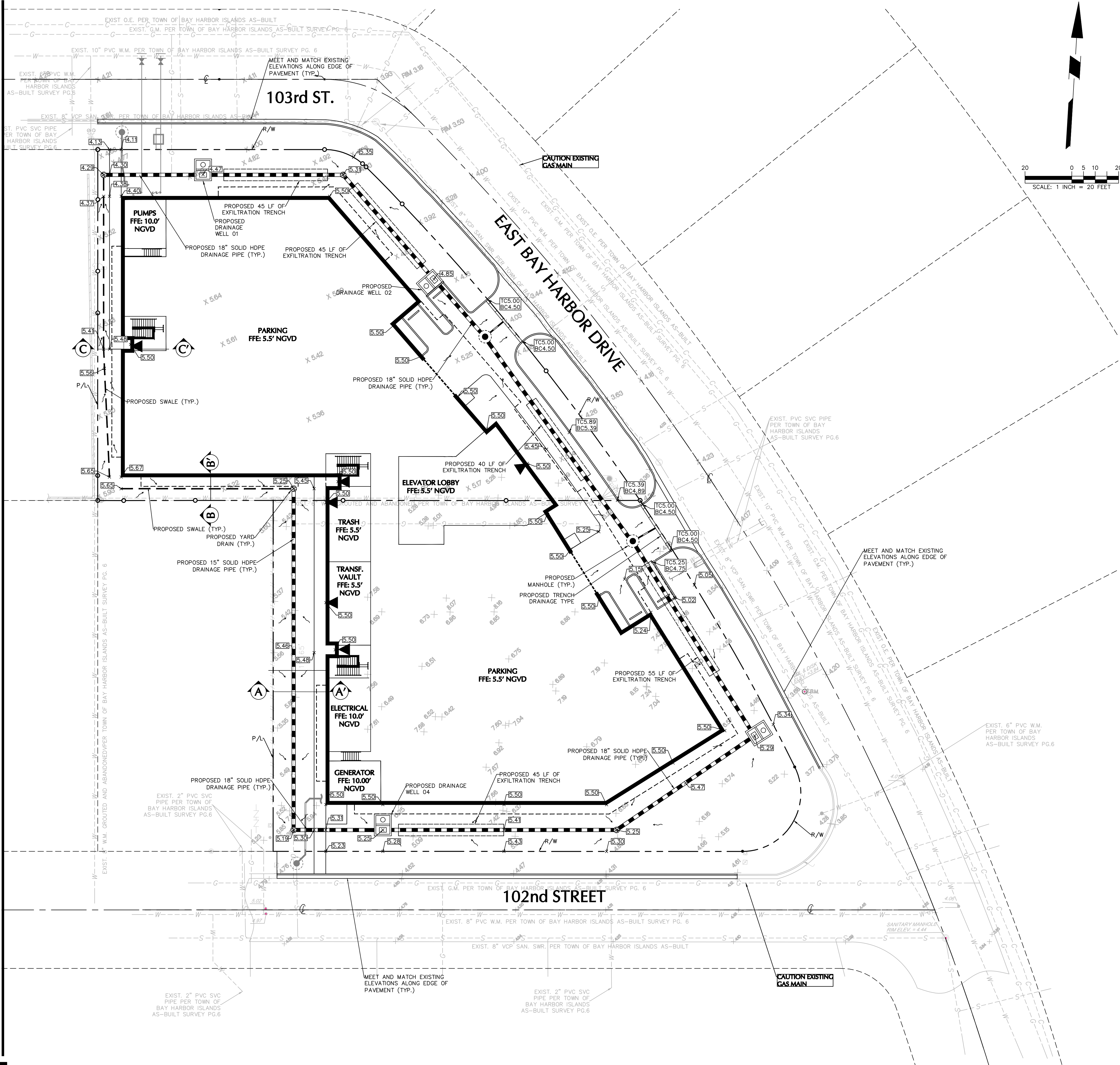
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PAVING PLAN

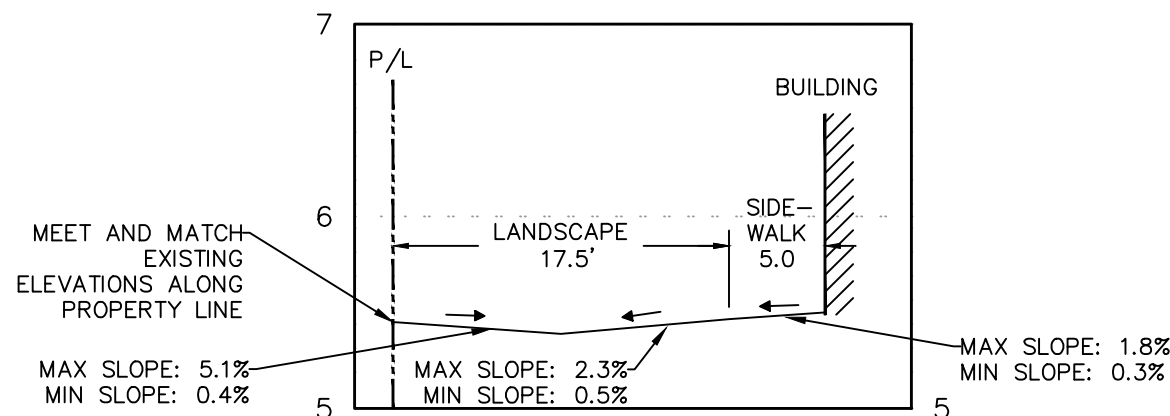
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SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-301

OF SHEETS

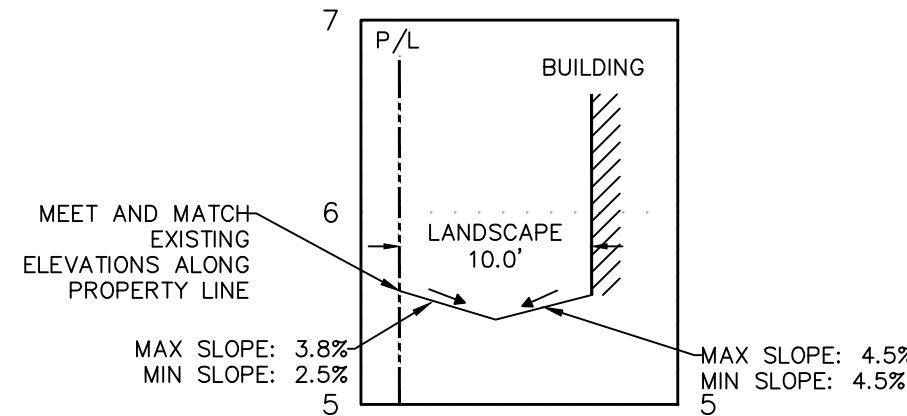
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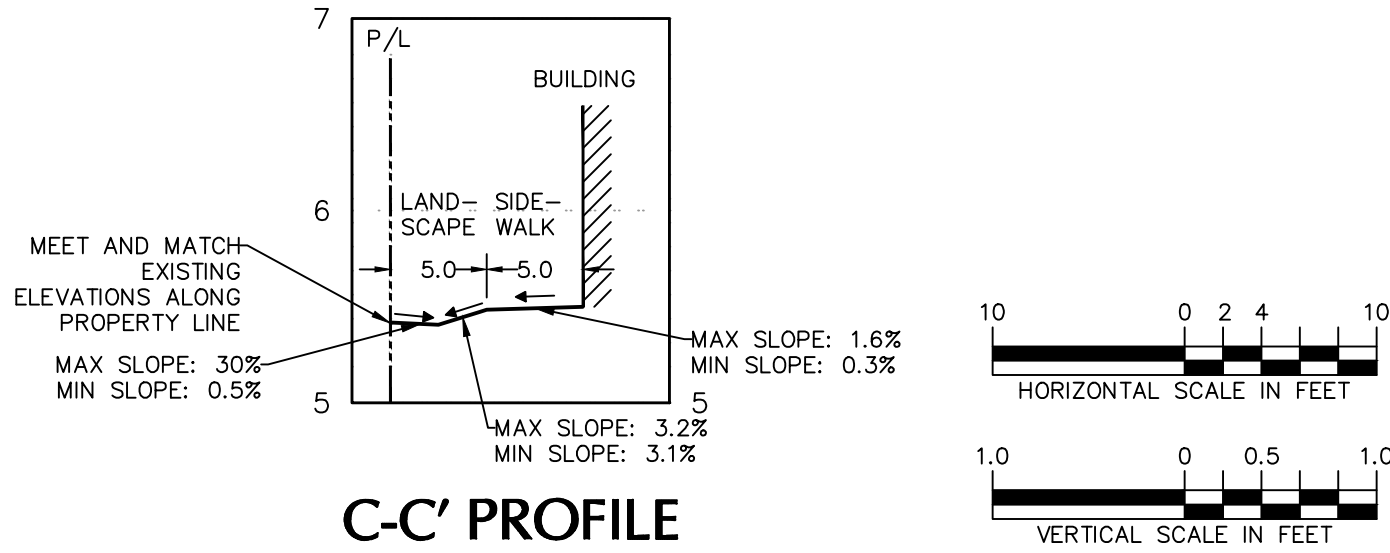
LEGEND		
	PROPOSED	EXISTING
WATER MAIN		-- W -- W --
SANITARY SEWER		-- S -- S --
STORM DRAINAGE LINE		-- D -- D --
EXFILTRATION TRENCH		
ELECTRICAL LINE		
OVERHEAD UTILITY WIRE		OH --- OH
GAS LINE		-- G -- G --
FIRE HYDRANT		
GATE VALVE		



A-A' PROFILE



B-B' PROFILE



C-C' PROFILE

SIGNATURE _____ DATE _____
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REVISIONS

DATE

PERMIT ISSUE

BID SET

CONSTRUCTION SET

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE

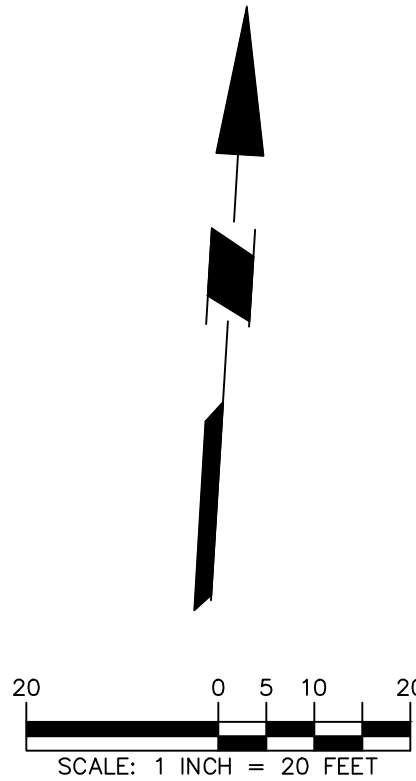
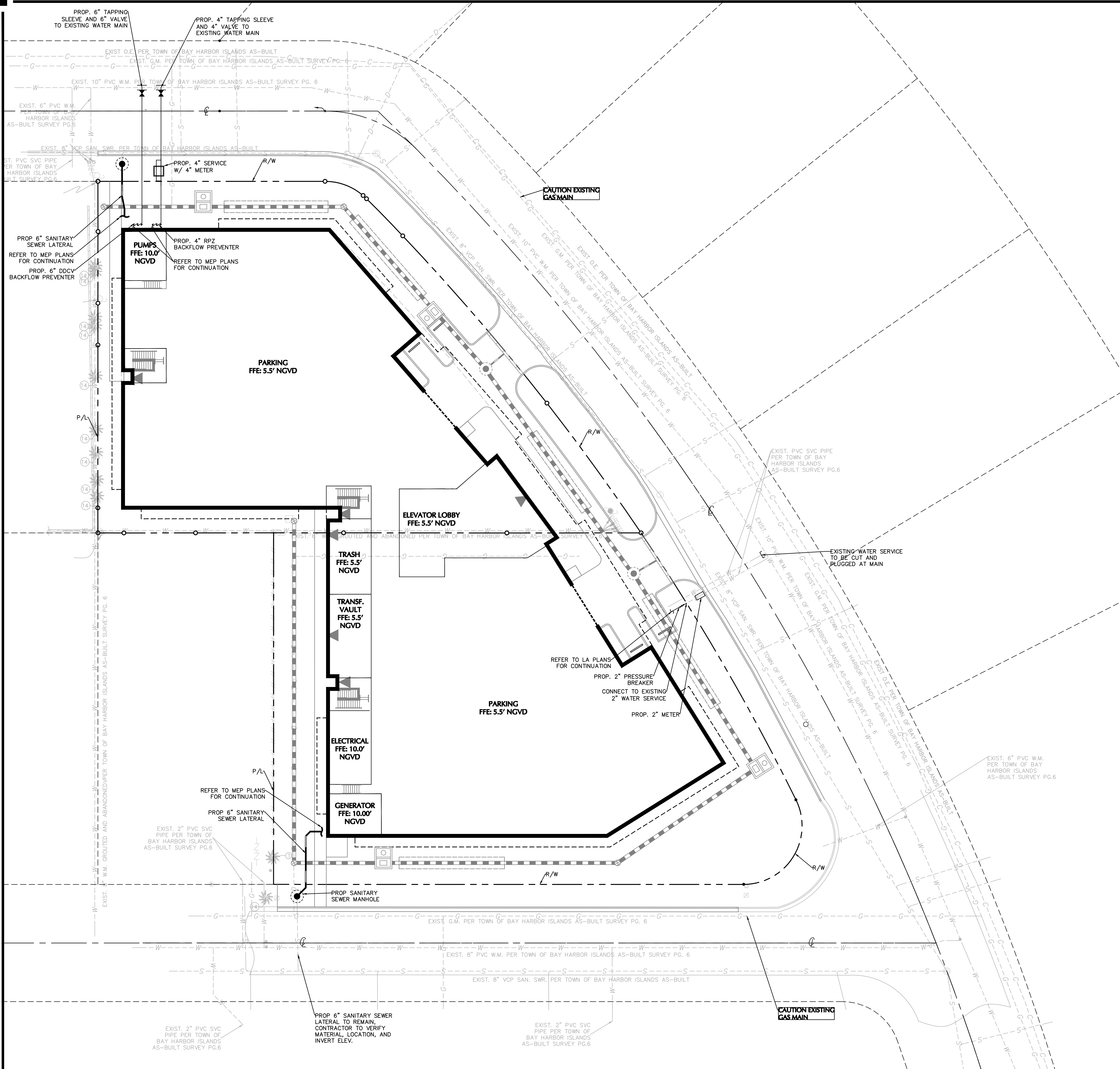
BAY HARBOR ISLANDS, FLORIDA 33154

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Office: 305-441-2226

GRADING AND DRAINAGE PLAN

C-400

OF 1 SHEETS



LEGEND		
	PROPOSED	EXISTING
WATER MAIN		
SANITARY SEWER		
STORM DRAINAGE LINE		
EXFILTRATION TRENCH		
ELECTRICAL LINE		
OVERHEAD UTILITY WIRE		
GAS LINE		
FIRE HYDRANT		
GATE VALVE		

SIGNATURE _____ DATE _____

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REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
UTILITY PLAN

DATE 09-09-22
SCALE 1" = 20'
JOB NO. 300303601
SHEET
C-500

OF _____ SHEETS

Date: 9/8/2022 Time: 17:29 User: jaquino Style Table: Langan.stb Layout: C-500 Document Code: CP01-300303601-0501-CU101-0101

REVISIONS	DATE

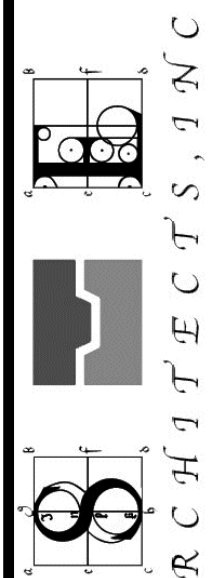
PERMIT ISSUE

BID SET

CONSTRUCTION SET

BAY HARBOR 103RD STREET

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



2000 South Dixie Highway #203 | Miami, FL 33133

DETAILS

SHEET TITLE

DATE 09-09-22

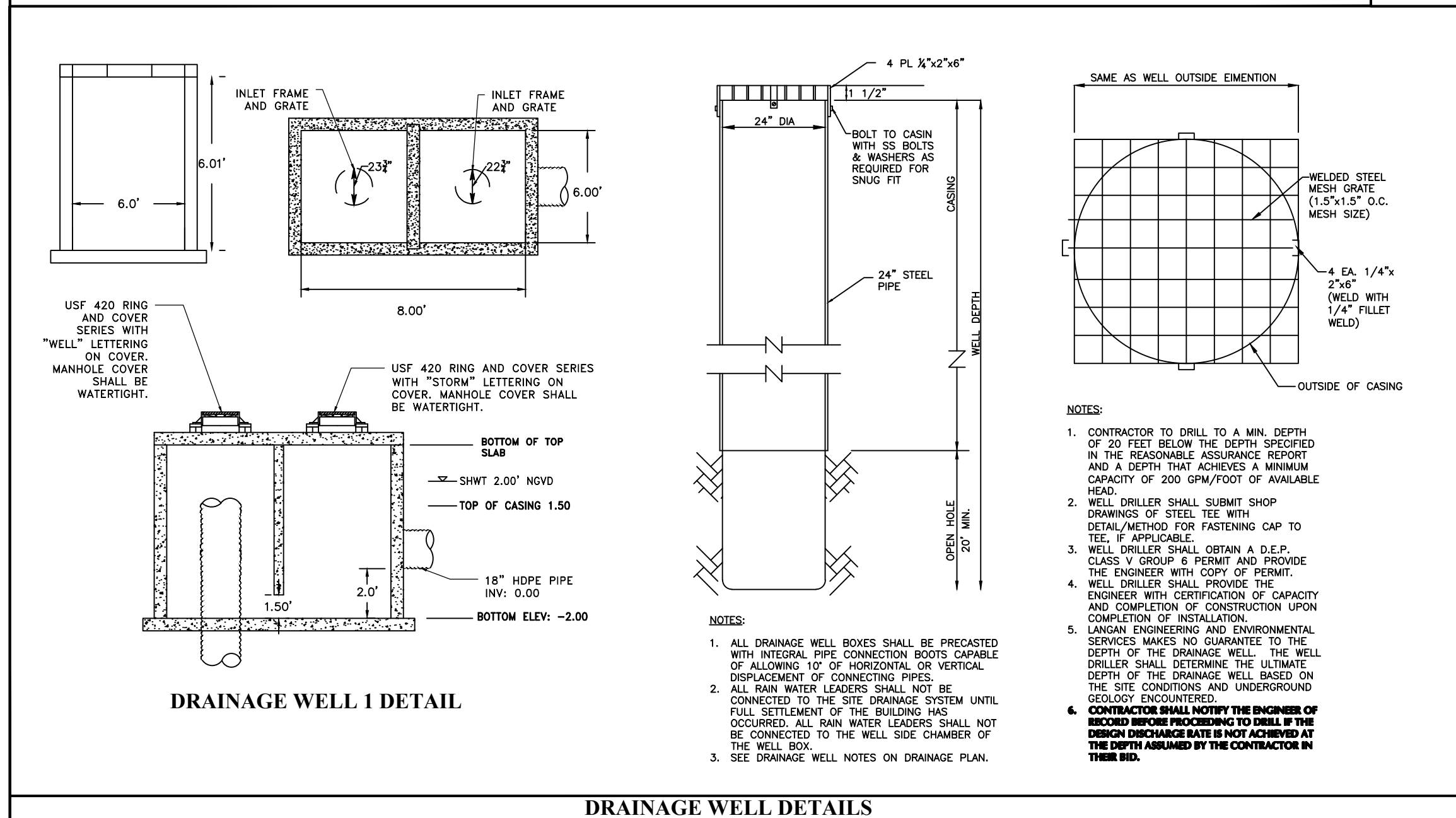
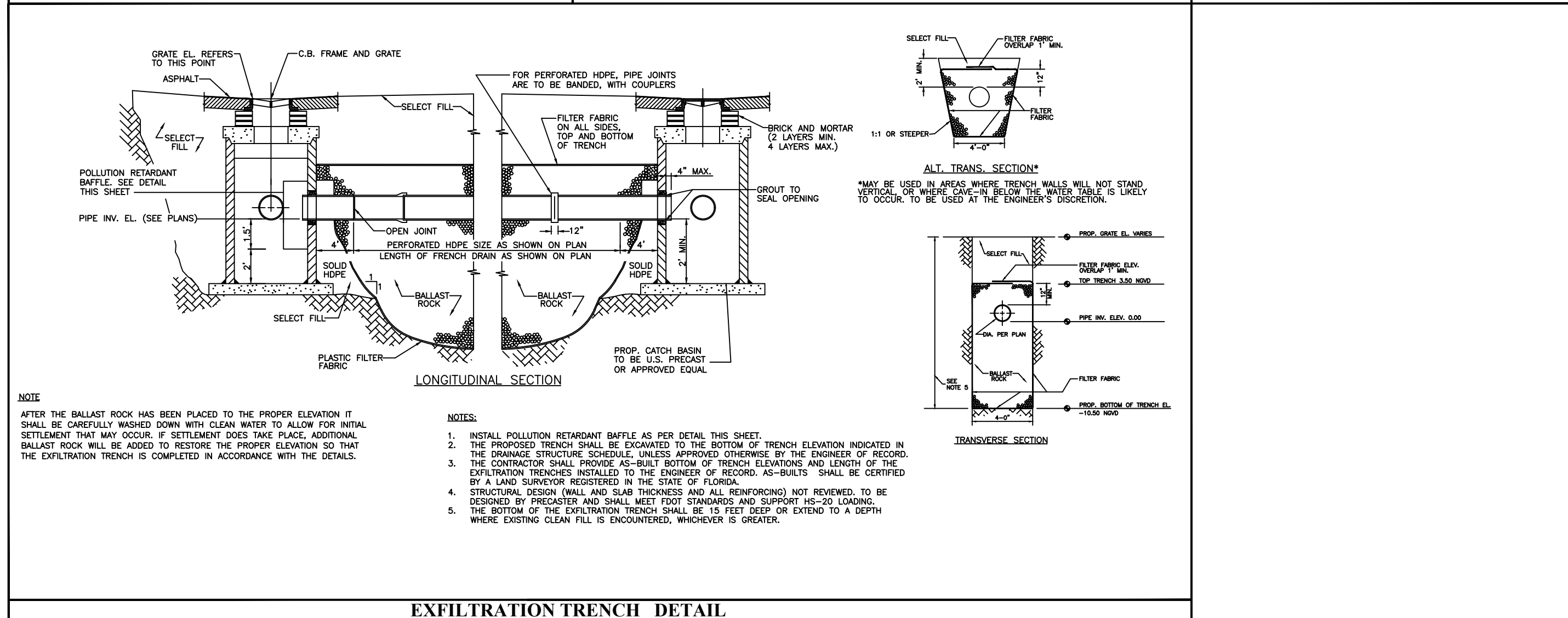
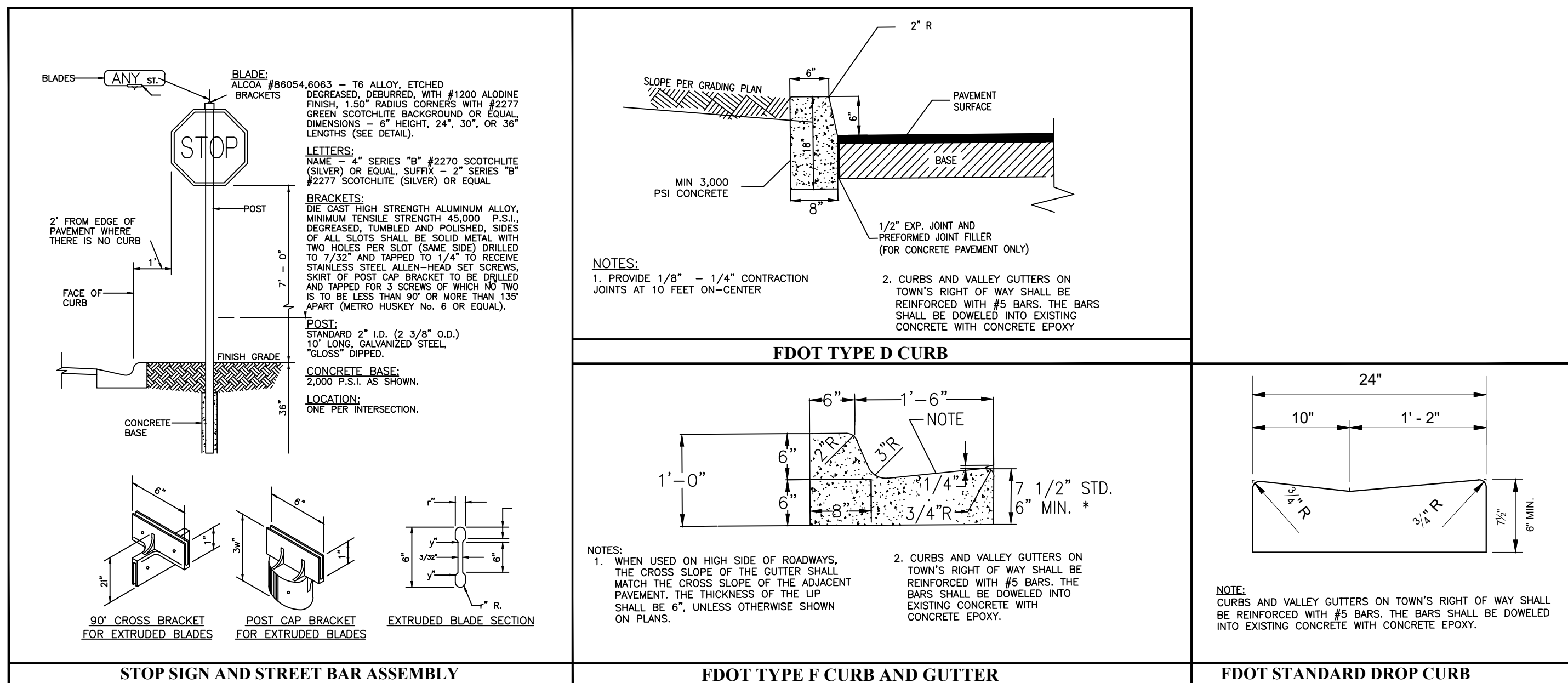
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JOB NO. 300.30.3601

SHEE

C-800

OF SHEETS



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

To: Development Review Committee (DRC)
Town of Bay Harbor Islands

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

Date: October 10th, 2022

Subject: Site Development Plan Application – #1 DRC Review
Proposed 9 DU Multi-family Residential Complex
1055 93rd Street
Bay Harbor Islands Acct. No. SPR22-000026
MMPA Acct. No. 01-0702-1144

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1055 93rd Street
Legal Description: Lot 13 of Block 14, "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

The project architect, Carl Levin Architecture + Design, as agent for the property owner, DDG 1055 BHI LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit mid-rise residential development located at 1055 93rd Street. The proposed dwelling units range from 1,440 to 2,527 square feet of A/C space plus balconies. The lot is currently cleared and vacant. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site on top of a grade level parking area. The building floors above the parking garage form a single enclosed structure.

One main driveway connection to 93rd Street is proposed. The driveway is shown as a two-way driveway that is twenty-three (23) feet in width. The driveway provides access to the under-building parking garage area and one exterior parking space (guest / lobby drop-off / delivery). All parking spaces, except one grade level guest space, will be in the under-building parking area. The plan does not provide a tentative Fire Department staging area. It is recommended the applicant meet with the M-D Fire Dept. staff ASAP to discuss the preliminary plans, as major changes required by them after Town approval could result in delays or resubmittal to the DRB. It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking as some others had done; however, there are four (4) parallel parking spaces in the Town swale that will be removed. The Town's Code requires that all re-development must completely remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics.

The second floor provides a common courtyard and landscape area on the east side / middle of the building. Two (2) units are also on this floor. The units have access from a common enclosed hallway on the west side of building. One unit is on the front of the building and other unit is on the rear. On the 5th floor, the southern half of the building has a pool, outdoor kitchen and sundeck area. An amenity room and bathroom are provided adjacent to the pool / rec area within the building. On the building rooftop is a passive recreational sitting area with a deck area for outdoor seating. No rooftop pool is proposed.

The proposed new building is 7-stories in height with six (6) floors of residential use over a one (1) story parking area @ 65-feet above BFE + 1' FBC Freeboard.

According to the survey, the lot is currently vacant. Town records indicate that the lot was previously developed with a duplex. The total lot area is 11,250 square feet / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build nine (9) dwelling units; therefore, no TDR will be required.

The adjoining / nearby development sites currently include a 6-story multi-family residential complex @ 69 DU / 67 DUA to the immediate north. To the immediate east is a one-story quad multi-family residential complex @ 4 DU / 15 DUA. To the immediate west is a one-story triplex, @ 3 DU / 12 DUA. To the south across 93rd Street is the 7-story Stuart House multi-family residential complex @ 54 DU / 52 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 as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town 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.

It is noted that in 2015 the Town received a Site Development Plan application for a fifteen (15) DU midrise building on this site. An initial DRC review / meeting was held but the project never moved forward for formal Town approval.

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. Based on the site size a maximum of nine (9) DU could be built on this site. The applicant is requesting 9 DU; therefore, the proposed land use / density is consistent with the Complan designation.

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 the main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present. See comments below.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (one lot).

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

As stated above, the Site Development Plan depicts access to the site from one main driveway connection to 93rd Street. The driveway is shown as a 23-foot-wide two-way driveway that provides access to the parking garage which meets Code.

Based on 9 DU the Code requires at least eighteen (18) parking spaces. Nineteen (19) parking spaces are provided (18 standard, 1 ADA including 1 guest space). Therefore, the site design meets the current minimum Code requirements for on-site parking spaces. As this is a single lot, no guest spaces are required; however, one (1) guest space is provided. The Town encourages applicants to provide a guest space if possible.

A Fire Department staging area is not shown for the project. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative vertical and horizontal design elements, as well as the use of painted vertical accents. The building does not exceed one hundred twenty (120) feet in length; therefore, no “breezeway” is required.

SITE PLAN COMMENTS

Following are comments based on the plans dated by the architect on September 29th, 2022, submitted to the Town for consideration:

- 1) A separate tree survey was not submitted as required. It appears that the site has no existing trees. Provide a note on the survey or letter from the surveyor stating no existing trees are present. From aerial photos it appears there are no trees on this site.
- 2) An exhibit detail must be added to the plans showing all existing land uses / Complan designations / zoning classifications within 300 feet of the subject property. Draw a radius on the map exhibit from the edges of the subject site. It needs to be a scale that is readable.
- 3) Sheet A-06 has the following issues:
 - a) The guest parking space must be setback 10-feet from the front property line unless the DRB grants special approval. The minimum M-D Landscape Code dimension is 7 feet. There is an approximate 14' area between the front PL and parking space where the temporary solid waste storage enclosure / FPL transformer is shown. Add a setback dimension.
 - b) In the Area Breakdown provide all unit sizes and bedroom breakdown for each unit and include the minimum Code size requirement & provided #bedrooms / DU sizes.
 - c) Along the east property line it appears that a slab goes directly to the property line. At least three (3) feet of pervious landscape area is required per Sec. 23-12(15)(b).
 - d) Along the west property line dimension the landscape strip width shown. Also dimension the width of the sidewalk. The max. sidewalk width is five (5) feet.
 - e) How is the trash staging area screened. Provide details for the screening.
 - f) Please dimension the proposed sidewalk connection on the west side of the driveway to 93rd Street.
 - g) Show the entire roadway right of way of 50' for 93rd Street.
 - h) For the LOS concurrency data there is a typo for "water" (potable / not potable).
- 4) All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
- 5) There are no height dimensions noted for numerous rooftop accessory structures. The maximum height allowed is 20' for elevator overrides / stairs and 10' for trellis / shade structures measured from the main roof deck. Parapet walls / etc. are limited to 5' in height above the main roof deck. See Sec. 23-12(25).
- 6) As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation. The Town's Bldg. Dept. staff is required to submit the application to the MDBD online. Any impact fees / mitigation funds are required at the time of building permits.

- 7) Civil Engineering plans were submitted. The calculations for LOS for a 10-year / 24-hour storm event were not provided, which is the MD / Town adopted LOS. A separate drainage report from NGA Engineers used a 5-year storm event. Revise the calculations.
- 8) Storage areas were provided inside each unit. Please state the storage area has a 7' min. headroom for storage. More importantly, the Code requires the individual DU storage rooms to be located outside of the DU. Typically, these are located in the garage or hallways just outside of the DUs.
- 9) Sec. 23-24 (d)(4) required that for all parking garages each façade must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors unless the Design Review Board approves equivalent screening. Please provide details on the exterior façades screening the garage. No mechanical ventilation is allowed to adjoining sites – roof ventilation is preferred.
- 10) The application does not indicate that any of the Town's incentives through its Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building, there are substantial rebates of permit fees available as well as awards, recognitions and signage incentives available.
- 11) The site plan (Sheet A-06) / other discipline plans (Civil / Landscaping) seem to show that at grade level along the west property line there will be an area with no landscaping in the side yard. The min. 20% open space must include mostly living landscaping, but crushed stone / etc. is allowed to a limited degree. Artificial Turf (AT) is not allowed in M-D County as part of the minimum landscaped open space areas. The Town limits AT in any required setback or street.
- 12) Along the north property line there are existing FPL power poles / overhead power lines / other utilities. The tree species selected for the northern lot area (Brazilian Beauty Leaf @ 18' tall at planting) is not allowed per the FPL "Right Tree / Right Place" guidelines per the Town Landscape Code (Sec. 24-16). Please select an alternative acceptable tree species.
- 13) Provide a written response to each comment.
- 14) More comments are possible for future submittal being reviewed.

