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

MEETING OF THE

DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

November 1, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Election of a Vice-Chair by the Board members.

2. Request for approval for a new multi-family dwelling for "CHBH 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. On September 6, 2022, the Board deferred the project due to concerns with the design. The Developer, CHBH 100 Street, submitted revised plans hoping the revisions address the DRB comments. The developer is proposing to construct a new 6 story / 45-unit mid-rise residential development. The proposed design incorporates one (1) rectangular shaped building positioned east-west on the site on top of a grade level parking garage structure with 88 parking spaces. The building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms and several private seating areas. The building is six (6) stories in height, five (5) floors of residential use over one (1) floor of parking/building lobby @ 65ft above BFE + 1" FBC freeboard. Based on the current design, the developer will need to acquire nineteen (19) TDR units. Enclosed please find the site plan and elevations. (Item #2)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1145-1167 100 Street.

3. Request for approval for a new multi-family dwelling for "9781 Bay Harbor Development, LLC" located at 9781 East Bay Harbor Drive, Lot 28 of Block 4. On April 17, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a one-story parking garage structure at grade. The proposed building is 8 stories in height: 7 floors of residential use over 1 story of parking garage and common areas at max 75ft above BFE + 1" FBC Freeboard (main roof deck). The dwelling units will range in size between 3,210 to 4,574 square feet of a/c

space plus balconies, etc. The proposed building would not require any TDR's. Enclosed please find the site plan and elevations. (Item #3)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9781 East Bay Harbor Drive.

4. Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On March 20, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units. Enclosed please find the site plan and elevations. (Item #4)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9919-9955 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes of the Board meeting held on September 6, 2022 (Item #5)

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
November 1, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for “CHBH 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. On September 6, 2022, the Board deferred the project due to concerns with the design. The Developer, CHBH 100 Street, submitted revised plans hoping the revisions address the DRB comments. The developer is proposing to construct a new 6 story / 45-unit mid-rise residential development. The proposed design incorporates one (1) rectangular shaped building positioned east-west on the site on top of a grade level parking garage structure with 88 parking spaces. The building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms and several private seating areas. The building is six (6) stories in height, five (5) floors of residential use over one (1) floor of parking/building lobby @ 65ft above BFE + 1" FBC freeboard. Based on the current design, the developer will need to acquire nineteen (19) TDR units. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application
for site plan approval at 1145-1167 100 Street.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1145-1167 100 St MFR Rev DRB Updated Staff Report Oct 4 2022
2.	Rvsd. LOI for 1145-1167 100 Street 10.07.22
3.	1155 100 ST - Application Signed
4.	BH 100th St_DRB Comments Arch Narrative_09-23-22
5.	BH 100th St_DRB Comments Civil Narrative_09-23-22
6.	BH 100th St_DRB Comments Landscape Narrative_09-23-33

7.	2022-07-21 1155 100 Street Trip Generation Statement SS
8.	2022-09-22 Stormwater Management Report_R
9.	1155 100 Street DRB Set 11.1.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: October 4th, 2022

Subject: Site Development Plan Application – Revised Application
1145 / 1155 / 1167 100th Street
Proposed 45 DU Multi-family Residential Complex
Bay Harbor Islands Acct. No.: SPR22-000014
MMPA Acct. No. 01-0702-1134

HISTORY / RECOMMENDED ACTION

Over the last few months, the Town has been reviewing a new Site Development Plan application. On Sept. 6th, 2022, the Design Review Board (DRB) reviewed this application but deferred action on the project due to concerns with the design (see issues / revision moted below), offering several suggestions to the applicant. The applicant submitted revised plans to the Town on Sept. 23rd, 2022, hoping that the revisions address the DRB's comments. MMPA has reviewed the modified plans and find they meet minimum Code criteria* and appear to address the DRB's comments. Based on our latest review, MMPA recommends the DRB review the revised plans, and if found acceptable as-is or with further revisions, **APPROVE** the Site Development Plan to allow for the construction of a new 6-story / 45 DU multifamily complex located at 1145 / 1155 / 1167 100th Street. Following is a listing of the DRB design issues and applicant responses:

1) The original site circulation included four (4) curb cuts (2 for garage entries / 2 for lobby drop-off & valet service) which would require using the public road for site circulation. The proposed site design revision deletes the 2 lobby driveway connections to 100th Street and creates a continuous on-site / one-way 12' wide driveway connecting to the two main driveways. The 3 guest spaces are proposed to be placed in the side yards.

2) The original alternative breezeway design was determined by the DRB to be insufficient. The proposed site design revision relocated a fitness center on Level 4 to the north side of the building to allow a deeper recessed breezeway on the south side of the building to the midpoint on Level 4. Two DU (Units G) were reconfigured on Level 4 to increase the north side building recess.

3) West Façade Balconies – The shallow balconies on the west façade were questioned to their useability due to the shallow nature of the balconies. The proposed site design revision maintains the exterior balcony locations and depths; however, the DU walls were recessed further to create a wider balcony depth.

4) Building Height Measurement – Measurement of the maximum building height is now allowed to be taken from the BFE + FBC Freeboard (+12" above base flood). The proposed site design revision takes advantage of the height adjustment which allowed the Levels 2 and 3 floor to floor span to increase from 9'-8" to 10-2".

5) *Front Yard Landscape Strip Width – The Town Code requires a 10' wide landscaped strip adjoining roadways; however, a waiver to the width is allowed by the DRB at the time of site plan consideration to accommodate lobby drop-offs / guest spaces due to the small lot sizes in the Town. The absolute minimum width allowed is 7' per the M-D Landscape Code. The original plans showed landscape strip widths ranging from 7'-6" to 8'-0" for the lobby drop-off and guest spaces. The revised plans show a continuous 7'-6" wide landscape strip adjoining 100th Street with a 6" curb and a 12' one-way driveway adjoining the building. Due to the elimination of the previous 2 lobby drop-off driveways, the continuous landscape strip should look better, although somewhat narrower. Unless the building footprint is reduced or the 12' driveway width is reduced (not recommended due to valet operations) MMPA is not opposed to this request. The site still exceeds 20% landscape open space.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1145 / 1155 / 1167 100th Street

Legal Description: Lots 13, 14, and 15 of Block 7, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, S&E Architects, Inc., as agent for the property owner, CHBH 100 Street, LLC, has submitted a Site Development Plan application to allow for the construction of a forty-five (45) dwelling unit mid-rise residential development located at 1145 / 1155 / 1167 100th Street. The proposed dwelling units range from 1,220 to 3,030 sq. ft. of A/C space plus balconies, etc. According to the survey submitted, the lots are currently vacant; however, the Town's records indicate the lots were previously developed with two duplexes (4 DU) and one triplex (3 DU) with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU.

In the fall of 2015, a Site Development Plan application was filed for a similar 45 DU midrise redevelopment project. The Town's former Planning & Zoning Board approved the project on November 3rd, 2015, subject to a number of conditions, including a specific alternative breezeway design. This former Site Development Plan approval has expired, as any / all Development Order extensions expired, and no Building Permit application was ever made to the Town.

The proposed site design incorporates one (1) rectangular-shaped building positioned east-west on the site on top of a grade level parking garage structure with eighty-eight (88) parking spaces (42 lifts x 2 = 84 + 4 ADA) and three (3) exterior front yard guest / drop-off / delivery spaces for a total of ninety-one (91) spaces, while a minimum of ninety (90) spaces are required. The applicant has committed that all vehicle-lift parking will be via a 24/7 valet service. Four (4) driveway connections are proposed for the site – one (1) driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The western driveway is a two-way driveway connection to 100th Street that is 23' in width that narrows to a 12' wide one-way inbound only driveway in the side yard to the parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage in the east side yard and widens to a 23' wide driveway connection to 100th Street. Guest spaces flank each of the outer driveways. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveway connections that are 12' in width and provide access to the building lobby entrance. Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways. A formal verification will need to be provided by the applicant stating that the Miami-Dade Fire Department reviewed the plan and has agreed to the design prior to the issuance of building permits. If the Miami-Dade Fire Department requires significant changes that impact the site layout design, the DRB may have to re-review / re-approve the revisions.

On the building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms, and several private seating areas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE + 1' FBC freeboard.

As stated above, the survey submitted notes the lots are currently cleared and vacant. The Miami-Dade County Property Appraisers website / Town records indicates that the lots were previously developed with a total of seven (7) DU. The survey indicates the lots are "full" lots that apparently never dedicated the front 11' of the lots for on-street parking, as many others did in the past. According to the survey, the total lot area is 33,750 square feet / 0.775 acres in size. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build forty-five (45) dwelling units (58 DUA) which would require the developer to acquire nineteen (19) TDR units.

According to the Town's 2006 Historic Structure Survey, the now demolished structure on Lot 15 was built in 1951, while the now demolished structures on Lots 13 and 14 were built in 1956. The architectural styles listed for all of the demolished structures is Masonry Vernacular (FMSF No. DA10194, DA10196, DA10198).

The adjoining / nearby development sites currently include the 5-story Imperial Manor apartment complex @ 16 DU / 61.5 DUA to the immediate east of the site. To the immediate north of Lot 15 is the 6-story Imperial 101 Apartment complex @ 9 DU / 34.6 DUA. To the immediate north of Lot 14 is the new 7-story One Bay Harbor Condo @ 17 DU / 65.4 DUA. To the immediate north of Lot 13 is a one-story duplex @ 2 DU / 7.7 DUA each. To the immediate west is the 4-story Ambassador Apartments @ 24 DU / 46.1 DUA. To the south across 100th Street is a vacant lot, a 4 DU / 4-story Townhouse development that is under construction (1150), and a 2-story apartment complex @ 6 DU / 23.1 DUA.

This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for up to mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this geographic area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 45 DU; therefore, 19 additional TDR units are required. If the Town Council approves the 19 TDR units, the proposed development would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, the applicant is seeking Code allowed design alternatives that the DRB must consider and approve as part of the Site Development Plan. See comments noted below.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the three (3) lots together prior to the issuance of building permits. A draft Unity of Title document has been submitted to the Town for sign-off.

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

As stated above, the revised Site Development Plan depicts access to the site from two (2) driveway connections. A grade level parking garage structure is proposed with eighty-eight (88) parking spaces (42 lifts x 2 = 84 spaces + 4 standard ADA spaces) and three (3) exterior guest / drop-off / delivery spaces for a total of ninety-one (91) spaces. One (1) driveway is proposed at each edge of the site. The western driveway was revised to be a one-way outbound driveway connection to 100th Street that is 12' in width that connects to a 12' wide one-way inbound only driveway in the side yard to the west parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage into the east side yard area and continues as a 12' wide driveway connection to 100th Street, although this driveway will be for inbound access only connecting to the revised 12' wide front yard lobby drop-off driveway. The plans revisions show two (2) guest spaces are on the east side of the building and one (1) is on the west side of the building. The drop-off driveway in front of the building is 12' in width and connects to the east / west driveway connections.

Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways. Based on 45 DU the Town Code requires at least ninety (90) parking spaces, and ninety-one (91) parking spaces are provided (84 via 42 lifts, 4 standard ADA spaces, and three (3) guest spaces in the in the building side yard). The site design meets / exceeds the minimum Code requirements for on-site parking spaces. As this is a three-lot development, at least three (3) guest spaces are required as well as a drop-off area near the lobby entrance. The guest spaces are proposed on the side of the building which may not be acceptable.

As stated above, the revised plans still show a requested reduction of the front yard landscape strip dimensions (10' min. reqd. by Town Code / 7' min. reqd. by M-D Code / 7'-6" shown). Some reduction may be granted by the DRB; however, not less than 7' can ever be approved. The DRB has noted the importance of providing as much required front yard landscaping as possible - but has allowed some minor reductions to accommodate the required guest spaces and lobby drop-off in the Town's 20' front setback yard. The landscape strip reduction will have to be specifically approved by the DRB; otherwise, the site design will have to be modified.

Fire Department staging areas are shown within 100th Street between the outer driveways. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any significant changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building design is clean / modern with decorative horizontal and vertical elements and an abundant use of glass. The building exceeds one hundred twenty (120) feet in length (shown at 180'+/-); therefore, a "breezeway" is required. Section 23-11(B2)(6) states that breezeways shall have a minimum unobstructed width, completely through the building, of at least 20 feet, unless the Design Review Board (formerly PZB) finds that enhanced architectural articulation and detailing is provided on the building facades to break the massing of the building. The building is broken with a

form of partial "breezeway" through the building on only the 2nd & 3rd Levels. The plans show DU occupying the upper floor areas above that, although that building façade plane is recessed. The original alternative breezeway design was modified as described above in response to the DRB's initial review comments (deeper recessed areas). It is noted for informational purposes that the 2015 project design had a 20' wide decorative breezeway completely through the building for all of the residential floors. It is entirely up to the DRB discretion to consider alternatives to the standard breezeway. The DRB requested modifications to the applicant's initial alternative breezeway design at their Sept. 6th, 2022 meeting. The resubmittal attempts to address the Board's comments.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are suggest conditions of approval and/or comments based on the latest revised plans dated September 23rd, 2022, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by S&E Architects, Inc., dated September 23rd, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. DRB approval for the mechanical vehicle lift parking space arrangement in the parking garage is required pursuant to §23-30(f). If the Board does not approve this request the project must be redesigned to gain approval.

3. This approval is based on the applicant / developer acquiring nineteen (19) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.

4. The DRB approves a waiver to allow portions of the streetside landscape strips along 100th Street for the lobby drop-off area to be setback not less than 7'-6" for landscape strip along 100th Street.

5. The Design Review Board finds the applicant's proposed alternative "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request the project must be redesigned to gain approval.

6. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

7. Town Park impact fees must be paid / satisfied at time of building permits.

8. Public School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

9. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time on building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.

10. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.

11. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

12. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

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mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

October 7, 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 Plan Application for Property located at 1145-1167 100 Street, Bay Harbor Islands, FL, 33154

Dear Ms. Lasday:

This law firm represents CHBH 100TH Street LLC (the "Applicant"), the owner of the lots located at 1145-1167 100 Street, 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 plan approval application for the Property.

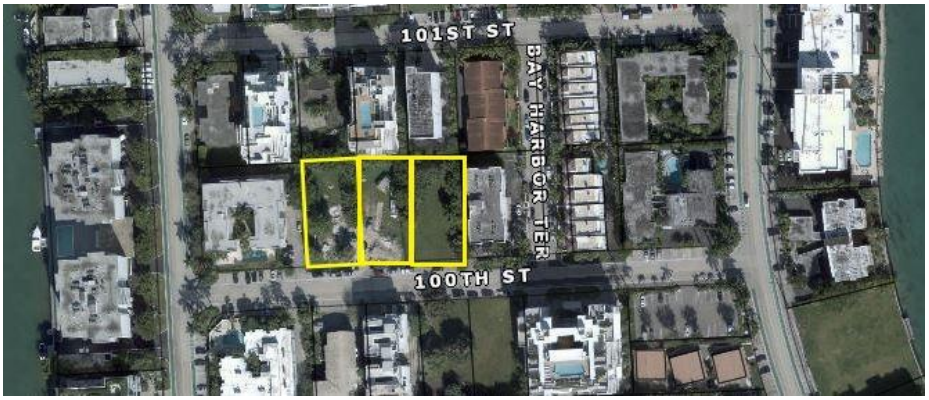


Figure 1

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1580, 13-2227-001-1570 and 13-2227-001-1560, consists of three (3) vacant dry lots platted as Lots 13-15 of Block 7 of the Bay Harbor Island Plat. The Property is approximately 33,750 square feet in size (0.77 acres) and it is zoned RM-2, Multiple Family Residential District (non-waterfront). The surrounding area contains a mix of multifamily buildings of varying heights, including

a seven (7) story building to the southeast of the Property, four (4) story buildings to the south, east and west of the Property.

Proposed Development. Through this application the Applicant proposes to develop the Property with a thoughtfully designed multifamily residential building consisting of forty-five (45) units (the "Project") in six (6) stories. The Project includes a pool and fitness deck on the rooftop and beautiful, Florida-friendly landscaping throughout. The ground floor plan of the Project proposes a main lobby entrance at the center of the Property, office, mailroom and bike storage. The building's massing is skillfully broken up by a breezeway provided on the second and third floors allowing an unobstructed width of more than 20'. The Project includes the required 91 parking spaces utilizing 42 mechanical lifts, 4 accessible spaces and including 3 guest spaces. The Applicant will provide 24/7 valet operation for all parking for the Project.

Transfer of Development Rights. The proposed density of 45 units will require 19 Transfer of Development Rights ("TDRs") as permitted by the Town Code. The Applicant is actively working to purchase private TDRs.. The Project's density is compatible with the surrounding Medium-High Density Residential land use through the TDR program.

DRB Comments. The Design Review Board (DRB) heard the Application on September 6th, 2022 and continued the Project to allow the Applicant the opportunity to address the following comments:

1. *Circulation*. The DRB raised concerns regarding site circulation involving four curb cuts and cars entering and leaving the Property to circulate from the drop off to valet parking and back to drop off. In addition, the DRB raised concern with the sufficiency of the on-site stacking.

   In response, the guest parking spaces have been relocated (one to the west side and two to the east) allowing for a continuous 12' wide arrival drive on the Property. This allows for significant stacking area on the Property and reduces the curb cuts to two (one entry and one exit). In addition, one garage entry on the north-west corner has been removed to accommodate a guest parking space. A portion of the garage on north-west and north-east corners have been recessed to allow for additional landscaping and relocation of the garage egress doors under cover.

2. *Breezeway*. The DRB requested further development of the alternate breezeway design proposed to meet the intent of the Code.

To address the DRB's concern and bring the breezeway more in-line with the Code's intent, the Fitness Center at the 4th level has been relocated to the north side of the building allowing for the breezeway on the south to be extended to the 4th level to the mid-point of the building. In addition, Unit G (two units) on the north center of the building have been reconfigured to address the Fitness Center relocation and increase the depth of the recess on the north at the 4th level, further accentuating the separation of the west and east wings of the building.

3. *Balconies*. The DRB raised a concern regarding how shallow balconies on the west façade were and questioned whether they were useable due to the shallow nature of the balconies.

   In response, the living area exterior wall has been recess slightly to the interior face of the column in order to give the balconies additional depth.

4. *Height*. The DRB also expressed that the measurement of maximum building height is now allowed to be taken from Freeboard (+12" above base flood)

   In response, the maximum building height has been revised to be taken from +12" above base flood. Levels 2 and 3 floor to floor have been increased from 9'-8" to 10'-2".

Requests. The Applicant seeks the following requests associated with the design of the Project.

1. Alternate Breezeway to allow a modified breezeway which is significantly opened through the building up to the 4th level consistent with the intent of the Code.

2. Allow the provision of guest spaces in the side yards to ensure that adequate guest parking is provided on site.

3. Allow the front landscape strip at 7'-6" to allow the provision of a drop-off area in front of the building.

4. Alternative parking arrangement to include mechanical lifts and tandem parking spaces with all parking serviced by 24/7 valet operation.

5. Allow the screening of parking as provided in the plan to ensure they are not visible from the right of way.

FPL Undergrounding. Notably the FPL distribution line on this block is located at the rear of the Property. At its own expense, the Applicant proposes to work with the neighboring owners on the block and FPL to underground the line at time of construction of the Project, rather than at some point in the future.

Conclusion. The Applicant and project architects have gone back to the drawing board and addressed all concerns raised by the DRB. Addressing the concerns has resulted in a much improved Project, both on the basis of design and functionality. The Project expertly aligns with the Town's vision and resiliency. The architecture and massing is compatible and sensitive to the surrounding neighborhood. 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 Miller
Maritza Haro, Esq.

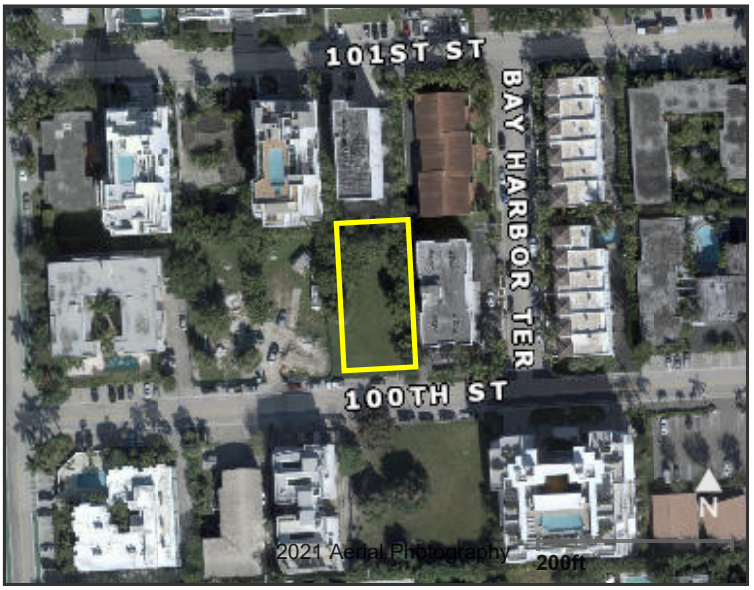
EXHIBIT A

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/26/2022

Property Information	
Folio:	13-2227-001-1580
Property Address:	1145 100 ST Bay Harbor Islands, FL 33154-1503
Owner	CHBH 100TH STREET LLC
Mailing Address	10201 COLLINS AVE 2001 BAR HARBOR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	$1,012,500	$1,012,500	$1,181,250
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,012,500	$1,012,500	$1,181,250
Assessed Value	$1,012,500	$1,012,500	$567,498

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction			$613,752

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 15 BLK 7
LOT SIZE 75.000 X 150
OR 19025-3290 03 2000 1

Taxable Value Information	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$567,498
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,181,250
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$567,498
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$567,498

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2022	$2,733,400	33089-4998	Qual by exam of deed
01/25/2019	$1,210,000	31311-3577	Qual by exam of deed
03/01/2007	$0	26538-0480	Sales which are disqualified as a result of examination of the deed
03/01/2000	$220,000	19025-3290	Sales which are qualified

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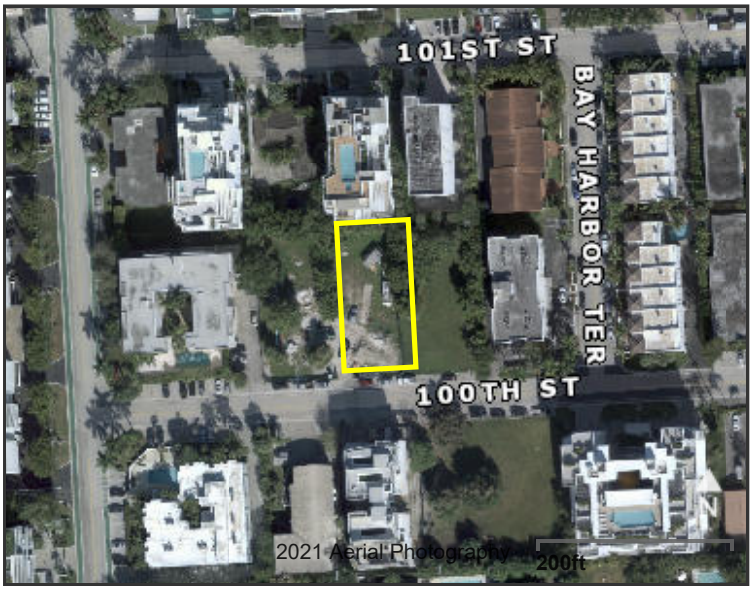
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/26/2022

Property Information	
Folio:	13-2227-001-1570
Property Address:	1155 100 ST Bay Harbor Islands, FL 33154-1503
Owner	CHBH 100TH STREET LLC
Mailing Address	10201 COLLINS AVE 2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	$1,012,500	$1,012,500	$1,181,250
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,012,500	$1,012,500	$1,181,250
Assessed Value	$1,012,500	$1,012,500	$1,070,622

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction			$110,628

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 LOT 14 BLK 7 LOT SIZE 75.000 X 150 OR 18216-3739 0798 1

Taxable Value Information	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,070,622
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,181,250
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,070,622
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,070,622

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2022	$2,733,400	33089-4990	Qual by exam of deed
06/17/2014	$1,000,000	29197-4593	Not exposed to open-market; atypical motivation
07/01/1998	$188,000	18216-3739	Sales which are qualified
03/01/1985	$140,000	12456-0408	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/26/2022

Property Information	
Folio:	13-2227-001-1560
Property Address:	1163 100 ST Bay Harbor Islands, FL 33154-1503
Owner	CHBH 100TH STREET LLC
Mailing Address	10201 COLLINS AVE 2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
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	11,250 Sq.Ft
Year Built	0

Assessment Information			
Year	2021	2020	2019
Land Value	$1,012,500	$1,012,500	$1,181,250
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,012,500	$1,012,500	$1,181,250
Assessed Value	$1,012,500	$1,012,500	$1,070,622

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction			$110,628

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 13 BLK 7 LOT SIZE 75.000 X 150

Taxable Value Information	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,070,622
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,181,250
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,070,622
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,012,500	$1,012,500	$1,070,622

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2022	$2,733,400	33089-4982	Qual by exam of deed
10/01/2014	$1,000,000	29332-0719	Not exposed to open-market; atypical motivation
06/01/1972	$48,000	00000-00000	Sales which are qualified

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:

DocuSign Envelope ID: BB588AFC-309D-4841-AA53-E70B7837A6EC

APPLICATION FOR SITE PLAN REVIEW

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

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

LOTS 13, 14 & 15, BLOCK 7, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Folio # 13-2227-001-1560, 13-2227-001-1570, 13-2227-001-1580

Size of described property 33,750 SQ. FT. (0.77 ACRES)

Project Description 1155 100TH STREET Units 45

Owner(s) Name CHBH 100TH STREET LLC

Mailing Address 10201 COLLINS AVE 2001

City BAL HARBOUR State FL Zip 33154

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

Signature of Owner DocuSigned by: 400DCEAD88AD433...

Name of Applicant (if different from owner) SAME AS OWNER

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant DocuSigned by: 400DCEAD88AD433...

Name of Representative MATTHEW AMSTER/MARITZA HARO

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

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

ARCHITECTS, INC

September 23, 2022

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

Re: 1155 100th Street (1145 / 1155 / 1167 100th Street)
Architect's Commission No.: 2022-01
Bay Harbor Islands Account No.: SPR22-000014
MMPA Account No.: 01-0702-1134

The following narrative describes DRB Submittal drawing revisions per comments from the August 16, 2022 Design Review Board meeting. This narrative accompanies the submission of revised drawings dated 09-23-22.

DRB COMMENTS AND RESPONSES

SITE CIRCULATION

- **DRB Comments**:
  - Site circulation involving four curb cuts, cars entering and leaving the property to circulate from the drop off to valet parking and back to drop off and insufficient stacking are of concern.

- **Responses / Drawing Revisions**:
  - Guest parking spaces have been relocated (one to the west side and two via tandem space to the east) allowing for a continuous 12' wide arrival drive on the property. This allows for significant stacking area and reduces the curb cuts to two (one entry and one exit).
  - One garage entry on the north-west corner has been removed allow for the guest parking space.
  - A portion of the garage on north-west and north-east corners have been recessed to allow for additional landscaping and relocation of the garage egress doors under cover.

BREEZEWAY

- **DRB Comments**:
  - The alternate breezeway design is determined to not be sufficient to meet DRB approval.

- **Responses / Drawing Revisions**:
  - The Fitness Center at Level 4 has been relocated to the north side of the building allowing for the breezeway on the south to be extended to Level 4 to the mid point of the building.
  - Unit G (two units) on the north center of the building have been reconfigured to address the Fitness Center relocation and increase the depth of the recess on the north at Level 4 further accentuating the separation of the west and east wings of the building.