APPLICATION FOR SITE PLAN REVIEW



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

26-27-34-35-52-42, Bay Harbor Islands PB 46-S, Lot 182, BLK 5
lot size 150x176 or 12133-3261 to 3264 04842, Coc 22790-0586 10' 2004 2 &
Bay Harbor Island PB 46-S, Lots 14 & 15 BLK 5, lot size 150x203 or 12133-3261
Folio # 13 222 700 11110 / 13-2227-001-1230

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 55,900 sq ft

Project Description New, 77 unit Multifamily Units 77

Owner(s) Name CHDH 103RD ST LLC

Mailing Address 10201 Collins Ave, Apt 1107

City Bell Harbor State FL Zip 33154

Phone Number 305 972 8568 Email Jceclarkhomes.co

Signature of Owner [Signature]

Name of Applicant (if different from owner) _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 9/9/2022 By [Signature]

Process Number SPR22-000025 Fee Paid \$3,000 - ck #6783

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

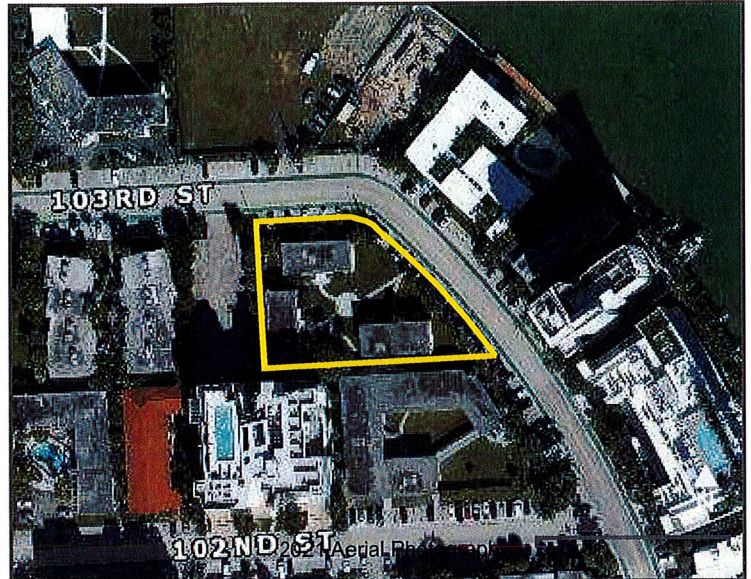


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/9/2022

Property Information	
Folio:	13-2227-001-1110
Property Address:	10290 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1287
Owner	CHBH 103RD STREET LLC
Mailing Address	10201 COLLINS AVE APT #2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,720 Sq.Ft
Lot Size	26,400 Sq.Ft
Year Built	1947



Assessment Information			
Year	2022	2021	2020
Land Value	\$2,904,000	\$2,376,000	\$2,376,000
Building Value	\$10,000	\$10,000	\$680,698
XF Value	\$0	\$0	\$0
Market Value	\$2,914,000	\$2,386,000	\$3,056,698
Assessed Value	\$2,914,000	\$2,386,000	\$3,056,698

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
26-27-34-35-52-42
BAY HARBOR ISLAND PB 46-5
LOT 1 & 2 BLK 5
LOT SIZE 150.000 X 176
OR 12133-3261 TO 3264 0484 2

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,914,000	\$2,386,000	\$3,056,698

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2022	\$7,900,000	33188-3015	Qual by exam of deed
04/23/2021	\$3,650,000	32484-0490	Qual by exam of deed
11/13/2015	\$3,650,000	29855-2527	Qual by exam of deed
10/03/2014	\$5,965,714	29348-2230	Transfer where the sale price is verified to be part of a package or bulk sale.

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Civil Engineers

DRAINAGE CALCULATIONS

1055 93rd Street

1055 93rd Street, Bay Harbor Islands, FL.

By: Nobel Valencia, P.E.

9/23/2022

COEFFICIENT OF RUNOFF

COEFFICIENT	IMPERVIOUS (C _i) 0.9	ROOF (C _r) 0.9	SWALE (C _s) 0.3	GRASS (C _g) 0.3
AREA	IMPERVIOUS (A _i)	ROOF (A _r)	SWALE (A _s)	GRASS (A _g)
AREA (Sq. Ft.)	0.00	9562.00	0.00	1688.00
AREA (Acres)	0.00	0.22	0.00	0.04
TOTAL AREA (Sq. Ft.)	A _t = A _i + A _r + A _s + A _g + A _p			A _t = 11250 Sq. ft
TOTAL AREA (Acres)	A _t = A _i + A _r + A _s + A _g + A _p			A _t = 0.26 Ac.
WEIGHTED COEFFICIENT	C _w = (A _i C _i + A _r C _r + A _s C _s + A _g C _g) / A _t			C _w = 0.810

DESIGN PARAMETERS

EXFILTRATION TRENCH FOR CATCH BASINS (ON-SITE)				GENERAL			
Rainfall Depth (in)	R=	6.10	inches	Total Area of Site (Acres)	=	0.26	Acres
Hydraulic conductivity, (K) cfs / ft ² -ft.head *				Flood Zones	=	"AE"	
Test #1		2.68E-04		Base Flood Elevation (FEMA)	=	8.00	NGVD
Test #2				Dade County Flood Criteria	=	5.00	NGVD
Average		2.68E-04		Water Table Elevation (October H.W.)	=	2.00	NGVD
Depth to Water Table (feet) **	(H ₂)	3.00	feet	Design Storm (yrs)	=	5	
Non-Saturated Trench Depth (feet) **	(D _u)	1.30	feet	Time of Concentration (min.)	=	15	
Saturated Trench Depth (feet) **	(D _s)	12.00	feet				
Width (feet)	(W)	4	feet				
* Information Provided By: Dynatech Engineering Corp							
* Test Conducted on : 7/26/2022							
** Refer to Exfiltration Trench Diagram							

FORMULAS

VOLUME TREATED (V) $V = C_w A R$

LENGTH OF TRENCH **
$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + 1.39 \times 10^{-4}WD_u}$$

** Taken from South Florida Water Management District Permitting Information Manual. Volume IV - 2012.

DRAINAGE STRUCTURES AREAS

DRAINAGE AREA NUMBER		ON-SITE	-	-	-	-	-	-	-	-	-
Total Impervious Area	A _i	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Roof	A _r	9562.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Swale	A _s	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Grass	A _g	1688.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AREA (Sq. Ft.)	A _t	11250	0	0	0	0	0	0	0	0	0
TOTAL AREA (Acres)	A _t	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EXFILTRATION TRENCH CALCULATIONS

DRAINAGE AREA NUMBER		ON-SITE	-	-	-	-	-	-	-	-	-
Area (Sq Feet)	A	11250	0	0	0	0	0	0	0	0	0
Volume Treated (acre-inch)	V	1.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trench Width (Feet)	W	4	4	4	4	4	4	4	4	4	4
Hydraulic Conductivity, K	K	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04
Depth to Water Table	H ₂	3	3	3	3	3	3	3	3	3	3
Non-Saturated Trench Depth (feet)	D _u	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Saturated Trench Depth (feet)	D _s	12	12	12	12	12	12	12	12	12	12
Length of Trench Required (ft)	L	51.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Min. Length of Trench Used (ft)	L	60	0	0	0	0	0	0	0	0	0

PROJECT NAME **1055 93rd Street**
ON-SITE Drainage
PROJECT LOCATION **1055 93rd Street, Bay Harbor Islands, FL.**
DATE September 23, 2022

C FACTOR FOR IMPERVIOUS AREA	0.9
C FACTOR FOR PERVIOUS AREAS	0.3
ACRES OF IMPERVIOUS AREAS	0.22
ACRES OF PERVIOUS AREAS	0.04
LINEAR FEET OF FRENCH DRAIN PROVIDED	60.00
RATE OF EXFILTRATION PER LINEAR FOOT	0.024
WEIGHTED COEFFICIENT OF RUN-OFF	0.81
STORAGE AVAILABLE IN SYSTEM (C.F. PER 1000)	0.16
TOTAL DRAINAGE AREA	0.26

TIME TO GENERATE ONE INCH OF RUN-OFF IN MINUTES

VOLUME OF ONE INCH OF RUN-OFF IN C.F.	938
STORM FREQUENCY IN YEARS	5
INITIAL TIME OF CONCENTRATION	15
TIME TO GENERATE ONE INCH OF RUN-OFF	12.72
TOTAL TIME TO GENERATE ONE INCH OF RUN-OFF	27.72

MASS DIAGRAM FOR 5 YEAR STORM

TIME MIN.	INT I/H	RUN-OFF C.F.S.	CUM-RUN. C.F. X 1000
0	0.00	0.00	0.00
5	6.80	1.42	0.43
10	6.17	1.29	0.77
15	5.64	1.18	1.06
20	5.20	1.09	1.31
25	4.82	1.01	1.51
30	4.50	0.94	1.69
40	3.96	0.83	1.99
50	3.54	0.74	2.22
60	3.20	0.67	2.41
90	2.48	0.52	2.80
120	2.03	0.42	3.05
150	1.71	0.36	3.22
180	1.48	0.31	3.35
240	1.17	0.24	3.52
360	0.82	0.17	3.71
480	0.63	0.13	3.82
720	0.43	0.09	3.93
1080	0.30	0.06	4.00
1440	0.22	0.05	4.04
2880	0.11	0.02	4.10
4320	0.08	0.02	4.12

TIME MIN.	EXF. C.F.S.	CUM-EXF+ST C U B I C F E E T X 1000	STORAGE	TOTAL
0	1.45	0.00	0.16	0.16
5	1.45	0.43	0.156	0.59
10	1.45	0.87	0.156	1.03
15	1.45	1.30	0.156	1.46
20	1.45	1.74	0.156	1.89
25	1.45	2.17	0.156	2.33
30	1.45	2.61	0.156	2.76
40	1.45	3.48	0.156	3.63
50	1.45	4.35	0.156	4.50
60	1.45	5.22	0.156	5.37
90	1.45	7.82	0.156	7.98
120	1.45	10.43	0.156	10.59
150	1.45	13.04	0.156	13.20
180	1.45	15.65	0.156	15.80
240	1.45	20.87	0.156	21.02
360	1.45	31.30	0.156	31.45
480	1.45	41.73	0.156	41.89
720	1.45	62.60	0.156	62.75
1080	1.45	93.89	0.156	94.05
1440	1.45	125.19	0.156	125.35
2880	1.45	250.38	0.156	250.54
4320	1.45	375.57	0.156	375.73

SUMMARY OF ACCUMULATED INFLOWS AND OUTFLOWS

TIME MIN.	CUM-RUN	CUM-EXF+ST C U B I C F E E T X 1000	OVERF.
0	0.00	0.16	-0.16
5	0.43	0.59	-0.16
10	0.77	1.03	-0.25
15	1.06	1.46	-0.40
20	1.31	1.89	-0.59
25	1.51	2.33	-0.82
30	1.69	2.76	-1.07
40	1.99	3.63	-1.65
50	2.22	4.50	-2.28
60	2.41	5.37	-2.96
90	2.80	7.98	-5.18
120	3.05	10.59	-7.54
150	3.22	13.20	-9.97
180	3.35	15.80	-12.45
240	3.52	21.02	-17.50
360	3.71	31.45	-27.74
480	3.82	41.89	-38.07
720	3.93	62.75	-58.83
1080	4.00	94.05	-90.05
1440	4.04	125.35	-121.30
2880	4.10	250.54	-246.44
4320	4.12	375.73	-371.61



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 26, 2022

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

Re: Proposed 6-Story Building and Parking @
1055 -93rd Street
Bay Harbor Island, FL

Dear Mr. Asherian:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Percolation Test on July 26, 2022 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4' below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.

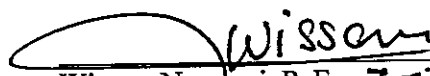
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.

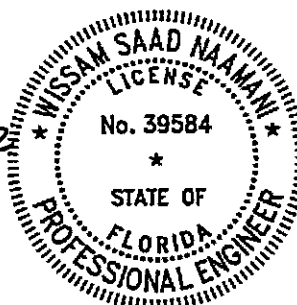
Re: 1055 -93rd Street, Bay Harbor Island, FL

This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

Sincerely yours,


Wissam Naamani, P. E. 7-28-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAAMANI, P.E. ON
THE DATE ADJACENT TO THE SEAL.

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COPIES.

PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.

D.O.T. STANDARD TEST

DATE : July 26, 2022
 CLIENT : MR. DANIEL ASHERIAN
 PROJECT : Proposed 6-Story Building and Parking @
 PROJECT LOCATION : 1055 -93rd Street, Bay Harbor Island, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-1

TEST DEPTH (feet)	0-10'	0-15'
AVERAGE FLOW (GPM)	2.5	5.3
	-4	-4
AVERAGE K (CFS/Sq. Ft-Ft Head)	1.26x10	2.68x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 4' Below existing ground surface.

SUBSURFACE INVESTIGATION

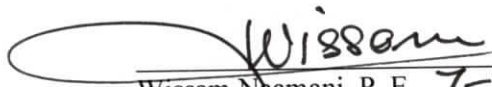
Depth Below Ground Surface

0'-0" to 0'-6"
 0'-6" to 1'-0"
 1'-0" to 3'-0"
 3'-0" to 4'-6"
 4'-6" to 5'-6"
 5'-6" to 7'-0"
 7'-0" to 9'-6"
 9'-6" to 15'-0"

Soil Description

Grass and brown topsoil
 Fine to beach sand with shells
 Tan beach sand
 Gray silty beach sand
 Gray silty beach sand with peat traces
 Brown peat
 Gray silty beach with some peat traces
 Gray beach sand

Sincerely yours,


 Wissam Naamani, P. E. 7-28-2022
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Special Inspector No. 757
 Certificate of Authorization No.: CA 5491



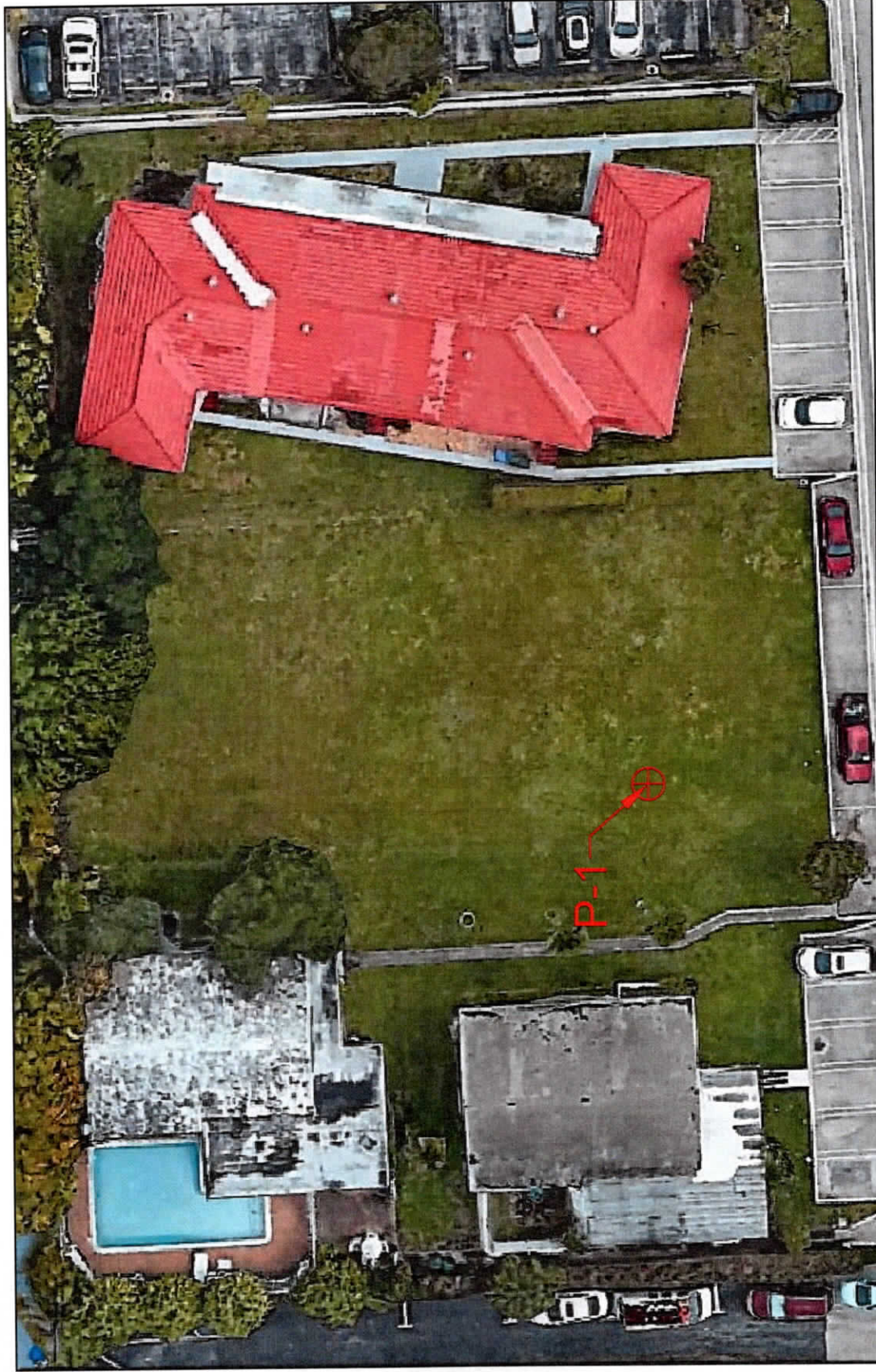
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 SIGNED AND SEALED
 BY WISSAM SAAD NAMANI, P.E. ON
 THE DATE ADJACENT TO THE SEAL.

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* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.

SITE PLAN

PERCOLATION TESTS



⊕ PERCOLATION TEST LOCATION

DYNATECH ENGINEERING CORP. 750 WEST 84TH STREET HIALEAH, FLORIDA 33014 (TEL) 305-828-7499 (FAX) 305-828-9598 EMAIL: INFO@DYNATECHENGINEERING.COM	PROPOSED BUILDING & PARKING 1055 93 STREET BAY HARBOR ISLAND, FL		DATE: JULY 26, 2022
			CLIENT: DANIEL ASHERIAN
			DRAWN BY: SB
			DRAWING SCALE: NOT TO SCALE



BHI 1055 93RD ST
SITE PLAN REVIEW SUBMISSION
SEP 29, 2022

1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DRAWING LIST

ARCHITECTURAL	
T-01	COVER SHEET
A-01	EXTERIOR RENDERING
A-02	EXTERIOR RENDERING
A-03	AERIAL RENDERING
A-04	SITE AND CONTEXT PHOTOGRAPHS
A-05	SITE PLAN AND ZONING INFOMRATION
A-11	FLOOR PLAN - 1ST FLOOR
A-12	FLOOR PLAN - 2ND FLOOR
A-13	FLOOR PLAN - 3RD FLOOR
A-14	FLOOR PLAN - 4TH FLOOR
A-15	FLOOR PLAN - 5TH FLOOR
A-16	FLOOR PLAN - 6TH FLOOR
A-17	FLOOR PLAN - 7TH FLOOR
A-18	FLOOR PLAN - ROOF FLOOR
A-21	EXTERIOR ELEVATION - SOUTH & NORTH
A-22	EXTERIOR ELEVATION - EAST
A-23	EXTERIOR ELEVATION - WEST
A-31	COLOR EXTERIOR ELEVATION - SOUTH & NORTH
A-32	COLOR EXTERIOR ELEVATION - EAST
A-33	COLOR EXTERIOR ELEVATION - WEST
A-41	BUILDING SECTION
CIVIL	
PD-1	COVER SHEET
PD-2	PAVING, GRADING, DRAINAGE PLANS&TYPICAL SECTIONS
PD-3	PORAINAGE&PAVEMENT DETAILS
WS-1	COVER SHEET
WS-2	WATER&SEWER PLAN&DETAILS
WS-3	WATER&SEWER DETAILS
LANDSCAPE	
L-01	
L-02	1ST & 2ND FLOOR PLANTING PLAN
L-03	5TH FLOOR & ROOF PLANTING PLAN
L-04	PLANTING PALETTE
PHOTOMETIC STUDIES	
PS-01	1ST FLOOR PHOTOMETRIC, Normal Power
PS-02	1ST FLOOR PHOTOMETRIC, Emergency Power
PS-03	2ND FLOOR PHOTOMETRIC, Normal Power
PS-04	2ND FLOOR PHOTOMETRIC, Emergency Power
PS-05	5TH FLOOR PHOTOMETRIC, Normal Power
PS-06	5TH FLOOR PHOTOMETRIC, Emergency Power
PS-07	ROOF PHOTOMETRIC, Normal Power
PS-08	ROOF PHOTOMETRIC, Emergency Power

BHI 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDINDEX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

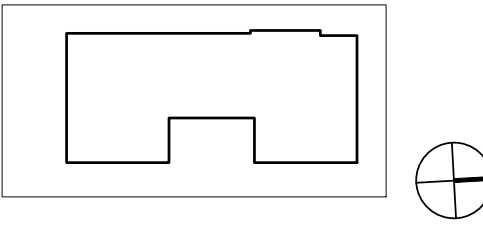
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN



PRINTINGDATE

.01 ISSUE FOR SITE PLAN REVIEW.09.29.2022

NOT FOR CONSTRUCTION

STAMP

DRAWN BYCHECK BY

PROJECT NUMBER
2211

TITLE
COVER SHEET

DRAWING NO.
T-01

CERTIFY TO:
BH LAND 1 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
MARK MAJESKI

LEGAL DESCRIPTION:
LOT 13, BLOCK 14, 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

PROPERTY ADDRESS:
1055 93RD STREET
BAY HARBOR ISLAND, FLORIDA 33154

SURVEYOR'S NOTATIONS: **NONE**

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AE
BASE FLOOD: 8' NGVD29
PANEL NO/SUFFIX: 144/L
COMMUNITY NO.: 120637
DATE OF FIRM: 09/11/2009

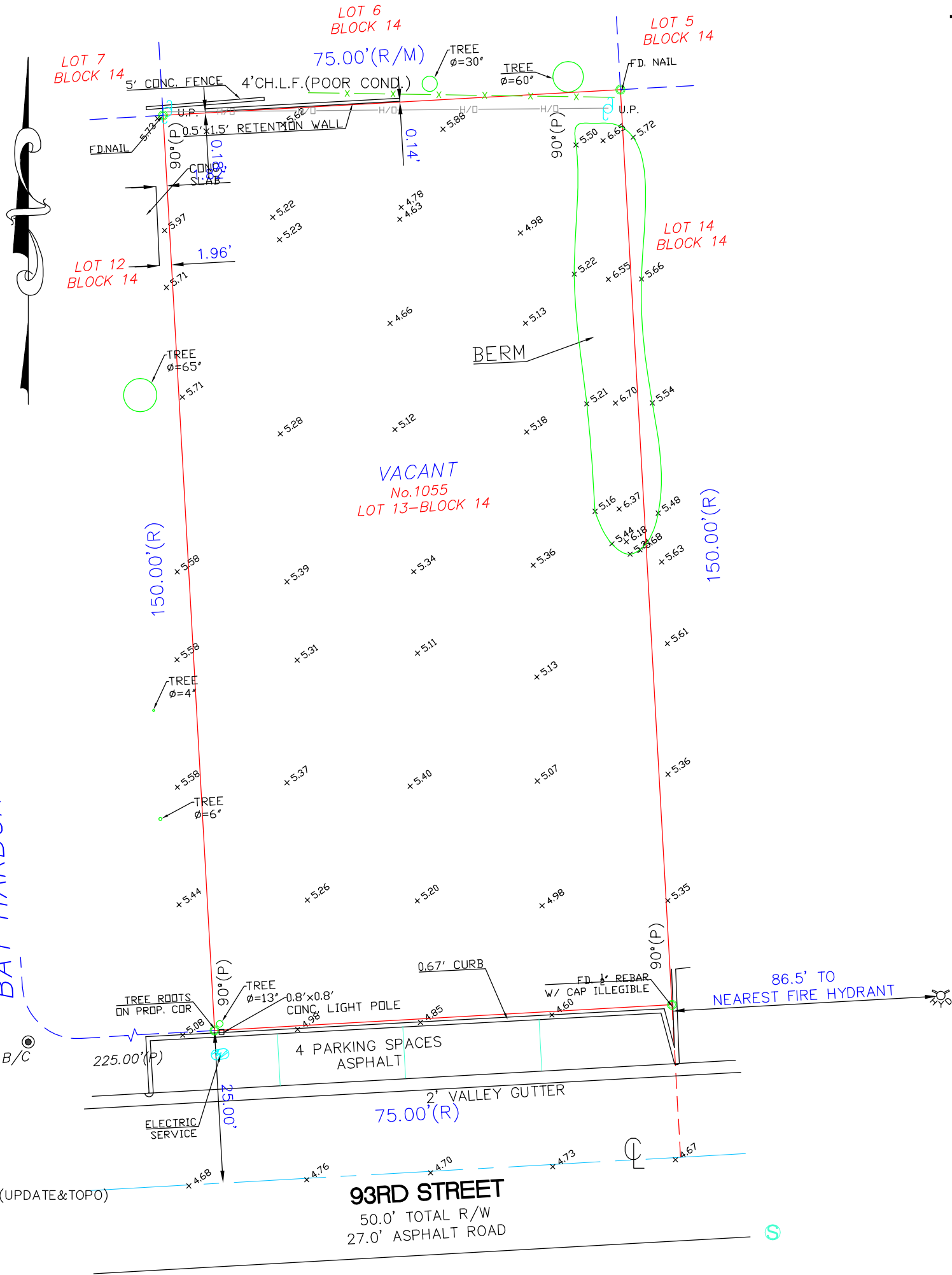
THE SUBJECT PROPERTY DOES LIE
IN A SPECIAL FLOOD HAZARD AREA

Notes:
a) all clearances and / or encroachments shown
hereon are of apparent nature. fence ownership
by visual means. legal ownership of fences not
determined.
b) this is a boundary survey, prepared for use
exclusively by those to whom it is certified.
c) code restriction and title search are not reflected
on this survey.
d) the flood information shown hereon does not imply
that the referenced property will or will not be free
from flooding or damage and does not create liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
e) the lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
f) underground encroachments, if any, not located.
g) I hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the board of land surveyors
in chapter 5j-17.050 to 17.052 florida
administrative code pursuant
to section 472.027 fla. statutes.
h) if shown, bearings are to an assumed meridian
(by plat)
i) if shown, elevations are referred to ngvd1929



JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

BAY HARBOR TERR.



TOPOGRAPHIC SURVEY

SCALE: 1"= 20'

BENCHMARK OF ORIGIN:
SITE BENCHMARK SET WITH GNSS RECIEVER
USING STATIC METHOD OF DATA. THE DATA WAS THEN
PROCESSED BY OPUS.

SET NAIL & DISK ELEV= 4.31' NGVD29

LEGEND OF SYMBOLOLOGY

X 99.99 = SPOT ELEVATION IN NGVD29

	MAN HOLE SANITARY SEWER		WATER METER
	CATCH BASIN		WATER VALVE
	FIRE HYDRANT		ELECTRIC BOX
	SIGN		T.V. BOX
	HANDICAP PARKING		ELECTRIC METER
	CONC. LIGHT POLE		WOOD LIGHT POLE
			METAL LIGHT POLE
			UTILITY POLE

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITIONER	N.....NORTH
ASPH. PAV.....ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/G.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.B.....OFFICIAL RECORD BOOK
B.C.R.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/G.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
CH.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CH.L.F.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
CLP.....CONC.LIGHT POLE	P.C.P.....PERMANENT CONTROL POINT
C/L.....CENTER LINE	P.C.....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	PKWY.....PARKWAY
C.M.E.....CANAL MAINTENANCE EASEMENT	P.L.S.....PROFESSIONAL LAND SURVEYOR
CONC.....CONCRETE	P/L.....PROPERTY LINE
COR.....CORNER	P.O.B.....POINT OF BEGINNING
CT.....COURT	P.O.C.....POINT OF COMMENCEMENT
D.B.....DEED BOOK	P.R.C.....POINT OF REVERSE CURVATURE
D.C.R.....DADE COUNTY RECORD	P.R.M.....PERMANENT REFERENCE MONUMENT
D.E.....DRAINAGE EASEMENT	P.T.....POINT OF TANGENCY
D/H.....DRILL HOLE	(R).....RECORD
D/W.....DRIVEWAY	RE-BAR.....REINFORCEMENT BAR
E.....EAST	(R/M).....RECORD AND MEASURED
ENC.....ENCROACHMENT	RES.....RESIDENCE
E.O.W.....EDGE OF WATER	R/W.....RIGHT-OF-WAY
F.....FENCE	S.....SOUTH
FD.....FOUND	SEC.....SECTION
F.H.....FIRE HYDRANT	S.I.P.....SET IRON PIPE
FD. I.P.....FOUND IRON PIPE	SWK.....SIDEWALK
F.F.ELEV.....FINISH FLOOR ELEVATION	(TYP).....TYPICAL
F.P.L.....FLORIDA POWER AND LIGHT CO.	TERR.....TERRACE
L.....LENGTH	U.E.....UTILITY EASEMENT
L.M.E.....LAKE MAINTENANCE EASEMENT	U.P.....UTILITY POLE
M.E.....MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.F.....METAL FENCE	W.M.....WATER METER
M.H.S.S.....MANHOLE SANITARY SEWER	W.....WEST
M/L.....MONUMENT LINE	

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

DATE 7/26/2022
SCALE 1"=20'
DRAWN BY J.P.IV
ORDER No. 22-1189
SHEET 1 OF 1

BHI 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDINDEX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
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T: 305 200 6701

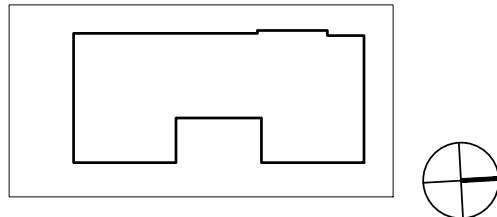
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DOB APPROVAL SCAN

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1 EXTERIOR RENDERING
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BROOKLYN, NY 11231
T: 718.852.8162

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NEW YORK, NY 10279
T: 212-999-9885

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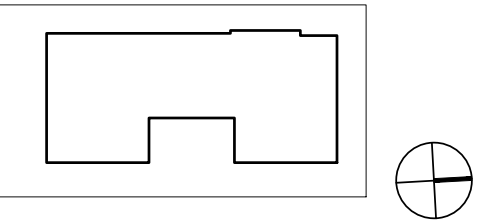
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REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLUSKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

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CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
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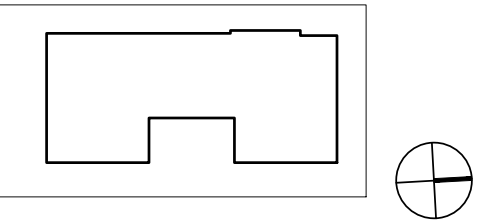
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1 AERIAL RENDERING
SCALE: 1/8" = 1' - 0"

ADJACENT LAND USES

ADDRESS	STORIES	LAND USES (DWELLING UNITS)
3. 9260 BAY HARBOR	2	RESIDENTIAL (16 D.U.)
4. 1080 93RD STREET	4	RESIDENTIAL (24 D.U.)
5. 1050 93RD STREET	7	RESIDENTIAL (54 D.U.)
6. 9270 E BAY HARBOR DR	2	RESIDENTIAL (24 D.U.)
7. 9300 BAY HARBOR	7	RESIDENTIAL (24 D.U.)
8. 9300 E BAY HARBOR DR	2	RESIDENTIAL (26 D.U.)
9. 1025 93RD STREET	2	RESIDENTIAL (7 D.U.)
11. 1045 93RD STREET	1	RESIDENTIAL (2 D.U.)
12. 1065 93RD STREET	1	RESIDENTIAL (4 D.U.)
13. 1075 93RD STREET	4	RESIDENTIAL (12 D.U.)
14. 9350 E BAY HARBOR DR	2	RESIDENTIAL (8 D.U.)
15. 9370 E BAY HARBOR DR	2	RESIDENTIAL (12 D.U.)
16. 9390 E BAY HARBOR DR	3	RESIDENTIAL (10 D.U.)
17. 1020 94TH STREET	5	RESIDENTIAL (12 D.U.)
18. 1030 94TH STREET	2	RESIDENTIAL (4 D.U.)
19. 1040 94TH STREET	2	RESIDENTIAL (4 D.U.)
20. 1080 94TH STREET	6	RESIDENTIAL (70 D.U.)



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REDHOKX + PARTNERS
138 PIONEER STREET
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T: 718.852.8162

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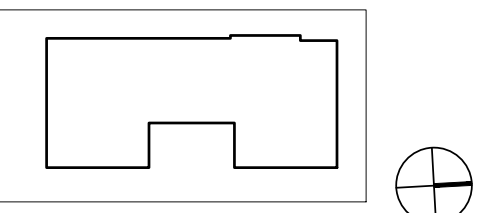
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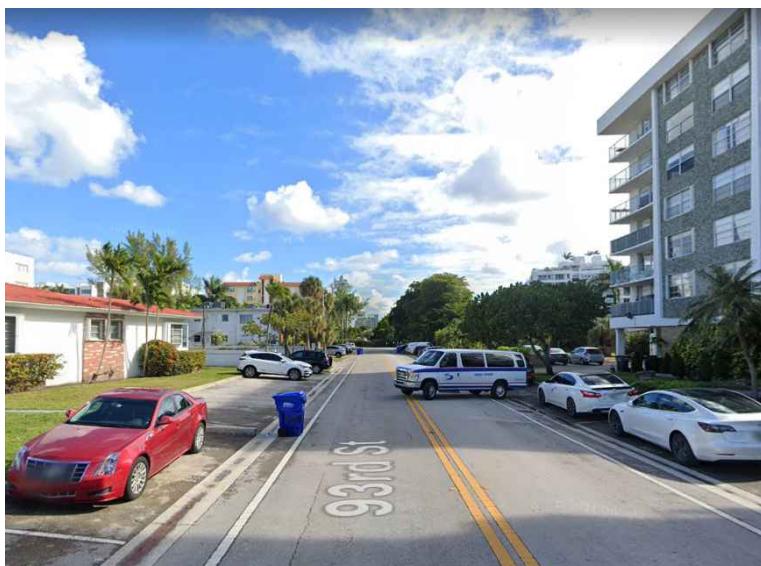
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2 SITE PHOTOGRAPH



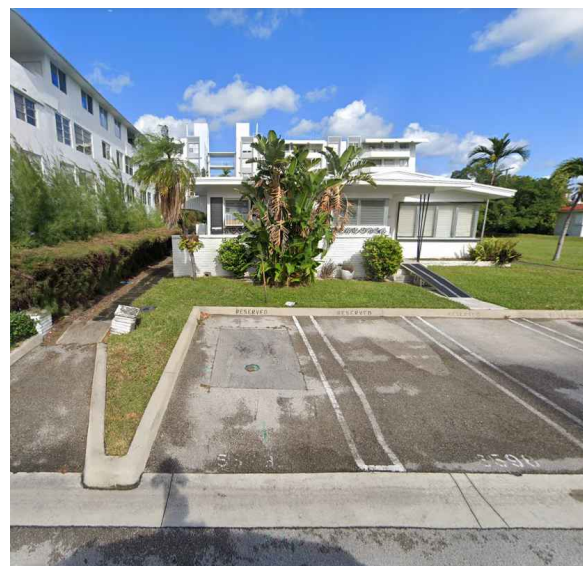
1. EAST STREET VIEW



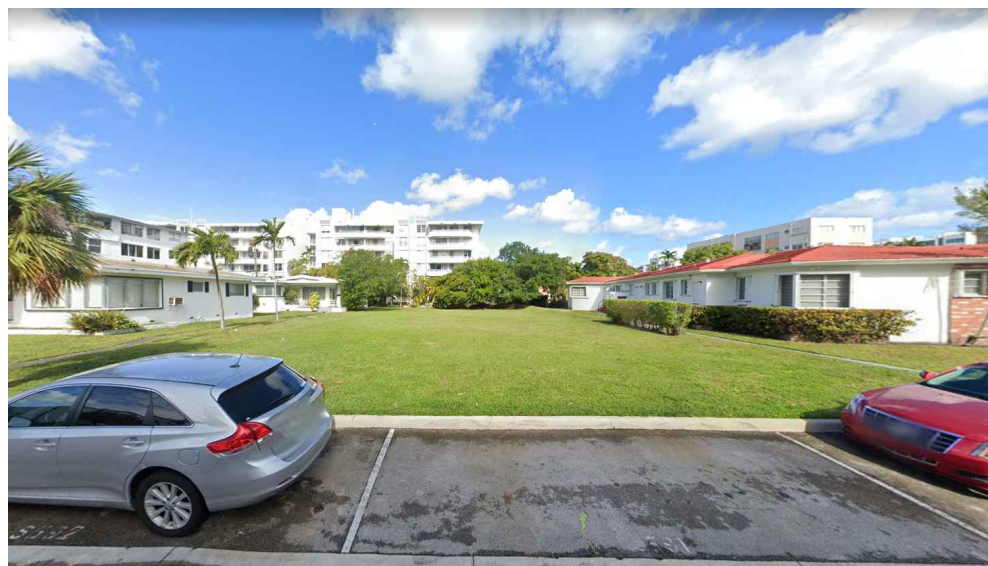
2. WEST STREET VIEW



5. 1050 93RD STREET



9. 1025 93RD STREET



10. SUBJECT PROPERTY



11. 1045 93RD STREET

1 CONTEXT PHOTOGRAPHS

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TITLE
SITE AND CONTEXT PHOTOGRAPHS

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A-04

DEVELOPMENTAL IMPACT ANALYSIS

2020 U.S. CENSUS:	2.60 PERSONS PER HOUSEHOLD		
EXISTING PROPERTY INFORMATION:			
0 LIVING UNITS, 0 STORIES			
PORTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 0 D.U. =	0 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 0 D.U. =	0 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 0 D.U. =	0 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 0 D.U. =	0 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 0 D.U. =	0 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 0 D.U. =	0 TRIPS P.M. PEAK
9 LIVING UNITS, SEVEN STORIES			
PORTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 9 D.U. =	4,683 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 9 D.U. =	3,650.4 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 9 D.U. =	10.76 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 9 D.U. =	48.96 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 9 D.U. =	17.64 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 9 D.U. =	21.51 TRIPS P.M. PEAK
PORTABLE WATER:	4,683 GAL PER DAY - 0 GAL PER DAY =	4,683 GAL PER DAY DIFFERENCE	
SANITARY SEWER:	3,650.4 GAL PER DAY - 0 GAL PER DAY =	3,650.4 GAL PER DAY DIFFERENCE	
SOLID WASTE:	01.76 GAL PER DAY - 0 GAL PER DAY =	01.76 GAL PER DAY DIFFERENCE	
TRAFFIC:	48.96 TRIPS - 0 TRIPS =	48.96 TRIPS DIFFERENCE	
	17.64 TRIPS A.M. PEAK - 0 TRIPS =	17.64 TRIPS A.M. PEAK DIFFERENCE	
	21.51 TRIPS P.M. PEAK - 0 TRIPS =	21.51 TRIPS P.M. PEAK DIFFERENCE	

PARKING REQUIREMENTS

	REQUIRED:	PROPOSED:
RESIDENTIAL:	2 PS PER DWELLING UNIT 1 GUEST PS PER WHOLE PLATTED LOT (9 UNITS X 2PS + 1GUEST PS = 19 PS)	19 PS
PARKING PER FLOOR		
LEVEL 1 (PARKING GARAGE)	18 STANDARD PS + 1 ACCESSIBLE PS = 19 PS	TOTAL 19 PS

OF UNIT BREAKDOWN

	UNITS PER FLOOR:	SUBTOTAL UNITS:	TOTAL UNITS PROPOSED:
LEVEL 2-4:	2 RESIDENTIAL UNITS	6 RESIDENTIAL UNITS	9 RESIDENTIAL UNITS
LEVEL 5-7:	1 RESIDENTIAL UNIT	3 RESIDENTIAL UNITS	

AREA BREAKDOWN

	TOTAL AREA:	SELLABLE AREA:
LEVEL 1 (PARKING GARAGE):	6,379 SF	-
LEVEL 2:	4,628 SF	3,567 SF
LEVEL 3:	5,138 SF	4,271 SF
LEVEL 4:	5,138 SF	4,331 SF
LEVEL 5:	2,619 SF	1,482 SF
LEVEL 6:	3,065 SF	2,527 SF
LEVEL 7:	2,945 SF	2,407 SF
ROOF:	478 SF	-
GRAND TOTAL:	24,011 SF	18,585 SF

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	BUILDING LESS THAN 30'- 20'-0" BUILDING LESS THAN 45'- 25'-0" BUILDING LESS THAN 65'- 30'-0"	LEVEL 1: 24'-0" LEVEL 2: 25'-2" LEVEL 3: 25'-2" LEVEL 4: 25'-2" LEVEL 5: 58'-0" LEVEL 6: 52'-0" LEVEL 7: 52'-0"
SIDE YARD SETBACK:	BUILDING LESS THAN 30'- 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT MAXIMUM SETBACK: 20'	WEST / EAST LEVEL 1: 10'-0" / 5'-0" LEVEL 2: 11'-5" / 10'-5" LEVEL 3: 11'-5" / 13'-5" LEVEL 4: 11'-5" / 13'-5" LEVEL 5: 18'-0" / 18'-0" LEVEL 6: 20'-0" / 20'-0" LEVEL 7: 20'-0" / 20'-0"
REAR YARD SETBACK:	BUILDING LESS THAN 30'- 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	LEVEL 1: 10'-0" LEVEL 2: 11'-5" LEVEL 3: 11'-5" LEVEL 4: 11'-5" LEVEL 5: 18'-3" LEVEL 6: 21'-8" LEVEL 7: 21'-8"
OFF-STREET PARKING SETBACK:	5'-0"	LEVEL 1: 10'-0" (WEST) 5'-0" (EAST)

SITE REQUIREMENTS

	ALLOWED / REQUIRED:	PROPOSED:
LOT AREA:	11,250 SF (0.258 ACRES)	11,250 SF (0.258 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 0.258 X 34 = 8.8 (9 UNITS)	9 UNITS
BUILDING HEIGHT:	65'-0"	65'-0"
BUILDING LENGTH:	120'-0"	116'-0"
LANDSCAPE REQUIREMENTS:	MIN. 20 PERCENT LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 1ST FLOOR: 11,250 SF x 20% = 2,250 SF	2,295 SF (20.4%)
BUILDING ROOF DESIGN:	MIN. 15 PERCENT OF FLAT ROOF DECK SHALL BE LANDSCAPED 2ND FLOOR: 1,356 SF x 15% = 203.4 SF 5TH FLOOR: 1,970 SF x 15% = 295.5 SF ROOF: 1,491 SF x 15% = 223.65 SF	208 SF (15.3%) 303 SF (15.4%) 420 SF (28%)
FLOOD ZONE:	AE 8.00	
COMMUNITY NUMBER:	120637	
PANEL NUMBER:	1208660144	
SUFFIX:	L	
HEIGHT OF LOWEST HABITABLE FLOOR:	8.00' N.G.V.D	

FLOOD INFORMATION

PROJECT DESCRIPTION

LEGAL DESCRIPTION:	LOT 13, BLOCK 14, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	13-2227-001-2780
PROJECT NAME:	BHI 1055 93rd ST
PROJECT ADDRESS:	1055 93rd STREET, BAY HARBOR ISLANDS, FL 33154
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLAND
ZONING:	RM-2 (MULTIPLE FAMILY DISTRICT, NON-WATERFRONT LOTS)
OCCUPANCY CLASSIFICATION:	R-2 AS PER FBC 2020 SECTION 310.4
GROSS LOT AREA:	11,250 SF (0.258 ACRES)
BASE FLOOD ELEVATION:	8' NGVD
DESIGN FLOOD ELEVATION:	8' + 1' = 9' NGVD
BUILDING HEIGHT:	65'-0"
BUILDING STORIES:	7
DESIGNER:	FAB 314 ARCHITECTURE WORKSHOP HAYESOD STREET 2 #121 TEL AVIV-YAFO, 6816721, IL T: 972-50-888-2629
DESIGNER:	PLISKIN ARCHITECTURE PLLC 233 BROADWAY, SUITE 2030 NEW YORK, NY 10279 T: 212-999-9885
ARCHITECT:	CARL LEVIN ARCHITECTURE + DESIGN 3380 MARY STREET, SUITE 135 COCONUT GROVE, FL 33133 T: 305 442 3118
CIVIL:	NGA ENGINEERS INC. 11231 SW 88TH ST., UNIT D-114 MIAMI, FL 33176 T: 305 200 6701
LANDSCAPE:	STRATA LANDSCAPE ARCHITECTURE 1906 TIGERTAIL AVE MIAMI, FL 33133 T: 305 747 9336
LIGHTING:	POWER & LIGHTING SYSTEMS, INC. 3832 SHIPPING AVE. MIAMI, FL 33146 T: 305 444 8520

BHI 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDIOX + PARTNERS
138 PIONEER STREET
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T: 718.852.8162

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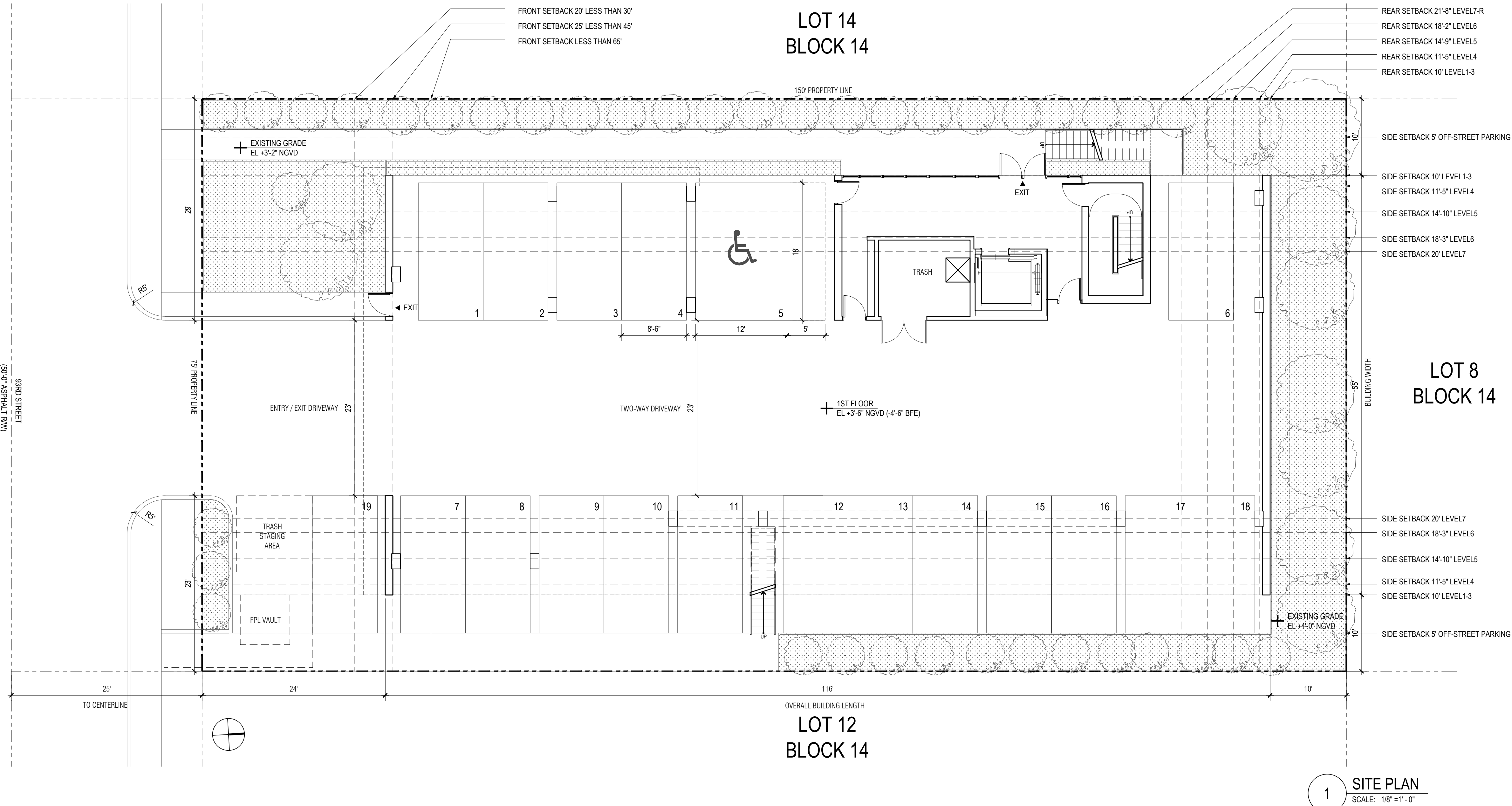
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TITLE
SITE PLAN AND
ZONING INFORMATION

DRAWING NO.

A-06

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

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REDUX + PARTNERS
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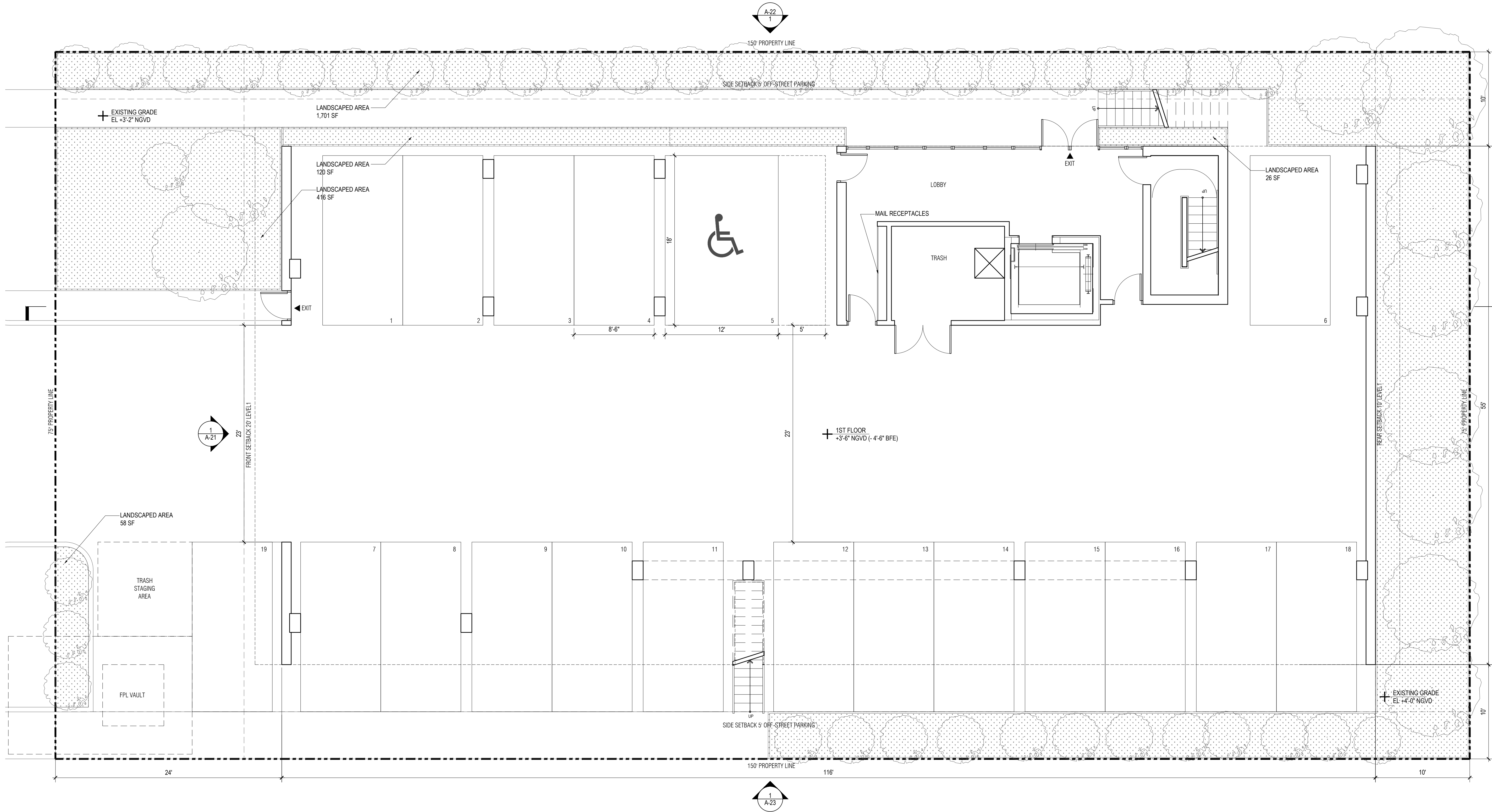
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TITLE
1ST FLOOR
FLOOR PLAN

DRAWING NO.

A-11

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

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDIOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLUSKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3330 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
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T: 305 444 8520

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DOB APPROVAL SCAN

KEY PLAN

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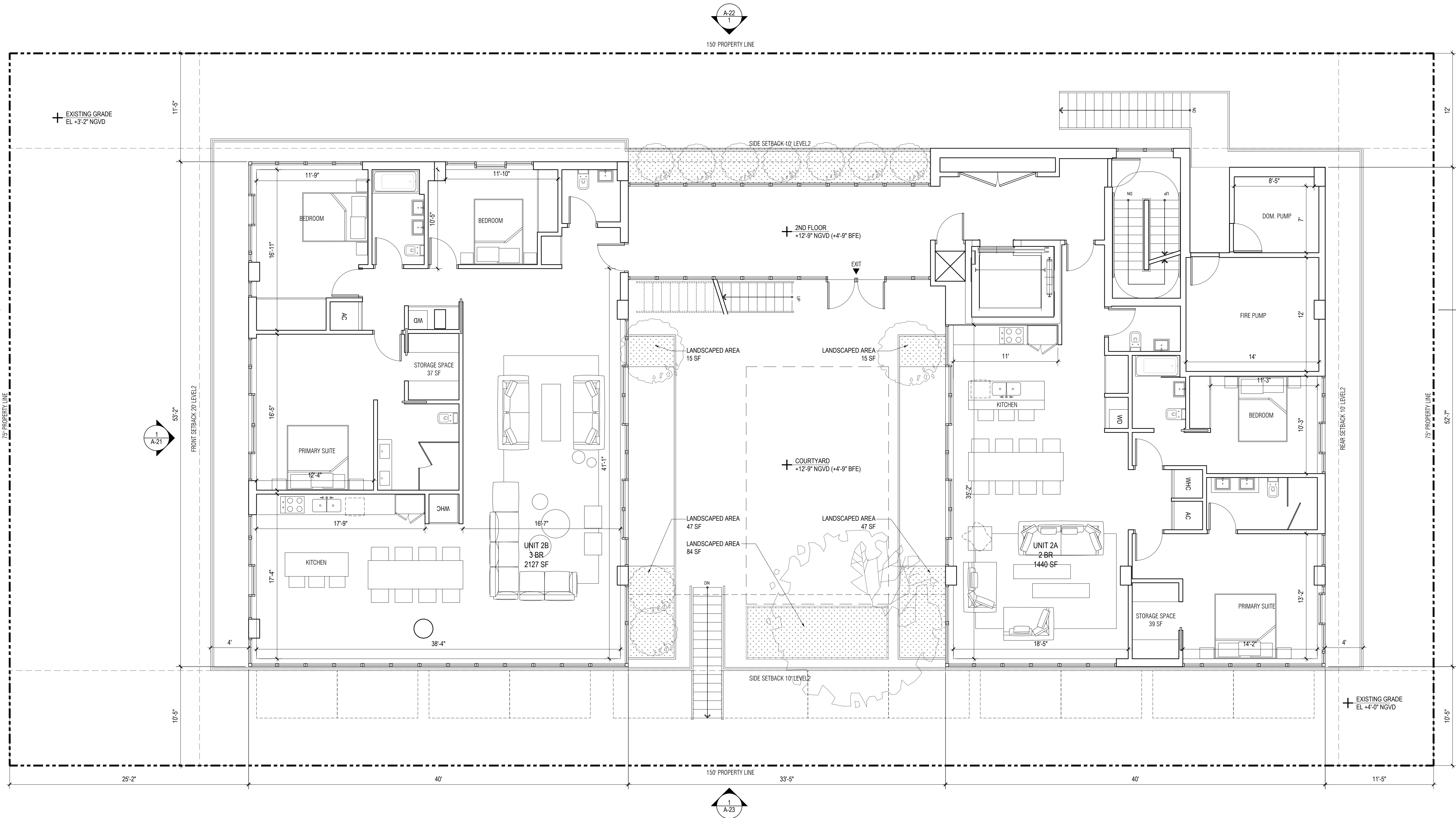
PROJECT NUMBER
2211

TITLE
2ND FLOOR
FLOOR PLAN

DRAWING NO.

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

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HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

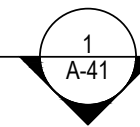
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NEW YORK, NY 10279
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ARCHITECT:
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3330 MARY STREET, SUITE 135
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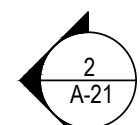
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LANDSCAPE:
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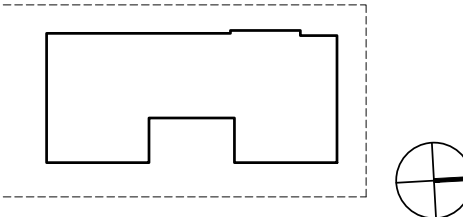


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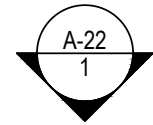
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FLOOR PLAN

DRAWING NO.

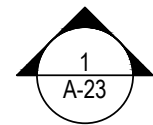
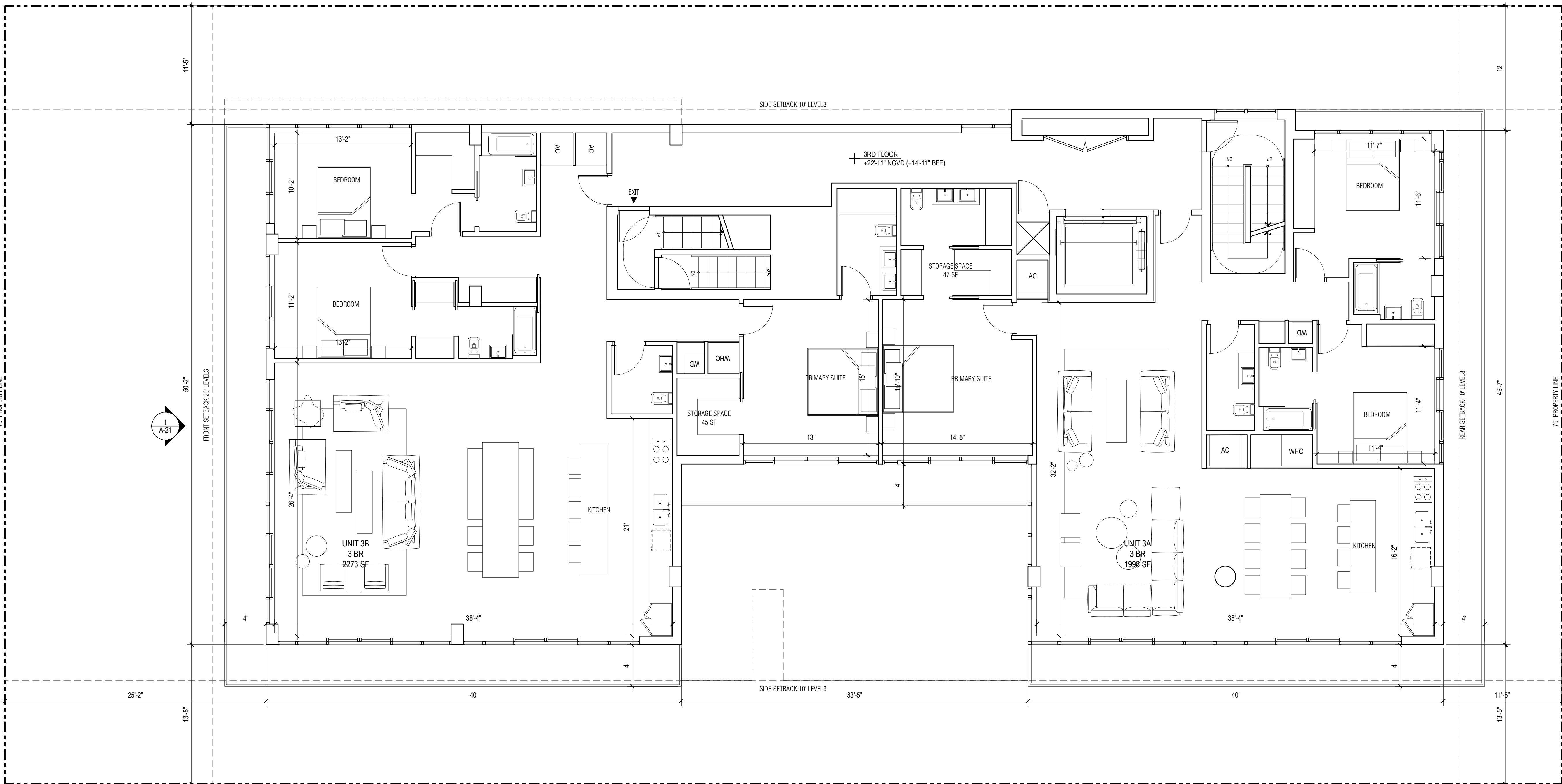
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150' PROPERTY LINE



150' PROPERTY LINE

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

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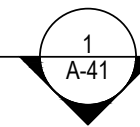
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3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
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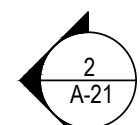
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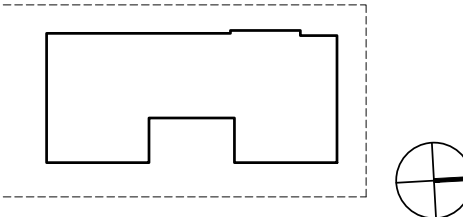


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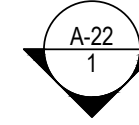
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DRAWING NO.

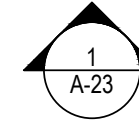
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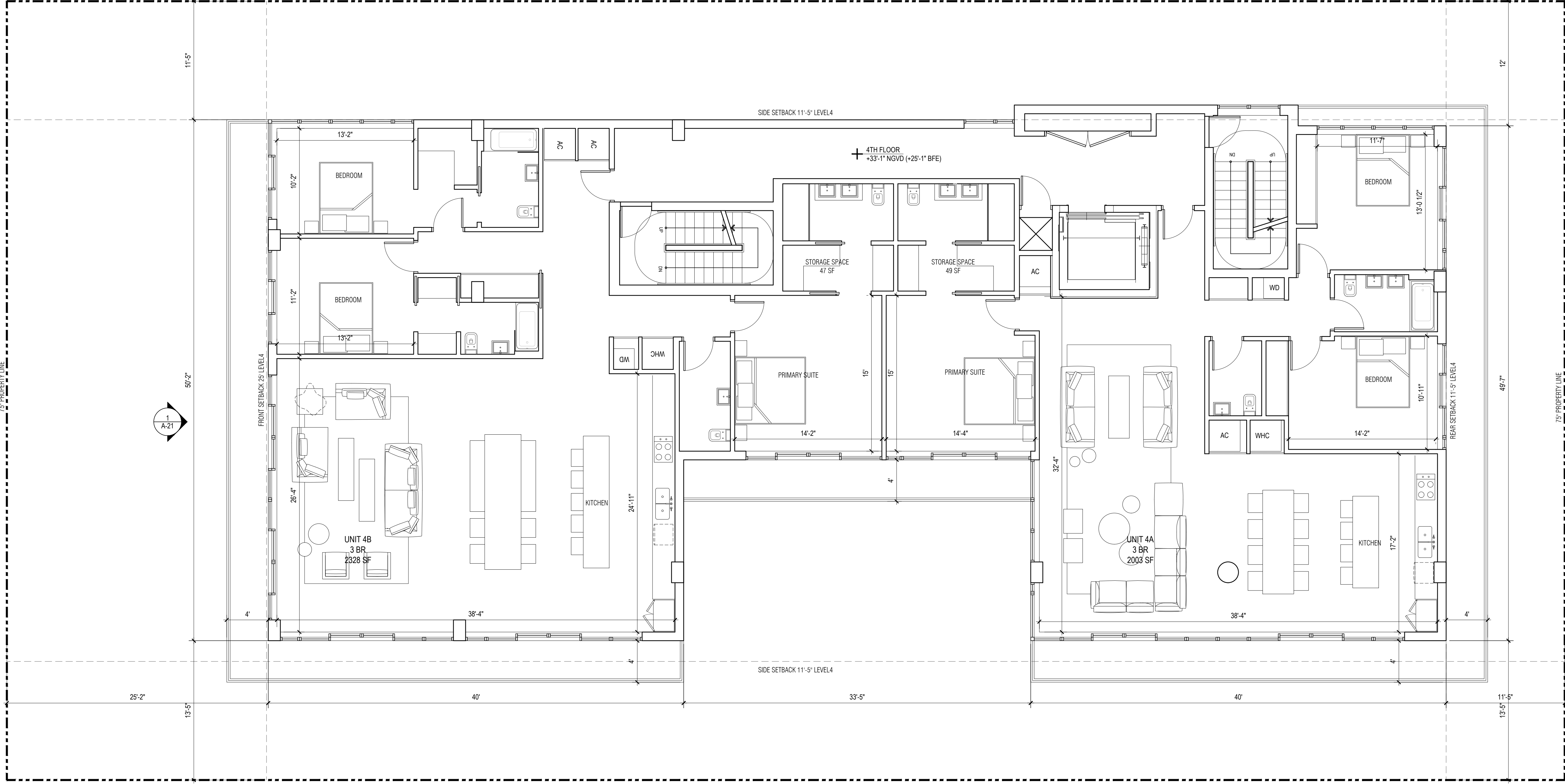
1 4TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"



150' PROPERTY LINE



150' PROPERTY LINE



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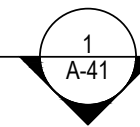
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COCONUT GROVE, FL 33133
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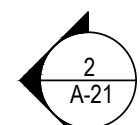
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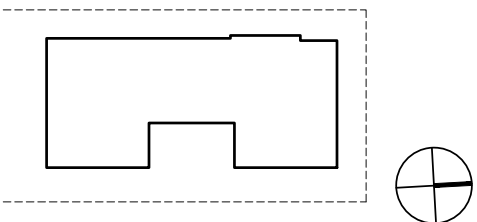


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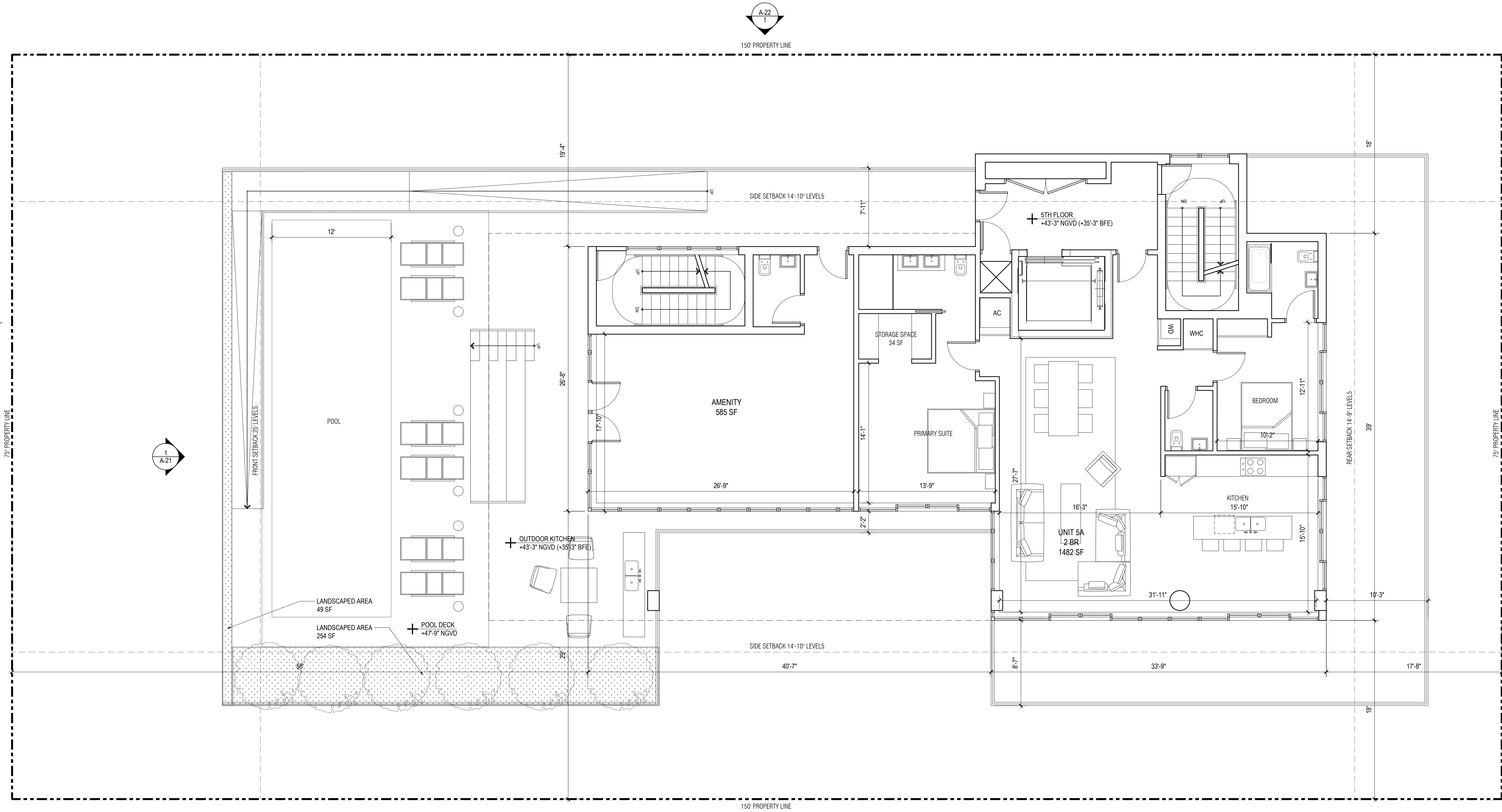
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TITLE
5TH FLOOR PLAN