WEST FAÇADE BALCONIES

- **DRB Comments**:
  - While not a significant issue nor a zoning code issue, the shallow balconies on the west façade were questioned as to their useability due to the shallow nature of the balconies.

- **Responses**:
  - As discussed, this was taken into consideration however it was decided to keep these balconies to allow the Living area of this unit to have balcony access. The Living area exterior wall has been recess slightly to the interior face of the column in order to give some added depth.

BUILDING HEIGHT MEASUREMENT

- **DRB Comments**:
  - Measurement of maximum building height is now allowed to be taken from Freeboard (+12" above base flood)

- **Responses**:
  - Maximum building height has been revised to be taken from +12" above base flood. Levels 2 and 3 floor to floor have been increased from 9'-8" to 10'-2"

SHEET REVISION LIST (ARCHITECTURAL)

Cover Sheet
- Shaded sheet numbers in drawing list indicating revised sheets
- Revised rendering to reflect façade revisions

A-1 Project Info / Data
- Data revisions to reflect Level 1 and Level 4 revisions

A-1a Breezeway Waiver Request Letter
- Revised to reflect breezeway revisions / Added note regarding setbacks

A-3 Aerial View
- Revised rendering to reflect façade revisions

A-4 Rendering – 100th St. Façade Street View
- Revised rendering to reflect breezeway and site revisions

A-5 Rendering – 100th St. Façade Breezeway View
- Revised rendering to reflect breezeway revisions

A-6 Rendering – 100th St. Façade Breezeway Detail View
- Revised rendering to reflect breezeway revisions

A-7 Rendering – Southwest Façade Street View
- Revised rendering to reflect breezeway and site revisions

A-8 Rendering – Southeast Corner Façade Street View
- Revised rendering to reflect breezeway and site revisions

A-9 Rendering – Rear Façade View
- Revised rendering to reflect breezeway revisions

A-10 Rendering – Northwest Corner Rear Facade View
- Revised rendering to reflect breezeway revisions

A-13 Site Plan / Level 1 Floor Plan
- Site circulation revisions

A-14 Levels 2 Floor Plan
- West balcony revision / Unit B SE and SW column revision

A-15 Level 3 Floor Plan
- West balcony revision / Unit B SE and SW column revision

A-16 Level 4 Floor Plan
- Revised Unit G to G4 and relocated Fitness Center to provide partial breezeway West balcony revision

A-17 Levels 5-6 Floor Plan
- West balcony revision / Revised Unit H Bedroom 3 glazing

A-21 Level 2 Southeast Units Floor Plan
- Unit B SE corner column revision

A-22 Level 2 Southwest Units Floor Plan
- Unit B SW corner column revision

A-24 Level 2 Northwest Units Floor Plan
- West balcony revision

A-25 Level 3 Southeast Units Floor Plan
- Unit B SE corner column revision

A-26 Level 3 Southwest Units Floor Plan
- Unit B SW corner column revision

A-28 Level 3 Southwest Units Floor Plan
- West balcony revision

A-29 Level 4 Southeast Units Floor Plan
- Relocated Fitness Center to provide partial breezeway

A-30 Level 4 Southwest Units Floor Plan
- Relocated Fitness Center to provide partial breezeway

A-31 Level 4 Northeast Units Floor Plan
- Revised Unit G to G4 and relocated Fitness Center to provide partial breezeway

A-32 Level 4 Northwest Units Floor Plan
- Revised Unit G to G4 and relocated Fitness Center to provide partial breezeway

A-33 Levels 5-6 Southeast Units Floor Plan
- Revised Unit H Bedroom 3 glazing

A-34 Levels 5-6 Southwest Units Floor Plan
- Revised Unit H Bedroom 3 glazing

A-37 South Building Elevation
- Façade revision to reflect breezeway revisions / Building height measurements revised taken from freeboard (6" added to Levels 2 and 3)

A-38 North Building Elevation
- Façade revision to reflect breezeway revisions / Building height measurements revised taken from freeboard (6" added to Levels 2 and 3)

A-39 West Building Elevation
- Building height measurements revised taken from freeboard (6" added to Levels 2 and 3)

A-40 East Building Elevation
- Building height measurements revised taken from freeboard (6" added to Levels 2 and 3)

A-41 Building Section 1
- Building height measurements revised taken from freeboard (6" added to Levels 2 and 3)

A-42 Building Section 2
- Revisions to reflect breezeway revisions / Building height measurements revised taken from freeboard (6" added to Levels 2 and 3)

SHEET REVISION LIST (CIVIL)

Please see attached Langan Civil Engineering Narrative

SHEET REVISION LIST (LANDSCAPE)

Please see attached Coastal Operations Landscape Architects Narrative

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

Sincerely,

Robert Schneckenberg

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

23 September 2022

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

Re: 1155 100th Street
1155 100th Street Bay Harbor Island, FL 33154
Langan Project No: 300303701

Civil Set Revision Narrative

This narrative refers to the revisions reflected on the revised civil sheets, dated 09/23/2022, per comments received on 08/16/2022 by the Design Review Board:

Sheet C-300 – Site Plan:

1. Guest parking spot relocated to the northwest and northeast corner.
2. Driveway revised to one continuous arrival drive along the frontage of the property.
3. Sidewalk along western property line revised to accommodate vehicular movement.

Sheet C-301 – Pavement Plan:

1. Pavement hatches updated per site plan revisions.

Sheet C-400 – Grading and Drainage Plan

1. Grading and drainage along frontage of property revised per site plan revisions.

Sheet C-500 – Utility Plan

1. Backflow preventer for 4-inch domestic water service shifted slightly north to avoid column.

Sincerely,

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

SHA/JMA
FL Certificate of Authorization No. 6601
\\langan.com\data\MIA\data7\300303701\Project Data\Correspondence\2022-09-23 DRB Civil Narrative.docx

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
WWW.COASTAL-OPS.COM

SEPTEMBER 23, 2021

Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: 1155 100th Street – New Rental Apartment Building
Architect's Commission No. 2022-02
Bay Harbor Islands Account Number: SPR22-000014

The following narrative is in response to the DRC Review comments of Bay Harbor Islands Account No. SPR22-00014. This narrative accompanies the submission of revised drawings dated 09-23-2022. Please see our responses below in **Blue.**

Per the DRBcommentary:
"Site circulation involving four curb cuts, cars entering and leaving the property to circulate from the drop off to valet parking and back to drop off and insufficient stacking are of concern."

Please see architectural responses in addition to our landscape responses for more information. We have updated our hardscape, planting, lighting and irrigation designs to conform to the architectural site plan updates. All required site and street tree quantities have remained consistent with the prior submission from 7-22-2022. Only shrub and understory amounts have been updated.

Sheet Revision List (Landscape Architecture)

LS-100 Landscape Site Plan
- **Updated hardscape per the new site circulation**

LP-100 Landscape Planting Plan (Ground Floor)
- **All required site and street tree quantities have remained consistent with the prior submission from 7-22-2022. Only shrub and understory amounts have been updated.**

LP-102 Landscape Planting Schedule – Specs – Details
- **Planting schedule has been updated**

LL-100 Landscape Lighting Plan and Photometric Analysis (Ground Floor)
- Photometric Analysis has been conducted again per the new site plan revision. Lighting fixture locations have also been updated to conform with the architectural site plan updates.

1300 SE 1ST STREET, #14 | FORT LAUDERDALE, FLORIDA 33301
O: 954.900.3650 | E: INFO@COASTAL-OPS.COM
FLORIDA LANDSCAPE ARCHITECTURE BUSINESS L19000175820

LI-100 Landscape Irrigation Plan (Ground Floor)

- **Irrigation hydrozones, spray head locations, and main/lateral irrigation line locations have been updated per the new architectural site plan updates.**

This concludes our responses at this time. Please feel free to contact us if you have any questions or comments.

Thank you for your guidance and direction to make this an exceptional new residential development.

Kind Regards,

Travis Harrison, RLA, ASLA
Founder | Director
COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
www.coastal-ops.com
954.266.8932
614 South Federal Hwy (US1), Suite 2
Fort Lauderdale, Florida 33301

25 May 2022; **Revised: 21 July 2022**

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

Re: Traffic Generation Statement
1155 100th Street
Bay Harbor Islands, Florida
Langan Project No.: 300303701

Dear Mr. Curnin:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 1155 100th Street residential development located at 1155 100th Street, Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than 18 peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A contains the figures for this report. **Figure 1** shows an aerial photograph of the site location.

Project Description
The proposed development comprises a six-story multifamily residential apartment building with 45 dwelling units and 86 parking spaces within a 0.77-acre vacant site (Folio Nos.: 13-2227-001-1560, 13-2227-001-1570, and 13-2227-001-1580) and is expected to be built by 2024. The development will have four driveway connections to 100th Street. The west driveway will operate as an ingress-only gate-controlled driveway with direct access to the proposed garage. The east driveway will operate as an egress-only driveway with access to 100th Street. In addition, the development will have a drop-off area with direct access to the proposed elevator and stairs to the proposed lobby area. The drop off area will have an ingress only driveway located to the east, and an egress only driveway located to the west. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis
The proposed development is expected to generate 204 trips daily, 17 morning peak-hour and 18 afternoon peak-hour trips. We prepared trip-generation estimates for the proposed development, summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

;

Table 1.- Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	45 DU	T = 4.54 (X)	50%	50%	102	102	204

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	45 DU	T = 0.37 (X)	23%	77%	4	13	17

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	45 DU	T = 0.39 (X) + 0.34	61%	39%	11	7	18

Conclusion

We determined that the proposed 1155 100th Street residential development is not expected to generate more than 18 peak-hour trips. The development is a six-story residential apartment building that will have four driveway connections to a public roadway. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.

MAXIMO G. POLANCO LICENSE No. 91355 STATE OF FLORIDA PROFESSIONAL ENGINEER

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.07.21 15:54:36-04'00'

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

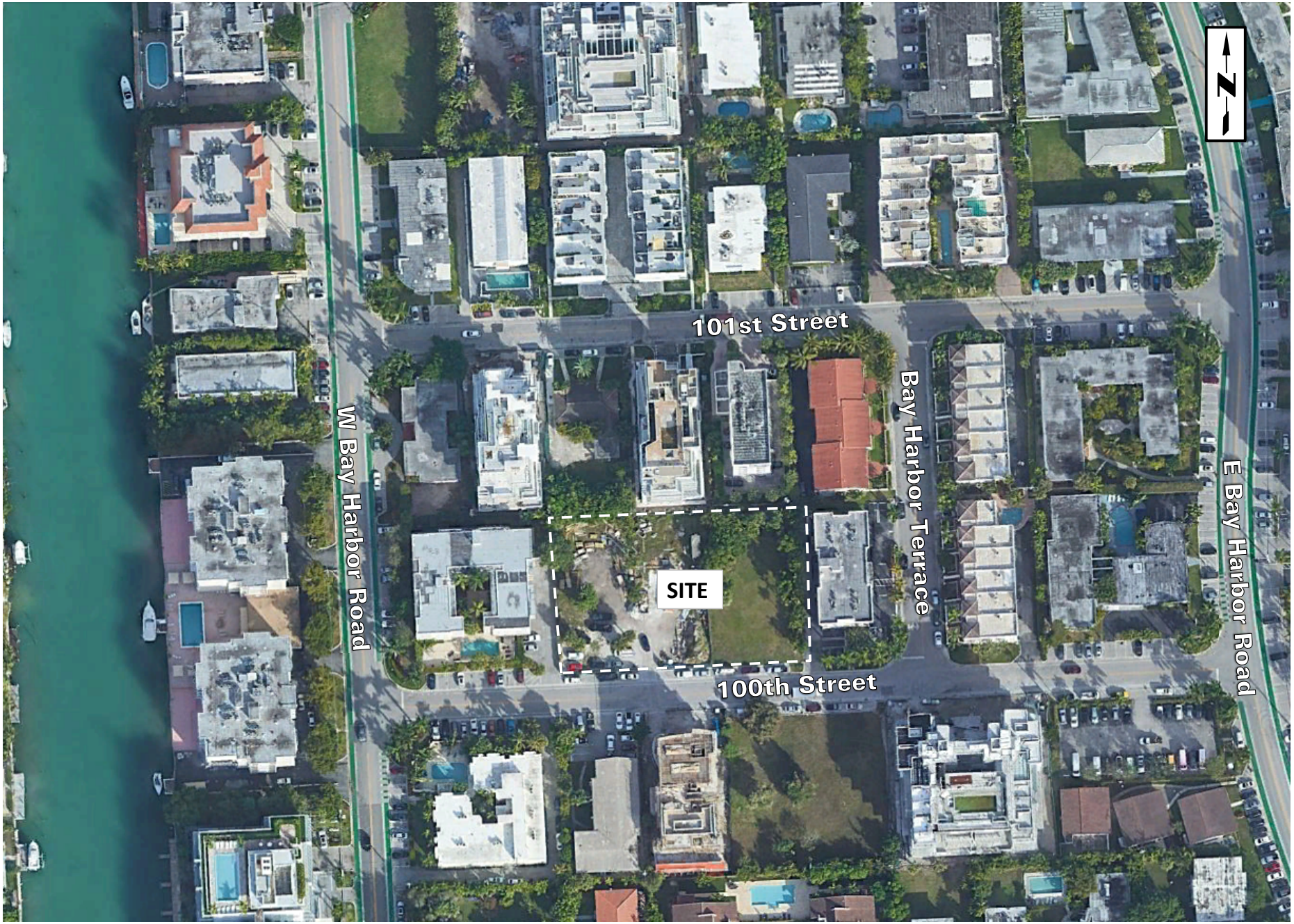
Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:mgp

Attachments:

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

ATTACHMENT A
FIGURES

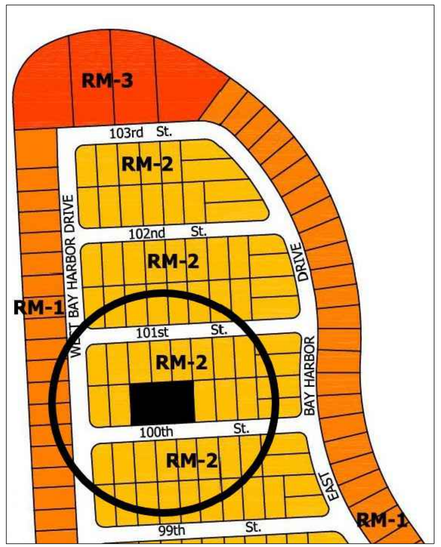


LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project **BAY HARBOR 100** BAY HARBOR ISLANDS MIAMI-DADE / FLORIDA	Figure Title **SITE LOCATION MAP**	Project No. 300303700 Date 5/10/2022 Scale NTS	**FIGURE 1**

ATTACHMENT B
SITE PLAN

BAY HARBOR ISLANDS ZONING MAP

N



LOCATION MAP

N

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

BAY HARBOR ISLANDS ZONING SUMMARY

LEGAL DESCRIPTION	LOTS 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LOT AREA	33,750 S.F. (0.77 ACRES)
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.06 NGVD
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL

	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	225' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 33,750 x 0.20 = 6,750 S.F.	7,290 S.F. = 21.6%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.77 ACRES = 26 UNITS	45 UNITS (19 TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.77 ACRES x 60 DUA = 46 UNITS	45 UNITS (58.14 DUA)
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH = 15' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	22'-6" (10% OF 225' LOT LENGTH)
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 120'-0" = 40'-0") @EAST/WEST (0.33 x 180'-0" = 60'-0")	NORTH = 0'-0" SOUTH = 0'-0" EAST = 59'-2" WEST = 55'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	180'-0" x 120'-0" 20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 12,495 SF x 15% = 1,874 SF MIN.	3,800 S.F. = 30.4%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING THREE GUEST SPACES (1 PER LOT) 45 UNITS x 2 = 90 MIN.	91 SPACES INCLUDING 3 GUEST SPACES AND 4 HC SPACES

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A2	2	1,705 SF	25 SF	1,840 SF	290 SF	2 BEDROOM / 2 BATH + DEN
UNIT A3	2	1,705 SF	25 SF	1,840 SF	170 SF	2 BEDROOM / 2 BATH + DEN
UNIT A4	2	1,565 SF	25 SF	1,710 SF	170 SF	2 BEDROOM / 2 BATH
UNIT B	4	1,600 SF	25 SF	1,730 SF	150 SF	2 BEDROOM / 2 BATH + DEN
UNIT B4	2	1,235 SF	25 SF	1,355 SF	375 SF	2 BEDROOM / 2 BATH
UNIT B 5/6	4	1,235 SF	25 SF	1,355 SF	150 SF	2 BEDROOM / 2 BATH
UNIT C	2	1,380 SF	25 SF	1,515 SF	55 SF	2 BEDROOM / 2 BATH
UNIT C 4/5/6	3	1,230 SF	25 SF	1,355 SF	55 SF	2 BEDROOM / 2 BATH
UNIT D	2	1,630 SF	25 SF	1,735 SF	145 SF	2 BEDROOM / 2 BATH
UNIT D4	1	1,210 SF	25 SF	1,305 SF	420 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT D 5/6	2	1,210 SF	25 SF	1,305 SF	145 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT E2	2	1,635 SF	25 SF	1,770 SF	590 SF	2 BEDROOM / 2 BATH + DEN
UNIT E3	2	1,635 SF	25 SF	1,770 SF	190 SF	2 BEDROOM / 2 BATH + DEN
UNIT F	2	3,010 SF	30 SF	3,205 SF	200 SF	4 BEDROOM / 3 BATH + DEN + FAMILY
UNIT F4	1	2,430 SF	40 SF	2,610 SF	580 SF	4 BEDROOM / 3 BATH
UNIT F 5/6	2	2,430 SF	40 SF	2,610 SF	200 SF	4 BEDROOM / 3 BATH
UNIT G	6	2,145 SF	25 SF	2,275 SF	160 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT H	4	1,930 SF	25 SF	2,090 SF	120 SF	3 BEDROOM / 3 BATH + DEN
TOTAL	45	77,540 SF	1,180 SF	83,675 SF	8,865 SF	

CODES

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

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

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

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	**83,675 SQ. FT.**	**= 72.1%**
NON-SALEABLE AREA		**= 27.9%**
GARAGE/MEP	**17,685 SQ. FT.**	**32,425 SQ. FT.**
AMENITY/CORE	**14,740 SQ. FT.**	
TOTAL ENCLOSED AREA	**116,100 SQ. FT.**	
UNIT BALCONY AREAS	**8,865 SQ. FT.**	
BREEZEWAY/PLANTER AREAS	**1,955 SQ. FT.**	
RECREATION DECK AREA	**11,295 SQ. FT.**	
ROOF MEP AREA	**6,675 SQ. FT.**	
TOTAL SLAB AREA	**144,890 SQ. FT.**	

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: DATA

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

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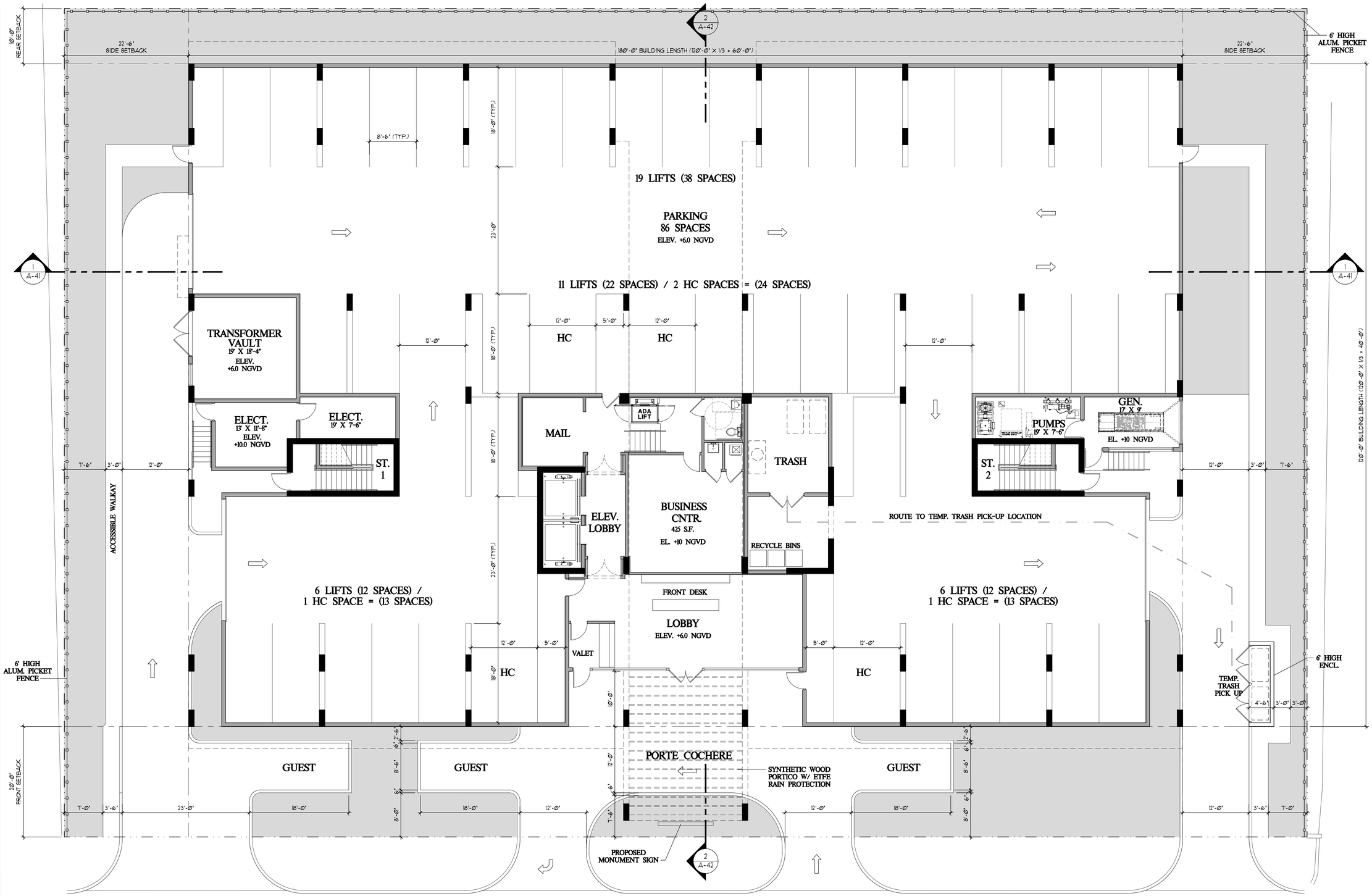
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 21.6% OF 33,750 S.F. = 7,290 S.F.

100 TH S T R E E T

LEVEL 1

GROSS DATA

AMENITY/CORE AREAS:	2,780 SQ. FT.
GARAGE/MEP AREAS:	17,685 SQ. FT.
TOTAL ENCLOSED AREA:	20,465 SQ. FT.

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

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REVISIONS	DATE

PERMIT ISSUE
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CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 1
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS

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

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

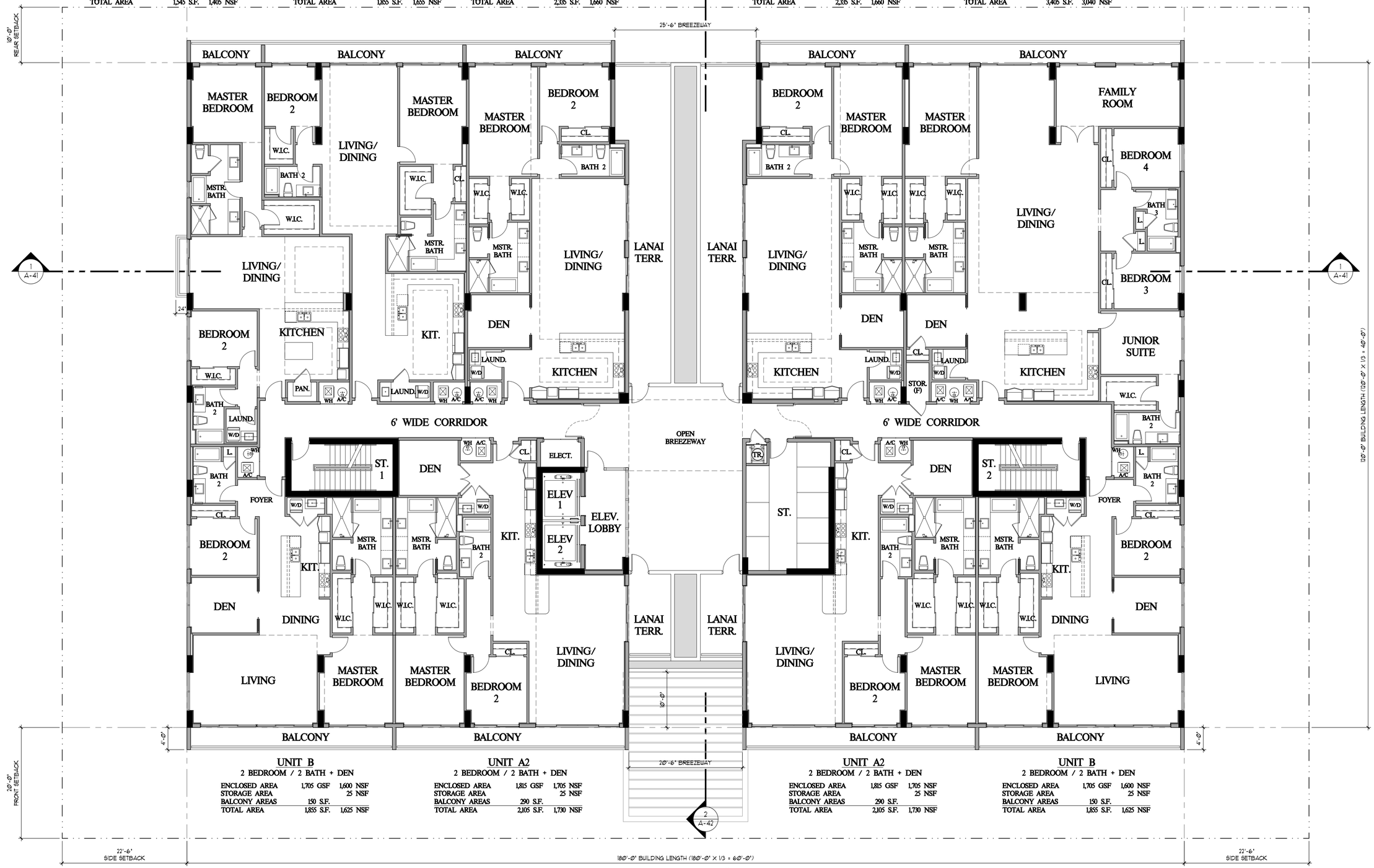
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2

LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	2,460 SQ. FT.	
BREEZEWAY/PLANTER AREAS:	1,275 SQ. FT.	
TOTAL SLAB AREA:	22,650 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,767 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-14

OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

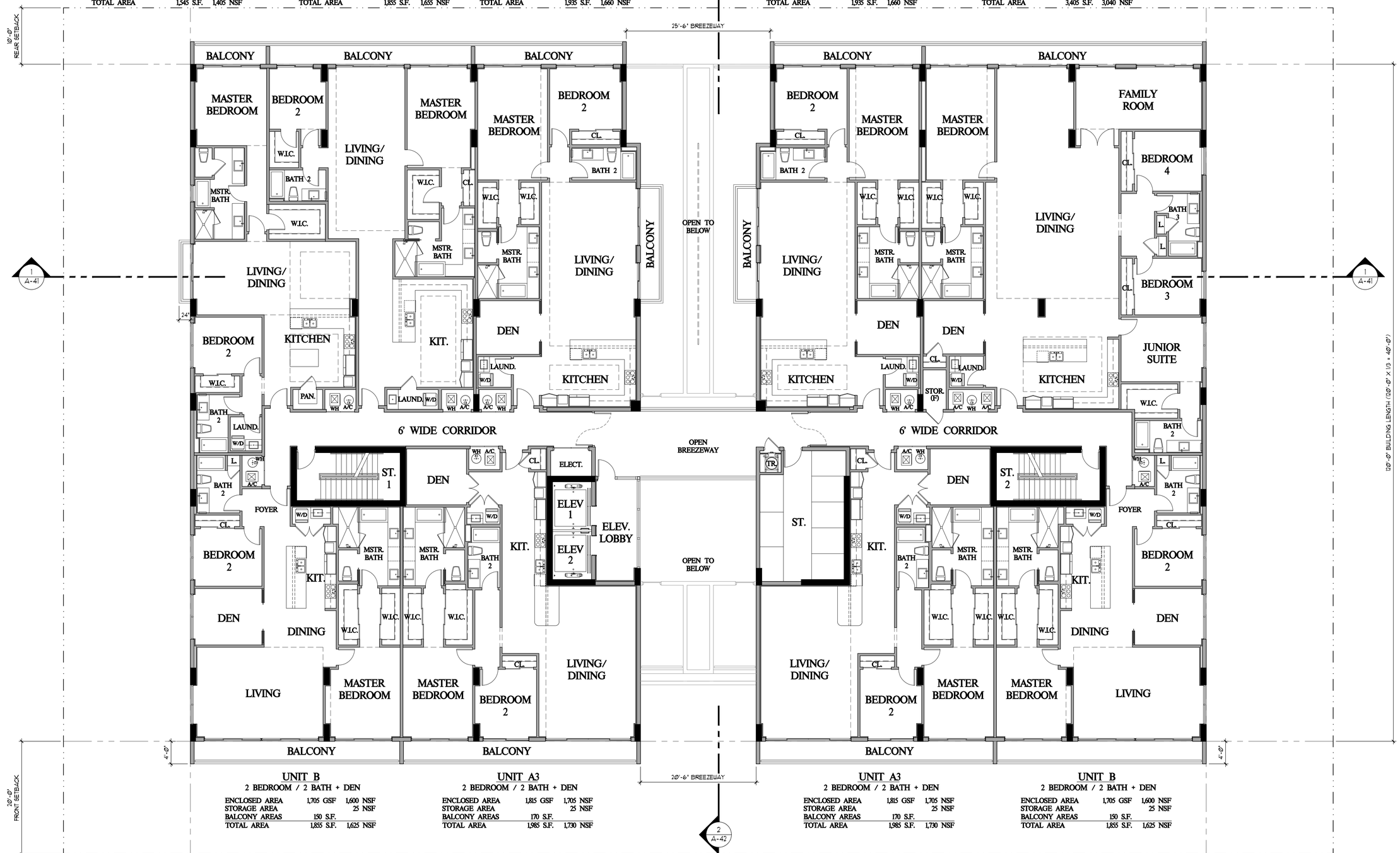
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	1,420 SQ. FT.	
BREEZWAY AREA:	415 SQ. FT.	
TOTAL SLAB AREA:	20,750 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,767 SQ. FT.