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1 5TH FLOOR PLAN
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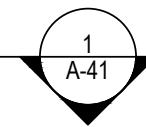
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NEW YORK, NY 10279
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ARCHITECT:
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COCONUT GROVE, FL 33133
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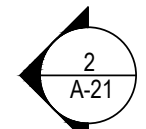
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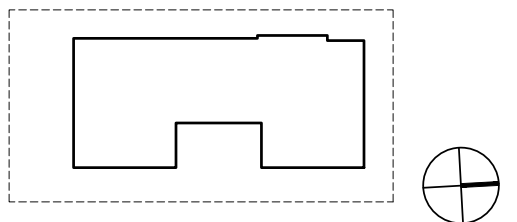


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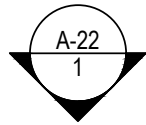
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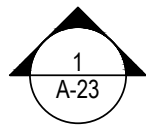
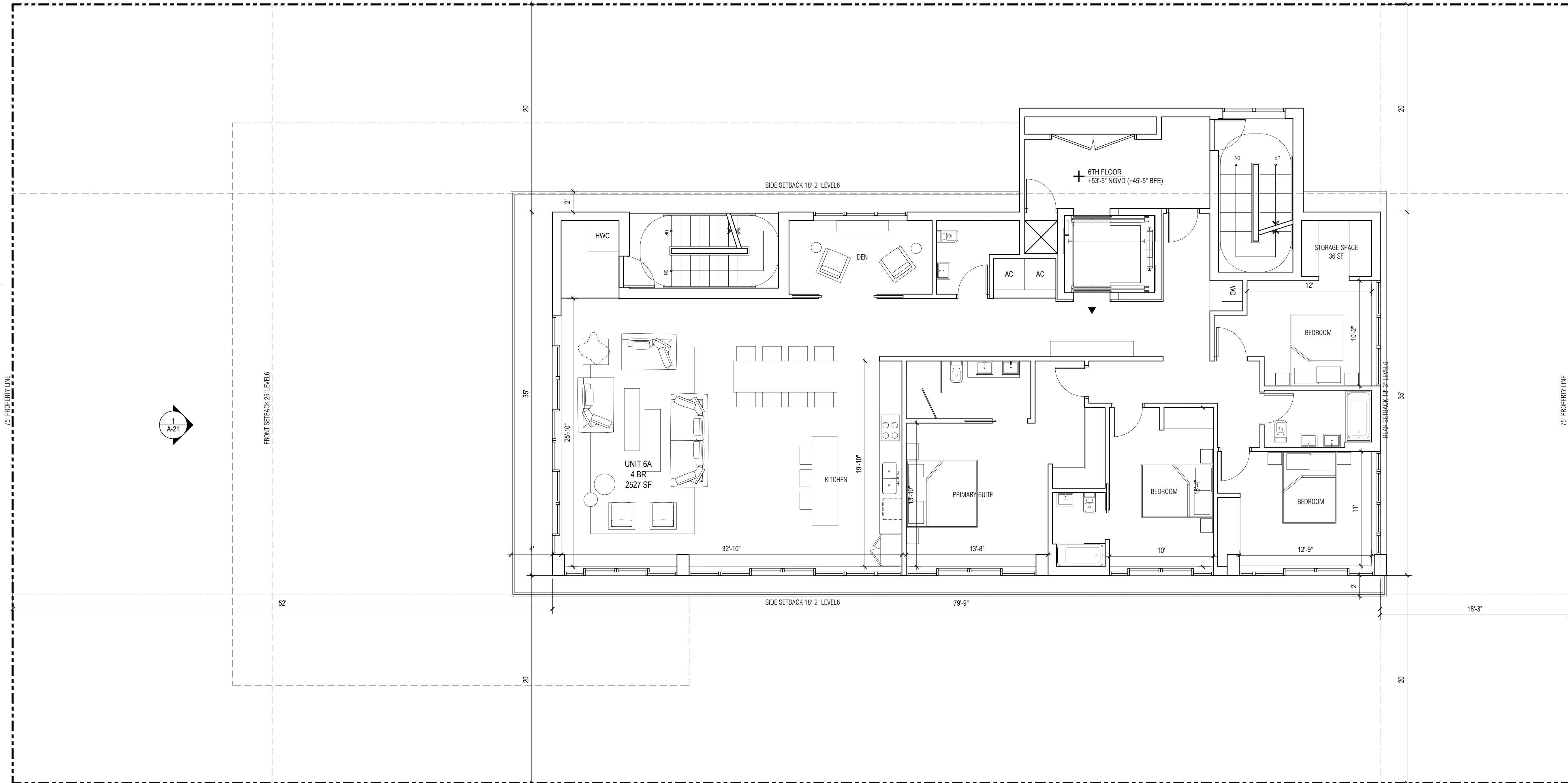
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150' PROPERTY LINE



150' PROPERTY LINE

1 6TH FLOOR PLAN
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138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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DESIGNER:
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233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
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11231 SW 88TH ST., UNIT D-114
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T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
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LIGHTING:
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3832 SHIPPING AVE.
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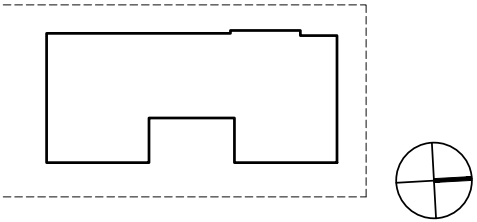
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TITLE
7TH FLOOR PLAN

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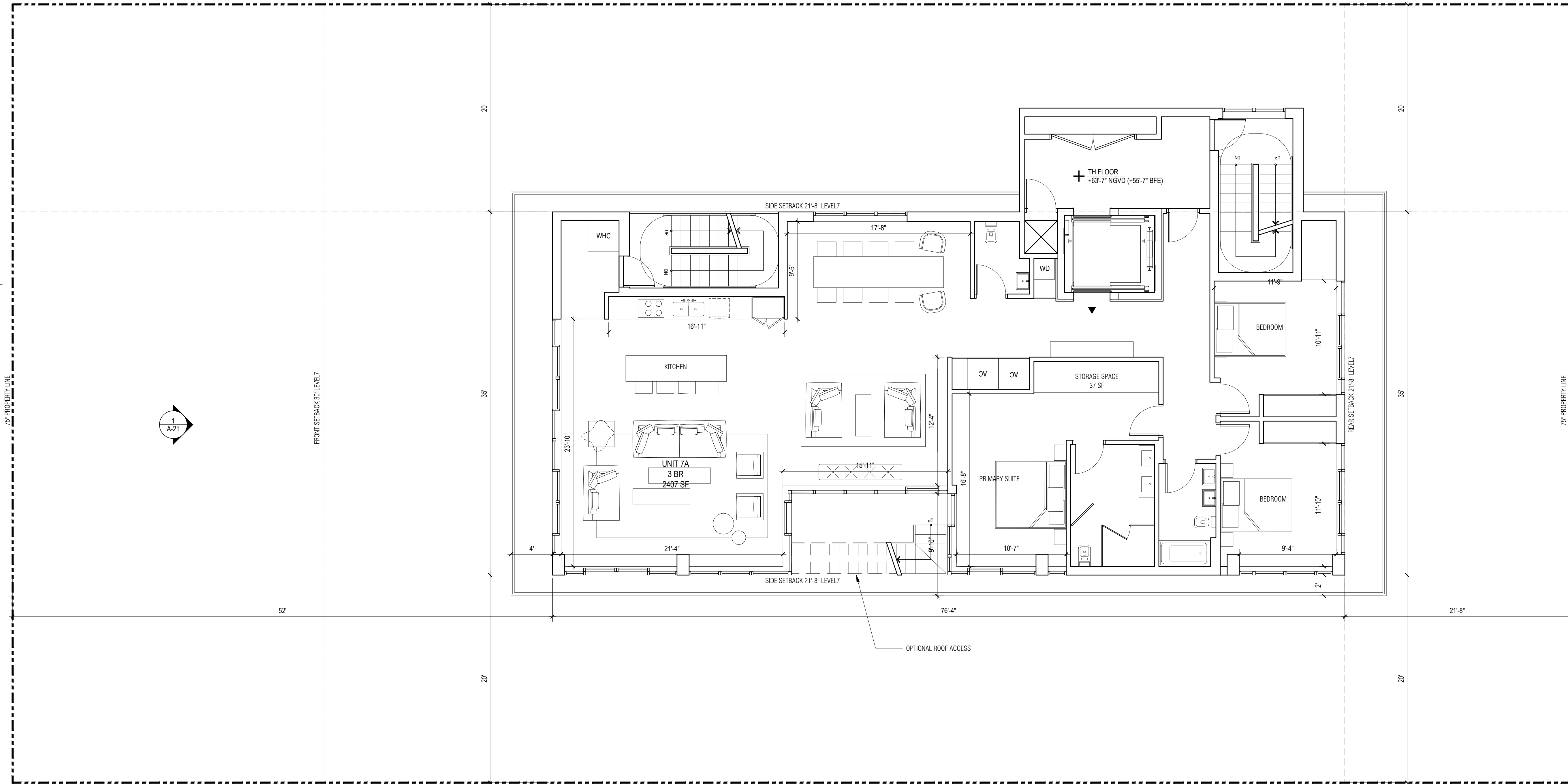
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A-22
1

150' PROPERTY LINE



A-23
1

150' PROPERTY LINE

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

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1055 93RD STREET,
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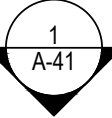
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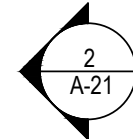
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LANDSCAPE:
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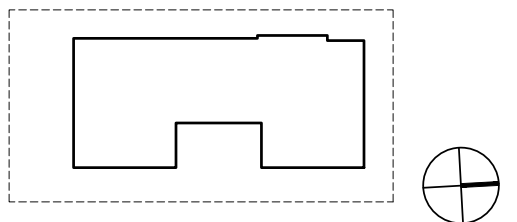


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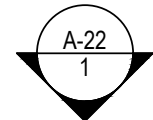
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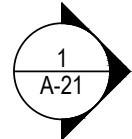
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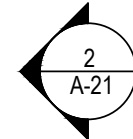


150' PROPERTY LINE

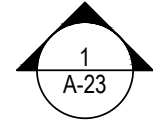


FRONT SETBACK 30' LEVEL R

75' PROPERTY LINE



REAR SETBACK 21'-8" LEVEL R



150' PROPERTY LINE

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

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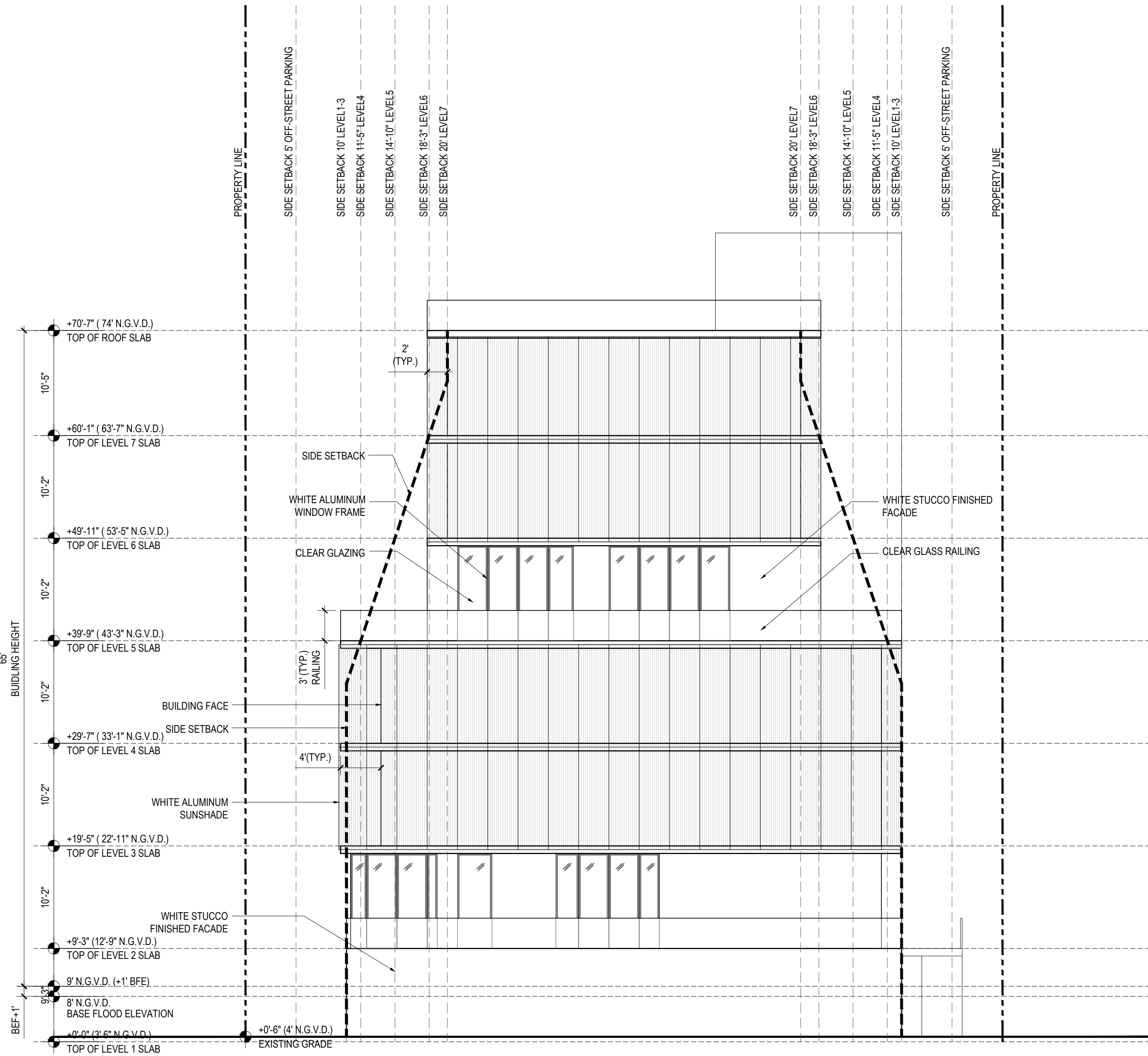
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BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

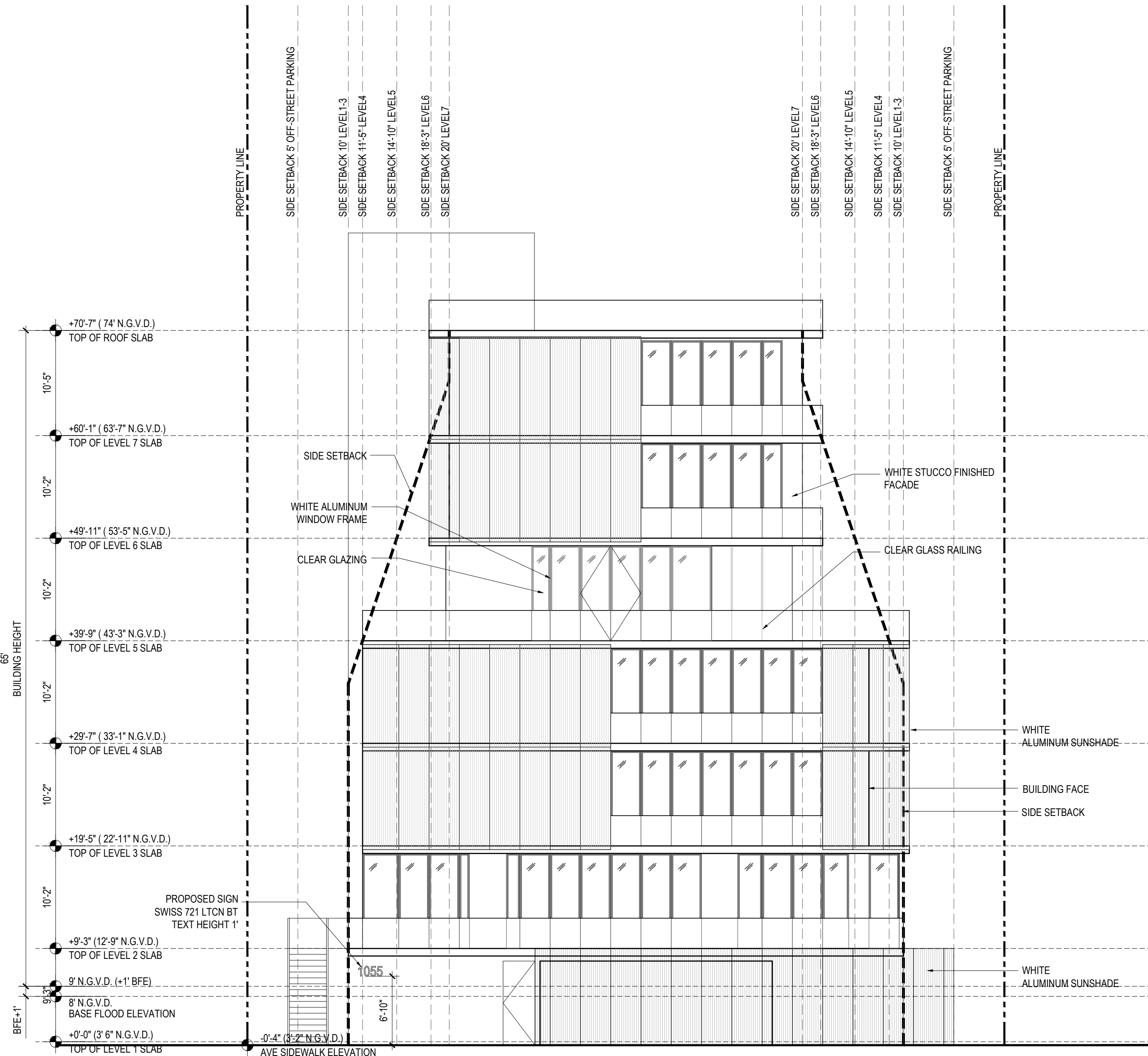
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2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"



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

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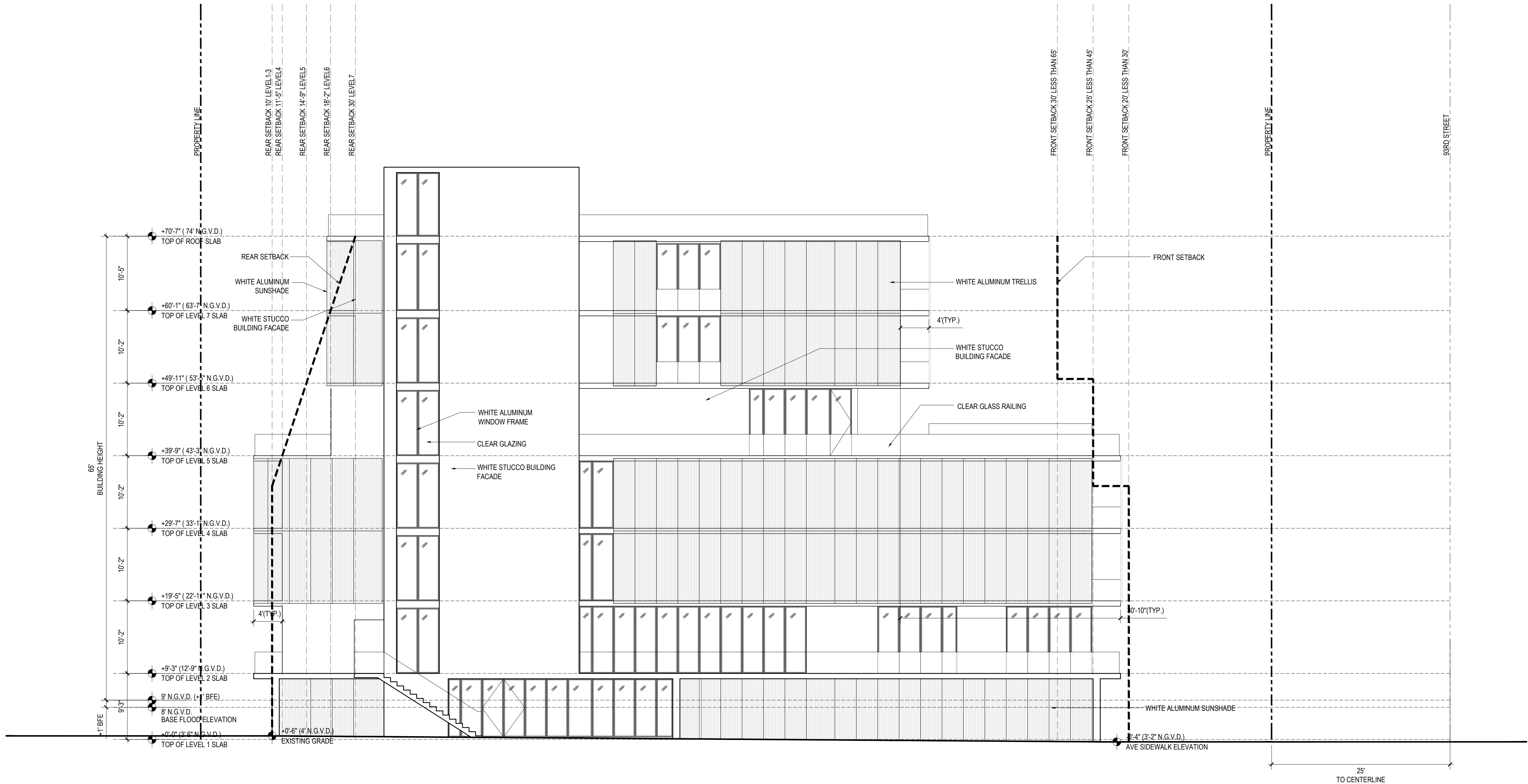
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TITLE
BUILDING ELEVATION
WEST

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

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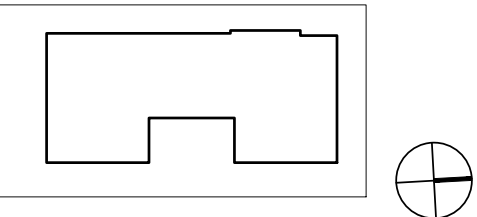
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

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KEY PLAN



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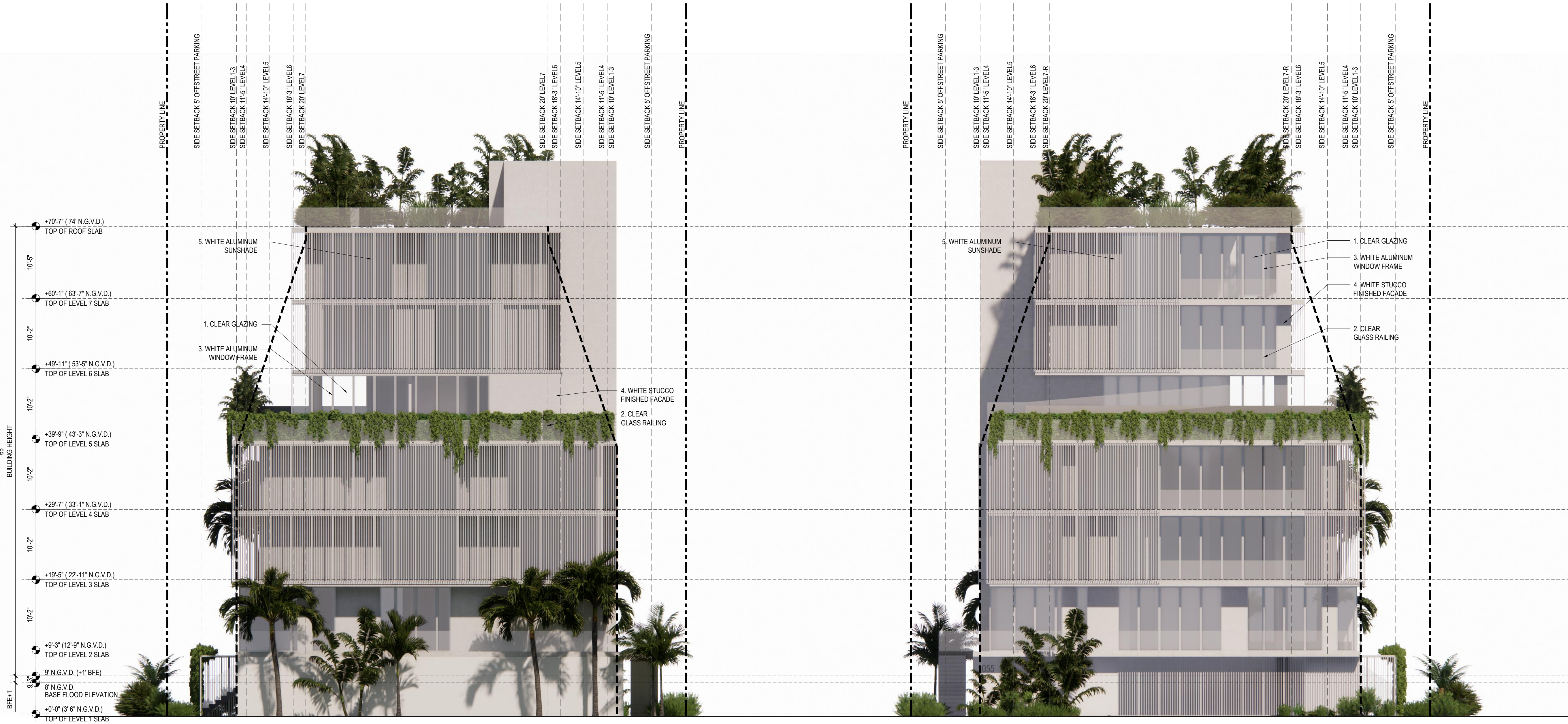
TITLE
COLORED BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

A-31

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PAGE No. ____ OF ____

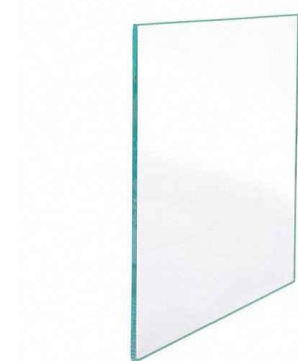


2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"

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



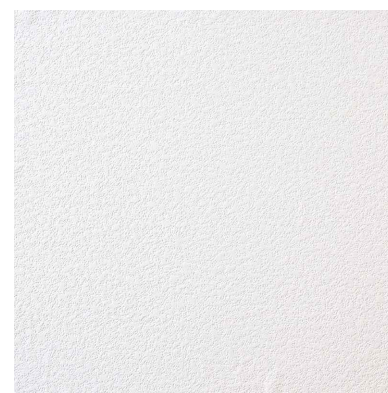
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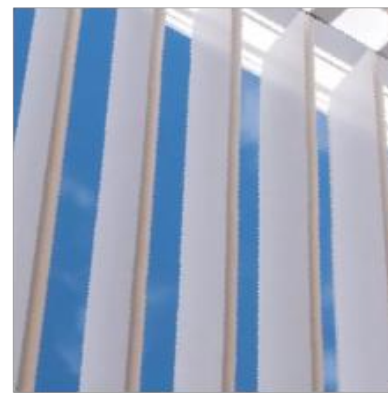
2. CLEAR GLASS RAILING



3. ALUMINUM WINDOW FRAME COLOR WHITE



4. EXTERIOR WALL STUCCO COLOR WHITE



5. ALUMINUM SUNSHADE COLOR WHITE

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3300 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

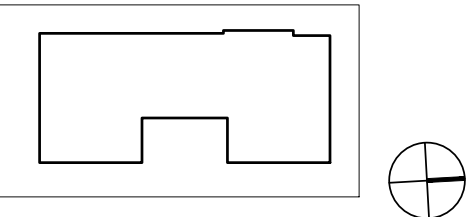
LANDSCAPE:
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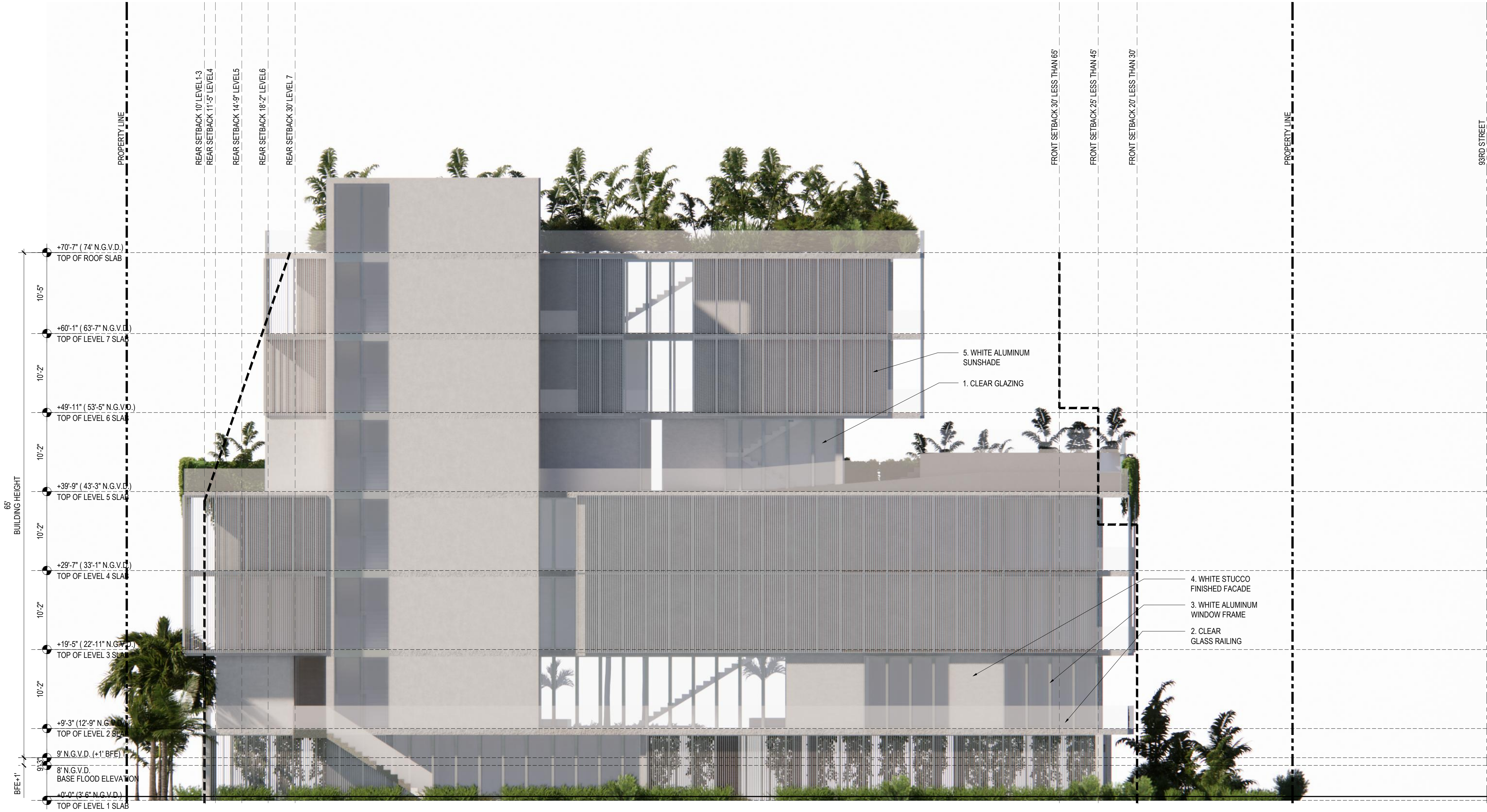
PROJECT NUMBER
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TITLE
COLORED BUILDING ELEVATION
WEST

DRAWING NO.

A-32

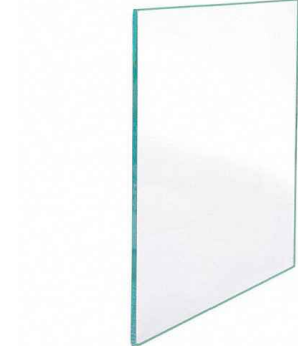
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1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1' - 0"



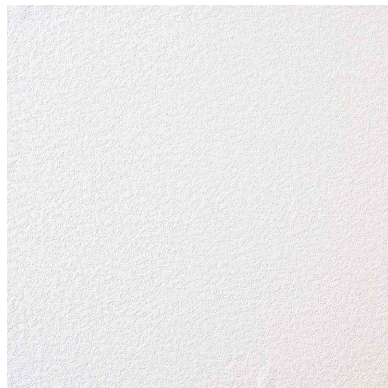
1. CLEAR GLAZING



2. CLEAR GLASS RAILING



3. ALUMINUM WINDOW FRAME COLOR WHITE



4. EXTERIOR WALL STUCCO COLOR WHITE



5. ALUMINUM SUNSHADE COLOR WHITE

BH 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

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REDHOKX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

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3300 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
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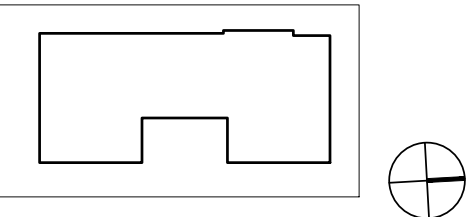
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MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
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PROJECT NUMBER
2211

TITLE
BUILDING ELEVATION
EAST

DRAWING NO.