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-15
OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,385 S.F.	1,255 NSF

UNIT D4
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

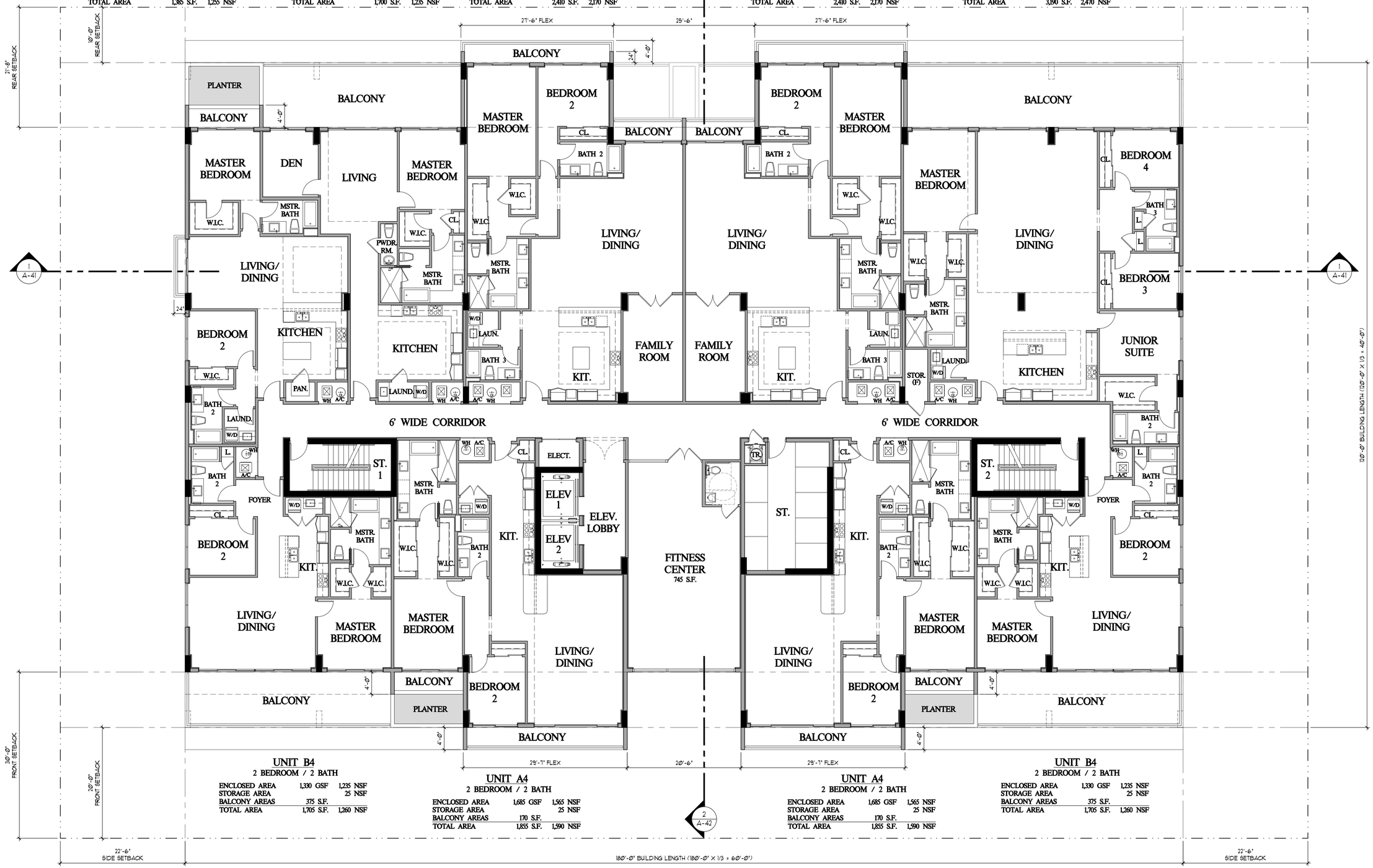
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,190 S.F.	2,470 NSF



UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

LEVEL 4

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	15,955 SQ. FT.	= 84.6%
NON SALEABLE CORE/FIT. CNTR. AREA:	2,910 SQ. FT.	= 15.4%
TOTAL ENCLOSED AREA:	18,865 SQ. FT.	= 100%
BALCONY AREAS:	2,465 SQ. FT.	
PLANTER AREAS:	265 SQ. FT.	
TOTAL SLAB AREA:	21,595 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	14,760 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,640 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-16

OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,325 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,380 S.F.	1,255 NSF

UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,425 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

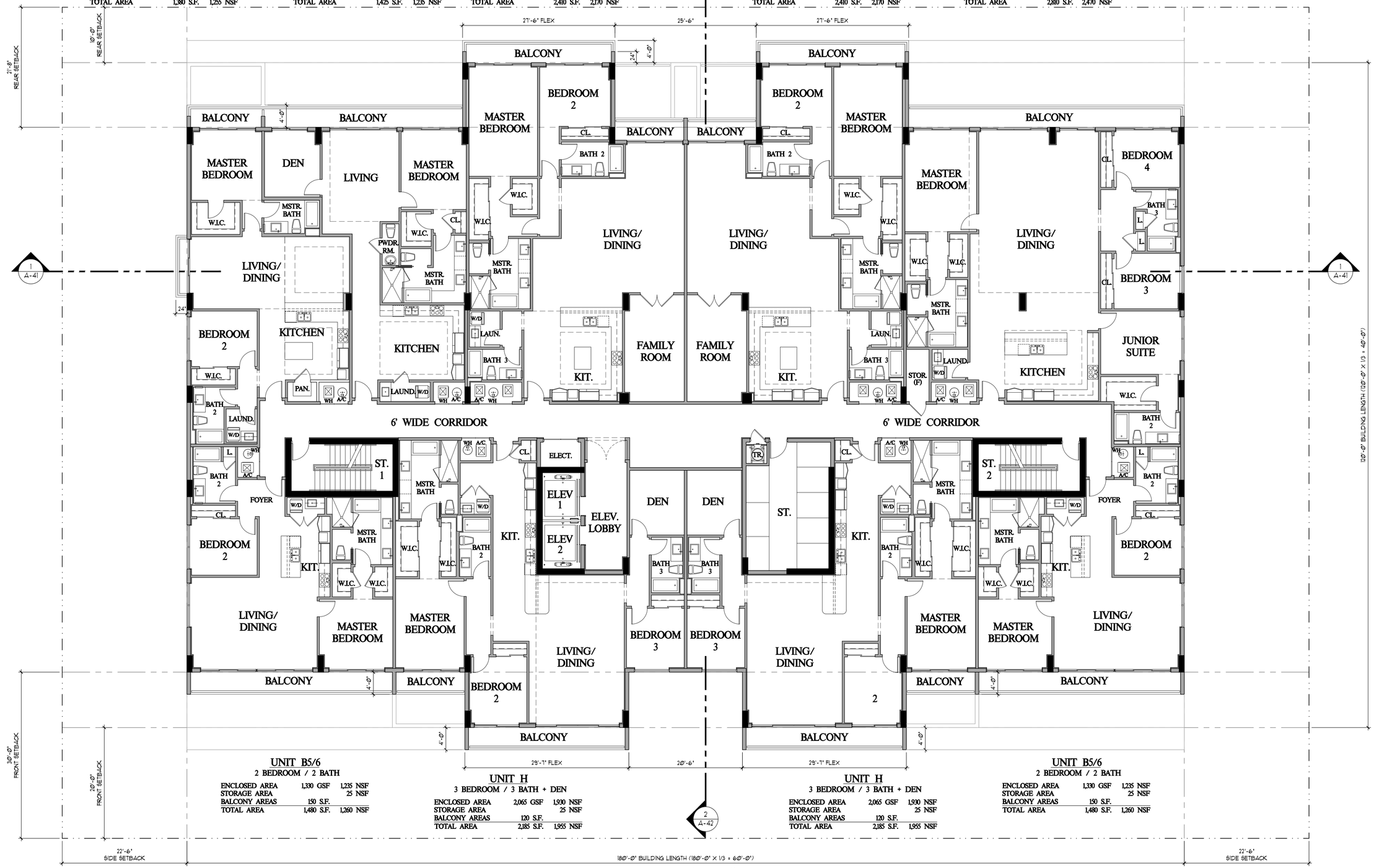
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F5/6
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	2,810 S.F.	2,470 NSF



UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

29'-1" FLEX
20'-6"
29'-1" FLEX

LEVEL 5-6

LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	16,715 SQ. FT.	= 88.6%
NON SALEABLE CORE AREA:	2,155 SQ. FT.	= 11.4%
TOTAL ENCLOSED AREA:	18,870 SQ. FT.	= 100%
BALCONY AREAS:	1,260 SQ. FT.	
TOTAL SLAB AREA:	20,130 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,490 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,721 SQ. FT.

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BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE
LEVELS 5-6 FLOOR PLAN

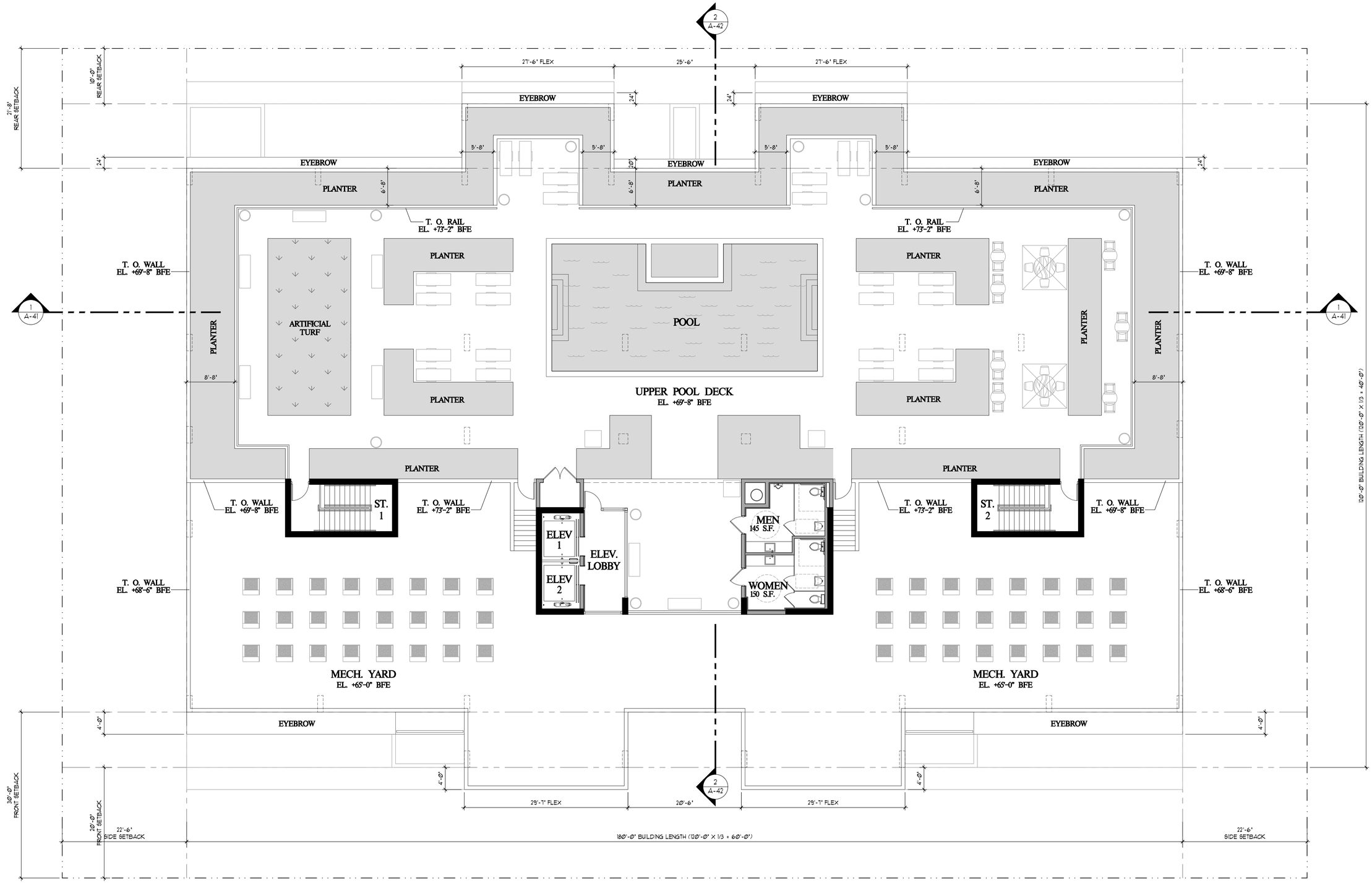
DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-17

OF SHEETS



ROOF LEVEL FLOOR PLAN

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

N

ROOF LEVEL

GROSS DATA

ENCLOSED CORE AREA:	1,200 SQ. FT.	= 6.1%
RECREATION DECK AREA:	11,295 SQ. FT.	= 60.2%
MEP ROOF AREA:	6,675 SQ. FT.	= 33.7%
TOTAL ENCLOSED AREA:	19,170 SQ. FT.	= 100%

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

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SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-18
OF SHEETS

ATTACHMENT C
ITE DATA

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

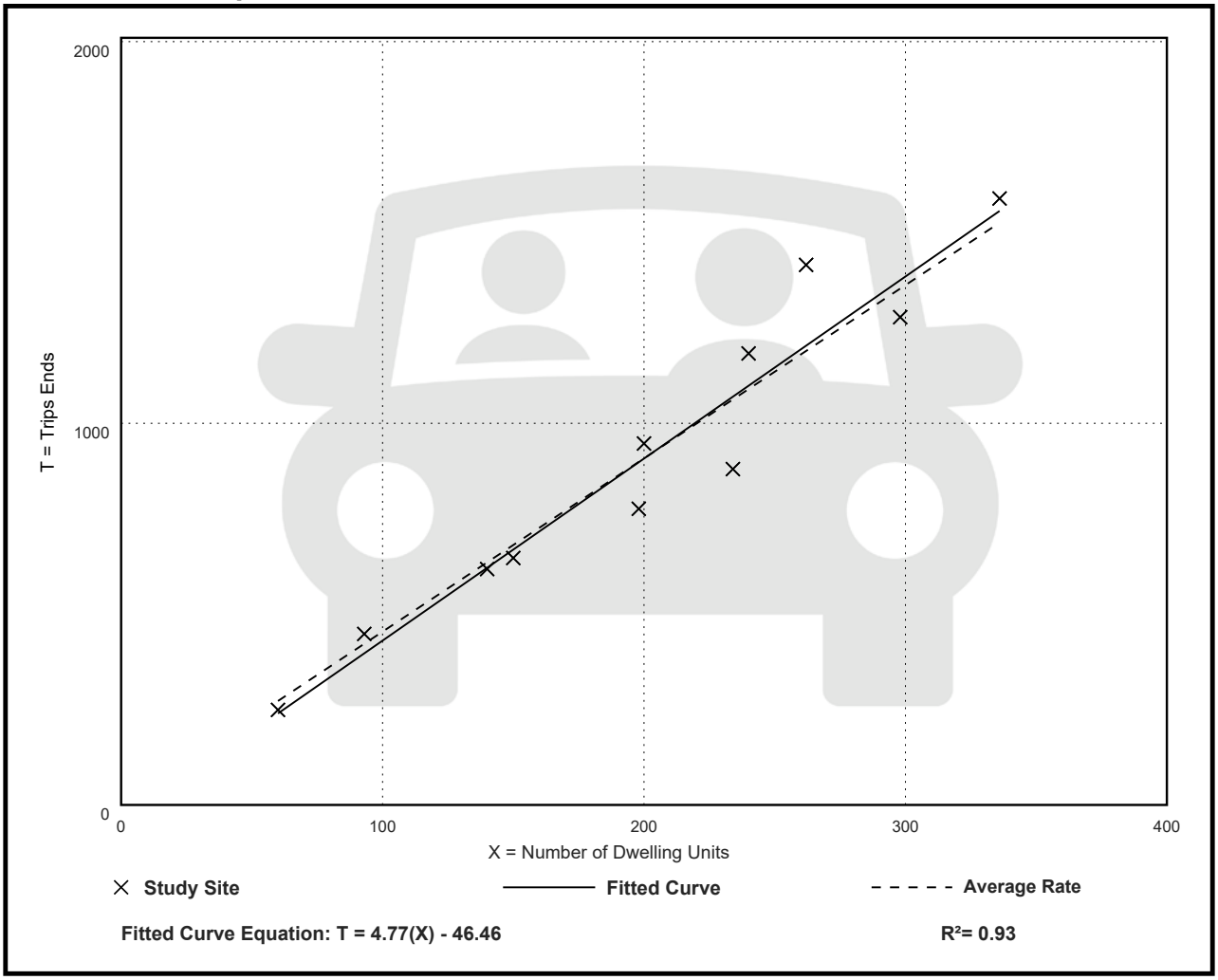
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

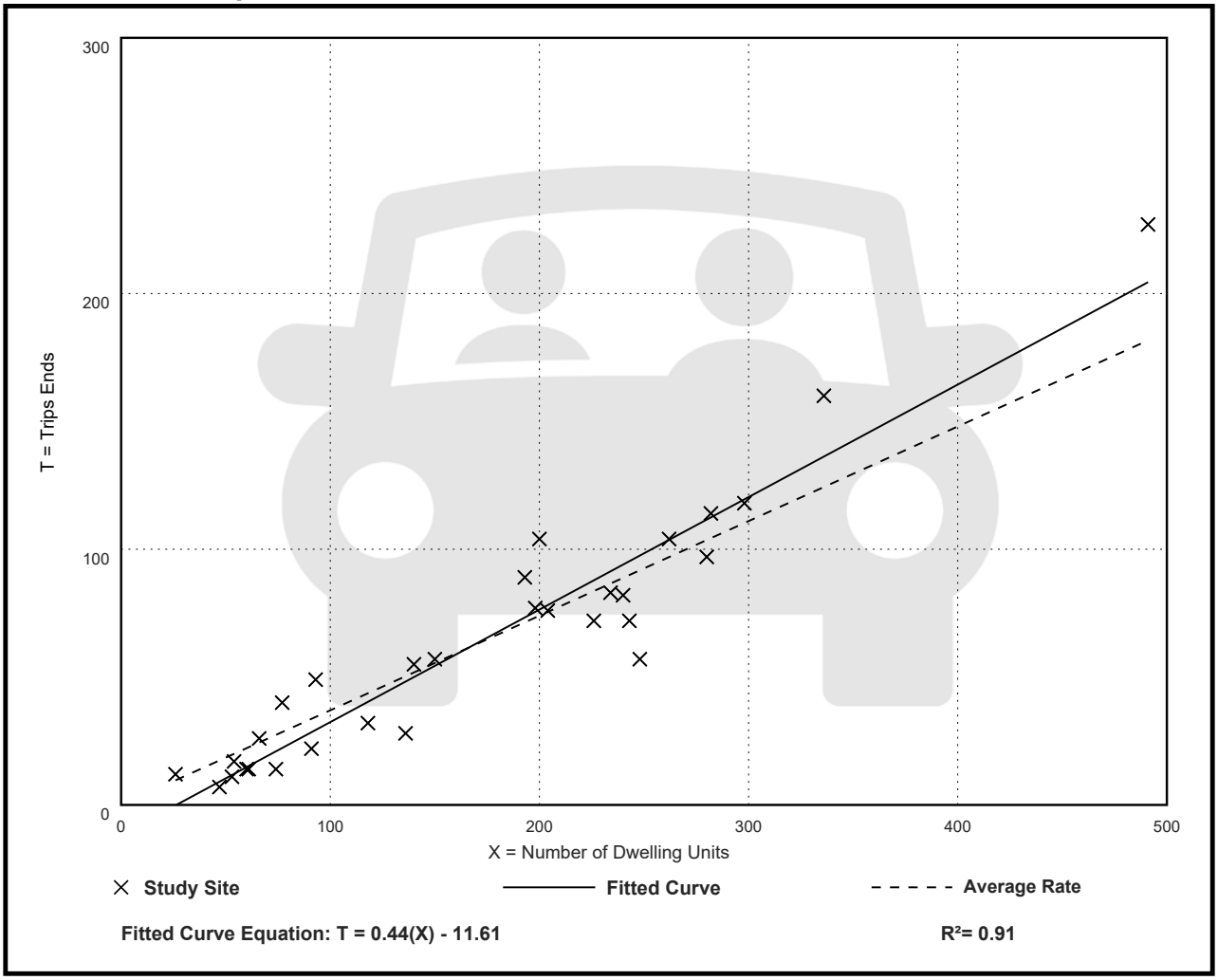
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



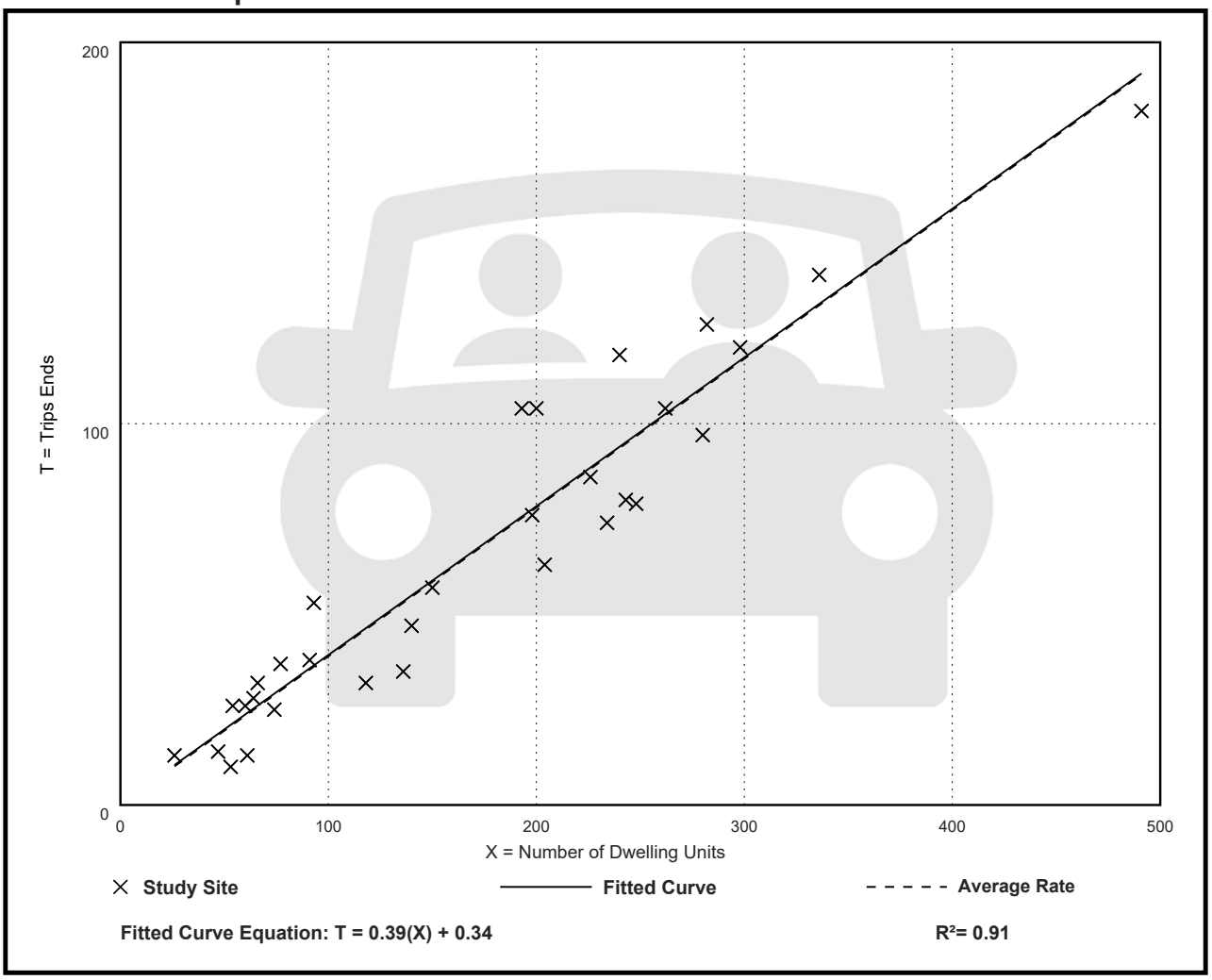
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



22 September 2022

Re: Drainage Calculations
1155 100th Street
Bay Harbor Islands, FL 33154
Langan Project No.: 300303701

To Whom It May Concern:

Langan Engineering and Environmental Services has been retained for the design of the proposed drainage improvements for the 1155 100TH Street project in Bay Harbor Islands, FL. The project site is located in Section 27, Township 52 South, Range 42 East. It is bordered by residential lots to the north, east and west, and 100th Street to the south. The site is 0.77 acres, and can be further identified by the Miami-Dade Property Appraiser folio numbers 13-2227-001-1560, 13-2227-001-1570, and 13-2227-001-1580.