A-33

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



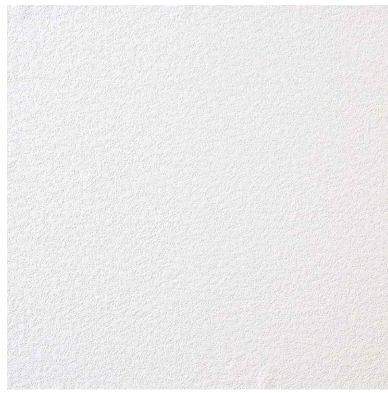
1. CLEAR GLAZING



2. CLEAR GLASS RAILING



3. ALUMINUM WINDOW FRAME COLOR WHITE



4. EXTERIOR WALL STUCCO COLOR WHITE



5. ALUMINUM SUNSHADE COLOR WHITE

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

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MIAMI, FL 33176
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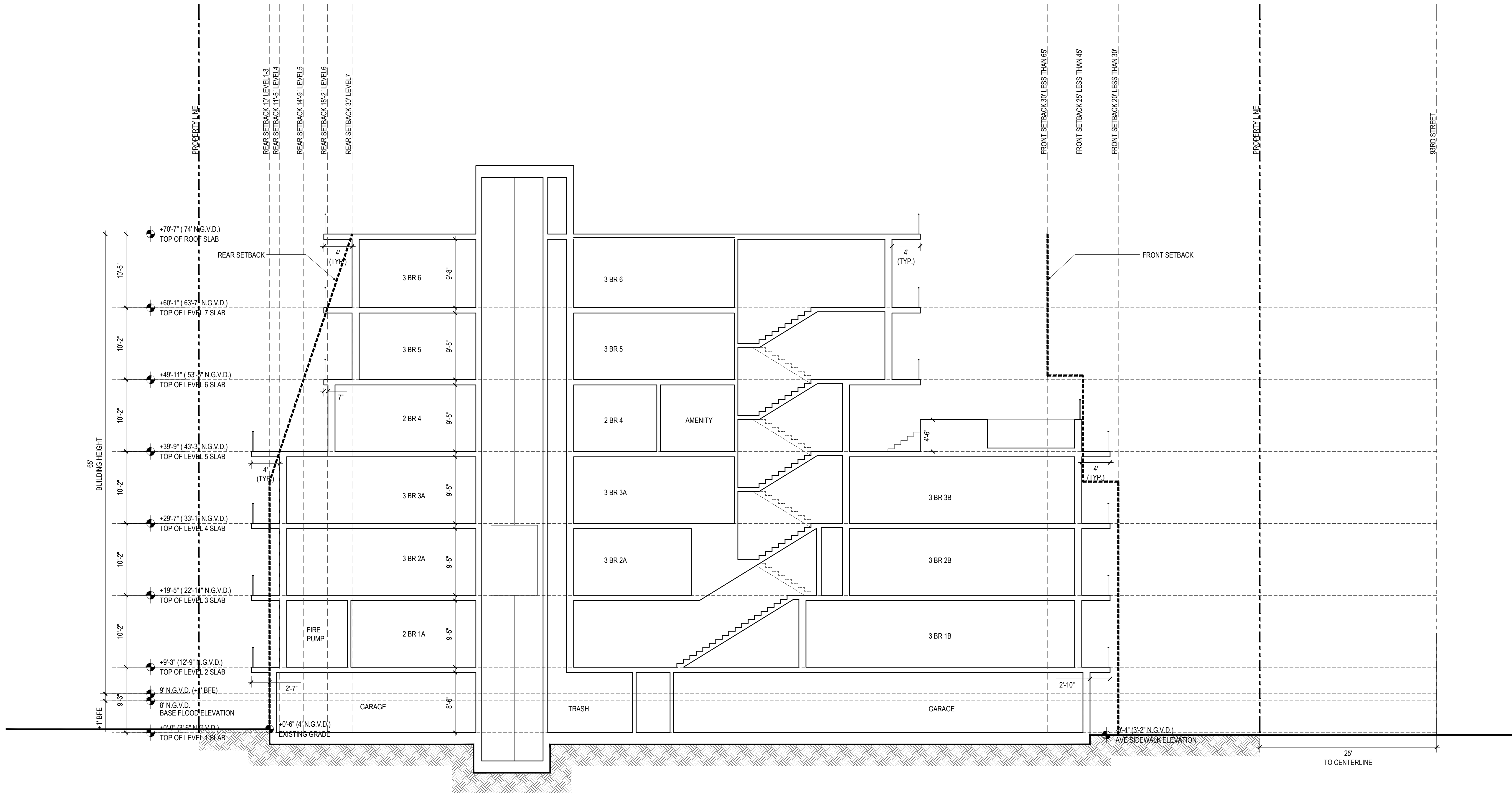
TITLE
BUILDING SECTION

DRAWING NO.

A-41

PAGE No. 1 OF 1

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

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 PAVING GRADING & DRAINAGE PLANS & TYPICAL SECTIONS
- C-3 DRAINAGE & PAVEMENT DETAILS

DEMOLITION NOTES:

- 1.- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK SHALL BE REMOVED IN THEIR ENTIRETY.
- 2.- ASPHALT PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAW-CUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 3.- IN GREEN AREAS, EXISTING LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS.
- 4.- ALL EXISTING DRAINAGE IMPROVEMENTS WITHIN THE LIMITS OF WORK, IF ANY, SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, AND FRENCH DRAINS.

TRENCH SAFETY ACT

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.

SITE DATA

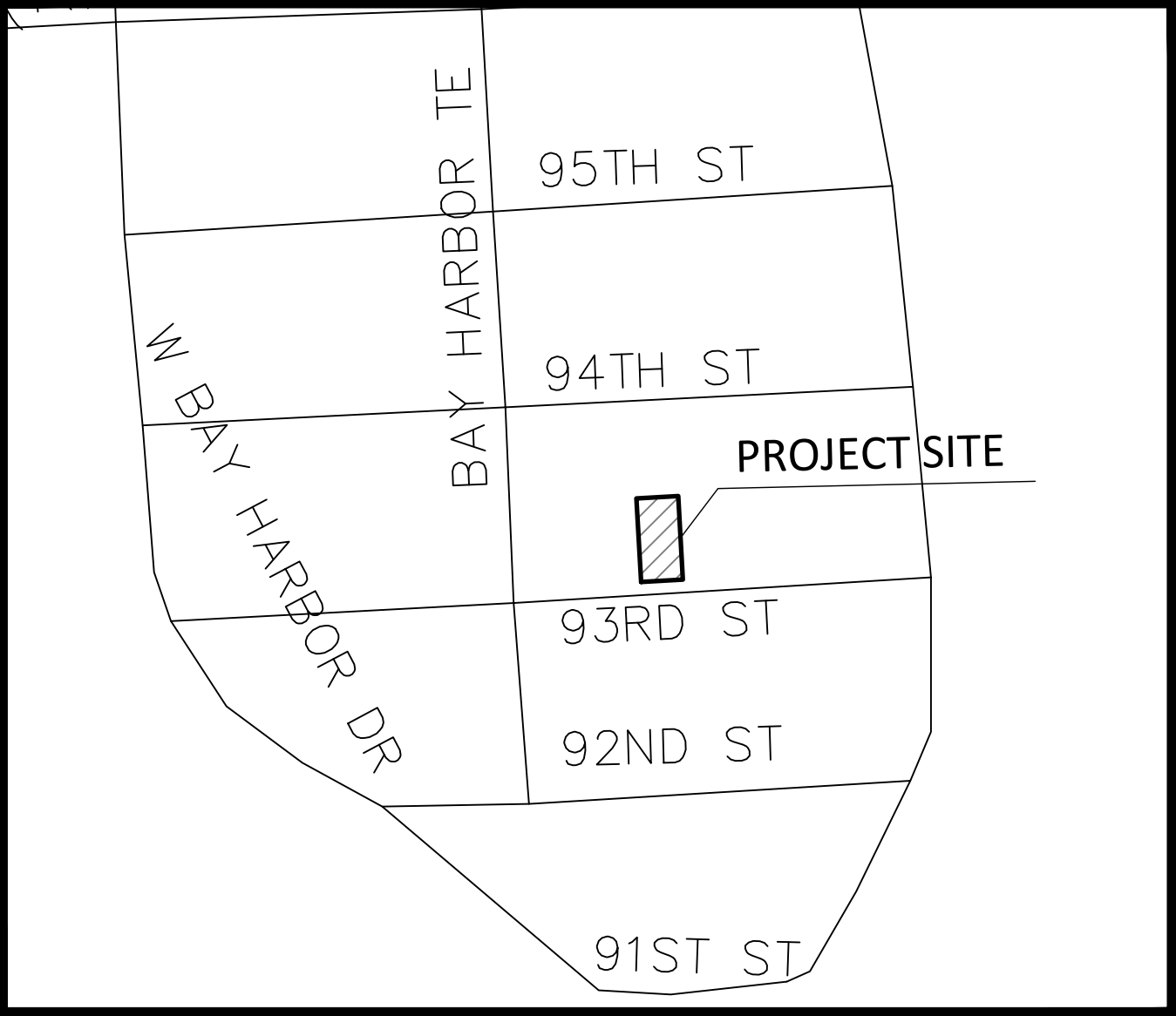
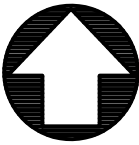
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ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD

UNDERGROUND DIGGING NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING. CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES AS REQUIRED BY LAW.

GENERAL NOTES:

- 1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.
- 2. THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.
- 3. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
- 4. USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.
- 6. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.
- 7. GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- 9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
- 10. ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
- 11. THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- 12. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
- 13. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
- 14. PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- 16. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- 17. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES OF TOWN OF BAY HARBOR STANDARDS AND DETAILS, MIAMI-DADE COUNTY STANDARDS AND DETAILS, MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES (DERM) STANDARDS AND DETAILS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, 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

ENGINEER'S CERTIFICATION:



I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



Civil Engineers

11231 SW 88th St.,
Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 09/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:

Cover Sheet

SHEET No.

PD-1



Civil Engineers

11231 SW 88th St.,
Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
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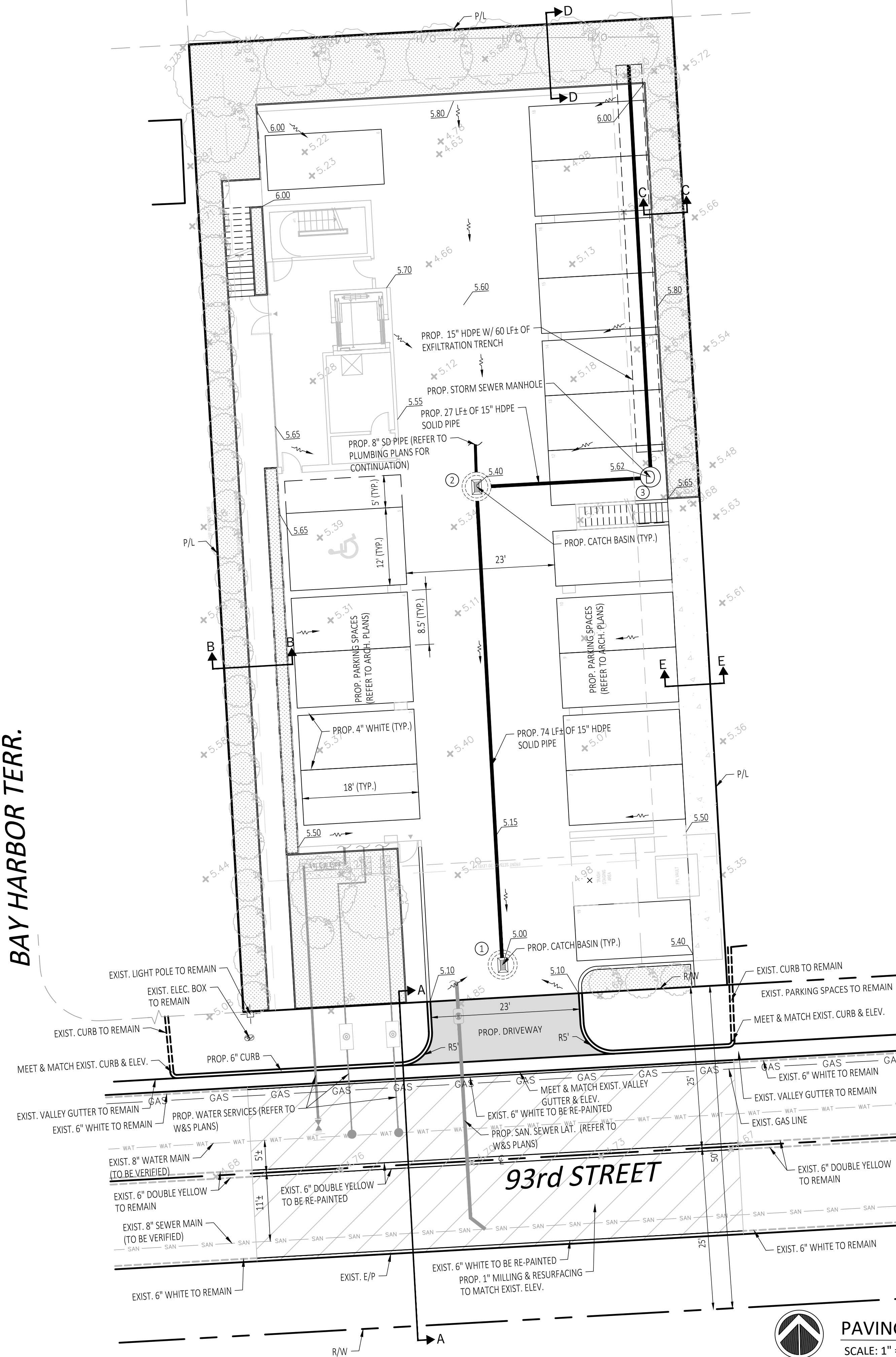
REVISIONS :

DATE: 09/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

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Paving, Grading,
Drainage Plans &
Typical Sections
SHEET No.

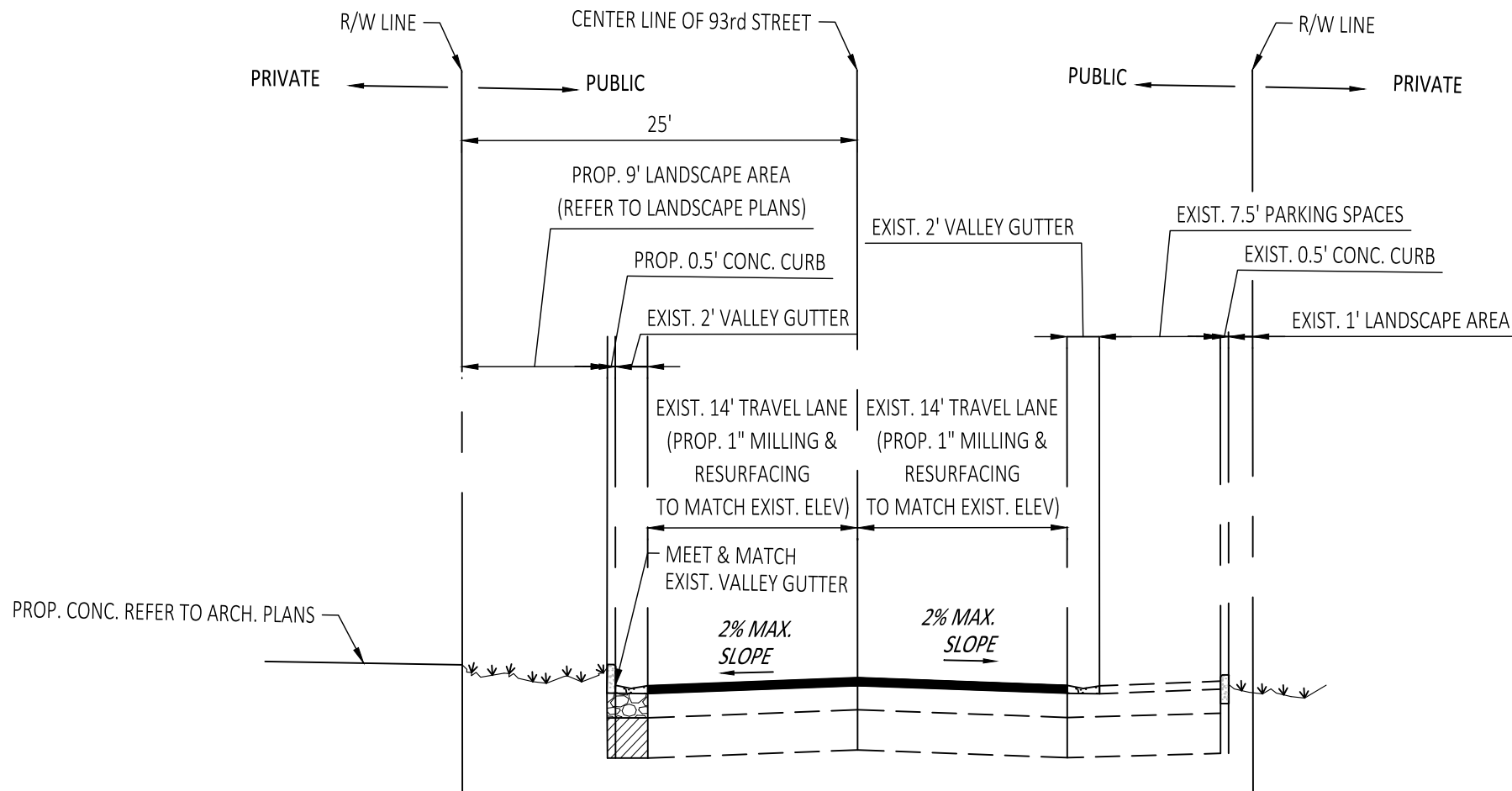
PD-2

BAY HARBOR TERR.



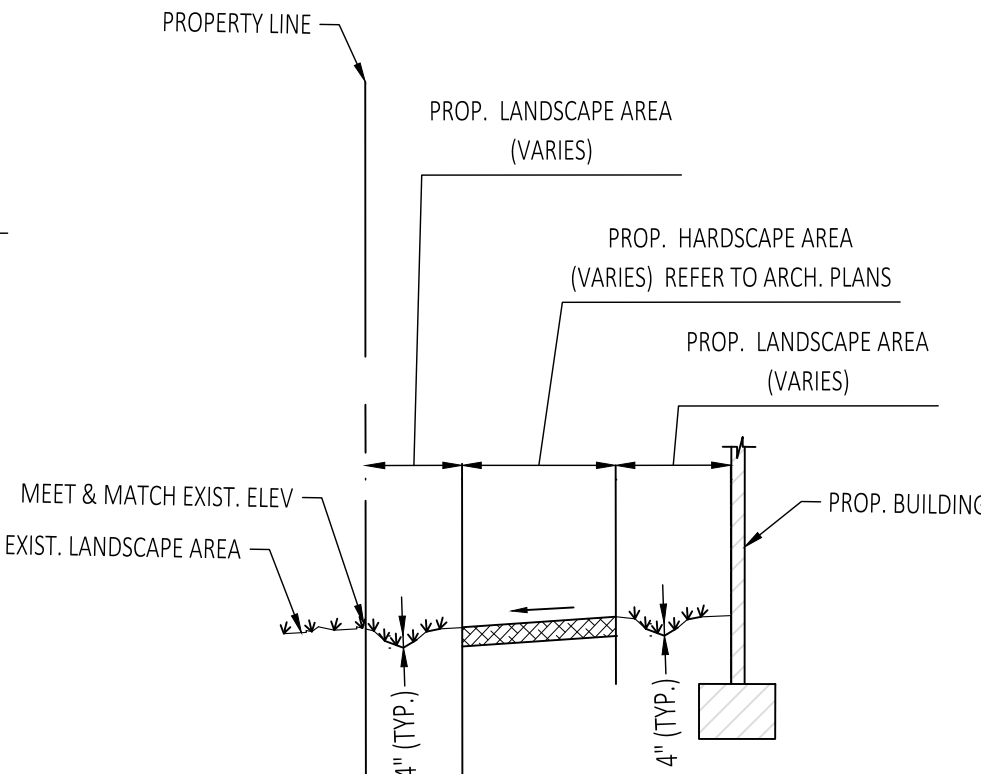
PAVING, GRADING, DRAINAGE PLAN & DETAILS

SCALE: 1" = 10'



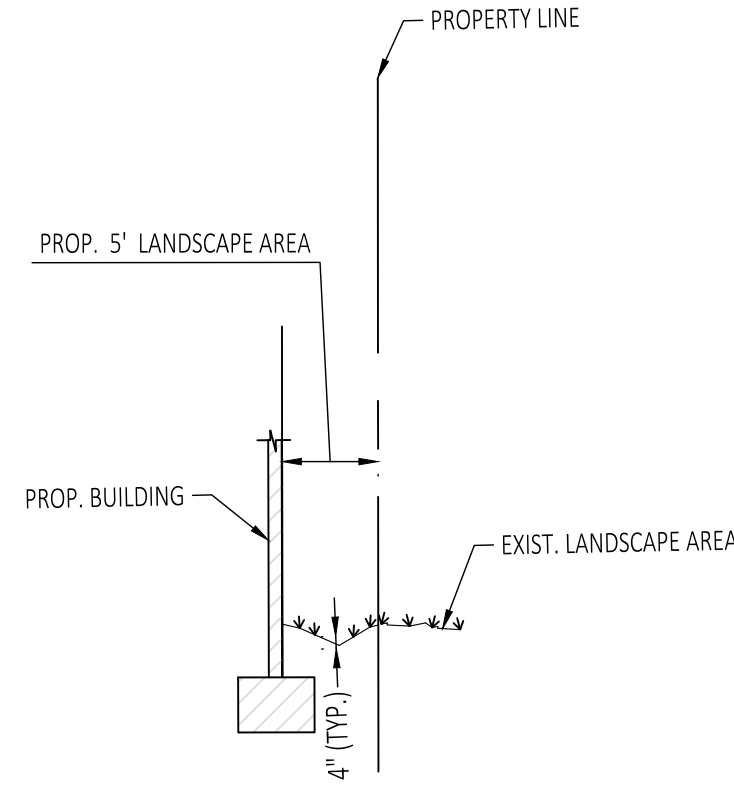
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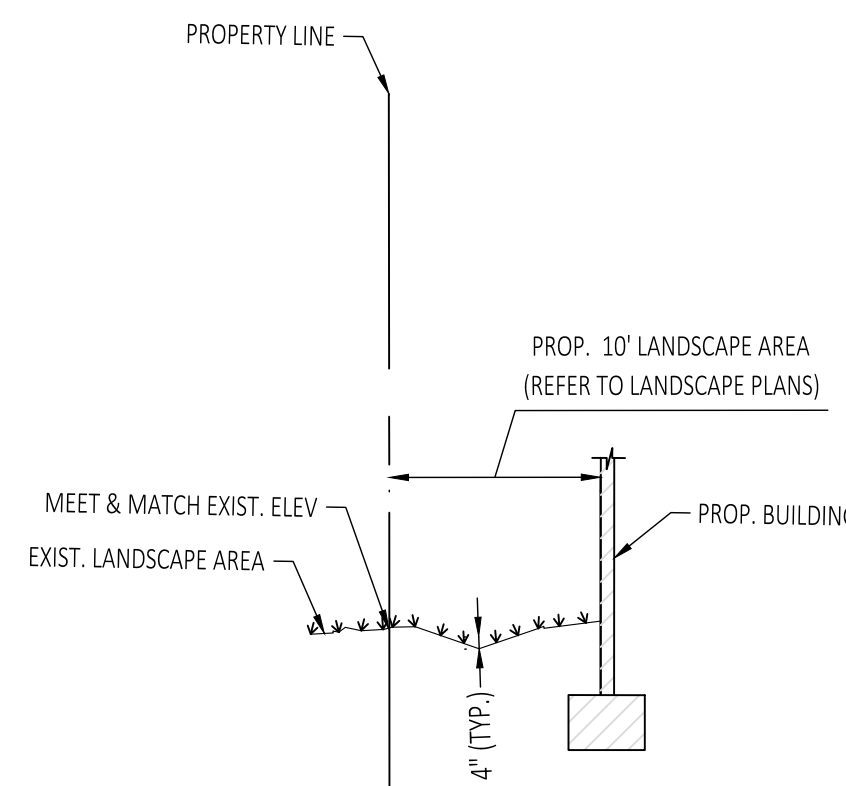
TYPICAL SECTION B-B

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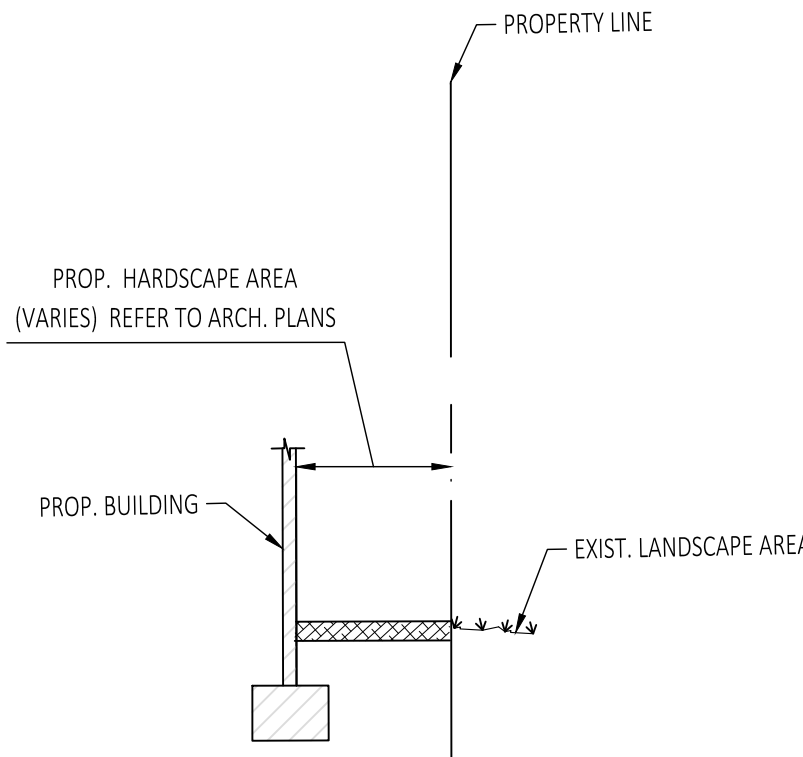
TYPICAL SECTION C-C

NOT TO SCALE



TYPICAL SECTION D-D

NOT TO SCALE



TYPICAL SECTION E-E

NOT TO SCALE

TYPICAL SECTIONS

NOT TO SCALE

DRAINAGE STRUCTURE SCHEDULE

STRUCT. No.	SIZE	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.	STRUCTURE TYPE
			N	W	S	E		
CB-1	48"	5.00	1.00*	—	—	—	(-)2.50	TYPE "P", USF 4700-6223
CB-2	48"	5.40	—	—	1.00*	1.00*	(-)2.50	TYPE "P", USF 4700-6223
MH-3	60"	5.62	1.00*	1.00	—	—	(-)2.50	TYPE "P", USF 310

* BAFFLE REQUIRED

SITE DATA

FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD



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!

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

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Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS FLORIDA 33154

REVISIONS :

DATE: 09/22/202
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOW

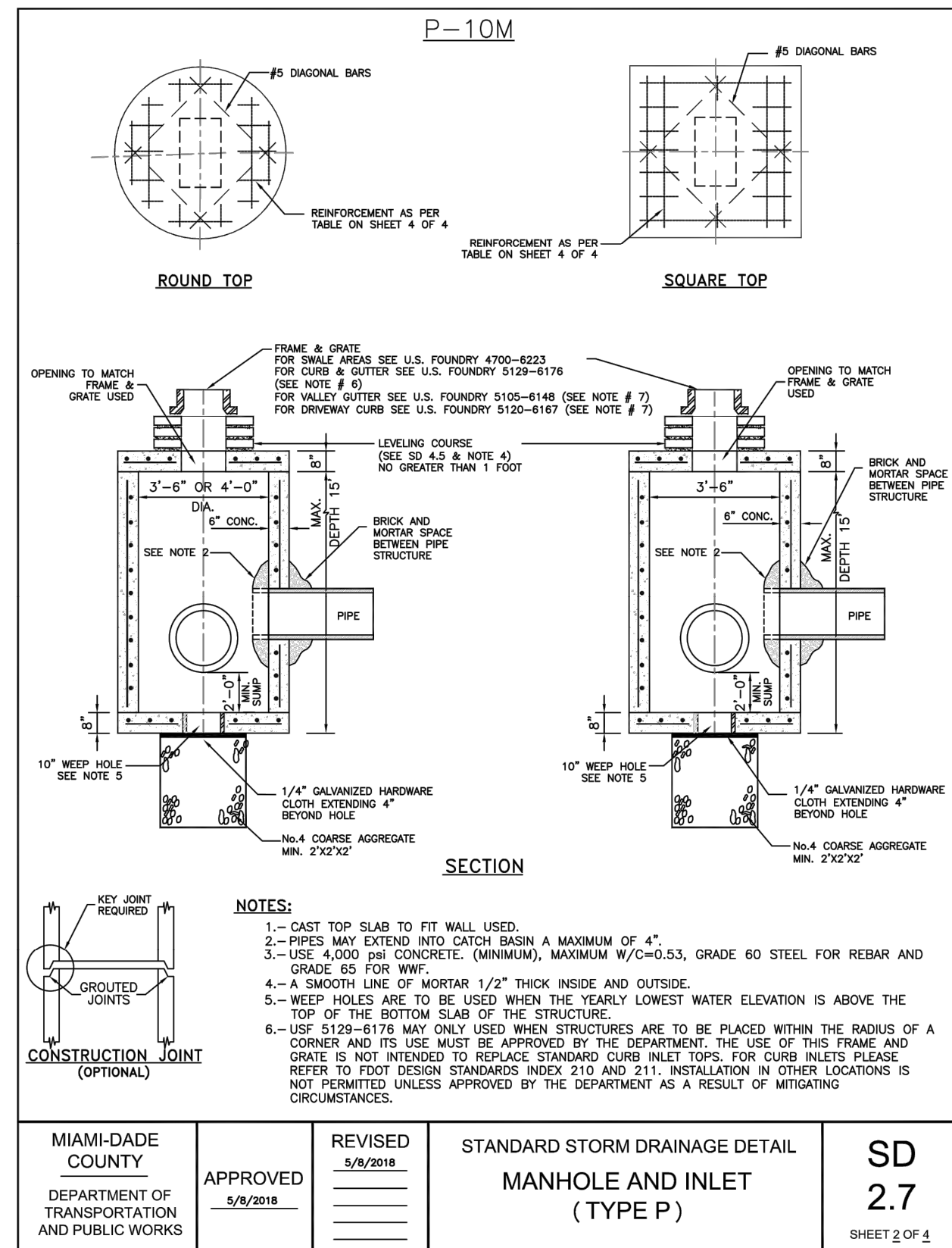
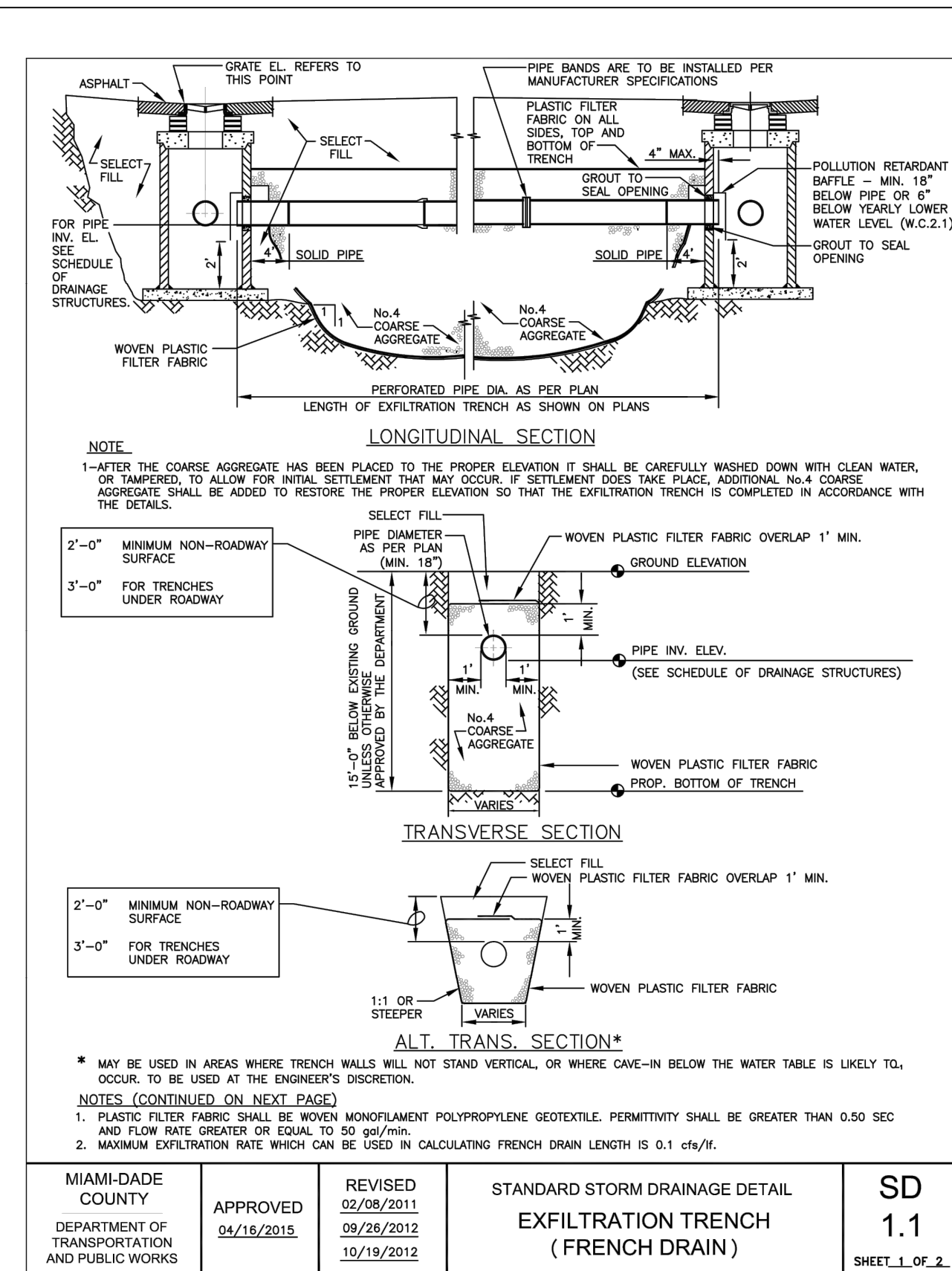
SHEET NAME:

Drainage & Pavement Details

H E E T No.

PD-3

3 OF 3



NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO PRESS TO BE PLANTED FIVE FEET OF THE EDGE OF THE TRENCH.
5. TYPE "1" S.D. 2.6.2 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER LEVEL W.C. 2.2.
7. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED COVER.
8. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT DEVICES MOUNTED ON WALLS.
9. ALL DRAINAGE STRUCTURES SHALL BE PROTECTED BY A FENCE, BOLLARD, OR DUTTLAR OR EXPLORATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH ARE HIGH TRAFFIC SPOTS OR MORE.
10. OIL AND GREASE BAFFLE MAY BE WANTED IN SUBURBAN RESIDENTIAL AREAS.

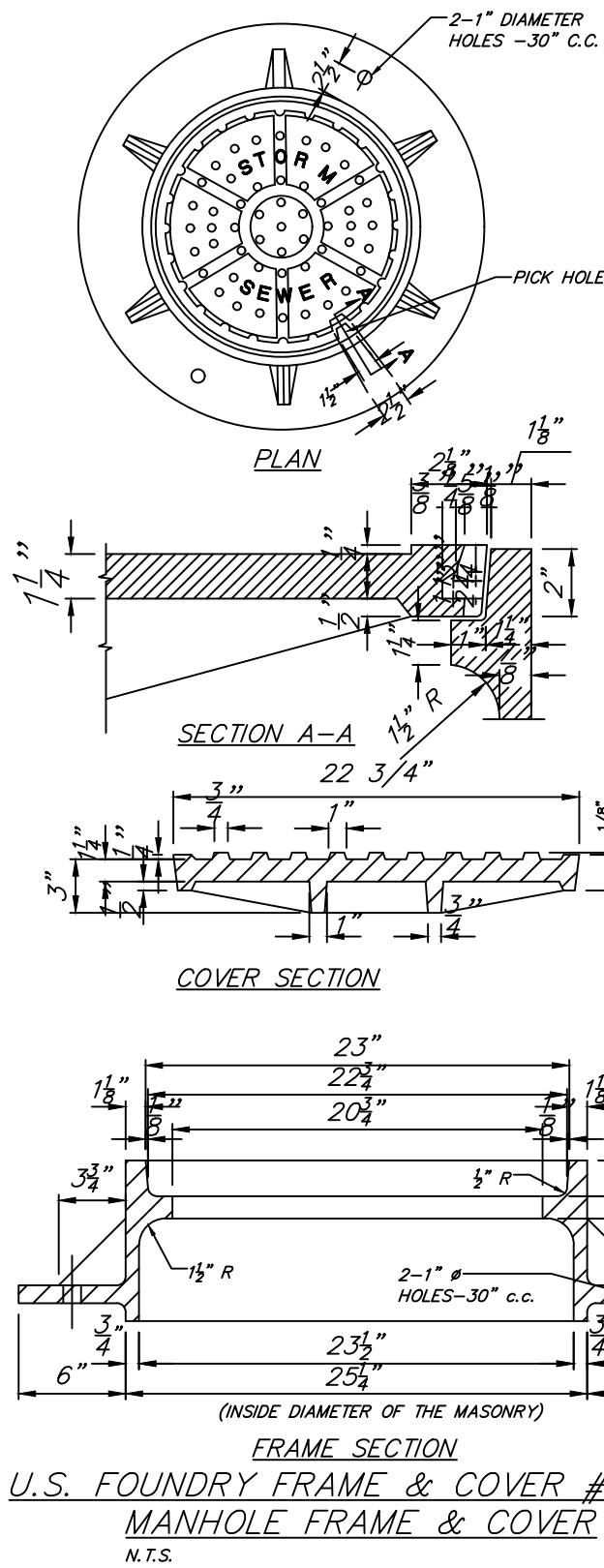
GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS				
PIPE DIAMETER (Inches)	OUTER SHELL		LINER	
	No. of $\frac{3}{4}$ " Dia. Holes (PER LIN. FT. OF PIPE)	No. of $\frac{3}{4}$ " Dia. Holes (PER LIN. FT. OF PIPE)	No. of $\frac{3}{4}$ " Dia. Holes (PER LIN. FT. OF PIPE)	No. of $\frac{3}{4}$ " Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50		
18	120	60		
24	160	80		
30	200	100		
36	240	120		
42	275	140		
48	315	150		
54	355	180		
60	395	200		
72	470	235		
84	550	275		

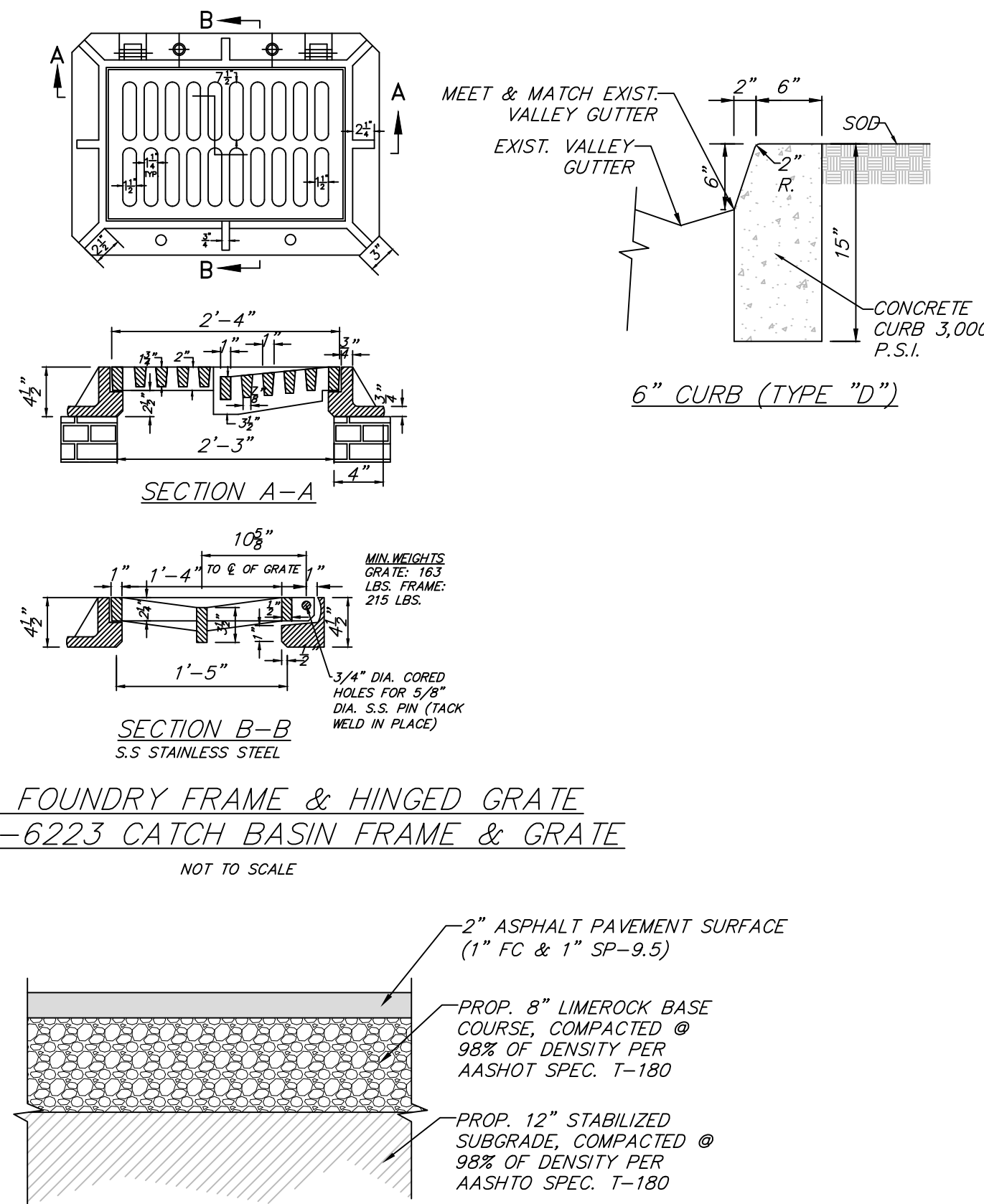
NOTE

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.



TRAFFIC NOTES & STANDARDS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE PROJECT.
4. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING, UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC., MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
5. ALL PAVEMENT MARKINGS WITH THE EXCEPTION OF PARKING STALLS SHALL BE THERMOPLASTIC.
6. STRIPING AND SIGNING SHALL CONFORM WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARD MANUAL.



TYPICAL ASPHALT PAVEMENT
DETAIL NOT TO SCALE

NOT TO SCALE



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

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

INDEX OF SHEETS

- WS-1 COVER SHEET
- WS-2 WATER & SEWER PLANS & DETAILS
- WS-3 WATER & SEWER DETAILS

DEMOLITION NOTES:

- 1- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK SHALL BE REMOVED IN THEIR ENTIRETY.
- 2.- ASPHALT PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAW-CUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 3.- IN GREEN AREAS, EXISTING LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS.
- 4.- ALL EXISTING DRAINAGE IMPROVEMENTS WITHIN THE LIMITS OF WORK, IF ANY, SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, AND FRENCH DRAINS.

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. FOREMAIN 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 FORCE MAIN 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 1 LANDFILL) IS APPROPRIATE AND SELECTED, PLEASE CONTACT THE MIAMI-DADE COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT AT (305) 594-5666 FOR INFORMATION.
 - D) THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOLI 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 1, 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 REMOVALS. PRIOR TO REMOVING ANY TREE, THE CONTRACTOR SHALL NOTIFY THE TREE AND FOREST RESOURCES SECTION OF DERM AT (305) 372-6574 OR VIA E-MAIL AT: TFRS@MIAMI-DADE.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@MIAMI-DADE.GOV OR (305) 372-6925.

REV 04/30/2018

TRENCH SAFETY ACT:

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT", AND ALL REQUIREMENTS OF O.S.H.A.

UNDERGROUND DIGGING NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING. CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES AS REQUIRED BY LAW.

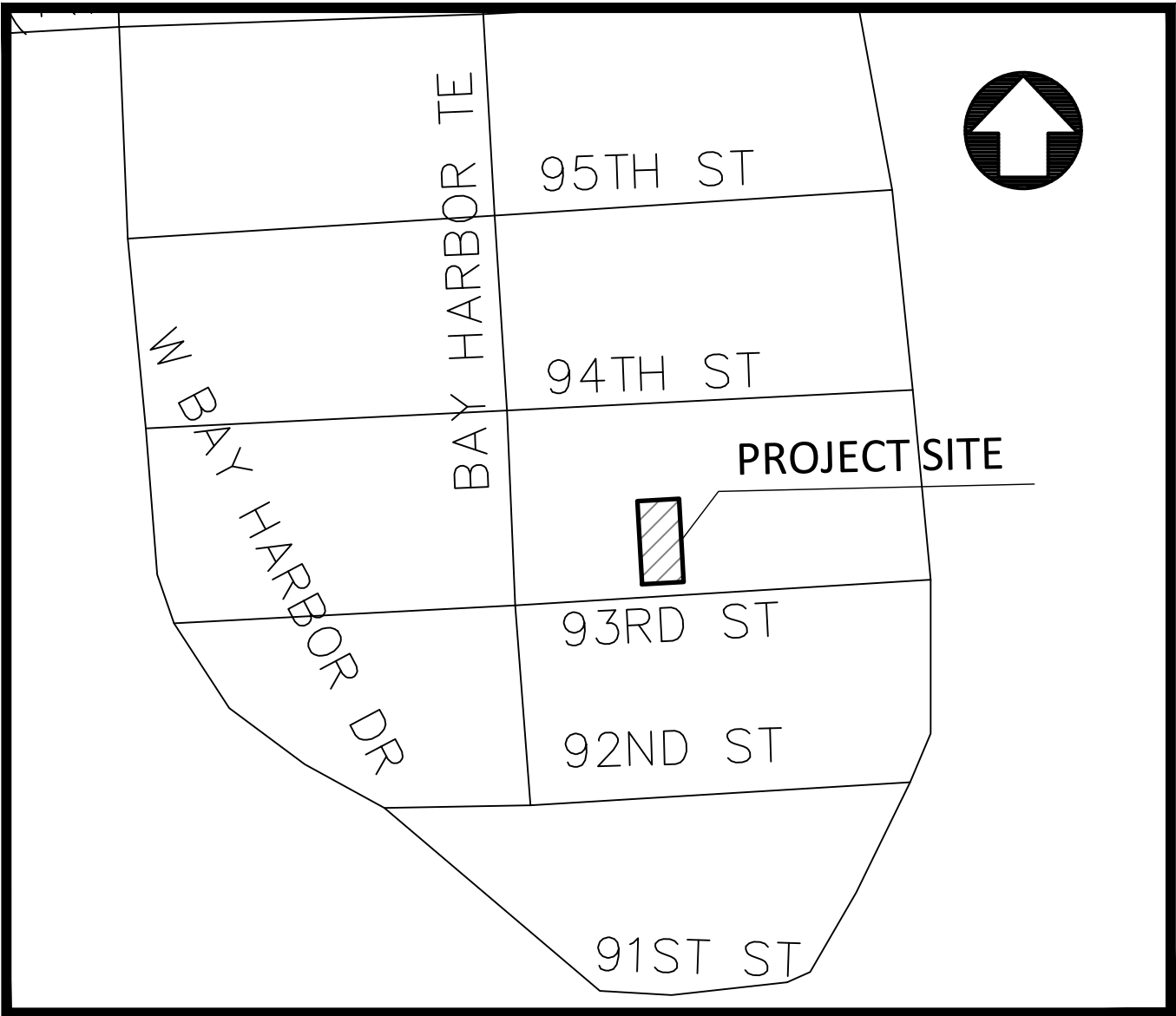
NOTE:

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED:

- 1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT.
- 2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES

GENERAL NOTES:

- 1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.
 - 2. THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.
 - 3. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
 - 4. USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.
 - 5. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.
 - 6. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.
 - 7. GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
 - 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTLE ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
 - 9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
 - 10. ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
 - 11. THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
 - 12. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CAD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
 - 13. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
 - 14. PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
 - 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
 - 16. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
 - 17. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES OF TOWN OF BAY HARBOR ISLANDS STANDARDS AND DETAILS, MIAMI-DADE COUNTY STANDARDS AND DETAILS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS.
 - 18. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARD DETAILS DETAIL R-21.1.
- THE FOLLOWING ARE REQUIREMENTS PER DEPARTMENT OF HEALTH:
- WATER MAIN HORIZONTAL SEPARATIONS
- SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS 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, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OR 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 MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
- PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER 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.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, 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



Civil Engineers

11231 SW 88th St.,
Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33164

REVISIONS :

DATE: 09/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:

Cover Sheet

SHEET No.

WS-1



I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



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BHI 1055 93rd STREET

1055 93rd STREET
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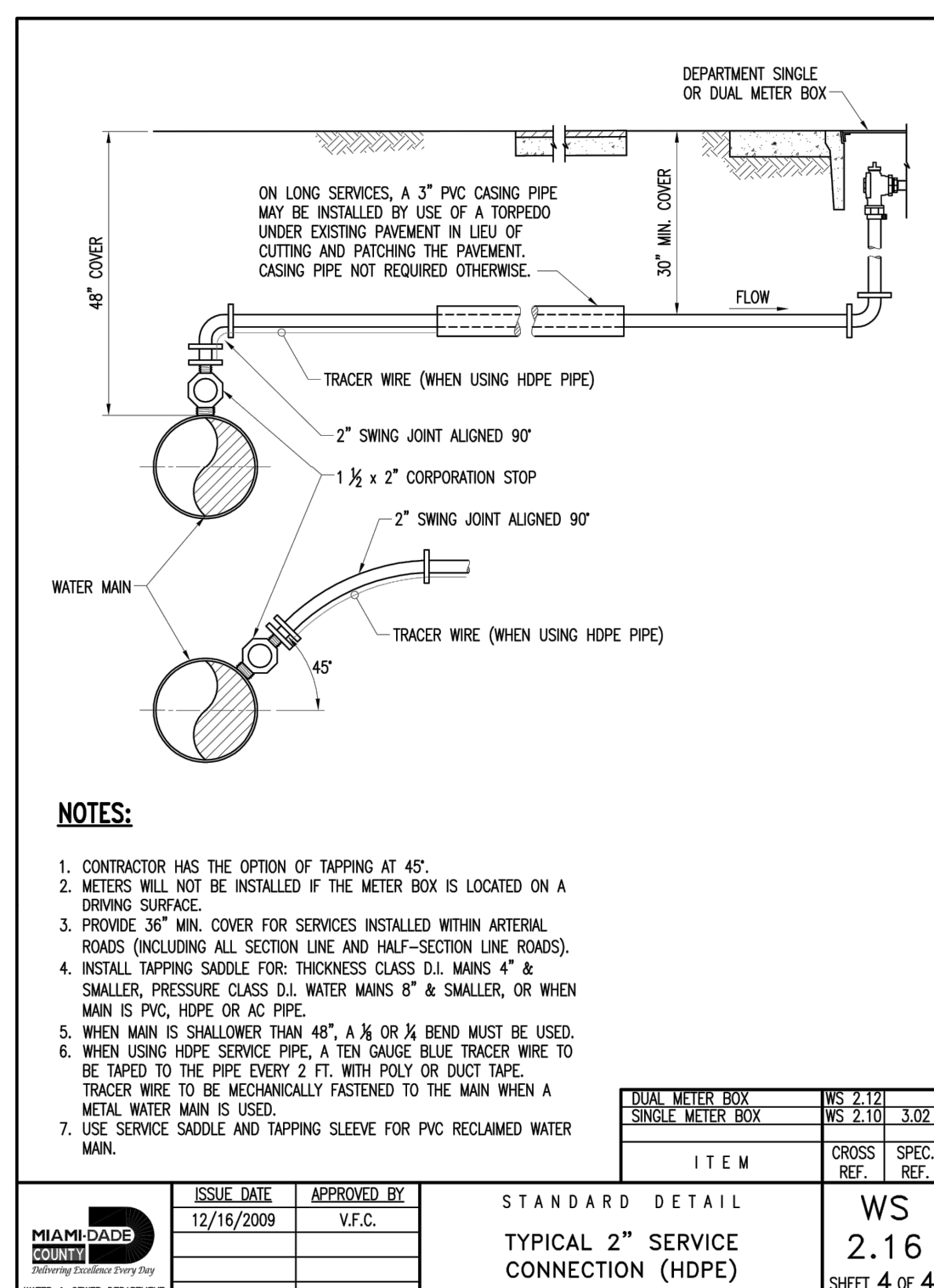
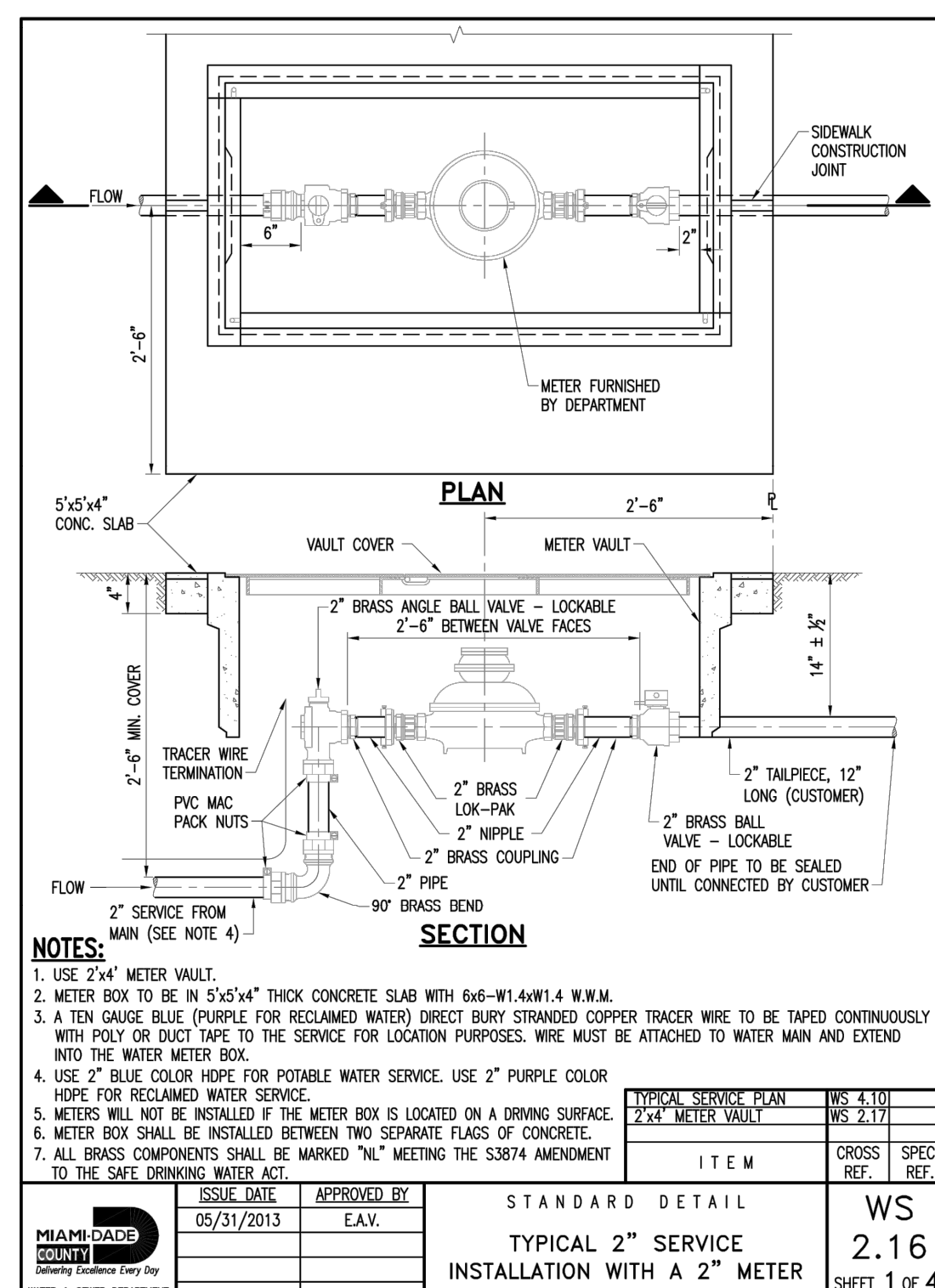
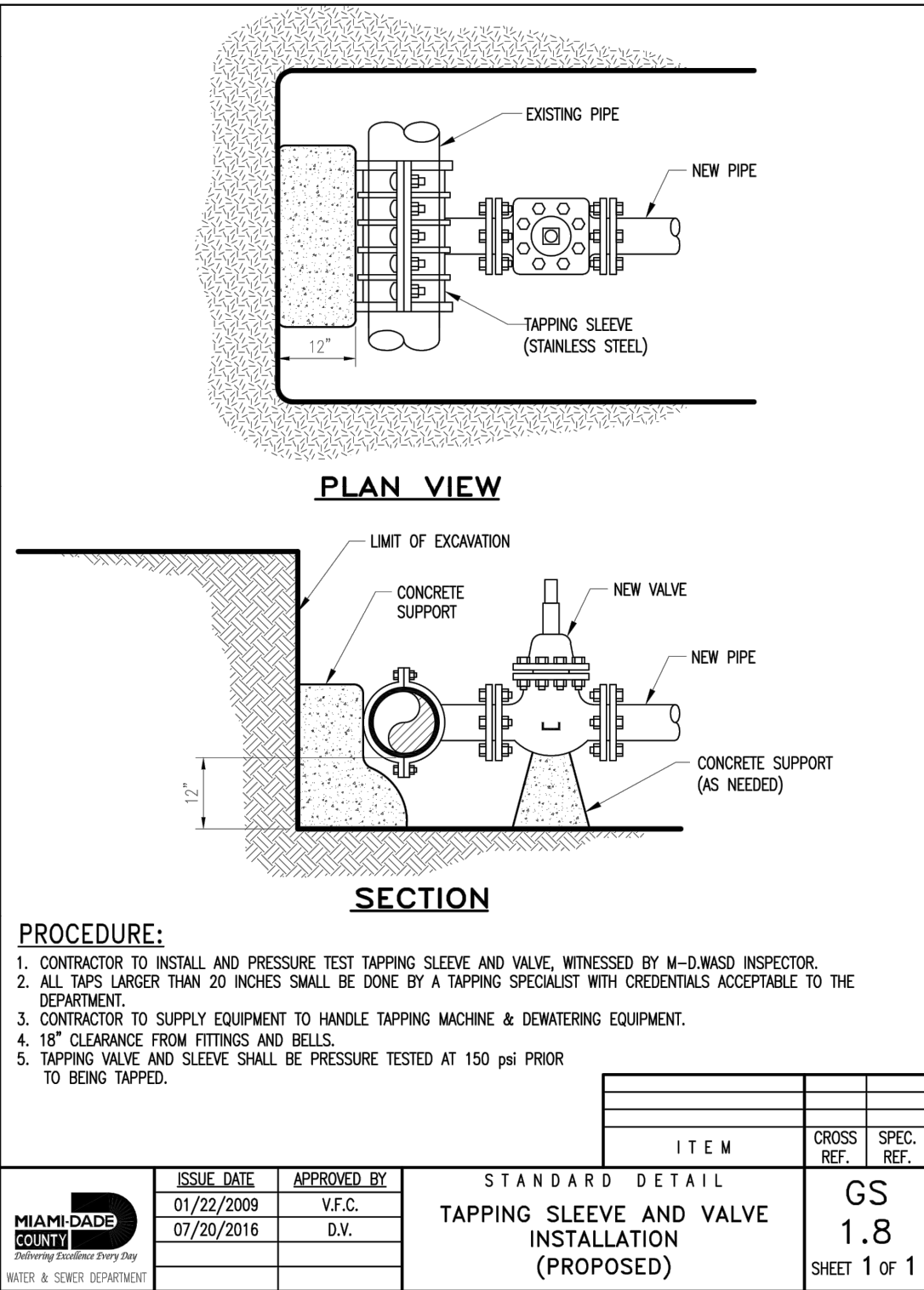
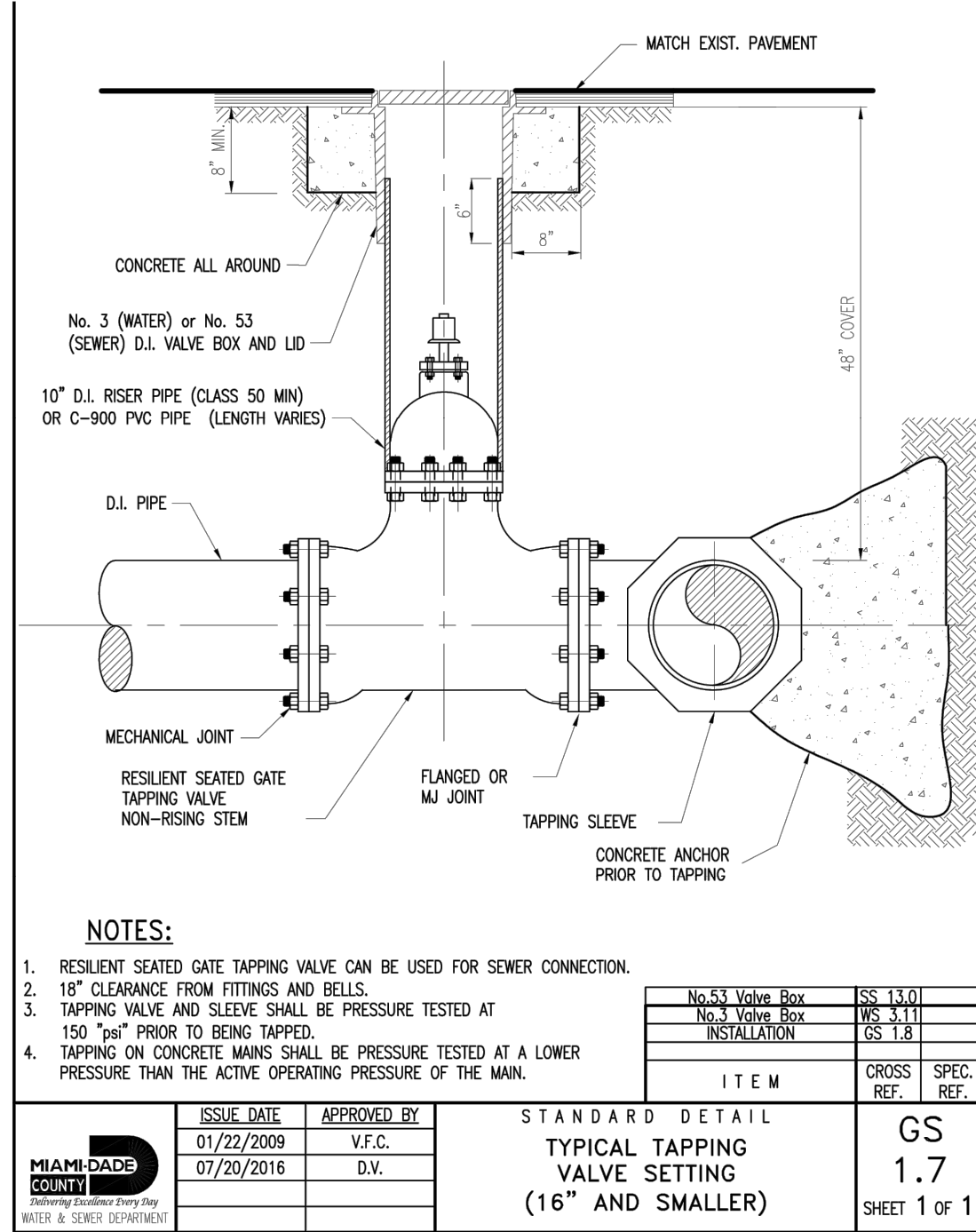
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Water & Sewer Plan
& Details

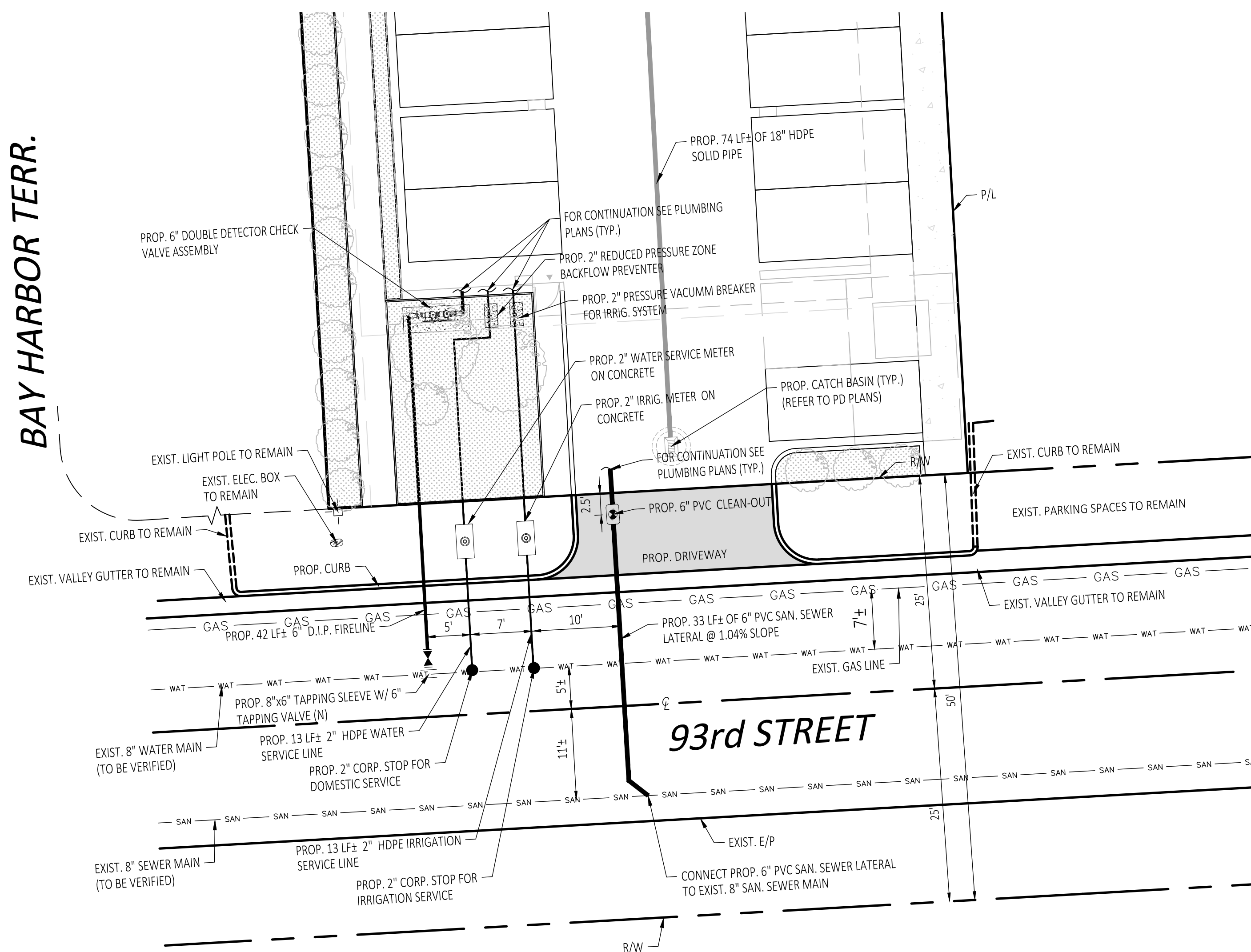
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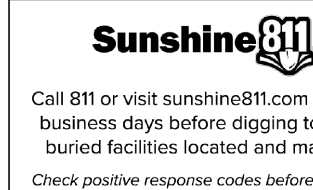
2 OF 3