EXISTING SITE CONDITION

The existing parcel is vacant with no existing drainage system. The existing site grades range from 5.2' to 7.0' (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 residential building. The site is treated as one drainage area. The stormwater runoff from the site will be conveyed to a proposed system of catch basins and drainage wells. 105 LF of exfiltration trench is also provided for flood attenuation.

Drainage Well Design

The proposed drainage wells are designed to discharge the 10-Year 1-Hour storm event from contributing areas, based on requirements from Miami-Dade County. Based on data available on FDEP's public records (OCULUS) for wells constructed near the project site, we have estimated a specific capacity of 400 GPM per foot of head per well (refer to *Attachment A*). Refer to *Attachment B* for the proposed drainage well calculations. We have assumed that a minimum of 1.5' of head is required to overcome the density difference between brackish water and fresh water and therefore, at least this much head is required for the well to discharge. As a result, our calculations are based on elevation 2.0' NGVD (water table) plus the 1.5' resulting in elevation 3.5' (NGVD) as the elevation where water begins to discharge through the wells. The proposed drainage wells are sized to treat water quality with a 90-second detention time.

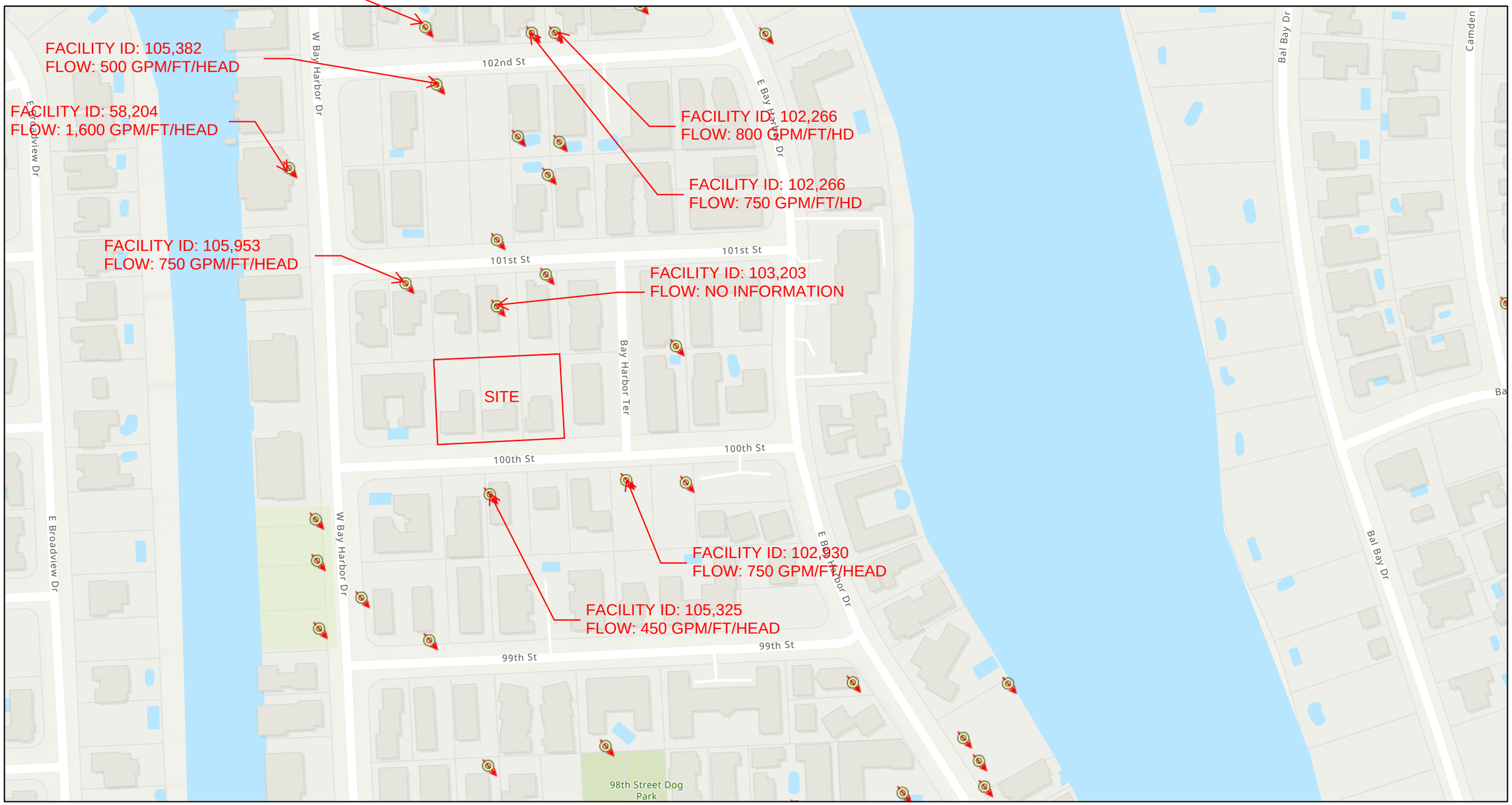
Sincerely,
Langan Engineering and Environmental Services, Inc.
Leonardo Rodriguez, PE
Associate Principal / VP
Florida PE License No. 54858

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 Well Calculations
Drainage Well Box Sizing Calculations for Water Quality
Proposed Plans

ATTACHMENT A

Design Parameters

Underground Injection Control (UIC) Map



May 25, 2022

UIC Class V Non-ASR Wells

1:2,257

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, WRM

Map created by Map Direct, powered by ESRI.
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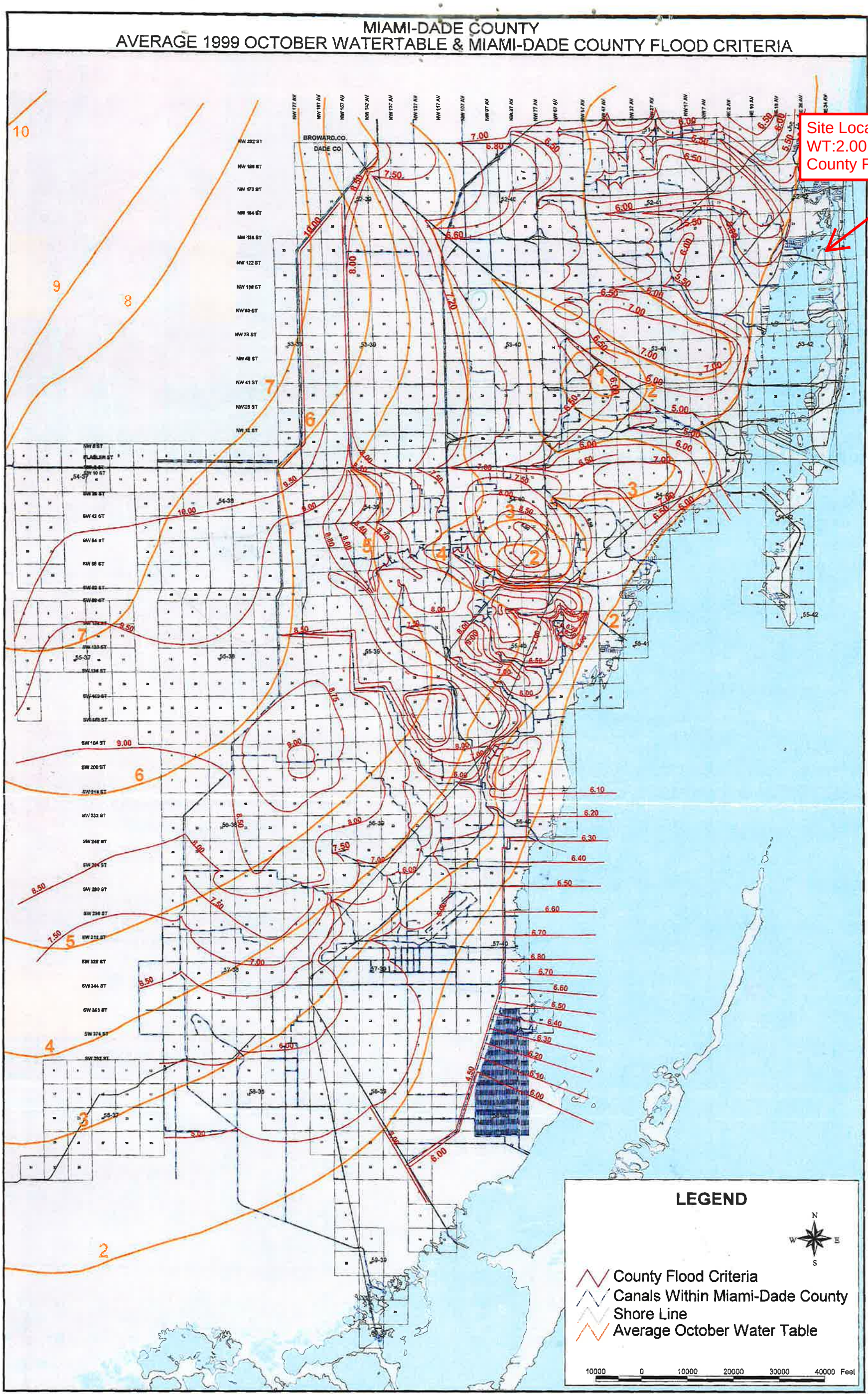
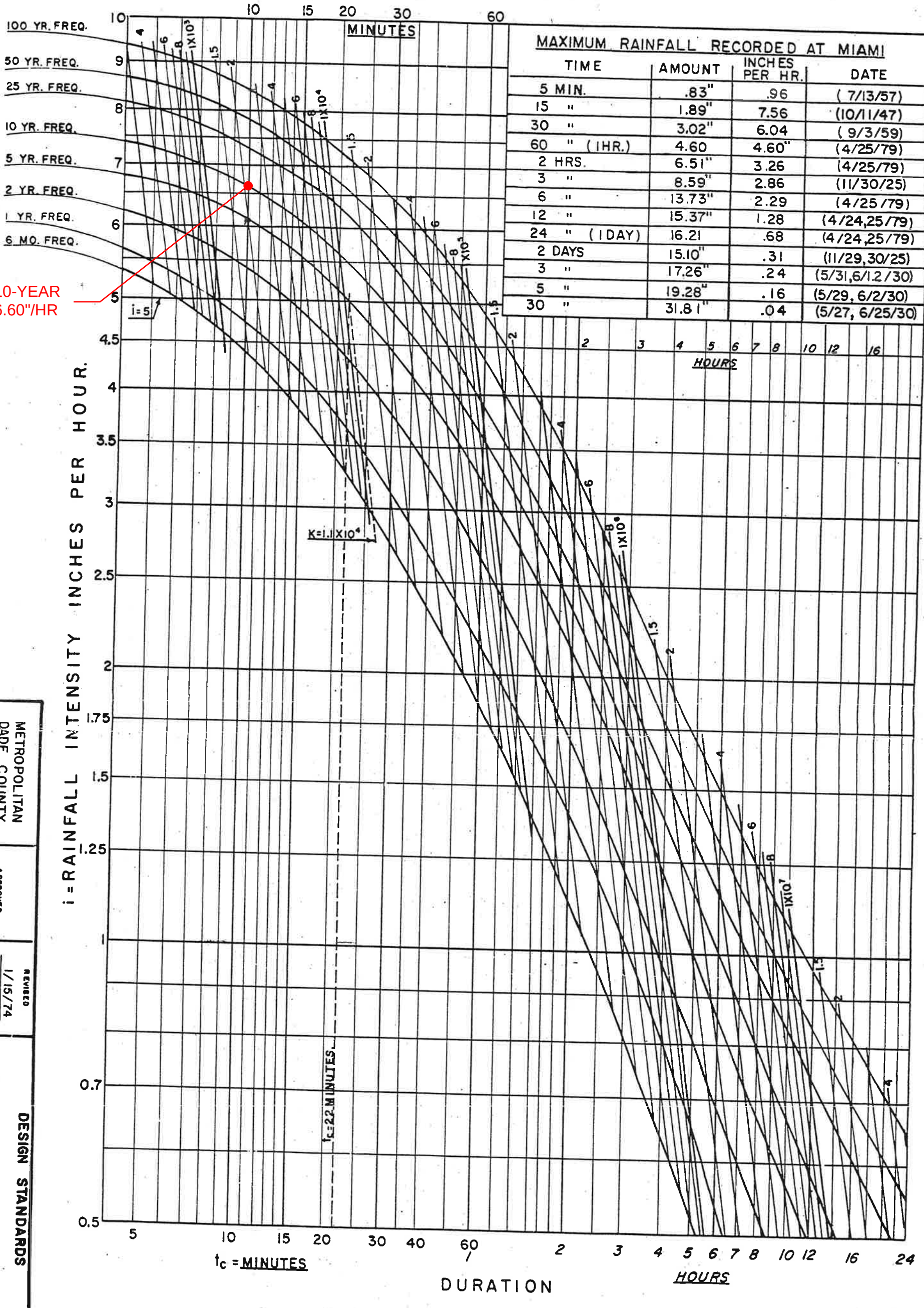
MIAMI-DADE COUNTY
AVERAGE 1999 OCTOBER WATERTABLE & MIAMI-DADE COUNTY FLOOD CRITERIA





MAXIMUM RAINFALL RECORDED AT MIAMI

TIME	AMOUNT	INCHES PER HR.	DATE
5 MIN.	.83"	.96	(7/13/57)
15 "	1.89"	7.56	(10/11/47)
30 "	3.02"	6.04	(9/3/59)
60 " (1HR.)	4.60	4.60"	(4/25/79)
2 HRS.	6.51"	3.26	(4/25/79)
3 "	8.59"	2.86	(11/30/25)
6 "	13.73"	2.29	(4/25/79)
12 "	15.37"	1.28	(4/24,25/79)
24 " (1DAY)	16.21	.68	(4/24,25/79)
2 DAYS	15.10"	.31	(11/29,30/25)
3 "	17.26"	.24	(5/31,6/1.2/30)
5 "	19.28"	.16	(5/29, 6/2/30)
30 "	31.81"	.04	(5/27, 6/25/30)

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.

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT

APPROVED 9/26/68

REVISED 1/15/74
3/10/81

DESIGN STANDARDS

RAINFALL INTENSITIES
-MIAMI-

WC I.1

SHEET 1 OF 1

111.06-35 METRO-DADE/GSA-MAT MGT

ATTACHMENT B

Proposed Drainage Calculations

Stormwater Management Calculations for Bay Harbor

DRAINAGE WELL CALCULATIONS

PROPOSED CONDITION WEIGHTED C-VALUE		
Impervious Area (Ac)	Pervious Area (Ac)	Weighted C-Value
C = 0.9	C = 0.3	
0.61	0.16	**0.77**
Lowest elev.::	5.00 ft-NGVD	

Discharge Rate of Wells(DR) CFS/FT-Head = 400 GPM = 0.89 CFS

PROPOSED CONDITION RUNOFF CALCULATIONS							
Storm Event	Weighted C-Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
10-YR Storm	0.77	6.60	0.77	3.91	1.50	1.34	2.93

Wells Provided 3

Notes:

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

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO: 300303701
Bay Harbor

Drainage Area -	BUILDING			
Q =	3.91	CFS (From 10 YR 1 HR Storm Event)		
Volume =	352	CF (Q x 90 secs)		
Total Number of Wells within Drainage Area =	3	Wells		
Required Volume Per Well=	117	CF (Volume/Number of Wells)		
Well Dimensions:				
L =	8	FT		
W =	6	FT		
Area =	48	SF (L x W)		
Lowest Grate Elevation/Rim Elevation =	5	FT (NGVD)		
Lowest Invert Elevation =	0	FT (NGVD)		
Top of Well Casing Elevation =	0.5	FT (NGVD)		Check
Min. Bottom of Well Box Elevation =	-2	FT (NGVD)	- Min. 2' below invert:	Okay
Minimum Height of Well Box for 90 sec. Detention Time				
H =	2.5	FT (Top of Well Casing Elevation - Bottom of Well Box (El.)		
Total Detention Volume Below Well Casing =	120	CF (Area x H)		Okay

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

(PLANNING AND ZONING SUBMITTAL DRAWINGS)
JULY 22, 2022 / SEPTEMBER 23, 2022 (REVISED)

DRAWING LIST

	COVER SHEET / INDEX OF DRAWINGS
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A-36	LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN
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LI-101	LANDSCAPE IRRIGATION DETAILS

OWNER/DEVELOPER
CHBH 100th STREET LLC
2665 Bayshore Drive, Suite 410
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(305) 972-8568

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LANDSCAPE ARCHITECT
COASTAL OPERATIONS
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Ft. Lauderdale, Florida 33301
(954) 266-8932

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PREVIOUS DRB SUBMITTAL DATED 07-22-22

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BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: COVER SHEET

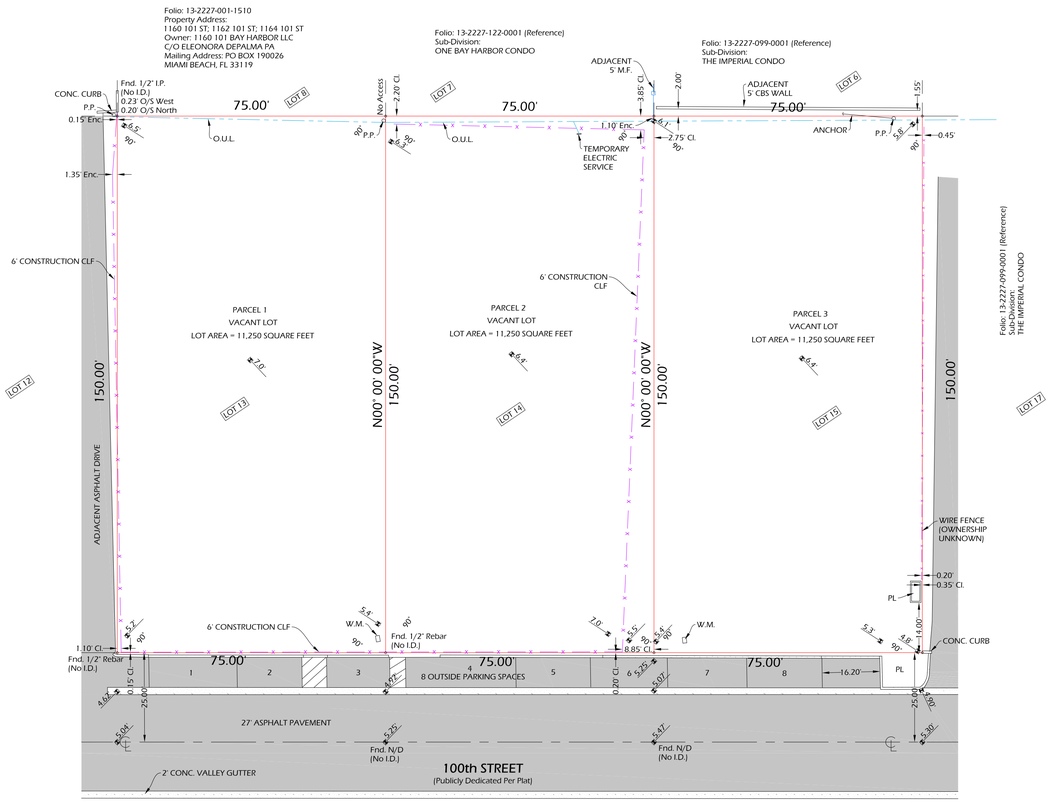
DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET
OF SHEETS

ALTA/NSPS LAND TITLE SURVEY

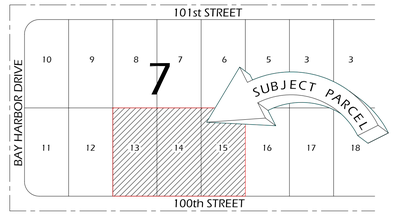
GRAPHIC SCALE

10 0 10 20 30 40 50 60 70 80 90 100

Scale: 1"=20'



VICINITY MAP
NTS



LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
PARCEL 1:
Lot 13, Block 7, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami - Dade County, Florida.

PARCEL 2:
Lot 14, Block 7, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami - Dade County, Florida.

PARCEL 3:
Lot 15, Block 7, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami - Dade County, Florida.

SCHEDULE B – SECTION II Exceptions - Chicago Title Insurance Company, Order No 10184037; Effective Date January 11, 2022 at 11:00 AM

5. Restrictions, covenants, conditions and easements as shown in Deed Book 2848 Page 69, but deleting any such restrictions based on race, color, religion, sex, familial status or national origin, and Notices to Extend in Official Records Book 9632, Page 1157, Official Records Book 9649 Page 253, and in Official Records Book 26282 Page 717. (APPLIES - NOT A SURVEY MATTER)
6. Ordinance No. 97-118, recorded in Official Records Book 17721, Page 2454. (APPLIES - BLANKET IN NATURE)
7. Ordinance No. 81-19, recorded in Official Records Book 11114, Page 822. (APPLIES - BLANKET IN NATURE)
8. All matters contained on the Plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. (APPLIES)

PREPARED FOR: CHBH 100 TH STREET LLC, 1145-1163 100 Street, Bay Harbor Island, FL 33154

To CHBH 100 TH STREET LLC, a Florida limited liability company; Maxim Credit Group LLC, a New York limited liability company, its successors and/or assigns as their interest may appear; Beloff Law, PA; Chicago Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b[1], 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on March 7, 2022.

Date of Plat or Map: March 11, 2022

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
3/30/2022

Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments
  Parcel 1:
  1. Portion of the 6 foot high construction chain link fence is encroaching over the West boundary line.
  Parcels 1 and 2:
  2. Overhead utility lines.
  Parcel 2:
  3. Portion of the adjacent 5 foot high metal fence is encroaching over the North boundary line.
  Parcel 3:
  4. Overhead utility line, anchor, and power pole.
- Underground structures, if any, not located.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA, Parcels 1 and 2 fall within Flood Zone AE, Base 8 and Parcel 3 falls within Flood Zone AE, Base 8 and Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L; Community No. 120637 ; Revised Date of September 11, 2009.
- Lot Area: 33,750 Square Feet, 0.7 ± Acres; Building Area at ground level = N/A.
- Marked Parking spaces: 0 Regular; 0 Handicap
- ✤ Denotes Spot Elevation
- Elevations shown are based on Miami-Dade County Benchmark No. R-243; Elevation = 6.61' National Geodetic Vertical Datum 1929.

LEGEND

Δ	= Central Angle	℄	= Center Line	F.H.	= Fire Hydrant	M	= Measured	O/S	= Offset	PL	= Planter	R.L.S.	= Registered Land Surveyor	T	= Tangent
A	= Arc	CLF	= Chain Link Fence	FIP	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines	P.L.S.	= Professional Land Surveyor	RNG	= Range	Trans.	= Transformer
A/C	= Air Conditioner	CL	= Clear	FIR	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plat	P.O.B.	= Point of Beginning	R/R	= Railroad	TWP	= Township
ASPH	= Asphalt	Conc.	= Concrete	FPL	= Florida Power & Light	MH	= Manhole	PB	= Plat Book	P.O.C.	= Point of Commencement	RSM	= Registered Surveyor & Mapper	Typ.	= Typical
C	= Calculated	D	= Deed	ID	= Identification	M	= Monument Line	PC	= Point of Curvature	P.P.	= Power Pole	R/W	= Right-of-Way	U.E.	= Utility Easement
C.B.	= Catch Basin	Ø	= Diameter	I.P.	= Iron Pipe	Mon.	= Monument	PCP	= Permanent Control Point	PRC	= Point of Reverse Curvature	Sdwk	= Sidewalk	UTIL.	= Utility
CBS	= Concrete Block Structure	DH	= Drill Hole	LB	= Licensed Business	N/A	= Not Applicable	PG	= Page	PRM	= Point of Reference Monument	Sec.	= Section	W.F.	= Wood Fence
CH	= Chord	DME	= Drainage & Maintenance Easm't	LME	= Lake Maintenance Easement	N/D	= Nail & Disc	P.I.	= Point of Intersection	PT	= Point of Tangency	SD	= Storm Drain	W.M.	= Water Meter
Chatta.	= Chattahoochee	Easm't	= Easement	LP	= Light Pole	N°	= Number	PKWY	= Parkway	R	= Radius	S.M.H.	= Sanitary Manhole	WME	= Wall Maintenance Easement
		Enc.	= Encroachment	L.S.	= Land Surveyor	NTS	= Not to Scale	℄	= Property Line	Res.	= Residence	SSMH	= Sanitary Sewer Manhole	W.V.	= Water Valve

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

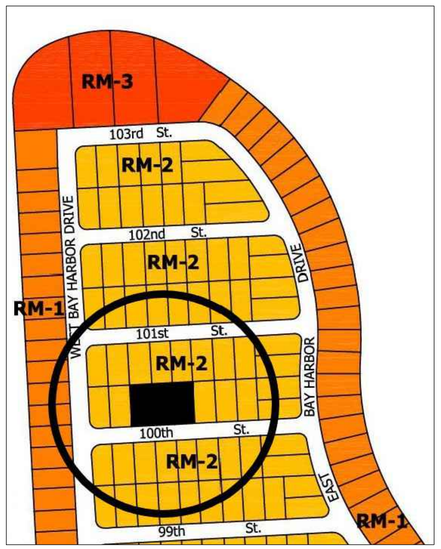
REVISED: 03-22-22

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel. (305) 278-2494

FLOOD ZONE: AE		BASE: 8 & 9	
DATE: 03-07-22	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 22-0023

BAY HARBOR ISLANDS ZONING MAP

N



LOCATION MAP

N

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

BAY HARBOR ISLANDS ZONING SUMMARY

LEGAL DESCRIPTION	LOTS 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	33,750 S.F. (0.77 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.06 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	225' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 33,750 x 0.20 = 6,750 S.F.	6,935 S.F. = 20.5%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.77 ACRES = 26 UNITS	45 UNITS (19 TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.77 ACRES x 60 DUA = 46 UNITS	45 UNITS (58.14 DUA)
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH = 15' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	22'-6" (10% OF 225' LOT LENGTH)
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 120'-0" = 40'-0") @EAST/WEST (0.33 x 180'-0" = 60'-0")	NORTH = 0'-0" SOUTH = 0'-0" EAST = 59'-2" WEST = 55'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	180'-0" x 120'-0" 20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE + 1' FREEBOARD	66'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 12,495 SF x 15% = 1,874 SF MIN.	3,800 S.F. = 30.4%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING THREE GUEST SPACES (1 PER LOT) 45 UNITS x 2 = 90 MIN.	91 SPACES 84 SPACES (42 LIFTS)/4 HC SPACES/3 GUEST SPACES