WATER & SEWER DETAILS
NOT TO SCALE



WATER & SEWER PLAN
SCALE: 1" = 10'



ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



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Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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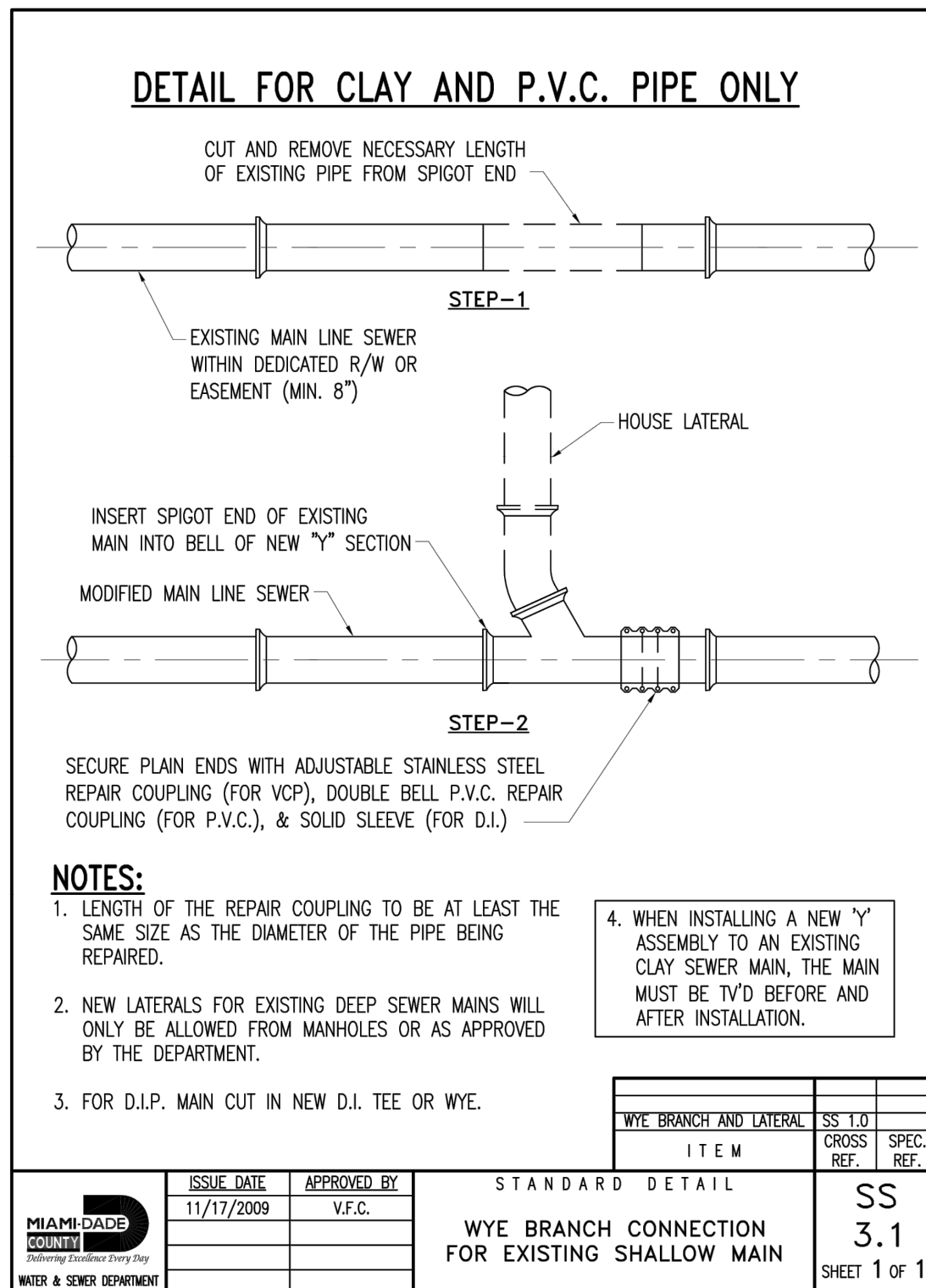
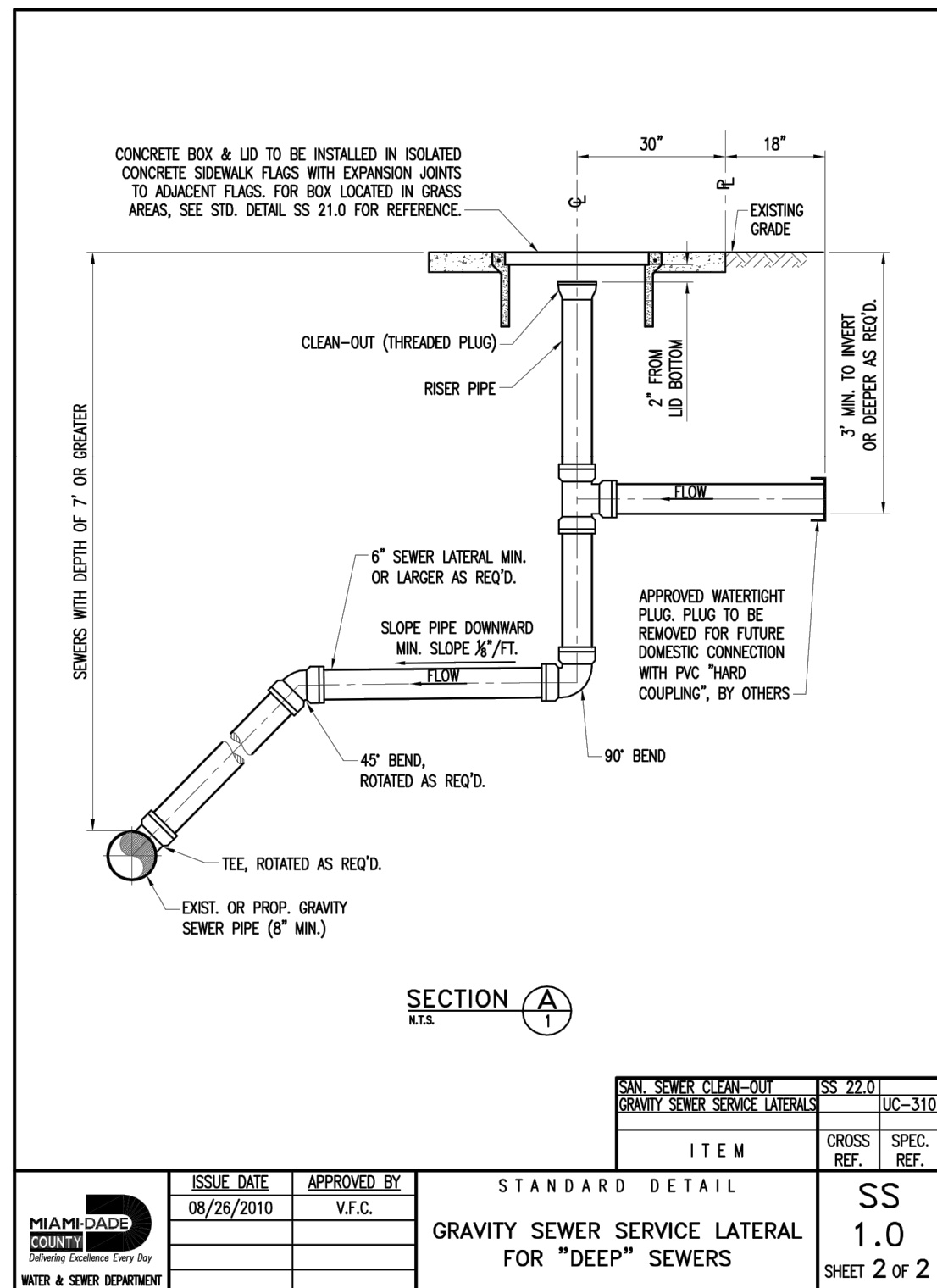
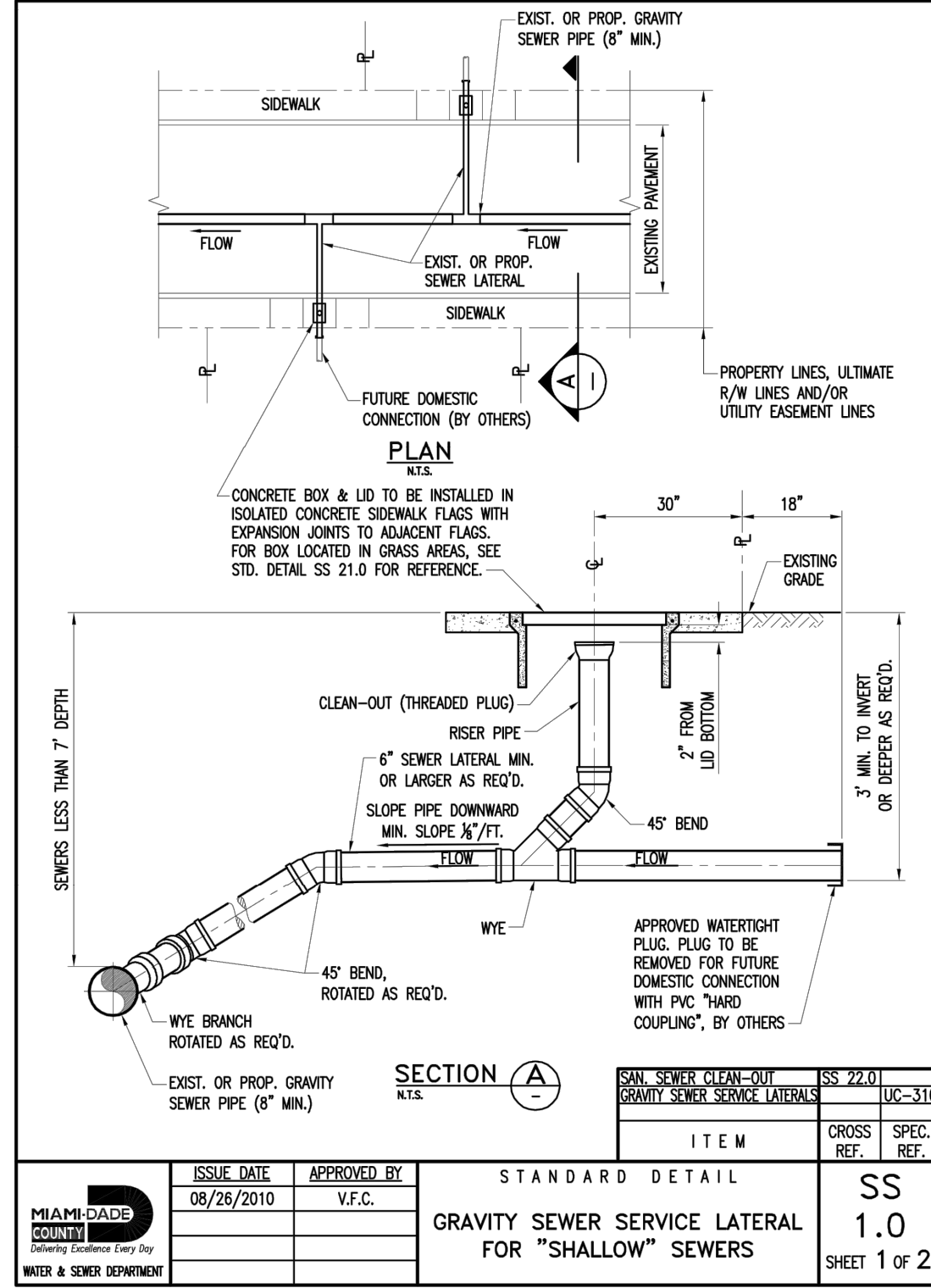
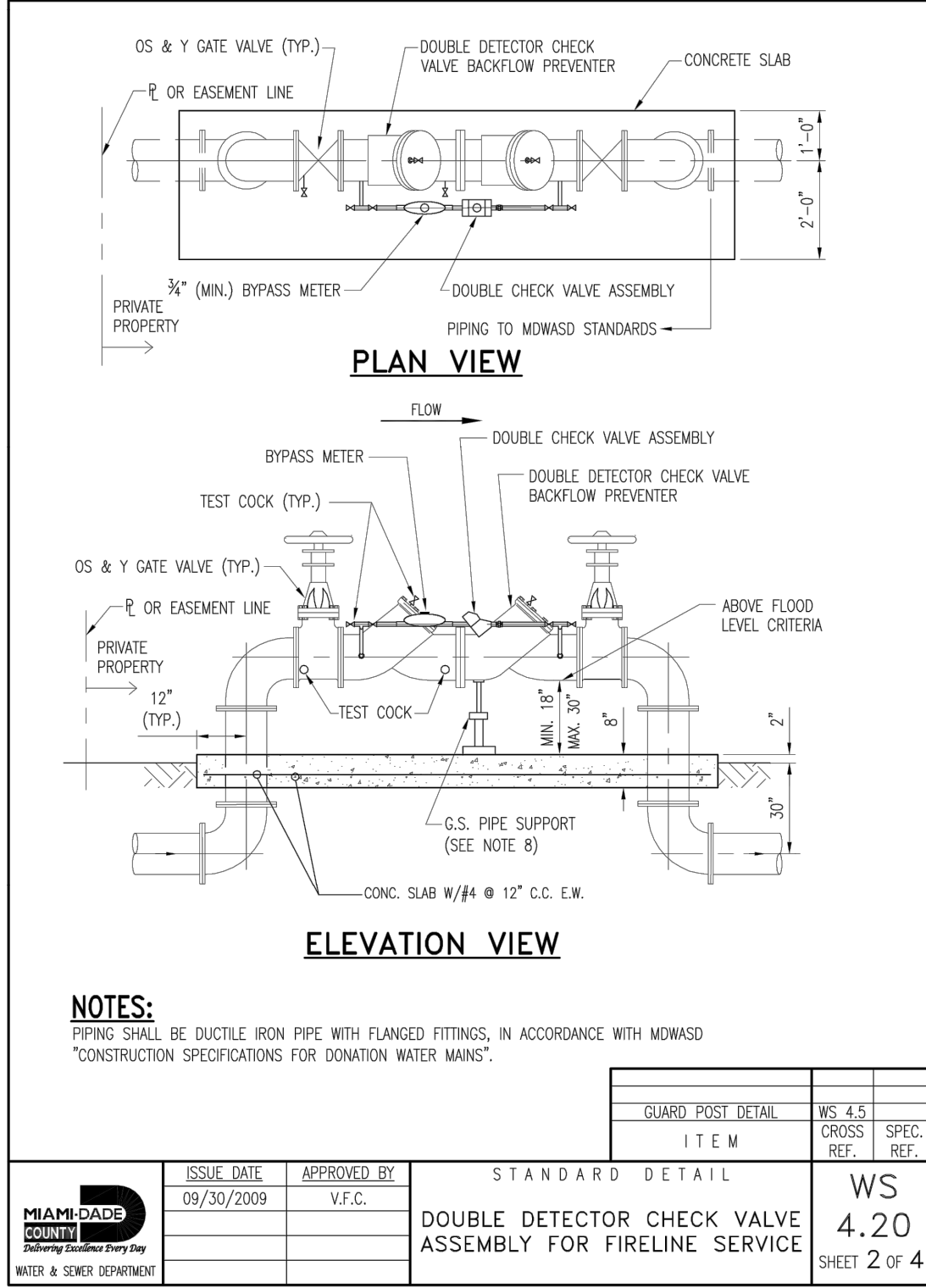
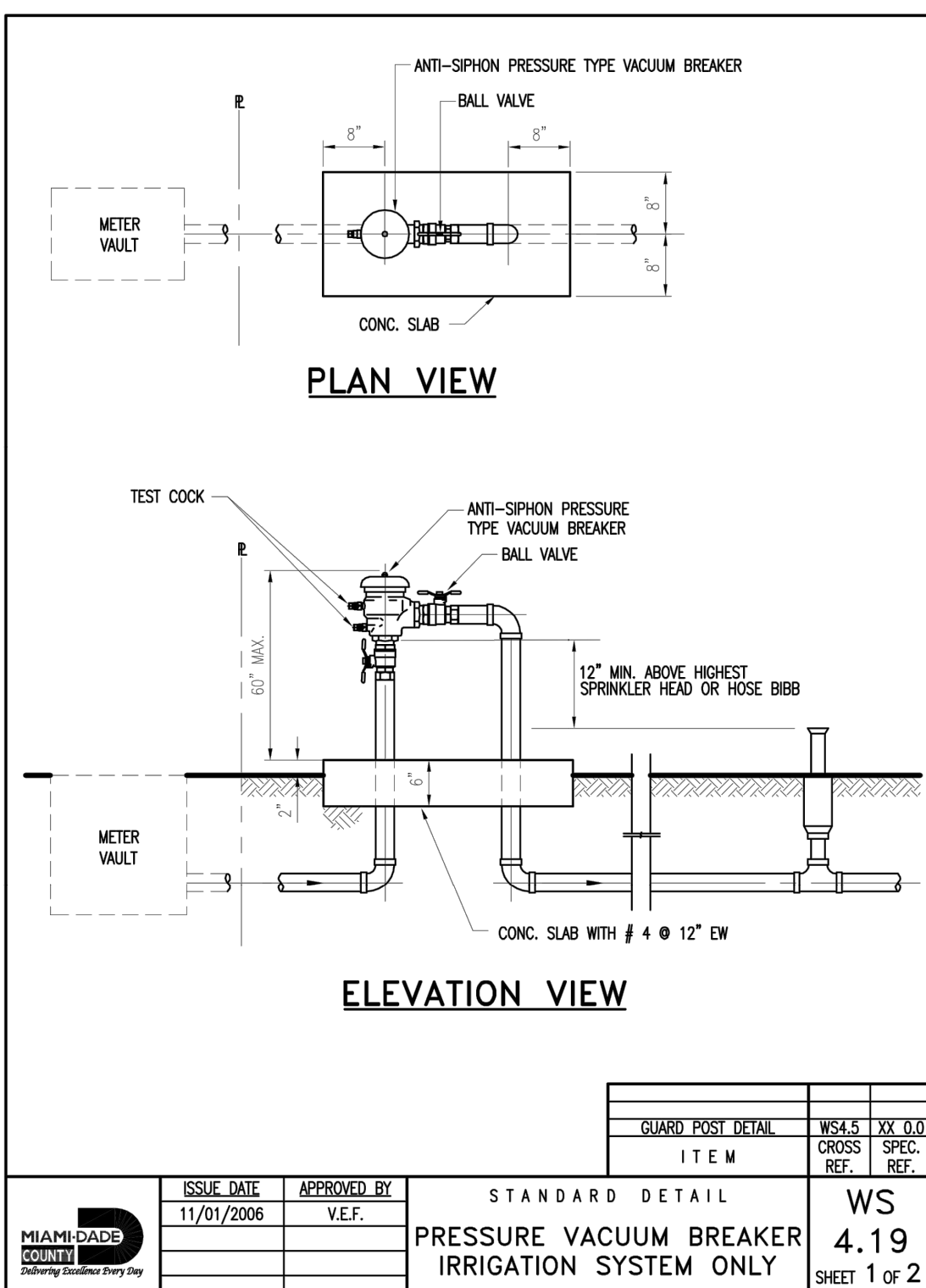
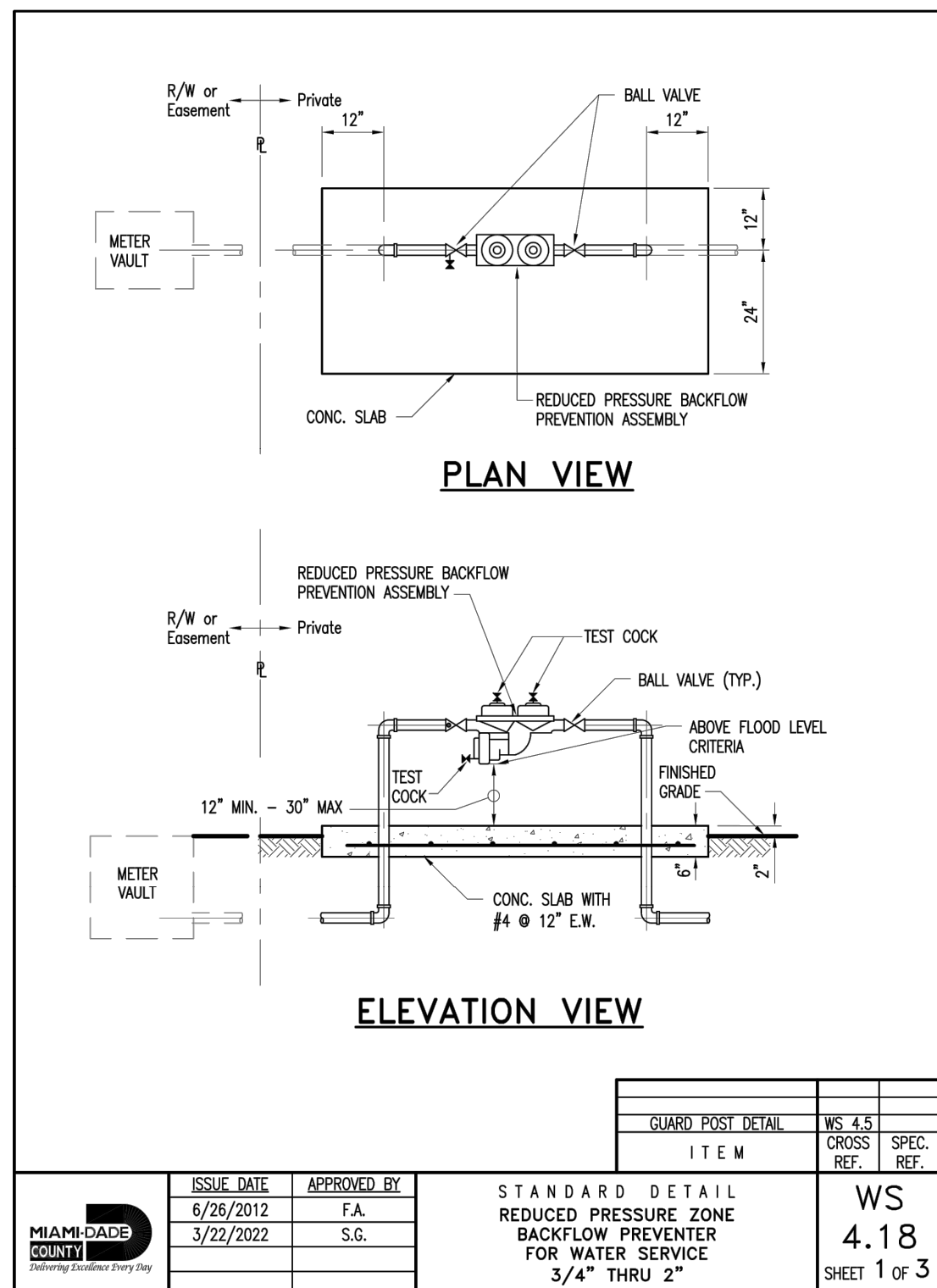
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Water & Sewer
Details

SHEET No.

WS-3

3 OF 3



WATER & SEWER DETAILS

NOT TO SCALE

Sunshine

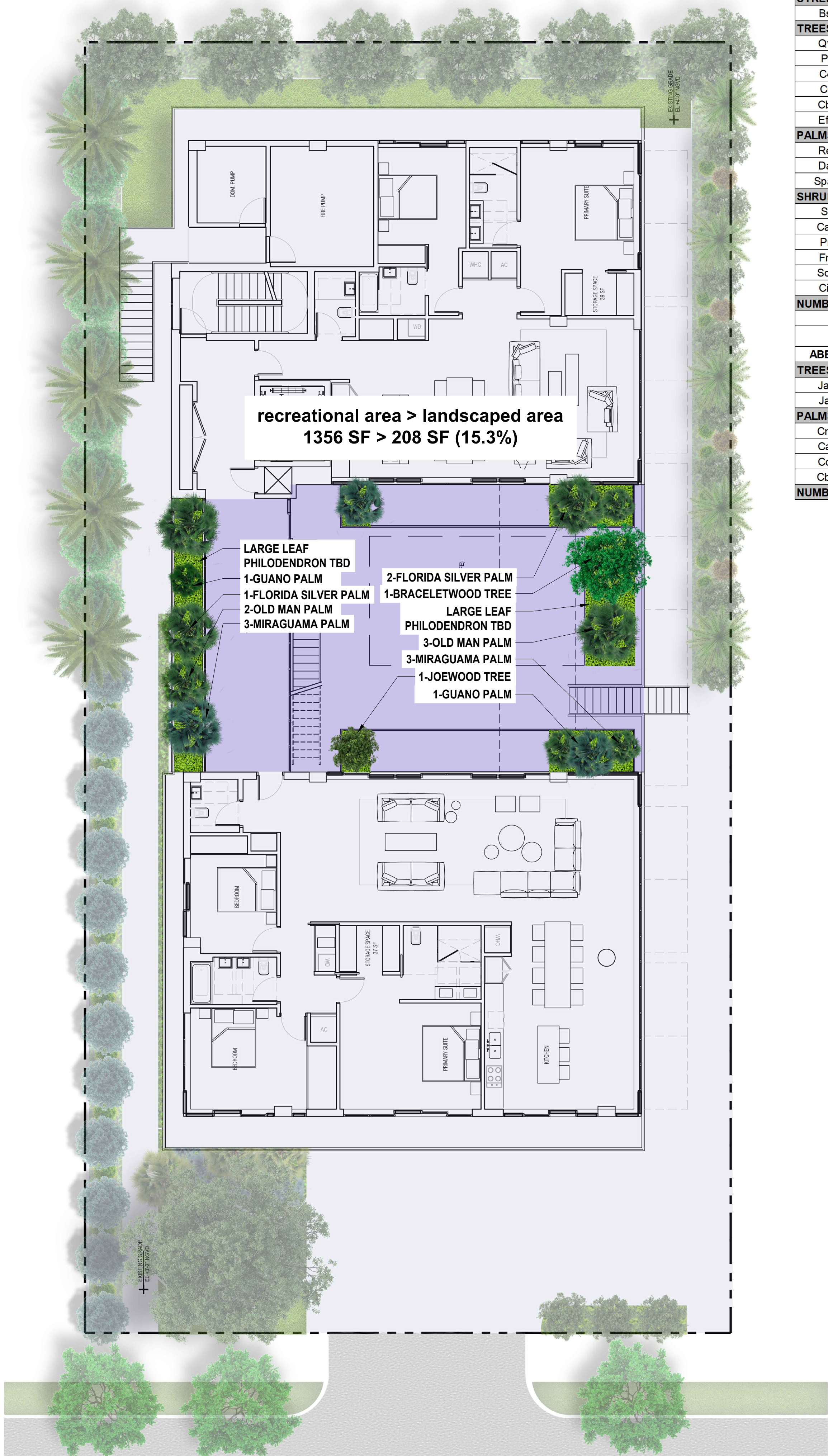
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



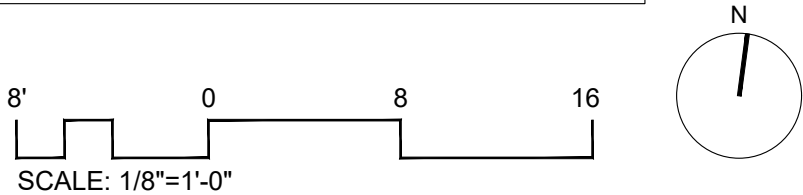
1ST FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Bsi	3	Bursera simaruba	Gumbo Limbo	3" DBH 16' Ht. Min. 6' CT
TREES				
Qvi	1	Quercus virginiana	Southern Live Oak	10" DBH 20' Ht. Min. 4' CT
Pr	3	Pimenta racemosa	Bay Rum	3" DBH 15' Ht. Min. 4' CT
Ce	9	Conocarpus Erectus	Green Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cs	11	Conocarpus erectus var. sericeus	Silver Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cbr	6	Calophyllum brasiliense	Brazilian Beautyleaf	4" DBH 18' Ht. Min. 6' CT
Efo	9	Eugenia foetida	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	Roystonea elata	Royal Palm	20'-28' Ht. O.A.
Dal	5	Dictyosperma album	Hurricane Palm	14'-18' Ht. OA
Spa2	6	Sabal palmetto	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	3	Serenoa repens 'Silver Form'	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	9	Capparis cynophallophora	Jamaican Caper	15 Gal. 36" Ht.
Pn	33	Psychotria nervosa	Wild Coffee	15 Gal. 36" Ht.
Fm	35	Ficus microcarpa	Green Island Ficus	7 Gal. 18" Ht.
Sca	20	Schefflera arboricola 'Trinette'	Trinette	15 Gal. 36" Ht.
Cic	48	Chrysobalanus icaco	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				
2ND FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	1	Jacquinia keyensis	Joewood Tree	25 Gal. Sculptural
Jar	1	Jacquinia arborea	Braceletwood Tree	25 Gal. Sculptural
PALMS				
Cmi	6	Coccothrinax miraguama	Miraguama Palm	6'-10' Ht. OA
Car	3	Coccothrinax argentata	Florida Silver Palm	4'-6' Ht. OA
Ccr	5	Coccothrinax crinita	Old Man Palm	4'-6' Ht. OA
Cbo	3	Coccothrinax borhidiana	Guano Palm	3' Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

Town of Bay Harbor Islands, Florida Landscape Requirements Legend				
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3) Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)				
Site Address	1055 93rd St. Bay Harbor Islands			
Legal Description	Lot 13, Block 14 of Bay Harbor Island			
Net Lot Area	0.258	Acres /	11.250	SF
I. Open Space Requirement		Required	Provided	
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI - Sec. 23-11)		20% / 2,250 SF	21% / 2,320 SF	
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5)) a. Req. open space 2,250 SF x 60% = 1,350 SF		60% Max / 1,350 SF	17% / 385 SF	
II. Shade Trees				
A. Required				
1. 28 shade trees/acre: 28 x 0.258 acres = 7 (Min. 12' in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16		7	39	
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (BHI - Sec. 24-16(a)(2))		4	33	
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% = 4 (MDC - Sec. 18A-6(C)(11)(b))		4	33	
B. Tree Species				
1. Number of shade trees required (from Sec. II)(A)(1) above)		7	5	
2. Number of shade tree species required (BHI - Sec. 24-16(a)(2))		3	5	
C. Tree Heights				
1. Number of Stories of building		5		
2. Number of shade trees required (from Sec. II)(A)(1) above)		7		
3. Shade tree heights required:		12 ft. - 0% or 0 shade trees		
		14-16 ft. - 25% or 2 shade trees		
		16-18 ft. - 50% or 4 shade trees		
		18-20 ft. - 25% or 2 shade trees		
III. Street Trees		Required	Provided	
1. Street Trees @ 1:35' Width of lot 100 / 35 = 2.85 (15' min height / 6" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16(a)(2)(a))		3	3	
IV. Shrubs Required		Required	Provided	
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))		70	113	
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))		21	93	
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))		35	93	



strata

LANDSCAPE ARCHITECTURE

1906 Tigertail Ave, Miami, FL 33133

strata-landarch.com | 305.747.9336

BHI 1055 93RD ST

PROJECT TITLE:

PROJECT ADDRESS:

1055 93RD STREET, BAY HARBOR ISLANDS, FL 33154

DESCRIPTION

DATE

REV.

SEAL

PROJECT NO: 51_22

PHASE: PERMITTING

DATE: 09/26/2022

DRAWN: M.V.

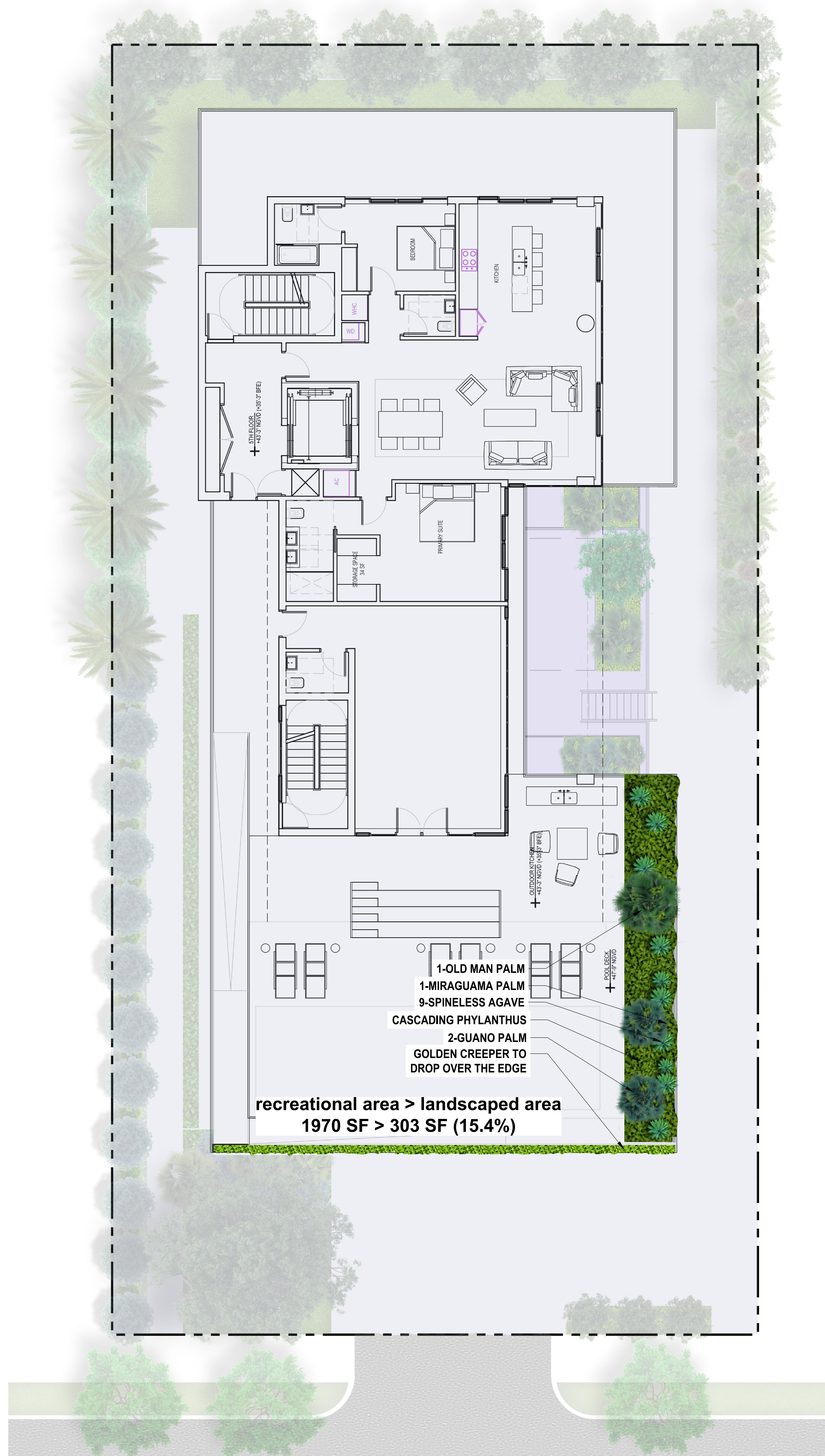
CHECKED: P.S.