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A2	2	1,705 SF	25 SF	1,840 SF	290 SF	2 BEDROOM / 2 BATH + DEN
UNIT A3	2	1,705 SF	25 SF	1,840 SF	170 SF	2 BEDROOM / 2 BATH + DEN
UNIT A4	2	1,565 SF	25 SF	1,710 SF	170 SF	2 BEDROOM / 2 BATH
UNIT B	4	1,600 SF	25 SF	1,730 SF	150 SF	2 BEDROOM / 2 BATH + DEN
UNIT B4	2	1,235 SF	25 SF	1,355 SF	375 SF	2 BEDROOM / 2 BATH
UNIT B 5/6	4	1,235 SF	25 SF	1,355 SF	150 SF	2 BEDROOM / 2 BATH
UNIT C	2	1,380 SF	25 SF	1,515 SF	55 SF	2 BEDROOM / 2 BATH
UNIT C 4/5/6	3	1,230 SF	25 SF	1,355 SF	55 SF	2 BEDROOM / 2 BATH
UNIT D	2	1,630 SF	25 SF	1,735 SF	145 SF	2 BEDROOM / 2 BATH
UNIT D4	1	1,210 SF	25 SF	1,305 SF	420 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT D 5/6	2	1,210 SF	25 SF	1,305 SF	145 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT E2	2	1,635 SF	25 SF	1,770 SF	590 SF	2 BEDROOM / 2 BATH + DEN
UNIT E3	2	1,635 SF	25 SF	1,770 SF	190 SF	2 BEDROOM / 2 BATH + DEN
UNIT F	2	3,010 SF	30 SF	3,205 SF	200 SF	4 BEDROOM / 3 BATH + DEN + FAMILY
UNIT F4	1	2,430 SF	40 SF	2,610 SF	580 SF	4 BEDROOM / 3 BATH
UNIT F 5/6	2	2,430 SF	40 SF	2,610 SF	200 SF	4 BEDROOM / 3 BATH
UNIT G	4	2,145 SF	25 SF	2,275 SF	160 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT G4	2	1,710 SF	25 SF	1,825 SF	170 SF	2 BEDROOM / 2 BATH
UNIT H	4	1,930 SF	25 SF	2,090 SF	120 SF	3 BEDROOM / 3 BATH + DEN
TOTAL	45	76,670 SF	1,180 SF	82,575 SF	8,885 SF	

CODES

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

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

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

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	**82,575 SQ. FT.**	**= 72.7%**
NON-SALEABLE AREA		**= 27.3%**
GARAGE/MEP	**17,535 SQ. FT.**	**> 31,040 SQ. FT.**
AMENITY/CORE	**13,505 SQ. FT.**	
TOTAL ENCLOSED AREA	**113,615 SQ. FT.**	
UNIT BALCONY AREAS	**8,885 SQ. FT.**	
BREEZEWAY/PLANTER AREAS	**2,355 SQ. FT.**	
RECREATION DECK AREA	**11,295 SQ. FT.**	
ROOF MEP AREA	**6,675 SQ. FT.**	
TOTAL SLAB AREA	**142,825 SQ. FT.**	

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: DATA

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

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

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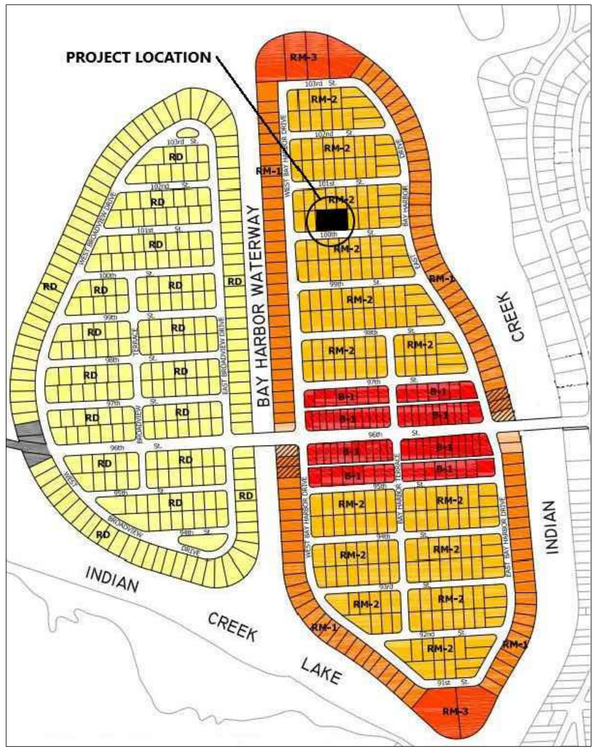

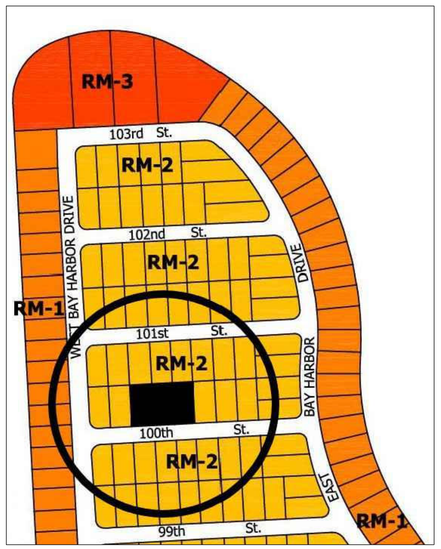

NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL (CIRCLE INDICATES 300' RADIUS)

BAY HARBOR ISLANDS ZONING SUMMARY

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FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.06 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	225' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 33,750 x 0.20 = 6,750 S.F.	7,290 S.F. = 21.6%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.77 ACRES = 26 UNITS	45 UNITS (19 TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.77 ACRES x 60 DUA = 46 UNITS	45 UNITS (58.14 DUA)
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
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FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 120'-0" = 40'-0") @EAST/WEST (0.33 x 180'-0" = 60'-0")	NORTH = 0'-0" SOUTH = 0'-0" EAST = 59'-2" WEST = 55'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	180'-0" x 120'-0" 20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 12,495 SF x 15% = 1,874 SF MIN.	3,800 S.F. = 30.4%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING THREE GUEST SPACES (1 PER LOT) 45 UNITS x 2 = 90 MIN.	91 SPACES INCLUDING 3 GUEST SPACES AND 4 HC SPACES

CODES

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

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

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

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A2	2	1,705 SF	25 SF	1,840 SF	290 SF	2 BEDROOM / 2 BATH + DEN
UNIT A3	2	1,705 SF	25 SF	1,840 SF	170 SF	2 BEDROOM / 2 BATH + DEN
UNIT A4	2	1,565 SF	25 SF	1,710 SF	170 SF	2 BEDROOM / 2 BATH
UNIT B	4	1,600 SF	25 SF	1,730 SF	150 SF	2 BEDROOM / 2 BATH + DEN
UNIT B4	2	1,235 SF	25 SF	1,355 SF	375 SF	2 BEDROOM / 2 BATH
UNIT B 5/6	4	1,235 SF	25 SF	1,355 SF	150 SF	2 BEDROOM / 2 BATH
UNIT C	2	1,380 SF	25 SF	1,515 SF	55 SF	2 BEDROOM / 2 BATH
UNIT C 4/5/6	3	1,230 SF	25 SF	1,355 SF	55 SF	2 BEDROOM / 2 BATH
UNIT D	2	1,630 SF	25 SF	1,735 SF	145 SF	2 BEDROOM / 2 BATH
UNIT D4	1	1,210 SF	25 SF	1,305 SF	420 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT D 5/6	2	1,210 SF	25 SF	1,305 SF	145 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT E2	2	1,635 SF	25 SF	1,770 SF	590 SF	2 BEDROOM / 2 BATH + DEN
UNIT E3	2	1,635 SF	25 SF	1,770 SF	190 SF	2 BEDROOM / 2 BATH + DEN
UNIT F	2	3,010 SF	30 SF	3,205 SF	200 SF	4 BEDROOM / 3 BATH + DEN + FAMILY
UNIT F4	1	2,430 SF	40 SF	2,610 SF	580 SF	4 BEDROOM / 3 BATH
UNIT F 5/6	2	2,430 SF	40 SF	2,610 SF	200 SF	4 BEDROOM / 3 BATH
UNIT G	6	2,145 SF	25 SF	2,275 SF	160 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT H	4	1,930 SF	25 SF	2,090 SF	120 SF	3 BEDROOM / 3 BATH + DEN
TOTAL	45	77,540 SF	1,180 SF	83,675 SF	8,865 SF	

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	**83,675 SQ. FT.**	**= 72.1%**
NON-SALEABLE AREA		**= 27.9%**
GARAGE/MEP	**17,685 SQ. FT.**	**32,425 SQ. FT.**
AMENITY/CORE	**14,740 SQ. FT.**	
TOTAL ENCLOSED AREA	**116,100 SQ. FT.**	
UNIT BALCONY AREAS	**8,865 SQ. FT.**	
BREEZEWAY/PLANTER AREAS	**1,955 SQ. FT.**	
RECREATION DECK AREA	**11,295 SQ. FT.**	
ROOF MEP AREA	**6,675 SQ. FT.**	
TOTAL SLAB AREA	**144,890 SQ. FT.**	

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: DATA

DATE 07-22-22
SCALE -
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REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022 / September 23, 2022 (Revised)

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3 and partial breezeway at Level 4 to mid depth of the building.
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway

- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.

- Front and Rear setbacks set at the maximum required up to 65' high for Levels 4 thru Roof providing deeper setbacks than required at Levels 4 and 5.

- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement contained on the property with garage entry/exits on the side minimize traffic impact.
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.

- The heavily landscaped roof deck with pool has been located on the north side with the mechanical yard on the street side (south) providing a more pleasing visual interaction with the adjacent buildings on the north, east and west.

- Dimensions:
  - South – 180' overall divided by 20'-6" breezeway/recess which breaks into two 79'-9" east and west lengths – the 79'-9" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 29'-7" and recesses of 50'-2" each side.
  - North – 180' overall divided by 25'-6" breezeway/recess which breaks into two 77'-3" east and west lengths – the 77'-3" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 27'-6" and recesses of 49'-9" each side.
  - East and West – 120' max. at the lower floors

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-1A
OF SHEETS

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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway
- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.
- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement with garage entry/exits on the side minimize traffic impact
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.

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  - East and West – 120' max. at the lower floors

2000 South Dixie Highway #203 | Miami, Florida 33133 | Phone: 305-441-2226 | Email: SE@se-architecture.com
S&E 2

REVISIONS	DATE

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CONSTRUCTION SET
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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 07-22-22
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A-1A
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PREVIOUS DRB SUBMITTAL DATED 07-22-22

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PHOTO SITE LEGEND

N

REVISIONS	DATE

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-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
SITE AND CONTEXT PHOTOS

DATE 09-23-22
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A-2
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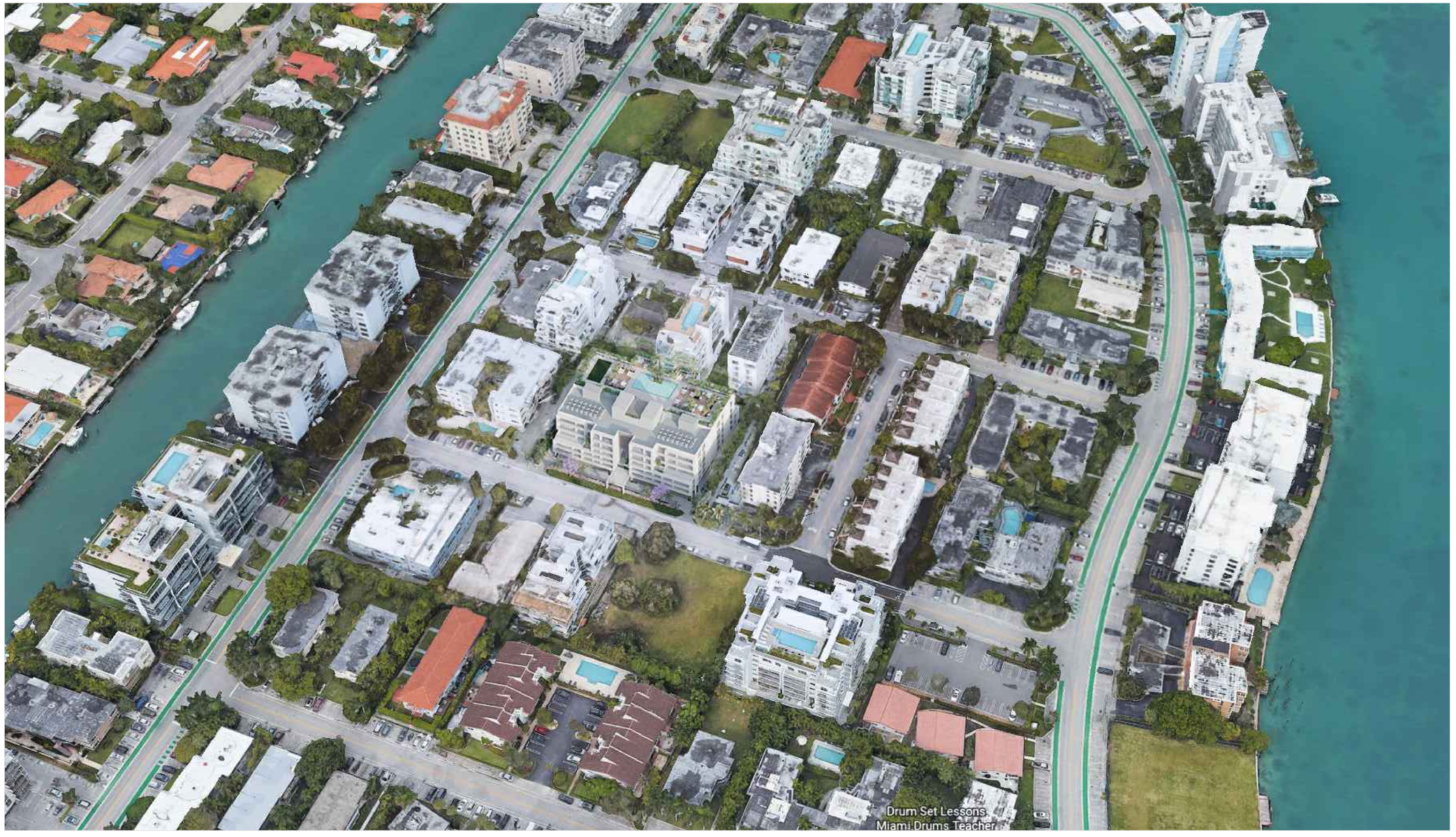

AERIAL VIEW

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
AERIAL VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
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A-3
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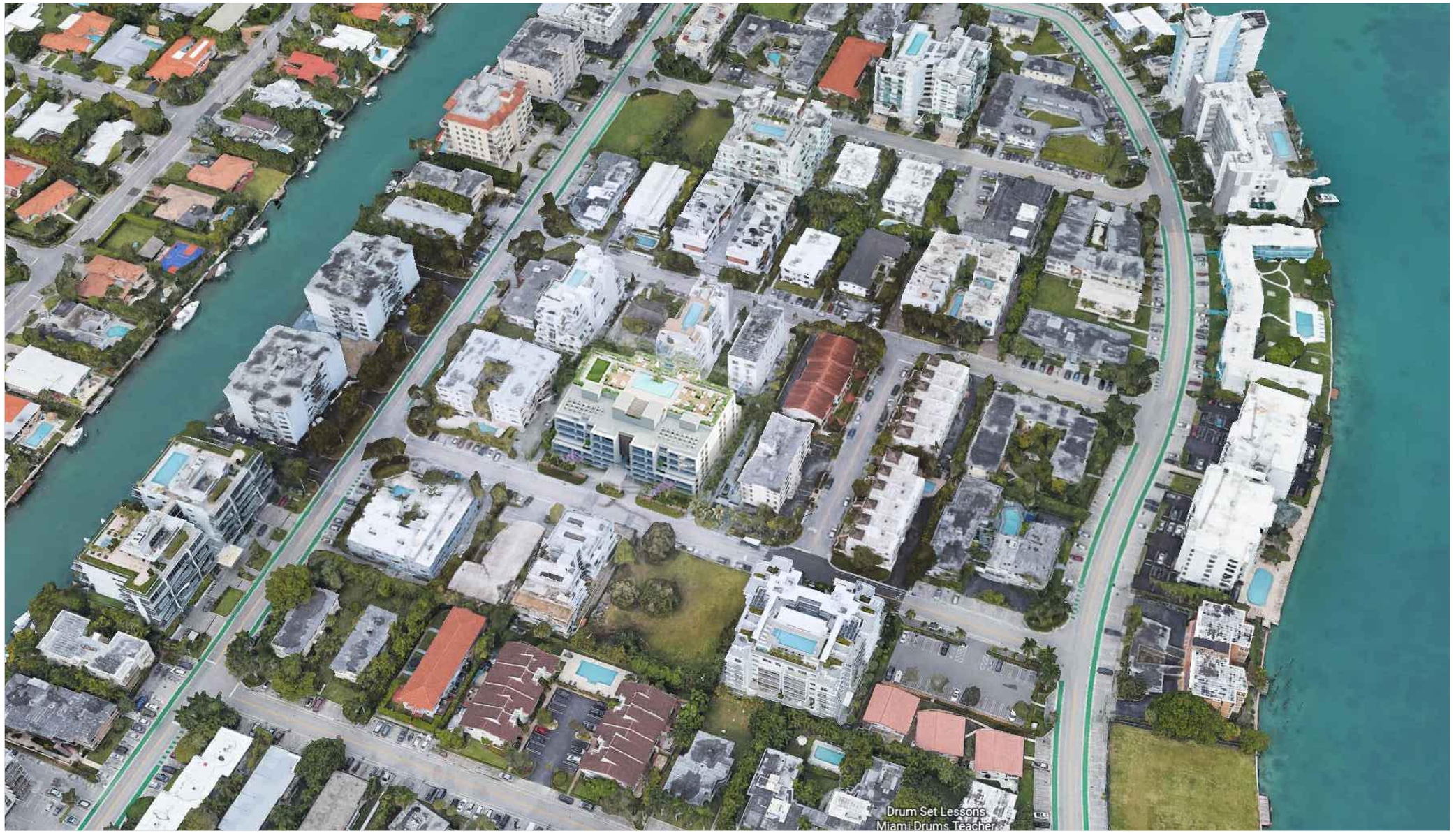

AERIAL VIEW

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PREVIOUS DRB SUBMITTAL DATED 07-22-22

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE: AERIAL VIEW

DATE 07-22-22
SCALE –
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SHEET A-3
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RENDERING
(100th STREET FACADE STREET VIEW)

REVISIONS	DATE

PERMIT ISSUE
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BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 09-23-22
SCALE –
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RENDERING
(100th STREET FACADE STREET VIEW)

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SUBMITTAL
DATED 07-22-22

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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
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SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-4
OF SHEETS

RENDERING
(100th STREET FACADE BREEZEWAY VIEW)

REVISIONS	DATE

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BID SET
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CONSTRUCTION SET
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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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SHEET TITLE
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DATE 09-23-22
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RENDERING
100TH ST. FACADE
BREEZEWAY

DATE 07-22-22
SCALE –
JOB NO. 2022-01
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A-5
OF SHEETS

RENDERING
(100th STREET FACADE BREEZEWAY DETAIL VIEW)

REVISIONS	DATE

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BID SET
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CONSTRUCTION SET
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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 09-23-22
SCALE -
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RENDERING

(100th STREET FACADE BREEZEWAY DETAIL VIEW)

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-6
OF SHEETS

RENDERING
(SW CORNER FACADE STREET VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 09-23-22
SCALE -
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SHEET
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RENDERING
(SW CORNER FACADE STREET VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
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CONSTRUCTION SET
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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET A-7
OF SHEETS

RENDERING
(SE CORNER FACADE STREET VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

DATE 09-23-22
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A-8
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RENDERING
(SE CORNER FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

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1155 100TH STREET

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SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-8
OF SHEETS

RENDERING
(REAR FACADE VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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DATED 07-22-22

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1155 100TH STREET

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SHEET TITLE
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REAR FACADE VIEW

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RENDERING
(NW CORNER FACADE REAR VIEW)

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NW CORNER FACADE
REAR VIEW

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RENDERING
(NW CORNER FACADE REAR VIEW)

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RENDERING
(POOL DECK VIEW 1)

REVISIONS	DATE

PERMIT ISSUE
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1155 100TH STREET
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2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
POOL DECK VIEW 1

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-11
OF SHEETS

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

RENDERING
(POOL DECK VIEW 2)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
RENDERING
POOL DECK VIEW 2

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-12
OF SHEETS

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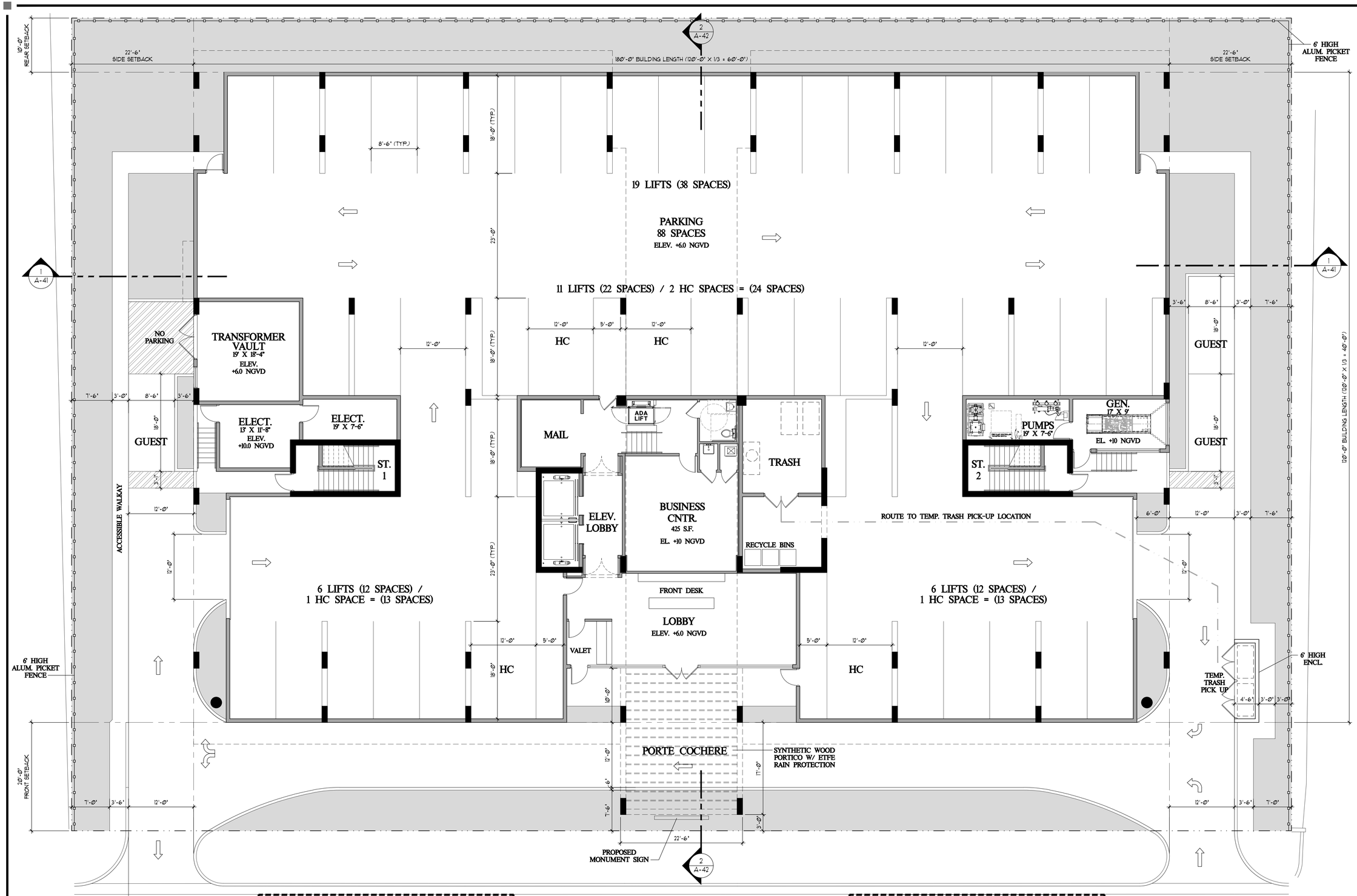
ROBERT J. SCHNECKENBERG
AR0015487



LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 20.5% OF 33,750 S.F. = 6,935 S.F.

100 TH S T R E E T
LEVEL 1

GROSS DATA

AMENITY/CORE AREAS:	2,780 SQ. FT.
GARAGE/MEP AREAS:	17,535 SQ. FT.
TOTAL ENCLOSED AREA:	20,315 SQ. FT.

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LF230
- 42 LIFTS = 84 PARKING SPACES

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S & E ARCHITECTS, INC.
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ROBERT J. SCHNECKENBERG
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REVISIONS	DATE

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1155 100TH STREET

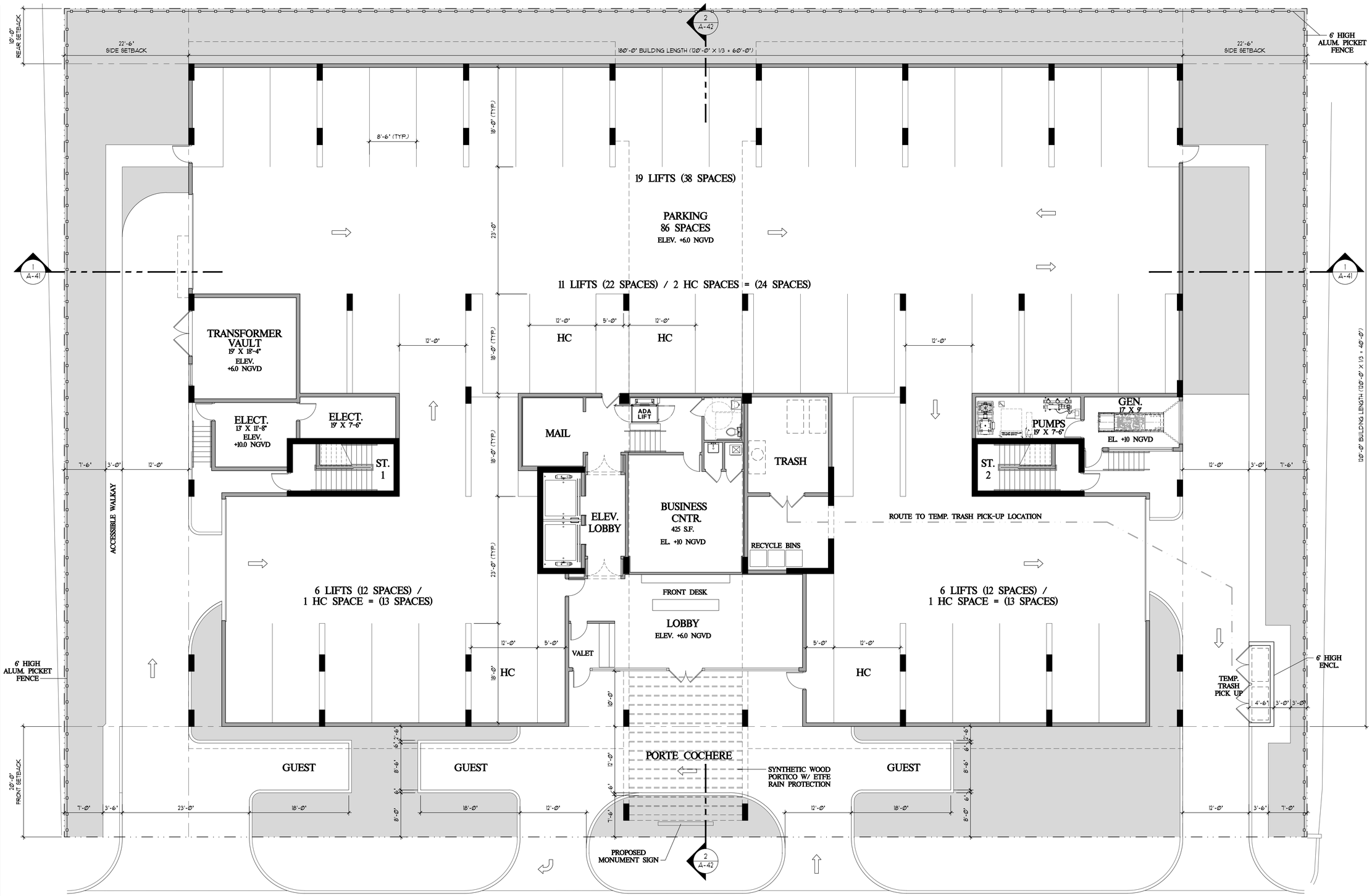
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS



LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 21.6% OF 33,750 S.F. = 7,290 S.F.

100 TH S T R E E T

LEVEL 1

GROSS DATA

AMENITY/CORE AREAS:	2,780 SQ. FT.
GARAGE/MEP AREAS:	17,685 SQ. FT.
TOTAL ENCLOSED AREA:	20,465 SQ. FT.

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

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REVISIONS	DATE

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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 1
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

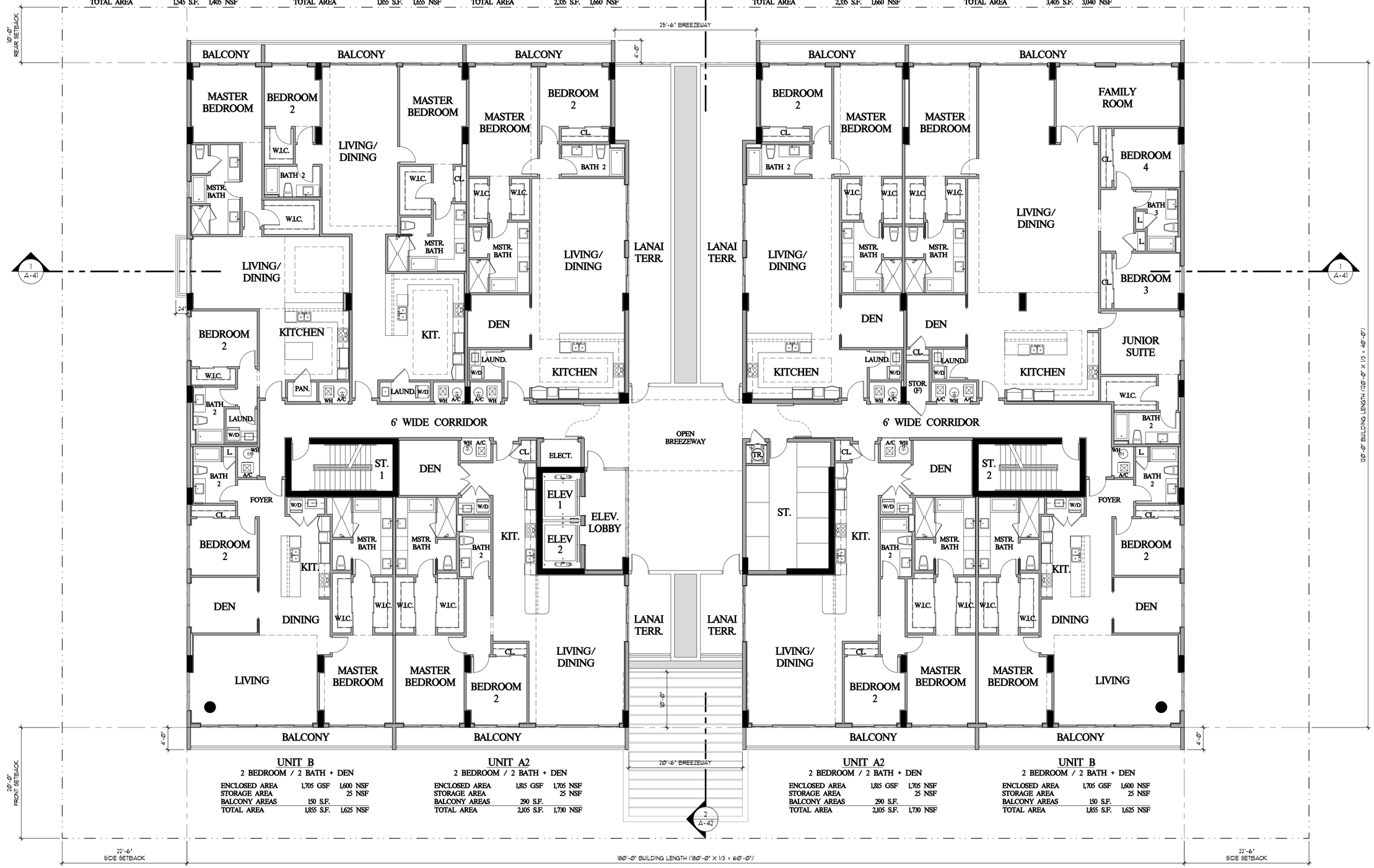
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2

LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	2,460 SQ. FT.	
BREEZEWAY/PLANTER AREAS:	1,275 SQ. FT.	
TOTAL SLAB AREA:	22,650 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,767 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-14

OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

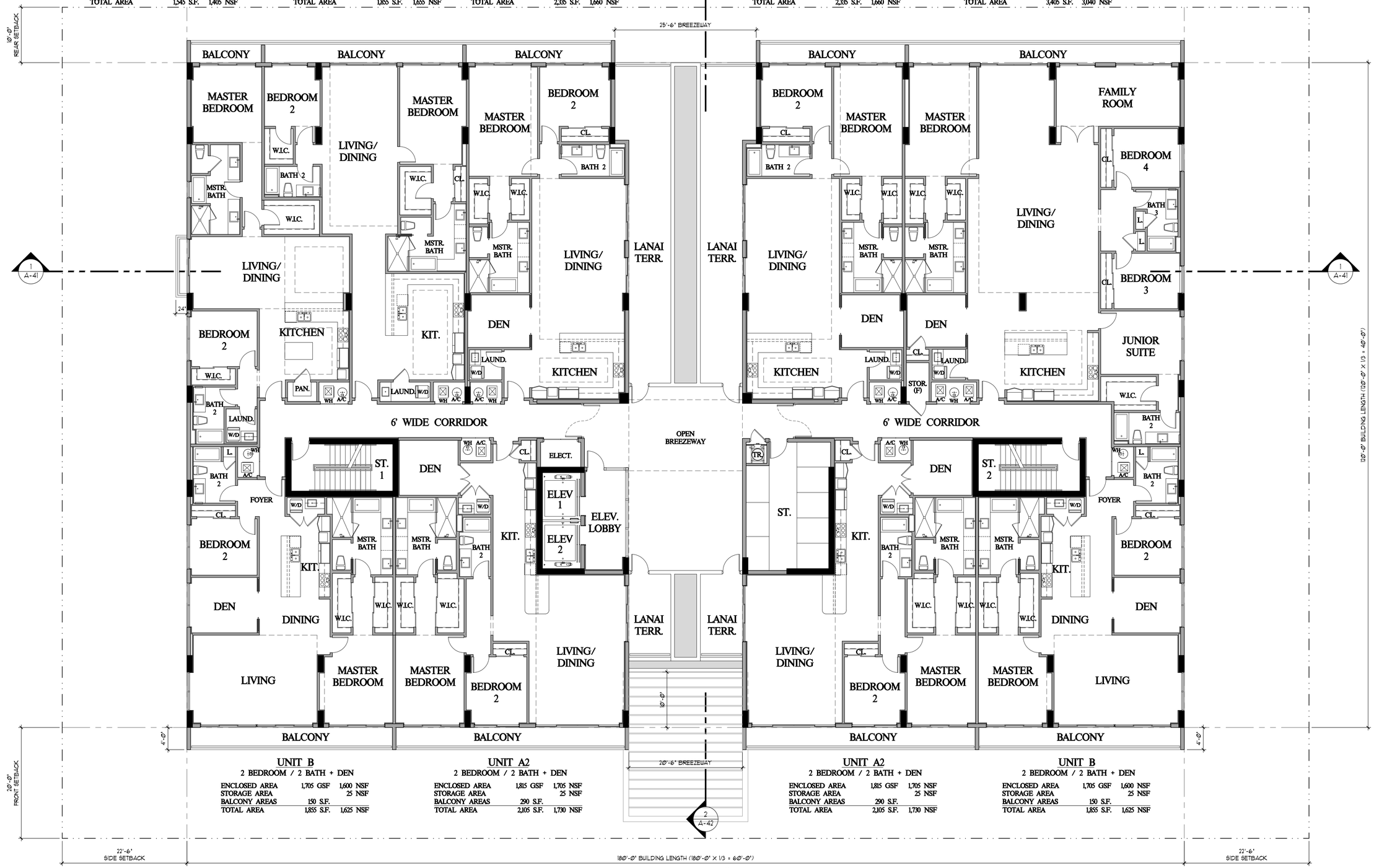
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2

LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	2,460 SQ. FT.	
BREEZEWAY/PLANTER AREAS:	1,275 SQ. FT.	
TOTAL SLAB AREA:	22,650 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,767 SQ. FT.

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 2 FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-14
OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

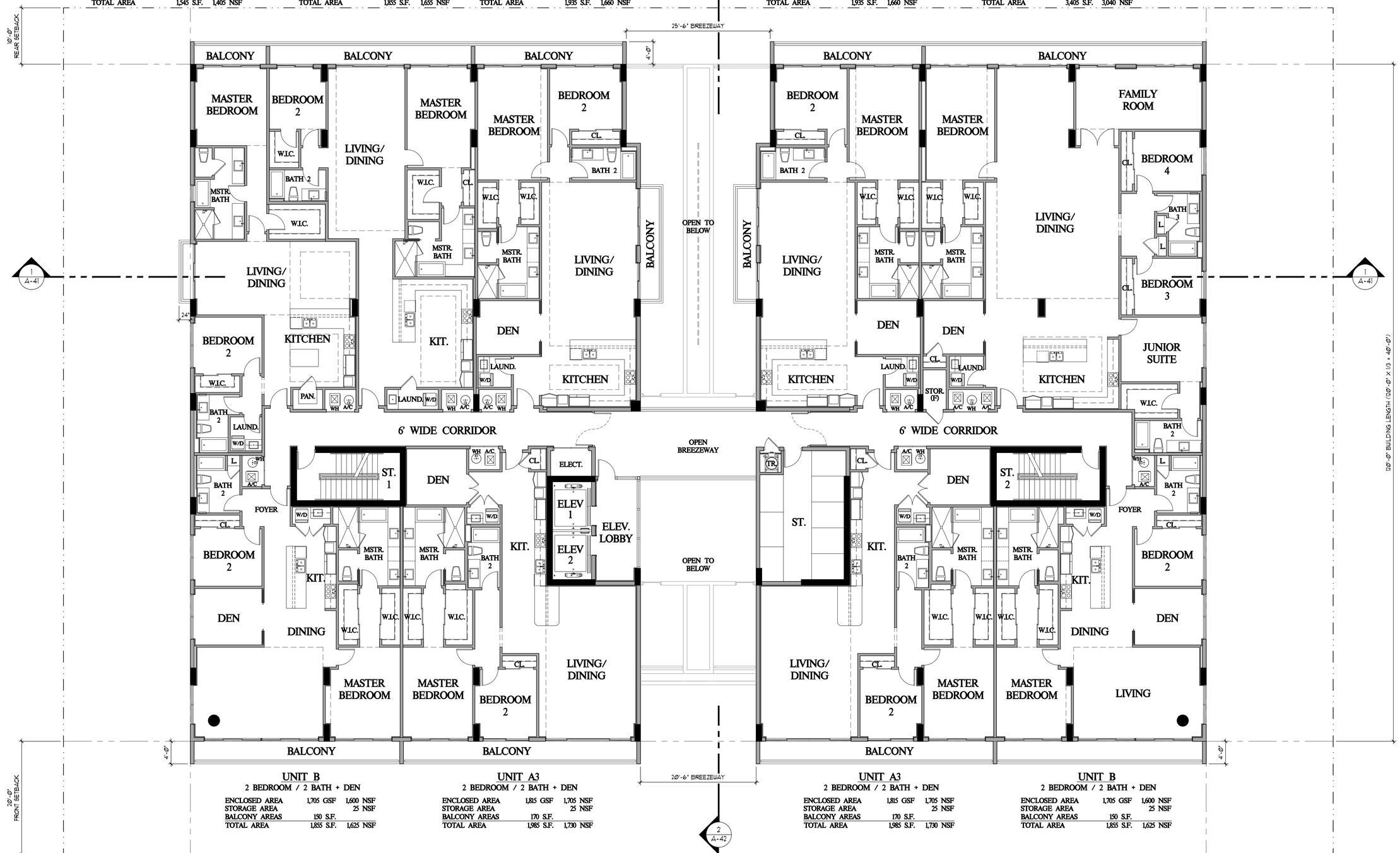
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	1,420 SQ. FT.	
BREEZWAY AREA:	415 SQ. FT.	
TOTAL SLAB AREA:	20,750 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,767 SQ. FT.

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

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-15
OF SHEETS

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

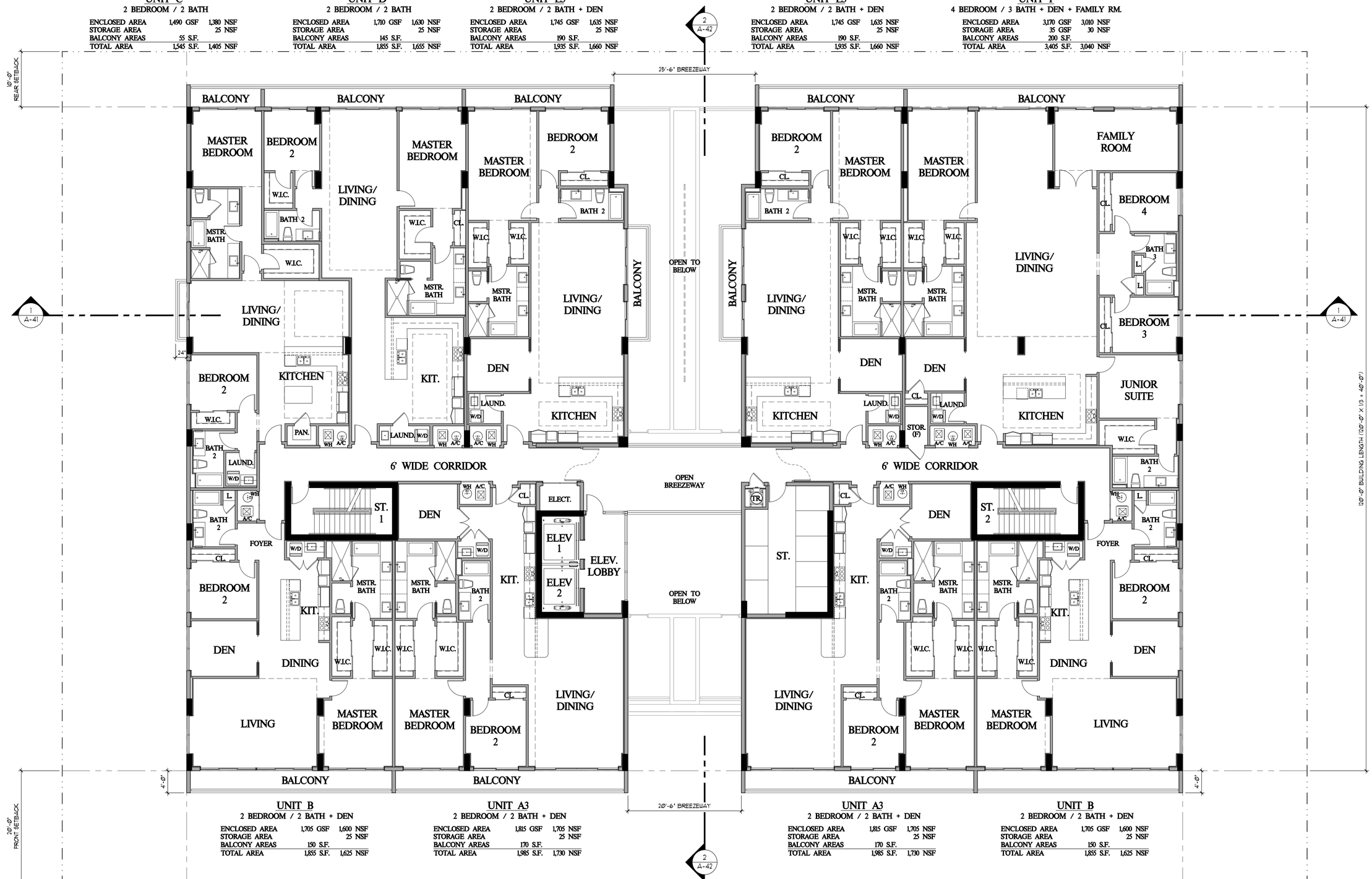
ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF



UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	17,145 SQ. FT.	= 90.6%
NON SALEABLE CORE AREA:	1,770 SQ. FT.	= 9.4%
TOTAL ENCLOSED AREA:	18,915 SQ. FT.	= 100%
BALCONY AREAS:	1,420 SQ. FT.	
BREEZWAY AREA:	415 SQ. FT.	
TOTAL SLAB AREA:	20,750 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,900 SQ. FT.
STORAGE AREA:	240 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,767 SQ. FT.

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

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CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-15

OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,385 S.F.	1,255 NSF

UNIT D4
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G4
2 BEDROOM / 2 BATH

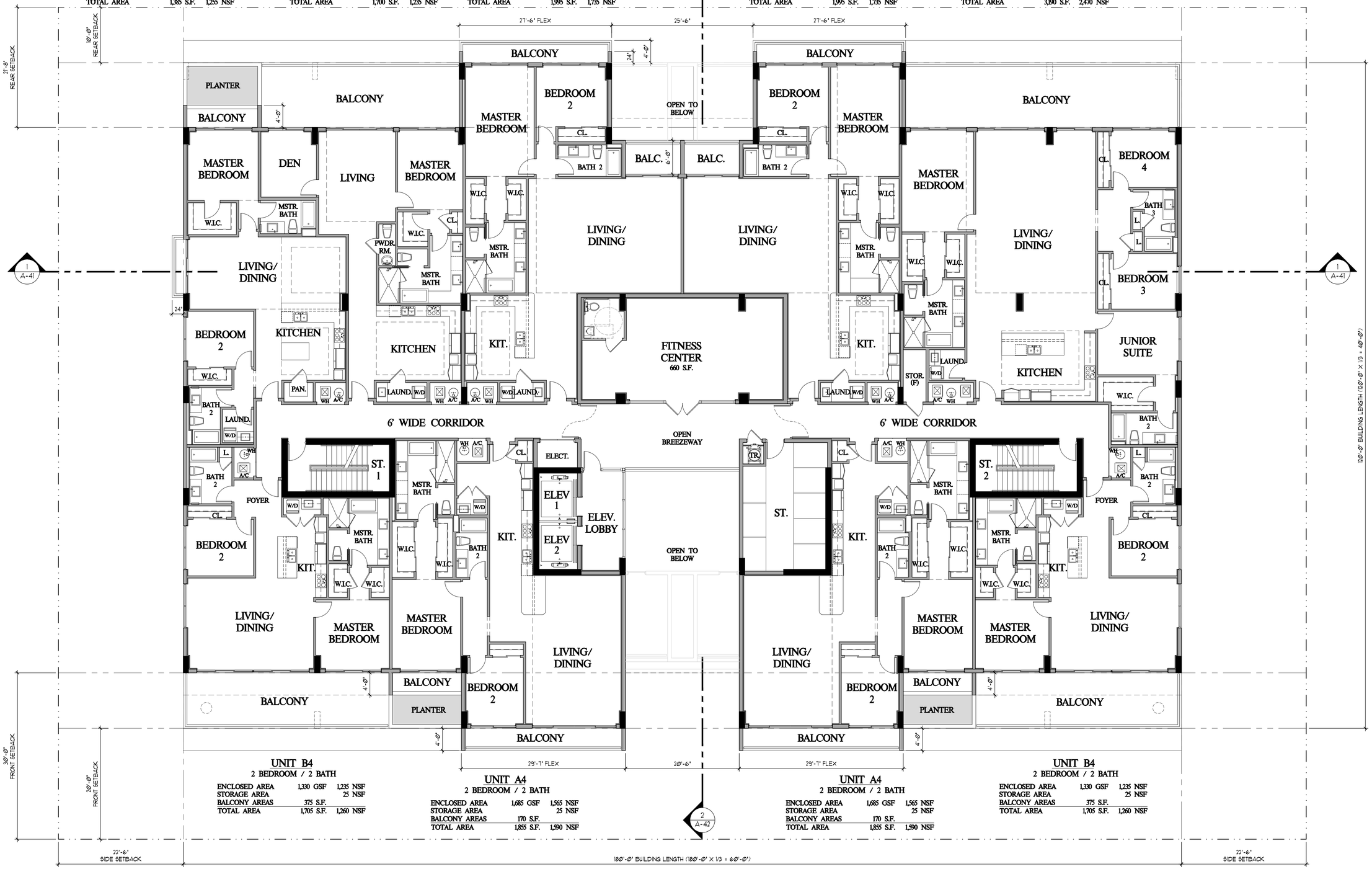
ENCLOSED AREA	1,825 GSF	1,710 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,995 S.F.	1,735 NSF

UNIT G4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,825 GSF	1,710 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,995 S.F.	1,735 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,190 S.F.	2,470 NSF



UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

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

N

LEVEL 4

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	14,855 SQ. FT.	= 83.8%
NON SALEABLE CORE/FIT. CNTR. AREA:	2,875 SQ. FT.	= 16.2%
TOTAL ENCLOSED AREA:	17,730 SQ. FT.	= 100%
BALCONY AREAS:	2,485 SQ. FT.	
BREEZEWAY AREA:	400 SQ. FT.	
PLANTER AREAS:	265 SQ. FT.	
TOTAL SLAB AREA:	20,880 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	13,890 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,545 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 4 FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-16
OF SHEETS

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

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,385 S.F.	1,255 NSF

UNIT D4
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

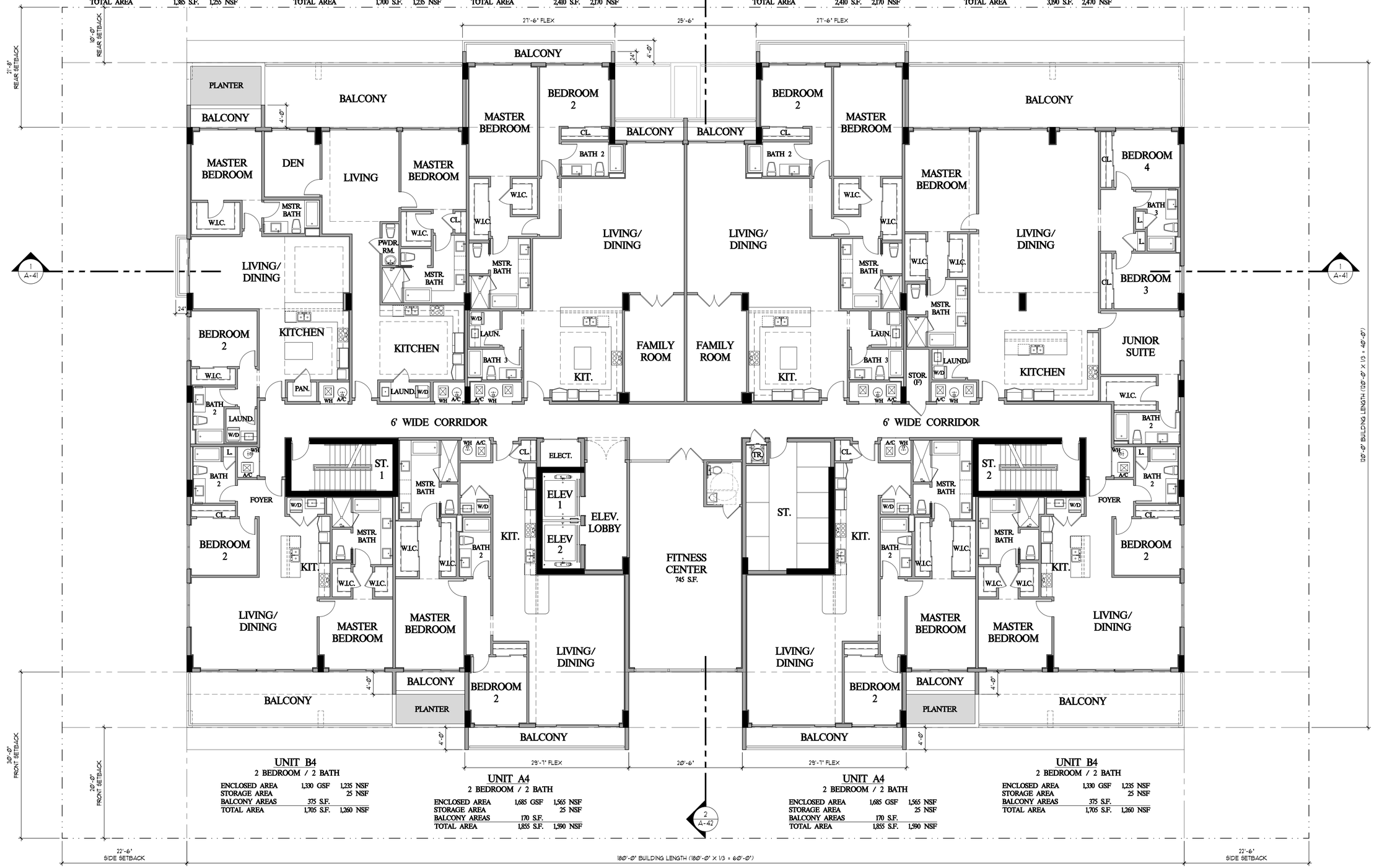
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,190 S.F.	2,470 NSF



UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT B4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

LEVEL 4

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

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	15,955 SQ. FT.	= 84.6%
NON SALEABLE CORE/FIT. CNTR. AREA:	2,910 SQ. FT.	= 15.4%
TOTAL ENCLOSED AREA:	18,865 SQ. FT.	= 100%
BALCONY AREAS:	2,465 SQ. FT.	
PLANTER AREAS:	265 SQ. FT.	
TOTAL SLAB AREA:	21,595 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	14,760 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,640 SQ. FT.