SHEET TITLE:

1ST & 2ND FLOOR PLANTING PLAN

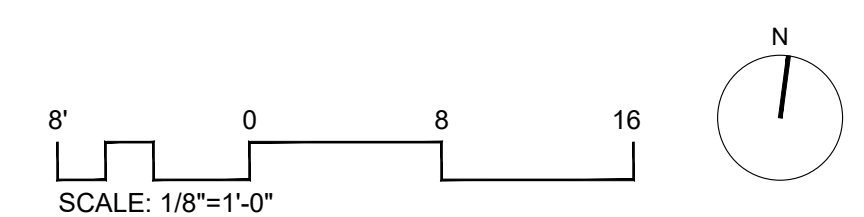
SHEET NO.

L.02



5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS				
EI	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
PALMS				
Cmi	1	<i>Coccothrinax miraguama</i>	Miraguama Palm	6'-10' Ht. OA
Ccr	1	<i>Coccothrinax crinita</i>	Old Man Palm	4'-6' Ht. OA
Cbo	2	<i>Coccothrinax borhidiana</i>	Guanò Palm	3' Ht. OA
AGCENTS				
Aat	9	<i>Agave attenuata</i>	Spineless Agave	3 Gal.
ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
EI	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.

ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
El	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.

[illegible]



Southern Live Oak
Quercus virginiana



Bay Rum
Pimenta racemosa



Green Buttonwood
Conocarpus Erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



Sabal Palm
Sabal palmetto



Silver Saw Palmetto
Serenoa repens 'Silver Form'



Brazilian Beautyleaf
Calophyllum brasiliense



Spanish Stopper
Eugenia foetida



Royal Palm
Roystonea elata



Hurricane Palm
Dictyosperma album



Green Island Ficus
Ficus microcarpa



Trinette
Schefflera arboricola 'Trinette'



Florida Silver Palm
Coccothrinax argentata



Old Man Palm
Coccothrinax crinita



Guano Palm
Coccothrinax borhidiana



Golden Creeper
Ernodea littoralis



Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



Jacquinia keyensis
Joewood



Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

REV.	DATE	DESCRIPTION

SEAL:

Peter Straczak, RLA #LA667526

PROJECT NO: 51_22	
PHASE: PERMITTING	
DATE: 09/26/2022	
DRAWN:	M.V.
CHECKED:	P.S.
SHEET TITLE: PLANTING PALETTE	
SHEET NO. L.04	



LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	6	A	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	N/A	0.900	3992	26.57
	3	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3992	26.57
	1	B	Single	Lumenpulse	BLDC-TM11-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	N/A	0.900	710	10
	3	BE	Single	Lumenpulse	BLDC-TM11-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	INVERTER	0.900	710	10
	2	C	Single	Lumenpulse	BLDB-TM11-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	N/A	0.900	161	3
	5	CE	Single	Lumenpulse	BLDB-TM11-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFFM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	1	E	Single	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	POLE MOUNTED: 15' A.F.G.	N/A	0.900	2669	38
	15	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	6	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	5	FB	Single	ALPHABET	750S-30K-ST-PC	RECESSED	N/A	0.900	164	1.5

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRANCE	Illuminance	Fc	8	8	0	2.71	3.5	1.5	1.81	2.33
EXIT	Illuminance	Fc	2	2	0	3.27	4.9	1.3	2.52	3.77
GARAGE_Floor	Illuminance	Fc	8	8	0	4.64	7.9	1.5	3.09	5.27
PROP LINE	Illuminance	Fc	8	N.A.	N.A.	0.18	0.9	0.0	N.A.	N.A.
WALKWAY_EAST	Illuminance	Fc	3	3	0	2.10	11.9	1.2	1.75	9.92
WALKWAY_WEST	Illuminance	Fc	2	2	0	2.12	9.4	1.0	2.12	9.40
STAIR_EAST	Illuminance	Fc				18.84	22.6	15.3	1.23	1.48
STAIR_WEST	Illuminance	Fc				15.27	21.2	10.1	1.51	2.10

LIGHTING POWER DENSITY SUMMARY			
Scene: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE	6199	257.13	0.042

Scale: 1 inch= 8 Ft.

DESCRIPTION:
PARKING & WALKWAY
NORMAL POWER

DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





DATE:
9/23/2022

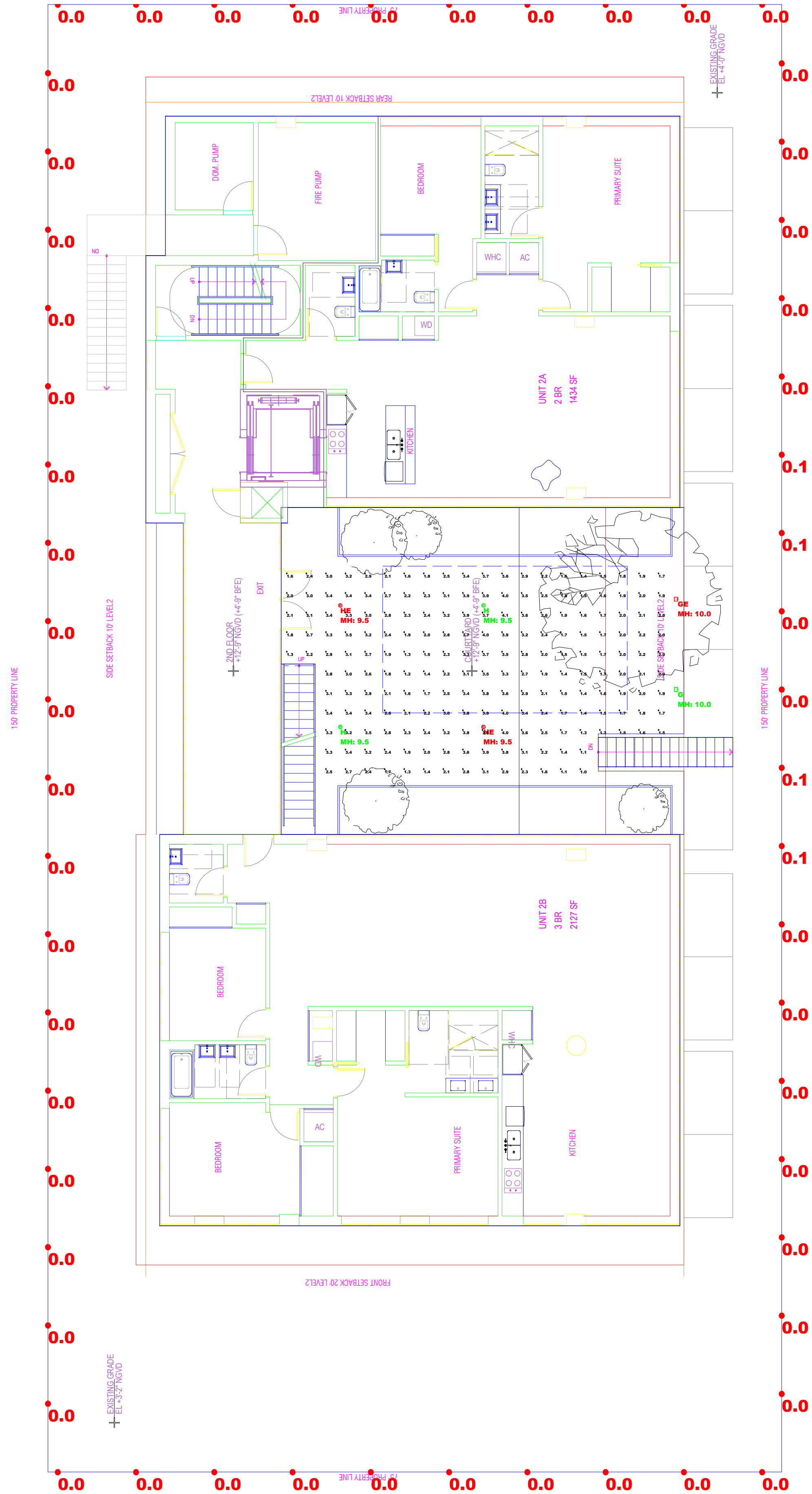
REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS

Calculation Summary										
Scene: EMERGENCY										
Label	Calc Type	Units	Spacing L-R (ft)	Spacing T-B (ft)	Height (ft)	Avg	Max	Min	Avg/Min	Max/Min
Entrance_EM	Illuminance	Fc	8	8	0	1.40	2.1	0.8	1.75	2.63
Exit_EM	Illuminance	Fc	2	2	0	1.94	4.3	0.7	2.77	6.14
Garage_EM	Illuminance	Fc	8	8	0	1.85	4.2	0.4	4.63	10.50
Walkway East_EM	Illuminance	Fc	3	3	0	1.71	3.3	1.1	1.85	3.00
Walkway West_EM	Illuminance	Fc	2	2	0	1.24	2.3	0.3	4.13	7.67
Stair East_EM	Illuminance	Fc				4.57	13.8	1.6	2.86	8.63
Stair West_EM	Illuminance	Fc				3.65	10.1	1.0	3.65	10.10

LIGHTING POWER DENSITY SUMMARY			
Scene: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE	6159	84.21	0.014





LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	G	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED; 10' A.F.G.	N/A	0.900	803	10
	1	GE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED; 10' A.F.G.	INVERTER	0.900	803	10
	2	H	Single	Gotham Architectural Lighting	EV04SC 30/05 AR WD LD	SURFACE	N/A	0.900	434	7.2
	2	HE	Single	Gotham Architectural Lighting	EV04SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	434	7.2

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD_Planar	Illuminance	Fc	2	2	0	2.49	4.1	1.0	2.49	4.10
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.01	0.1	0.0	N.A.	N.A.

Scale: 1 inch= 8 Ft.

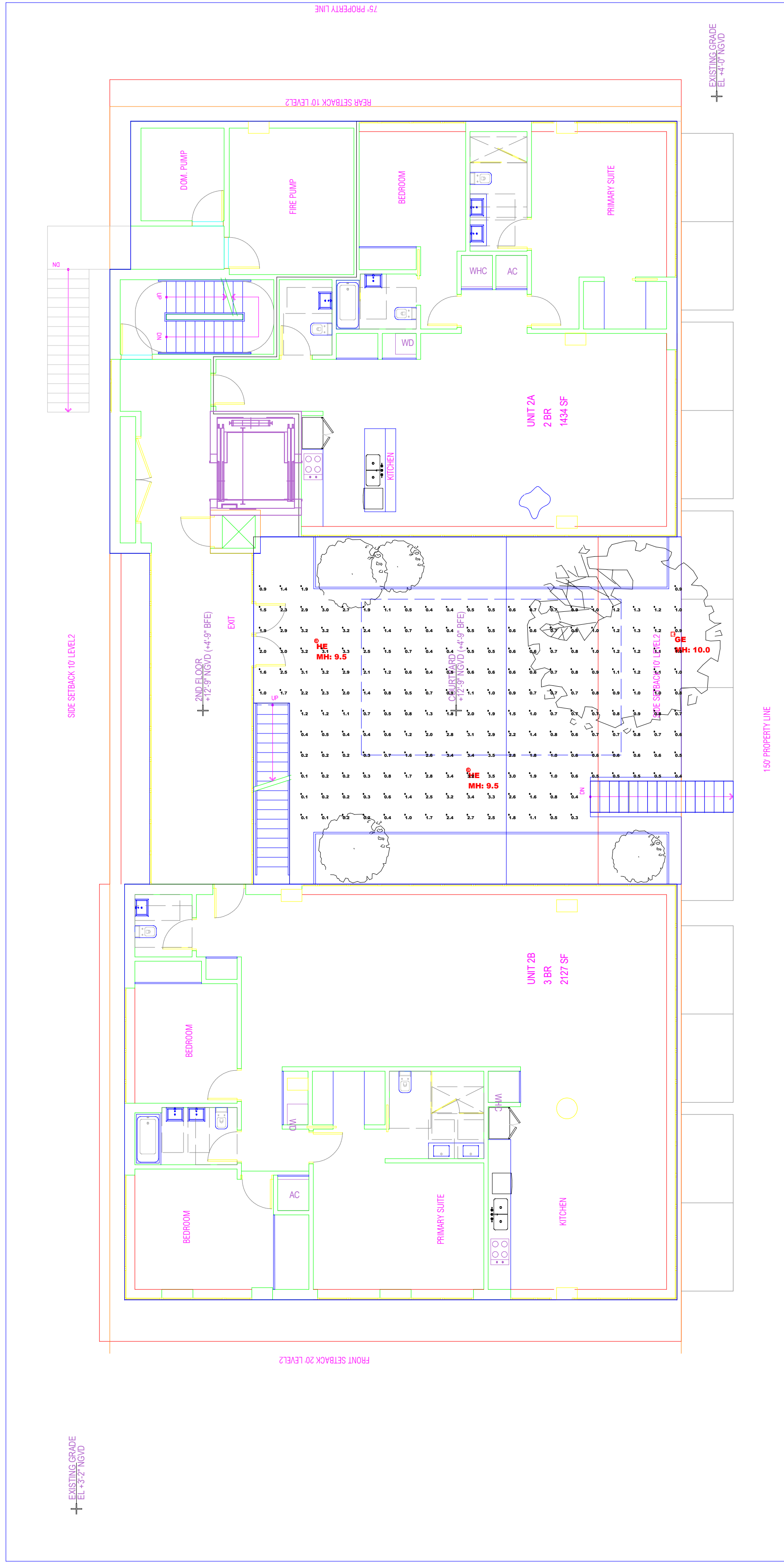
DESCRIPTION:
LEVEL 02
NORMAL POWER

DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	GE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED; 10' A.F.G.	INVERTER	0.900	803	10
	2	HE	Single	Gotham Architectural Lighting	EVO4SC 30/0S AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD_EM	Illuminance	Fc	2	2	0	1.26	3.5	0.1	12.60	35.00

Scale: 1 inch= 8 Ft.

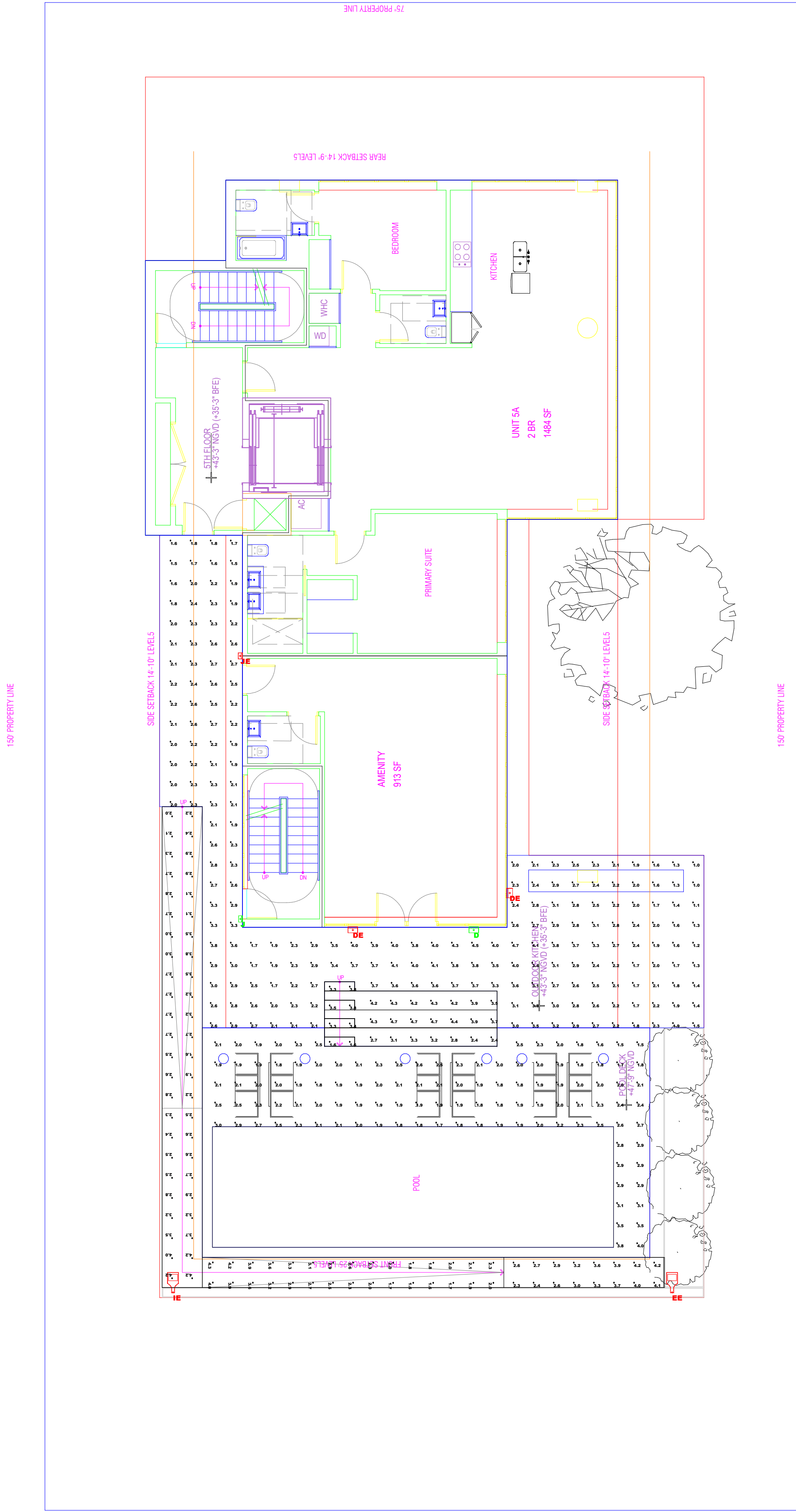
DESCRIPTION:
LEVEL 02
EMERGENCY POWER

DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	D	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	N/A	0.900	1186	11.17
	2	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	1	EE	Single	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	2669	38
	1	IE	Single	Lithonia Lighting	DSX0 LED P1 30K LCCO MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	2669	38
	1	J	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	N/A	0.900	1205	11.17
	1	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CORRIDOR_Planar	Illuminance	Fc	2	2	0	2.51	4.7	1.0	2.51	4.70
POOL_Floor	Illuminance	Fc	2	2	4.5	2.18	4.0	1.5	1.45	2.67
RAMP	Illuminance	Fc				2.87	4.3	1.6	1.79	2.69
STAIR	Illuminance	Fc				3.56	4.7	1.6	2.23	2.94

Scale: 1 inch= 8 Ft.

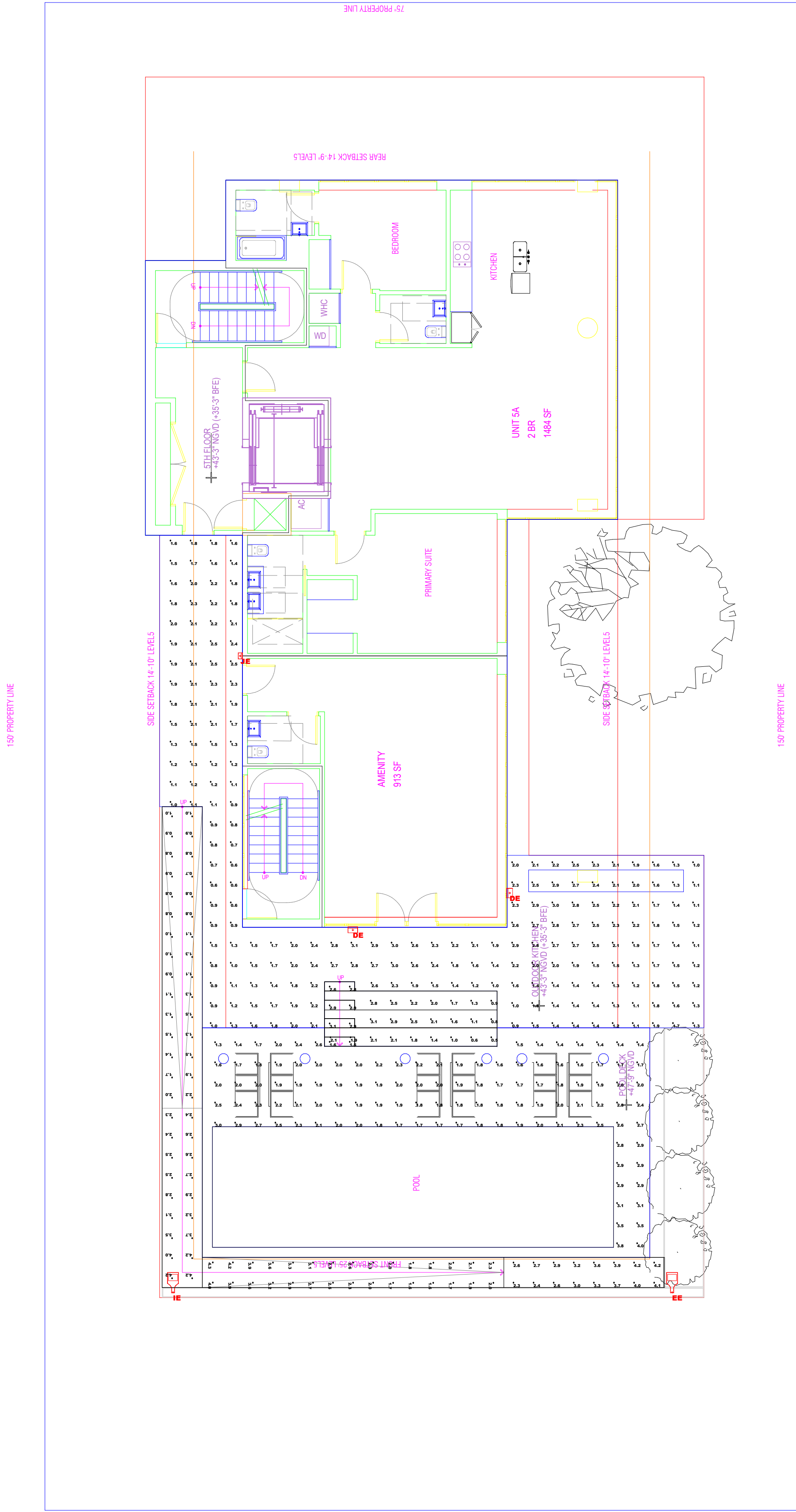
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5TH FLOOR PLAN
NORMAL POWER

DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





Scale: 1 inch= 8 Ft.

DESCRIPTION:
5TH FLOOR PLAN
EMERGENCY POWER

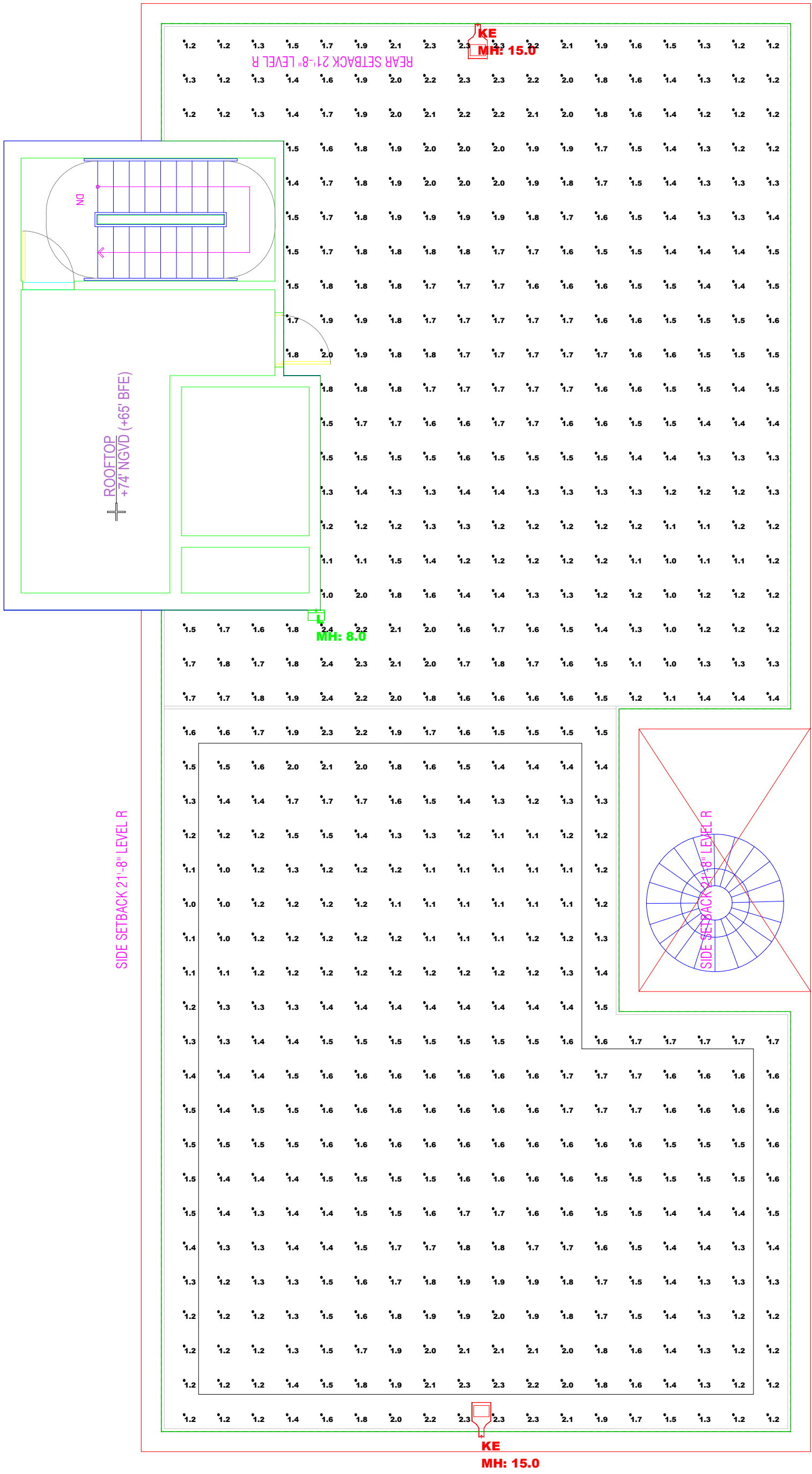
DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	1	EE	Single	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	2669	38
	1	IE	Single	Lithonia Lighting	DSX0 LED P1 30K LCCO MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	2669	38
	1	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CORRIDOR_EM	Illuminance	Fc	2	2	0	1.76	3.1	0.6	2.93	5.17
POOL_EM	Illuminance	Fc	2	2	4.5	2.08	4.0	1.3	1.60	3.08
RAMP_EM	Illuminance	Fc				2.38	4.3	0.7	3.40	6.14
STAIR_EM	Illuminance	Fc				1.98	3.1	0.5	3.96	6.20



LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	KE	Single	Lithonia Lighting	DSX0 LED P1 30K TYTM MVOLT	POLE MOUNTED: 15' A.F.F.	INVERTER	0.900	4373	38
	1	L	Single	Lithonia Lighting	WDG2 LED P3 30K ROCRI T2M	WALL MOUNTED: 8' A.F.F.	N/A	0.900	693	6.9

CALCULATION SUMMARY												
Scene: NORMAL												
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN		
ROOF Floor	Illuminance	Fc	2	2	0	1.53	2.4	1.0	1.53	2.40		

Scale: 1 inch= 6 Ft.

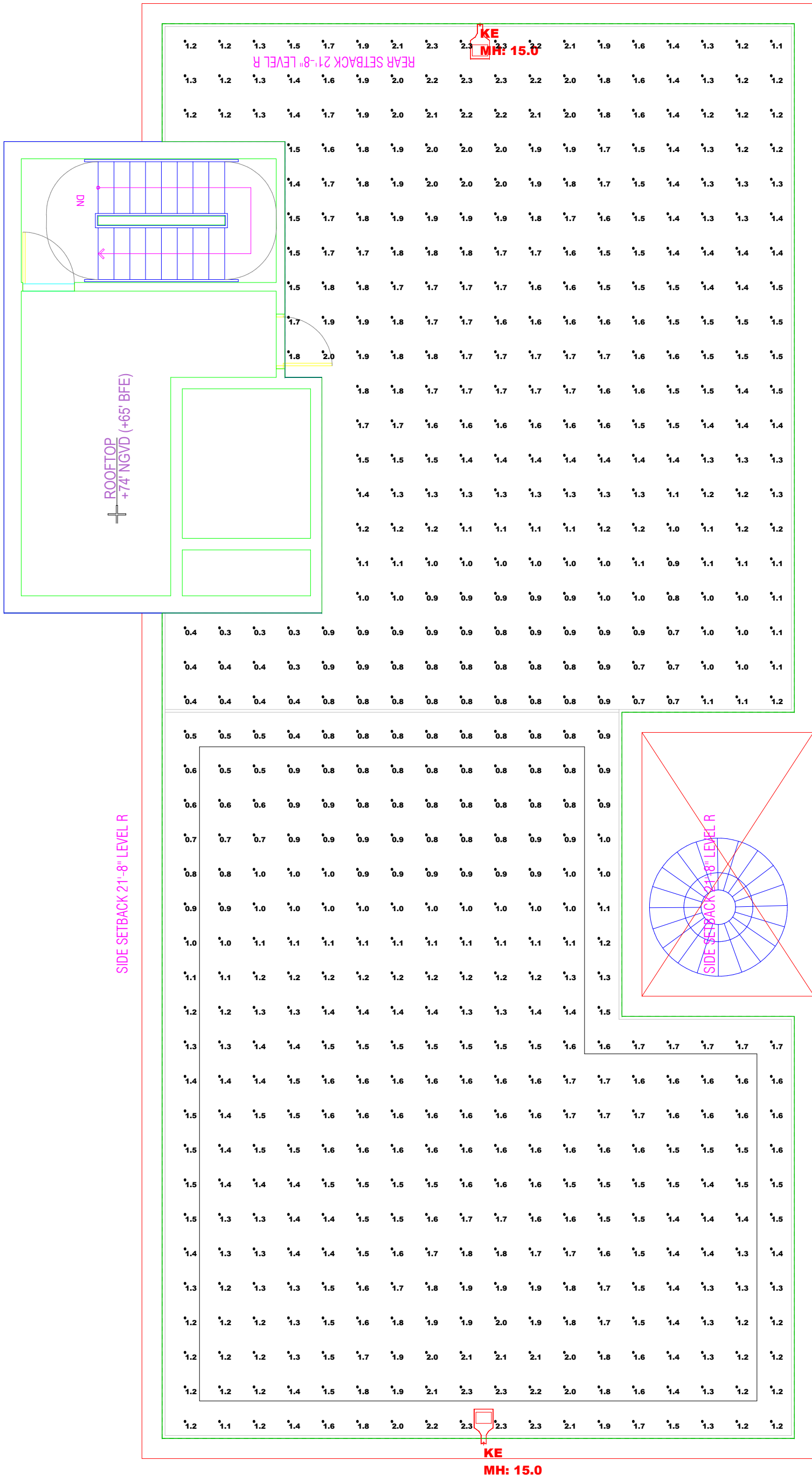
DESCRIPTION:
ROOF
NORMAL POWER

DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	KE	Single	Lithonia Lighting	DSX0 LED P1 30K TYTM MVOLT	POLE MOUNTED: 15' A.F.F.	INVERTER	0.900	4373	38

CALCULATION SUMMARY											
Scene: EMERGENCY											
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN	
ROOF EM	Illuminance	Fc	2	2	0	1.37	2.3	0.3	4.87	7.67	

Scale: 1 inch= 6 Ft.

DESCRIPTION:
ROOF
EMERGENCY POWER

DATE:
9/23/2022

REV# 0

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS



CERTIFY TO:
BH LAND 1 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
MARK MAJESKI

LEGAL DESCRIPTION:
LOT 13, BLOCK 14, 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

PROPERTY ADDRESS:
1055 93RD STREET
BAY HARBOR ISLAND, FLORIDA 33154

SURVEYOR'S NOTATIONS: **NONE**

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AE
BASE FLOOD: 8' NGVD29
PANEL NO/SUFFIX: 144/L
COMMUNITY NO.: 120637
DATE OF FIRM: 09/11/2009

THE SUBJECT PROPERTY DOES LIE
IN A SPECIAL FLOOD HAZARD AREA

Notes:
a) all clearances and / or encroachments shown
hereon are of apparent nature. fence ownership
by visual means. legal ownership of fences not
determined.
b) this is a boundary survey, prepared for use
exclusively by those to whom it is certified.
c) code restriction and title search are not reflected
on this survey.
d) the flood information shown hereon does not imply
that the referenced property will or will not be free
from flooding or damage and does not create liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
e) the lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
f) underground encroachments, if any, not located.
g) I hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the board of land surveyors
in chapter 5j-17.050 to 17.052 florida
administrative code pursuant
to section 472.027 fla. statutes.
h) if shown, bearings are to an assumed meridian
(by plat)
i) if shown, elevations are referred to ngvd1929

Julio S
Pita

Digitally signed by
Julio S Pita
Date: 2022.08.03
08:47:15 -0400'

3/28/22(BOUNDARY)7/26/22(UPDATE&TOPO)

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