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-16

OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,325 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,380 S.F.	1,255 NSF

UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,425 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

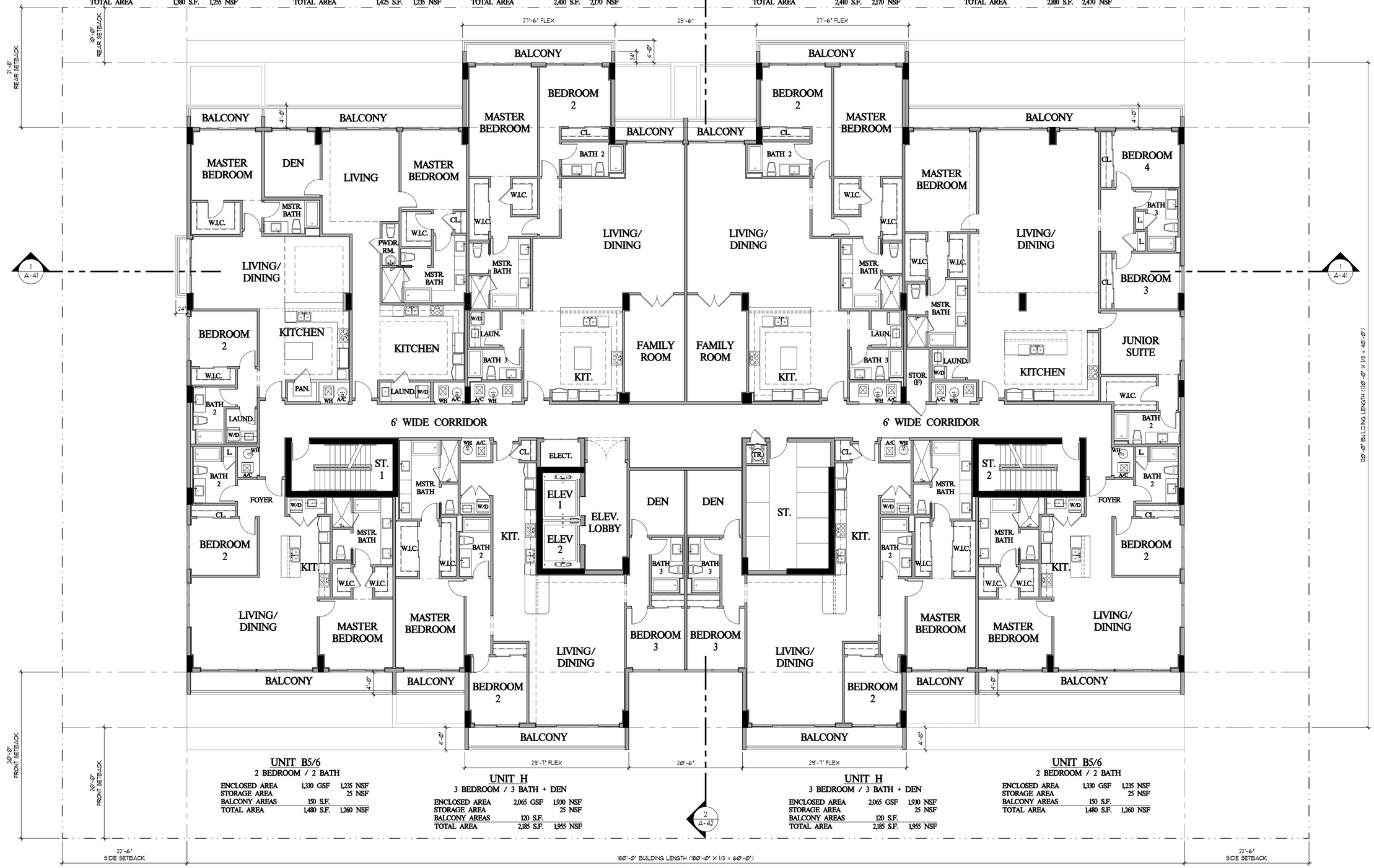
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F5/6
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	2,810 S.F.	2,470 NSF



UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

LEVEL 5-6

LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	16,715 SQ. FT.	= 88.6%
NON SALEABLE CORE AREA:	2,155 SQ. FT.	= 11.4%
TOTAL ENCLOSED AREA:	18,870 SQ. FT.	= 100%
BALCONY AREAS:	1,260 SQ. FT.	
TOTAL SLAB AREA:	20,130 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,490 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR	
AVERAGE UNIT SIZE:	1,721 SQ. FT.

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

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

SHEET TITLE
LEVELS 5-6 FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-17
OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,325 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,380 S.F.	1,255 NSF

UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,425 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

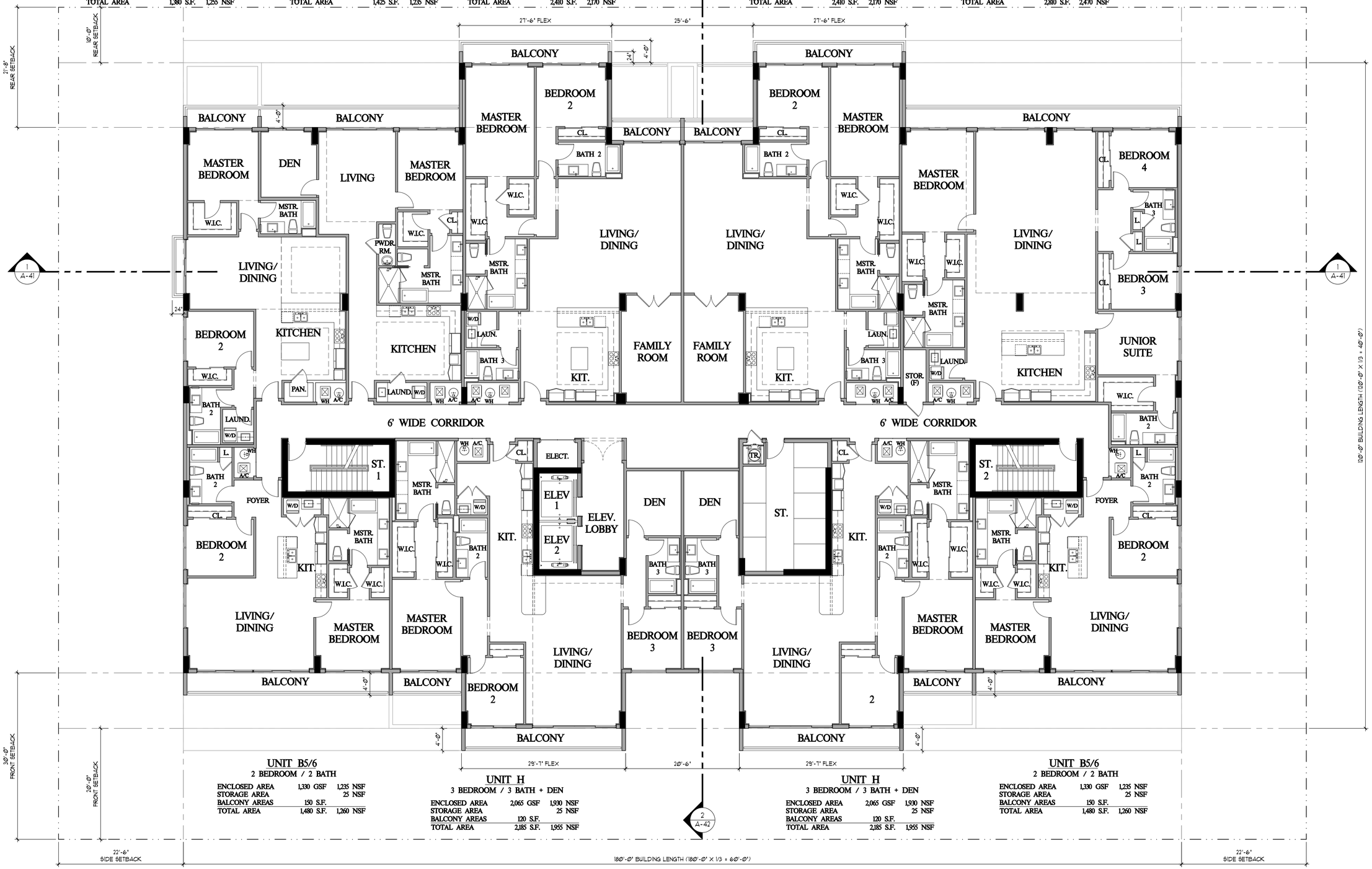
ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F5/6
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	2,810 S.F.	2,470 NSF



UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT H
3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

29'-1" FLEX
20'-6"
29'-1" FLEX

LEVEL 5-6

LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.):	16,715 SQ. FT.	= 88.6%
NON SALEABLE CORE AREA:	2,155 SQ. FT.	= 11.4%
TOTAL ENCLOSED AREA:	18,870 SQ. FT.	= 100%
BALCONY AREAS:	1,260 SQ. FT.	
TOTAL SLAB AREA:	20,130 SQ. FT.	

NET DATA

RESIDENTIAL UNIT AREA:	15,490 SQ. FT.
STORAGE AREA:	245 SQ. FT.
9 UNITS PER FLOOR AVERAGE UNIT SIZE:	1,721 SQ. FT.

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

REVISIONS	DATE

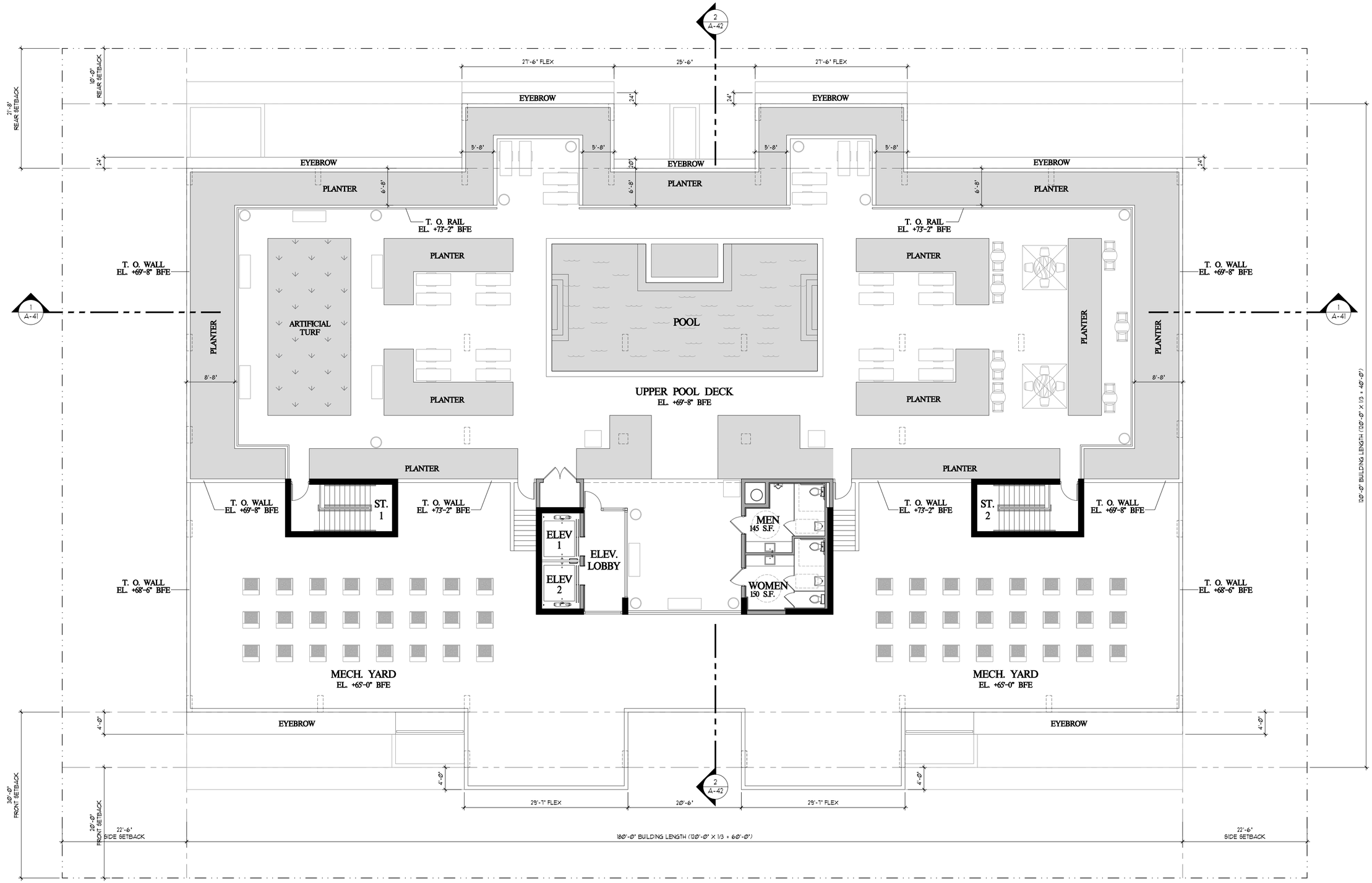
PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: LEVELS 5-6 FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-17
OF SHEETS



ROOF LEVEL FLOOR PLAN

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

N

ROOF LEVEL

GROSS DATA

ENCLOSED CORE AREA:	1,200 SQ. FT.	= 6.1%
RECREATION DECK AREA:	11,295 SQ. FT.	= 60.2%
MEP ROOF AREA:	6,675 SQ. FT.	= 33.7%
TOTAL ENCLOSED AREA:	19,170 SQ. FT.	= 100%

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

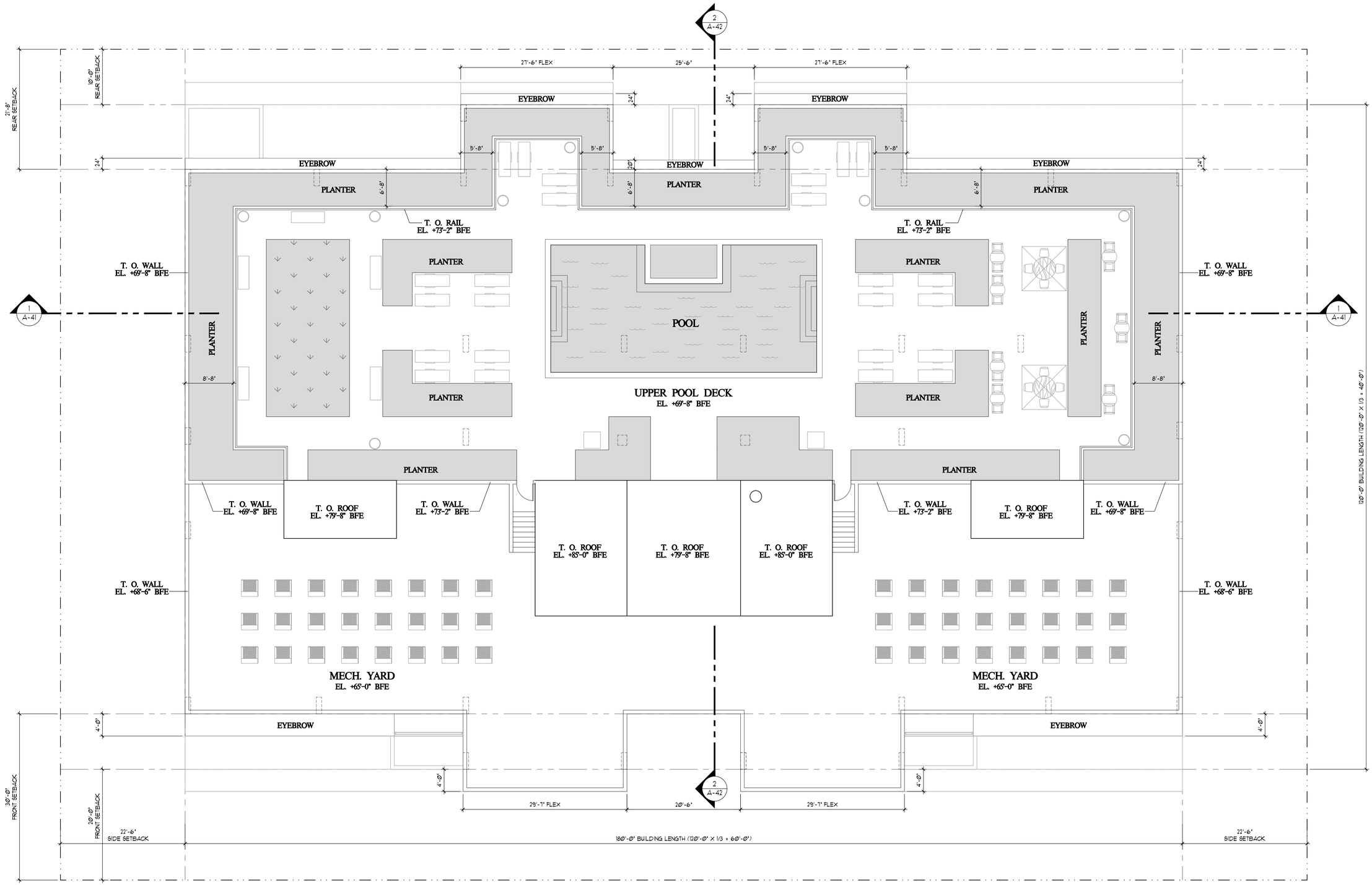
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-18
OF SHEETS

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



ROOF LEVEL
OVERALL FLOOR PLAN

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

N

GROSS DATA

ENCLOSED CORE AREA:	1,200 SQ. FT.	= 6.1%
RECREATION DECK AREA:	11,295 SQ. FT.	= 60.2%
MEP ROOF AREA:	6,675 SQ. FT.	= 33.7%
TOTAL ENCLOSED AREA:	19,170 SQ. FT.	= 100%

ROOF LEVEL

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

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CONSTRUCTION SET
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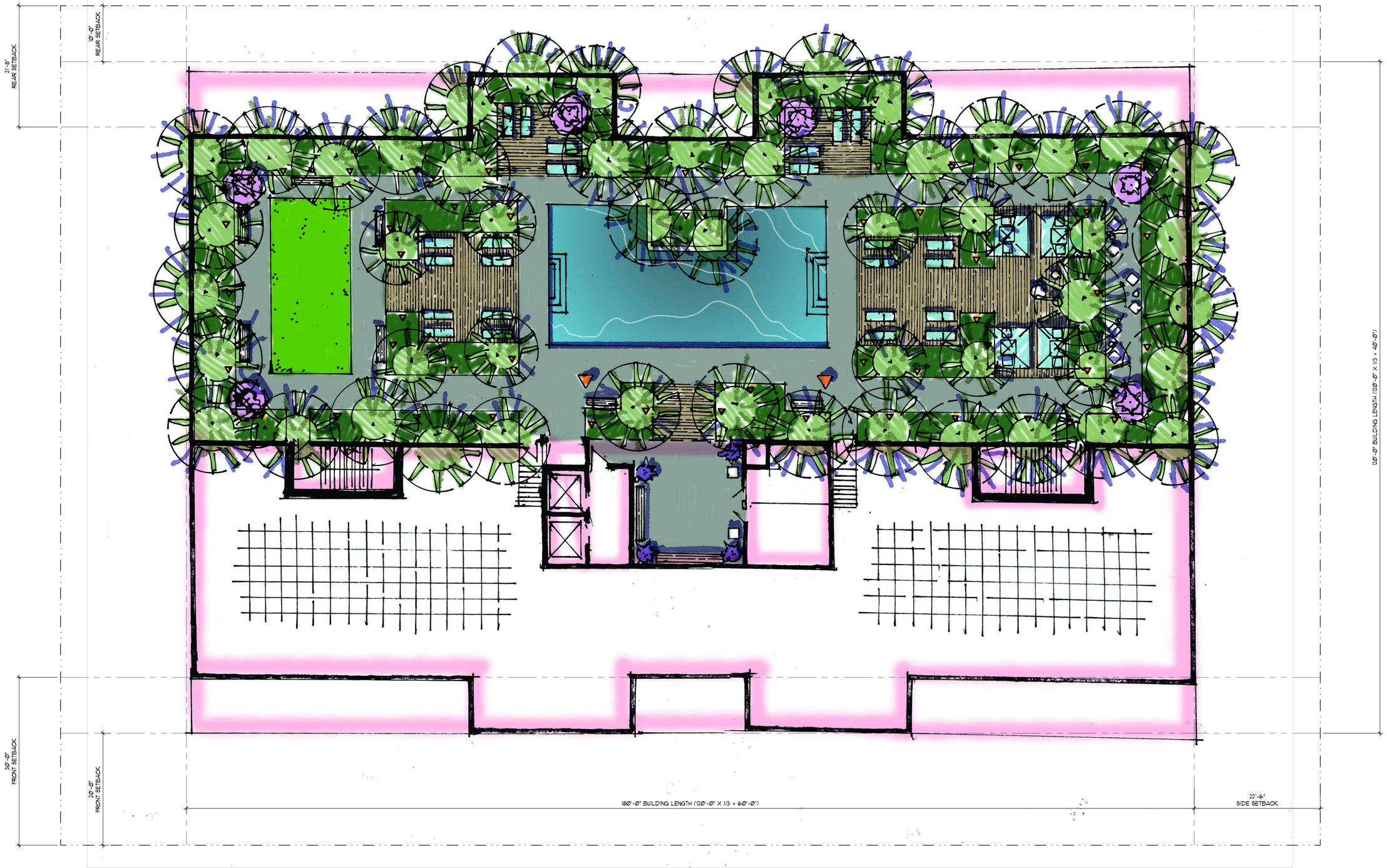
1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-19
OF SHEETS

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



ROOF LEVEL
COLOR FLOOR PLAN

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

N

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REVISIONS	DATE

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-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-20
OF SHEETS

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

UNIT A2

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

N

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

REVISIONS	DATE

PERMIT ISSUE -

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CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE

LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-21

OF SHEETS

UNIT A2

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

UNIT B

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-21

OF SHEETS

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

N

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REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-22

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

OF SHEETS

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	290 S.F.	
TOTAL AREA	2,105 S.F.	1,730 NSF

LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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SHEET TITLE
LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-22

OF SHEETS

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF

LEVEL 2 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 2 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-23

OF SHEETS

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

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E2
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,335 S.F.	1,660 NSF

LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

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SHEET A-24

OF SHEETS

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2 BEDROOM / 2 BATH

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BALCONY AREAS	590 S.F.	
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LEVEL 2 - NORTHWEST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 2 - NORTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-24
OF SHEETS

UNIT A3

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE

LEVEL 2 - SOUTHEAST
UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-25

OF SHEETS

UNIT A3

2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,815 GSF	1,705 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

UNIT B

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BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-25

OF SHEETS

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
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BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
2 BEDROOM / 2 BATH + DEN

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BALCONY AREAS	170 S.F.	
TOTAL AREA	1,985 S.F.	1,730 NSF

LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS
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SHEET TITLE
LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-26
OF SHEETS

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3
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LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-26
OF SHEETS

UNIT E3
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,745 GSF	1,635 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

ENCLOSED AREA	3,170 GSF	3,010 NSF
STORAGE AREA	35 GSF	30 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	3,405 S.F.	3,040 NSF

LEVEL 3 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 3 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22
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OF SHEETS

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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,710 GSF	1,630 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,855 S.F.	1,655 NSF

UNIT E3
2 BEDROOM / 2 BATH + DEN

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BALCONY AREAS	190 S.F.	
TOTAL AREA	1,935 S.F.	1,660 NSF

LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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1155 100TH STREET
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SHEET TITLE
LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-28
OF SHEETS

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

UNIT C
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,490 GSF	1,380 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,545 S.F.	1,405 NSF

UNIT D
2 BEDROOM / 2 BATH

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2 BEDROOM / 2 BATH + DEN

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LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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1155 100TH STREET
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SHEET TITLE
LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22
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SHEET
A-28
OF SHEETS

UNIT A4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,685 GSF	1,565 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,855 S.F.	1,590 NSF

UNIT B4
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

N

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1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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SHEET TITLE
LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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SHEET
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LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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SHEET TITLE
LEVEL 4 - SOUTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
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A-29
OF SHEETS

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LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

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NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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Office: 305-441-2226

SHEET TITLE

LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-30

OF SHEETS

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SCALE: 1/4" = 1'-0"

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

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

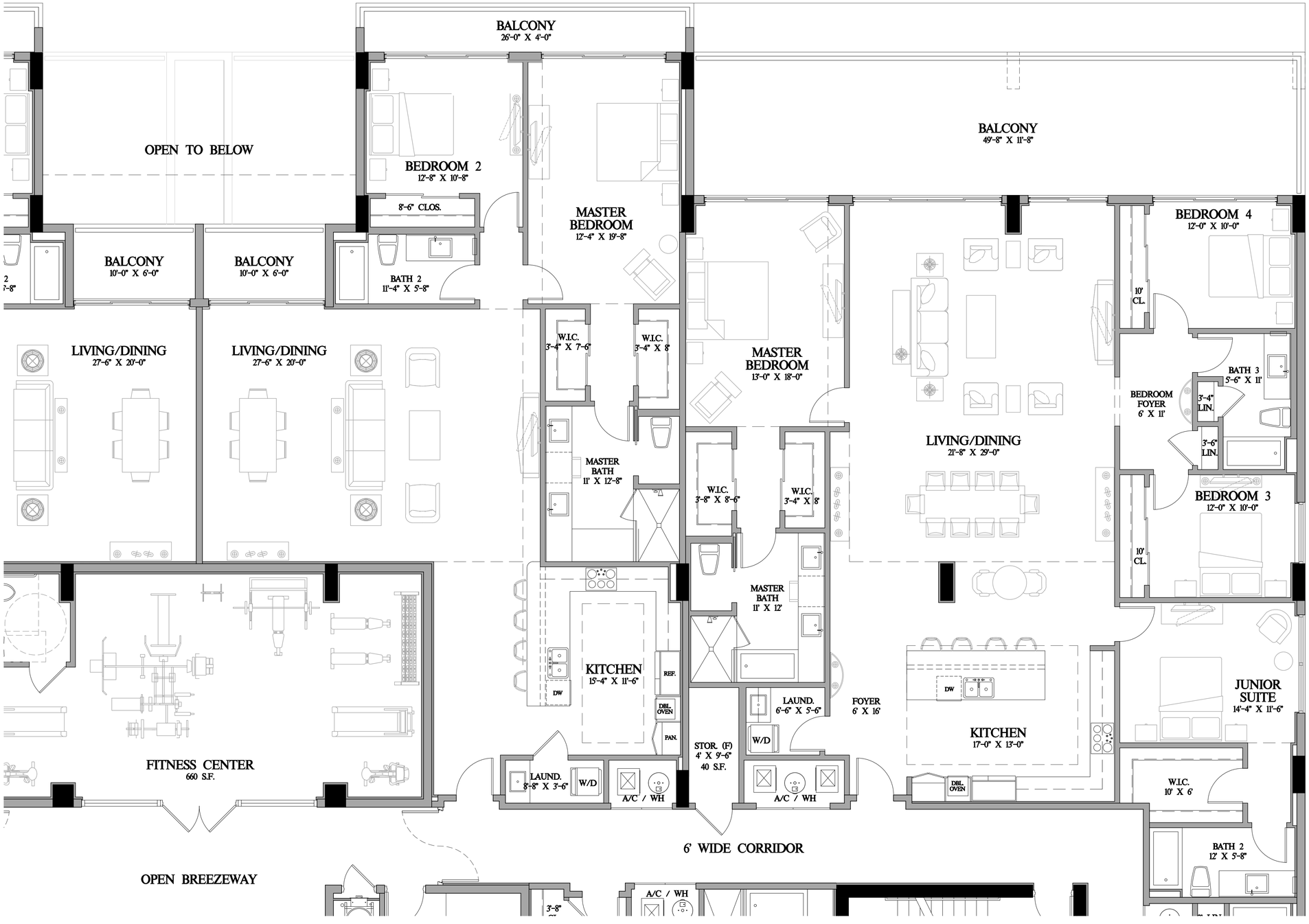
DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-30
OF SHEETS

UNIT G4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,825 GSF	1,710 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,995 S.F.	1,735 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,570 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,195 S.F.	2,470 NSF



LEVEL 4 - NORTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

N

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ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
LEVEL 4 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-31

OF SHEETS

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

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F4
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,570 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	580 S.F.	
TOTAL AREA	3,195 S.F.	2,470 NSF

LEVEL 4 - NORTHEAST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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SHEET TITLE
LEVEL 4 - NORTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-31
OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,385 S.F.	1,255 NSF

UNIT D4
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G4
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,825 GSF	1,710 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,995 S.F.	1,735 NSF

LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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SHEET TITLE
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DATE 09-23-22
SCALE
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SHEET
A-32

OF SHEETS

UNIT C4/5/6
2 BEDROOM / 2 BATH

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TOTAL AREA	1,700 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

LEVEL 4 - NORTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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SHEET TITLE
LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22
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JOB NO. 2022-01
SHEET
A-32
OF SHEETS

UNIT H

3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

UNIT B5/6

2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

N

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1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
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SHEET TITLE
LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-33

OF SHEETS

UNIT H

3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

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2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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1155 100TH STREET
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SHEET TITLE: LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-33

OF SHEETS

UNIT B5/6

2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

UNIT H

3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

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SHEET TITLE

LEVEL 5-6 - SOUTHWEST
UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-34

OF SHEETS

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ROBERT J. SCHNECKENBERG
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UNIT B5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,480 S.F.	1,260 NSF

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3 BEDROOM / 3 BATH + DEN

ENCLOSED AREA	2,065 GSF	1,930 NSF
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BALCONY AREAS	120 S.F.	
TOTAL AREA	2,185 S.F.	1,955 NSF

LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
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SHEET TITLE
LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
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SHEET A-34
OF SHEETS

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

UNIT F5/6
4 BEDROOM / 3 BATH

ENCLOSED AREA	2,565 GSF	2,430 NSF
STORAGE AREA	45 GSF	40 NSF
BALCONY AREAS	200 S.F.	
TOTAL AREA	2,810 S.F.	2,470 NSF

LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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SHEET TITLE
LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS

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OF SHEETS

S & E ARCHITECTS, INC.
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ROBERT J. SCHNECKENBERG
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UNIT C4/5/6
2 BEDROOM / 2 BATH

ENCLOSED AREA	1,325 GSF	1,230 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,380 S.F.	1,255 NSF

UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

ENCLOSED AREA	1,280 GSF	1,210 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,425 S.F.	1,235 NSF

UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

ENCLOSED AREA	2,250 GSF	2,145 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
TOTAL AREA	2,410 S.F.	2,170 NSF

LEVEL 5-6 - NORTHWEST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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SHEET TITLE
LEVEL 5-6 - NORTHWEST
UNIT FLOOR PLANS

DATE 09-23-22
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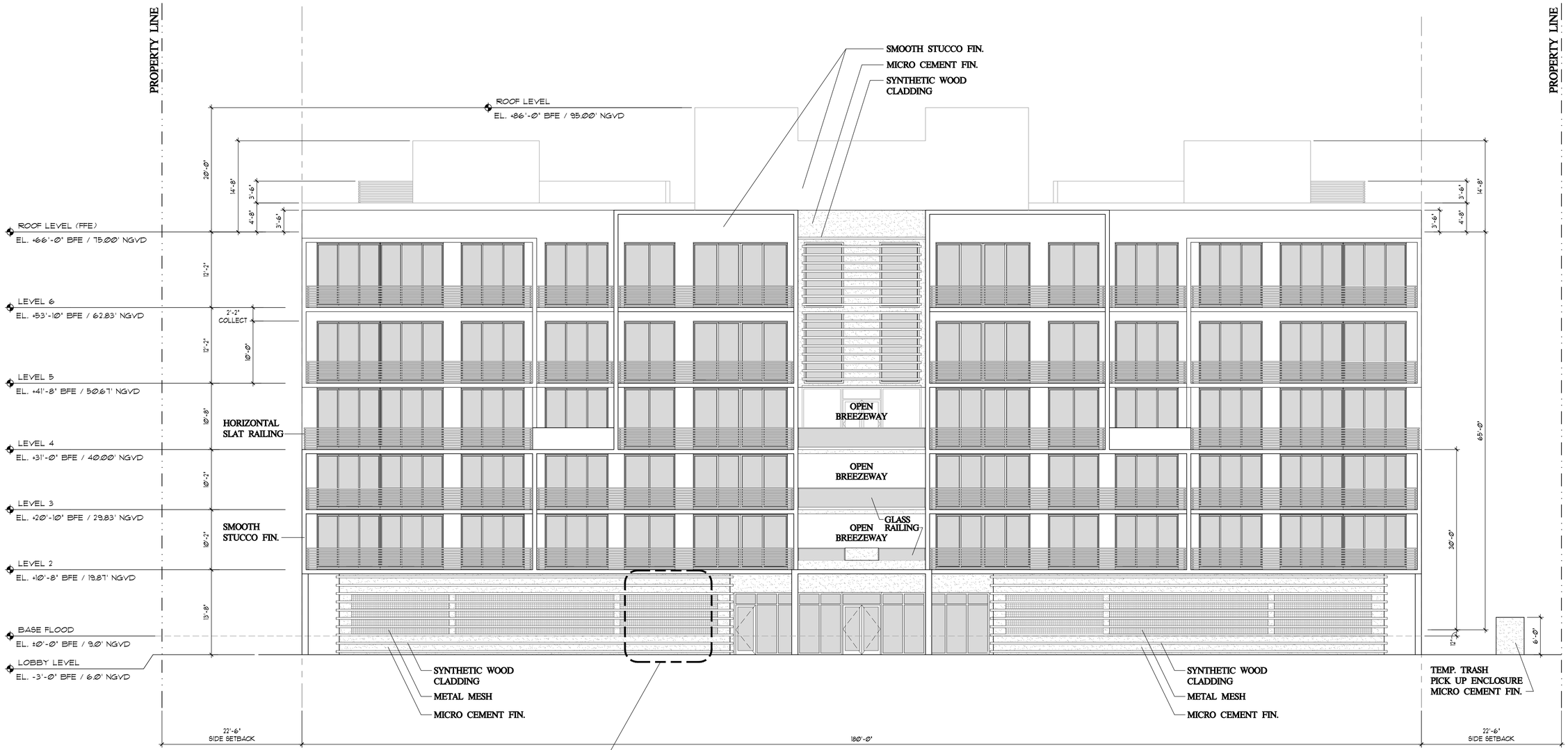
JOB NO. 2022-01
SHEET
A-36

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

OF SHEETS



SOUTH BUILDING ELEVATION

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

GARAGE SCREEN DETAIL

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SHEET TITLE
SOUTH BUILDING ELEVATION

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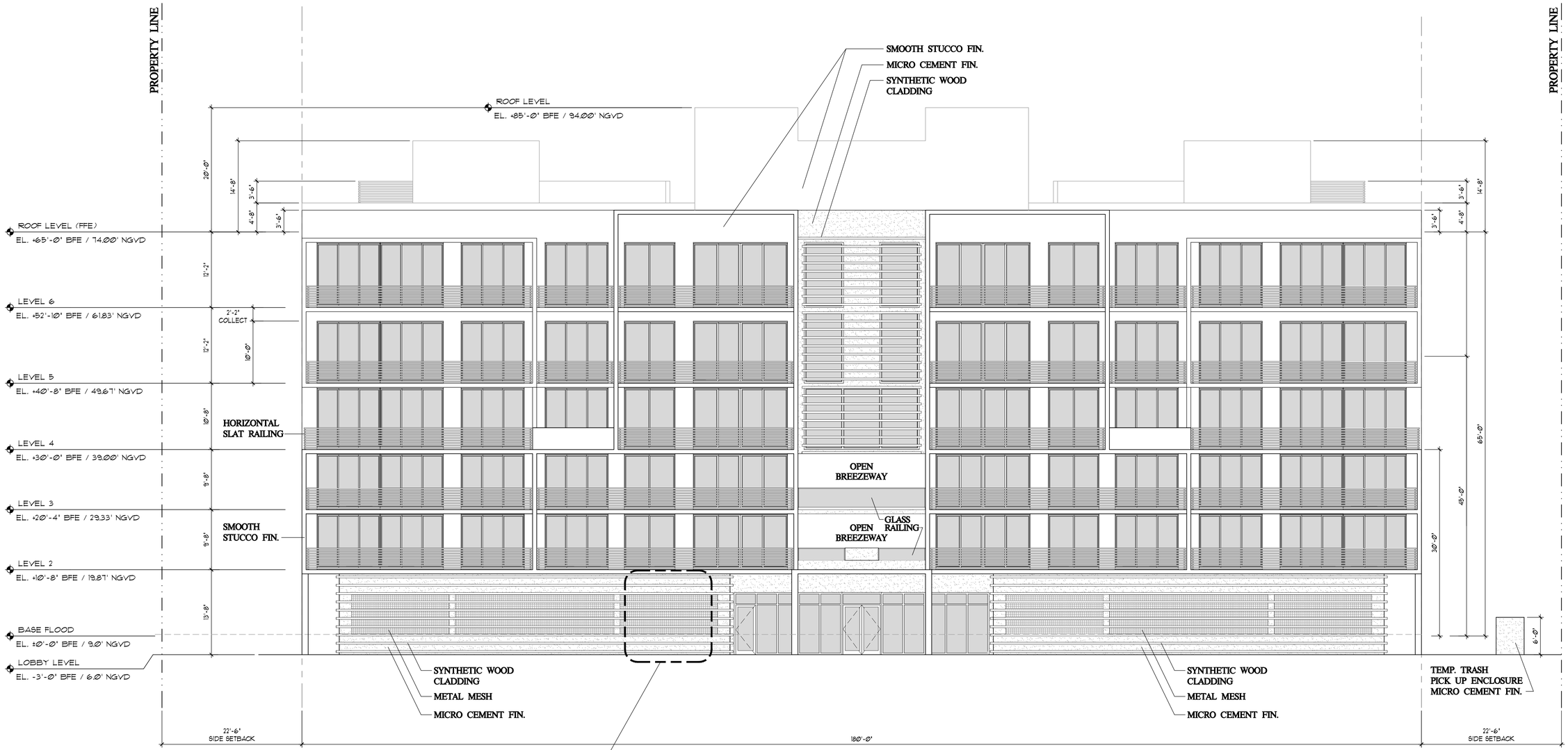

SOUTH BUILDING ELEVATION

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

GARAGE SCREEN DETAIL

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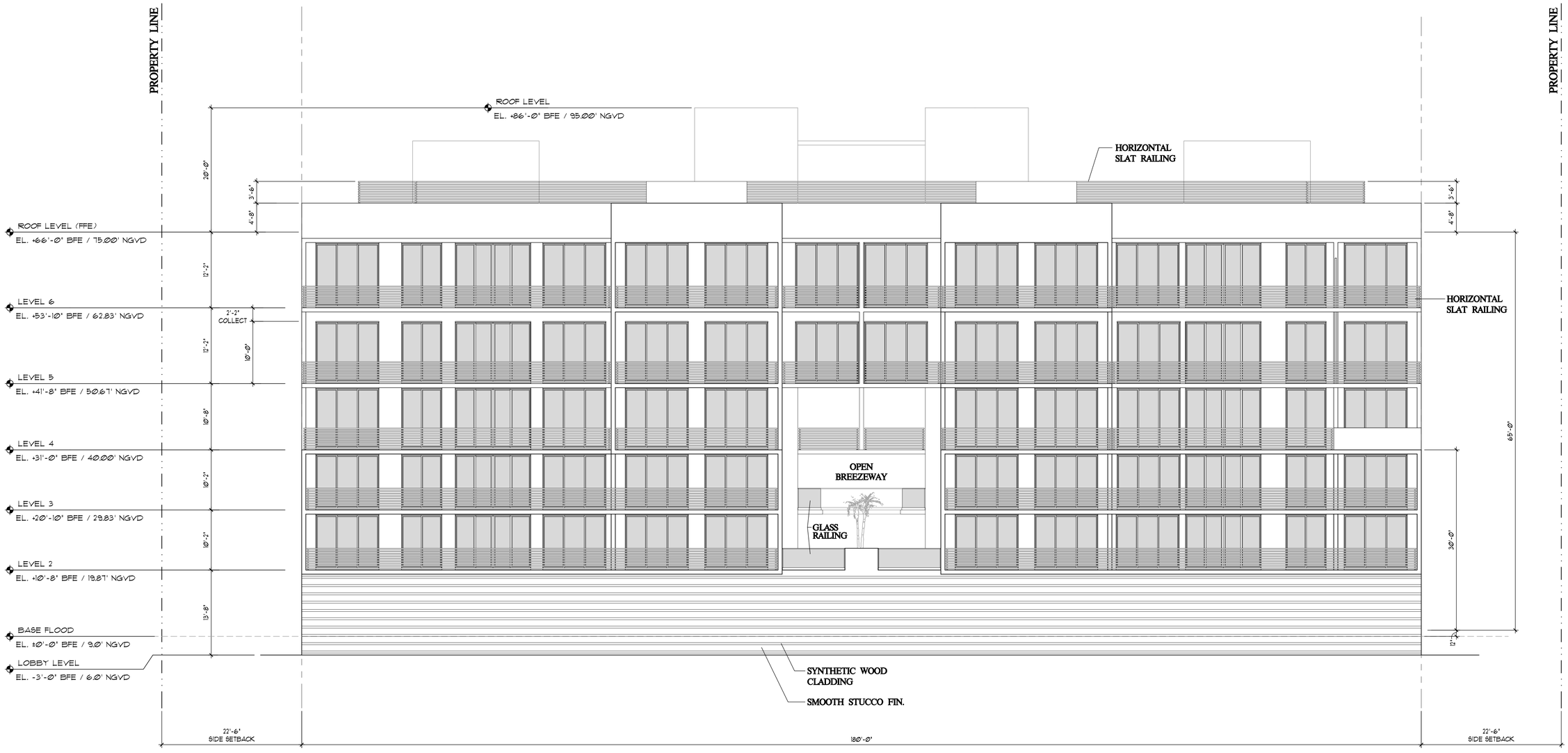

NORTH BUILDING ELEVATION

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

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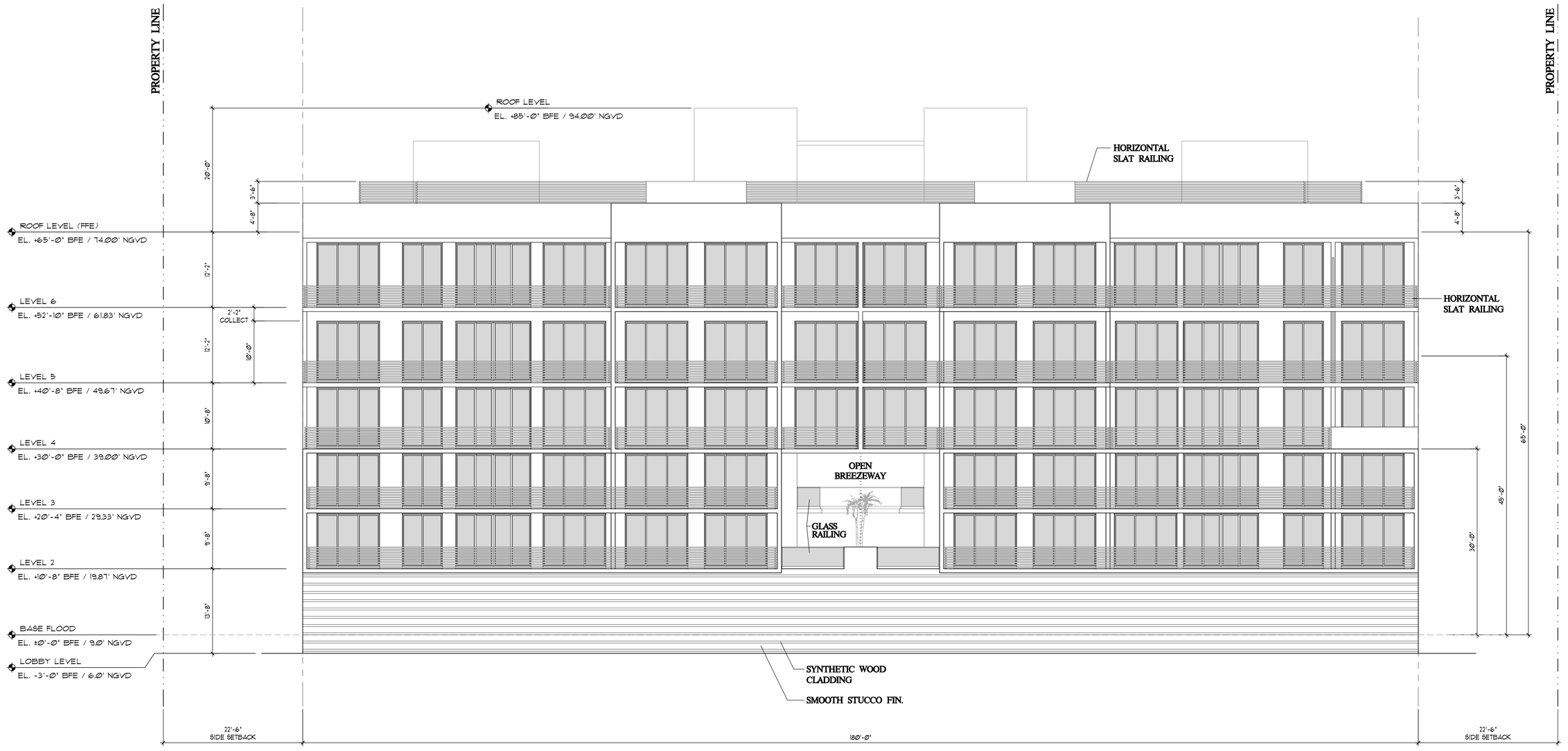

NORTH BUILDING ELEVATION

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

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SHEET TITLE
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DATE 07-22-22
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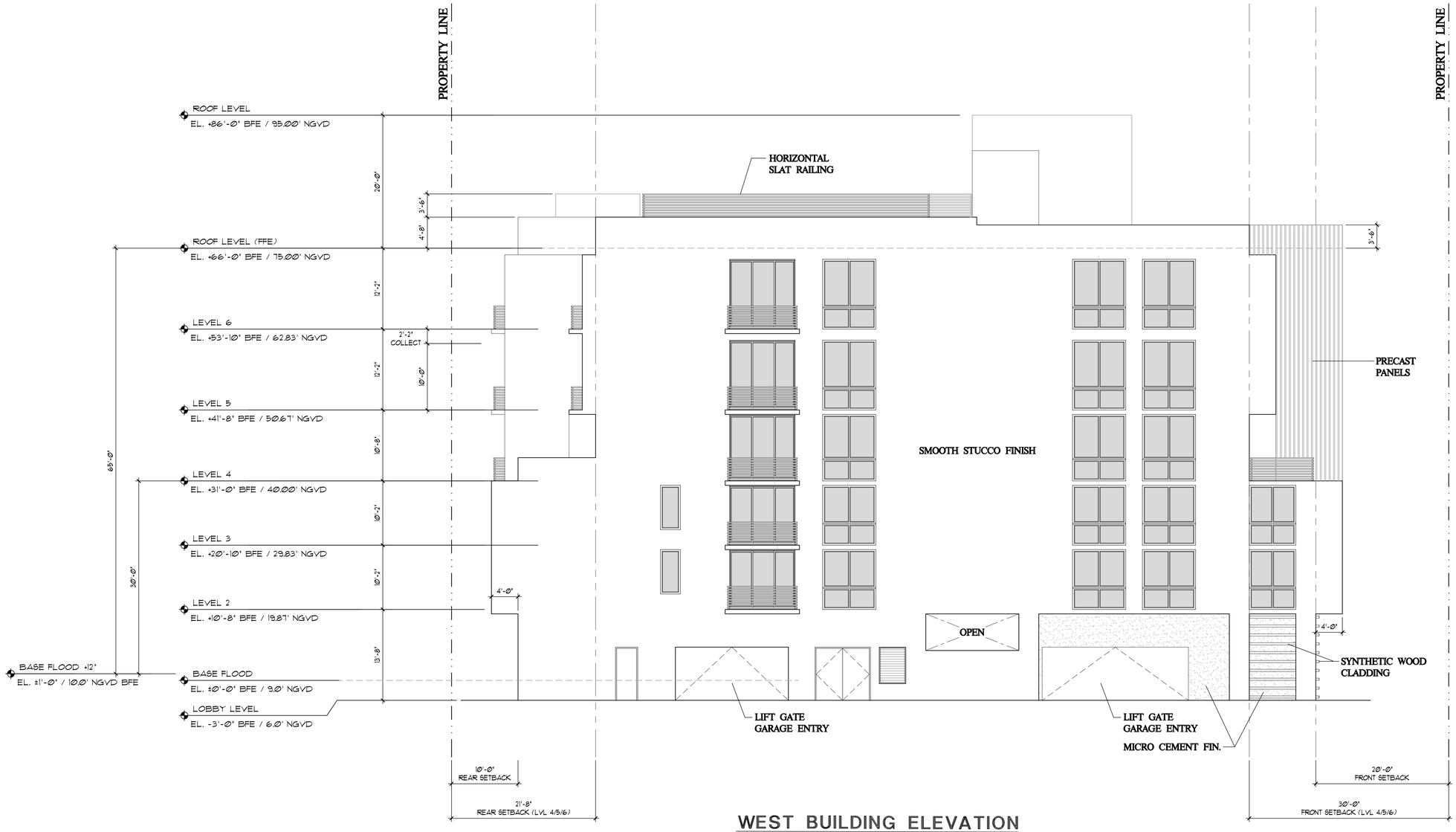

WEST BUILDING ELEVATION

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

REVISIONS	DATE

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CONSTRUCTION SET
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1155 100TH STREET

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SHEET TITLE
WEST
BUILDING ELEVATION

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-39

OF SHEETS

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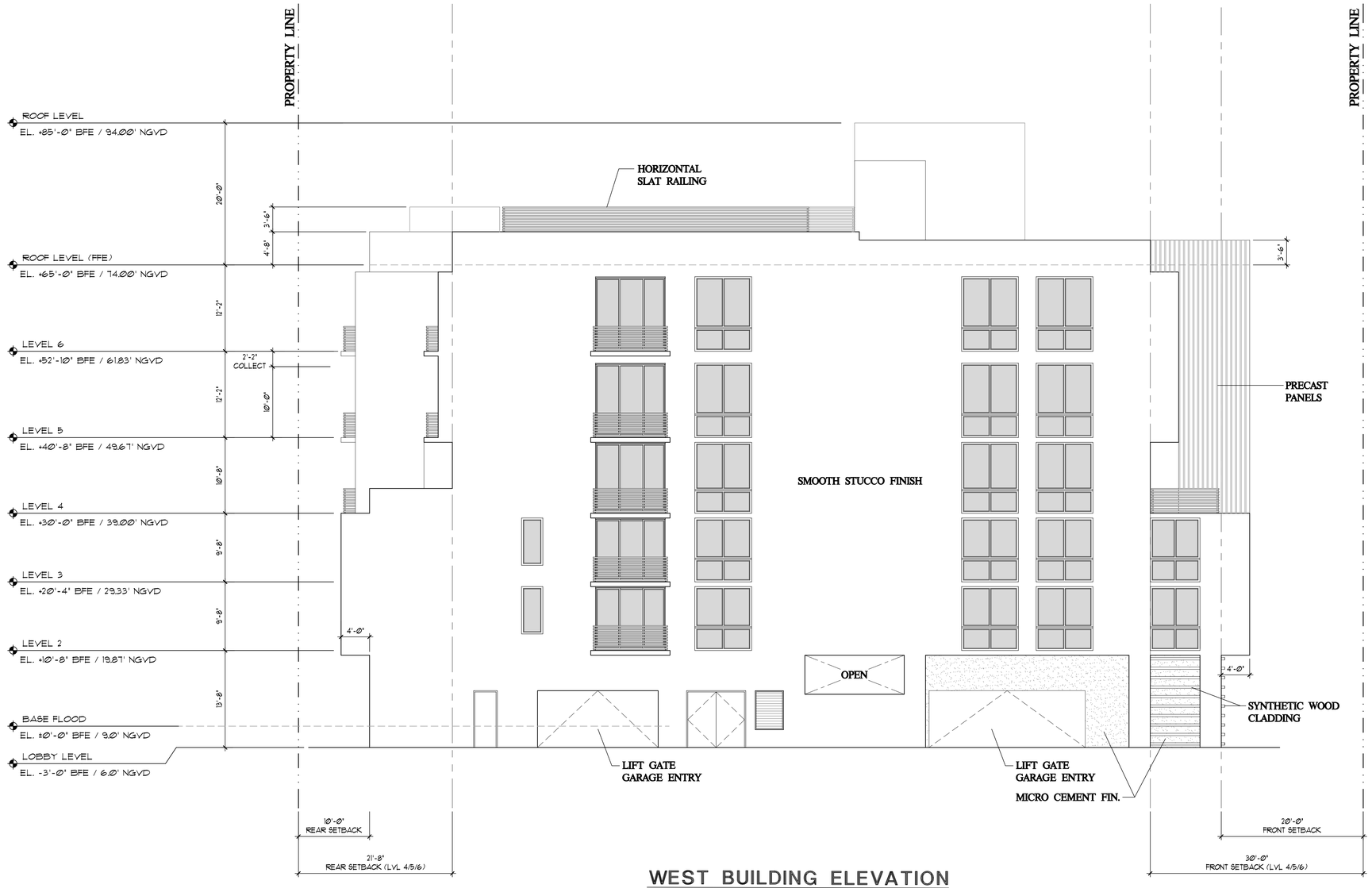
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



WEST BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

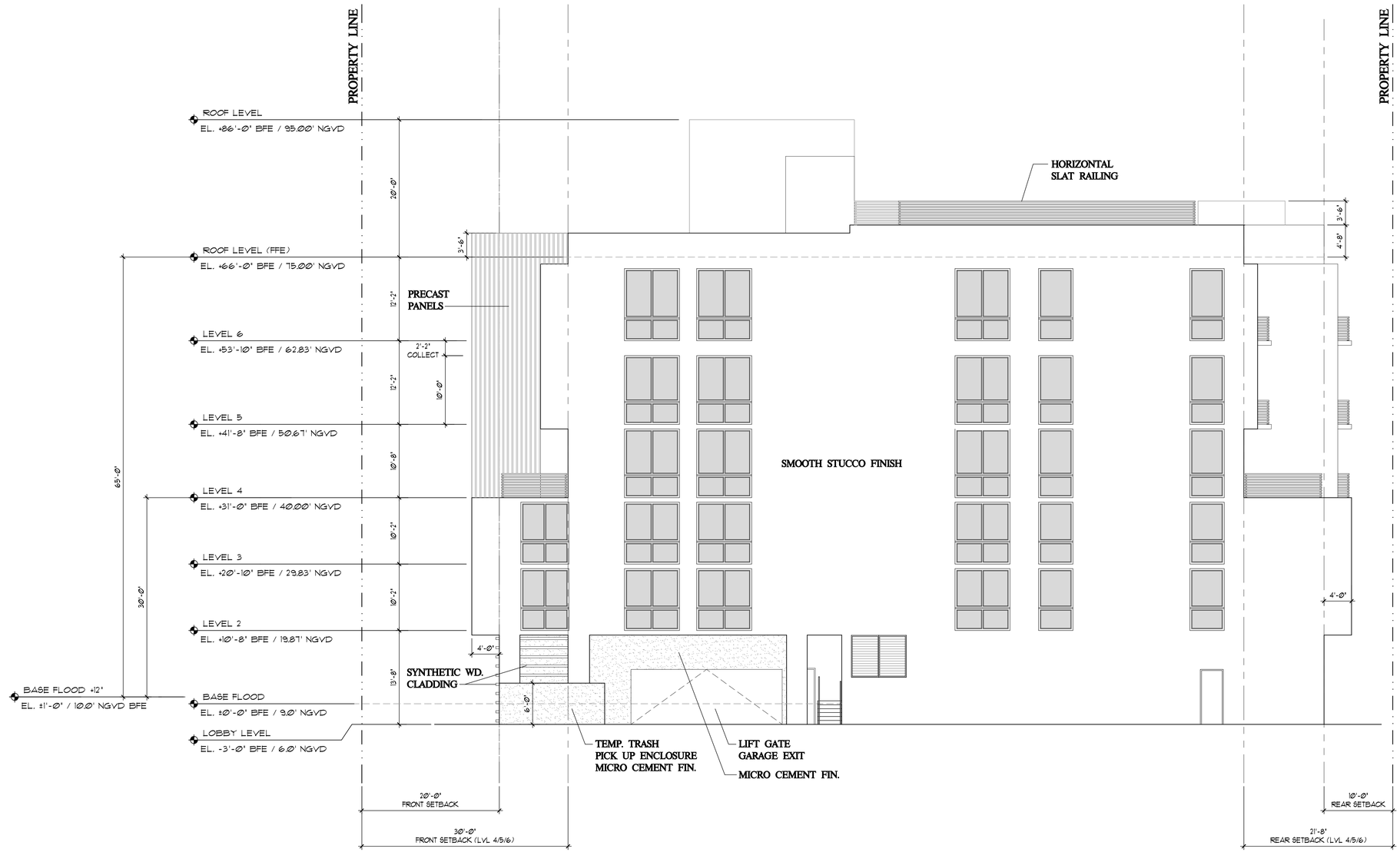
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
WEST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-39
OF SHEETS



EAST BUILDING ELEVATION

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
EAST
BUILDING ELEVATION

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS

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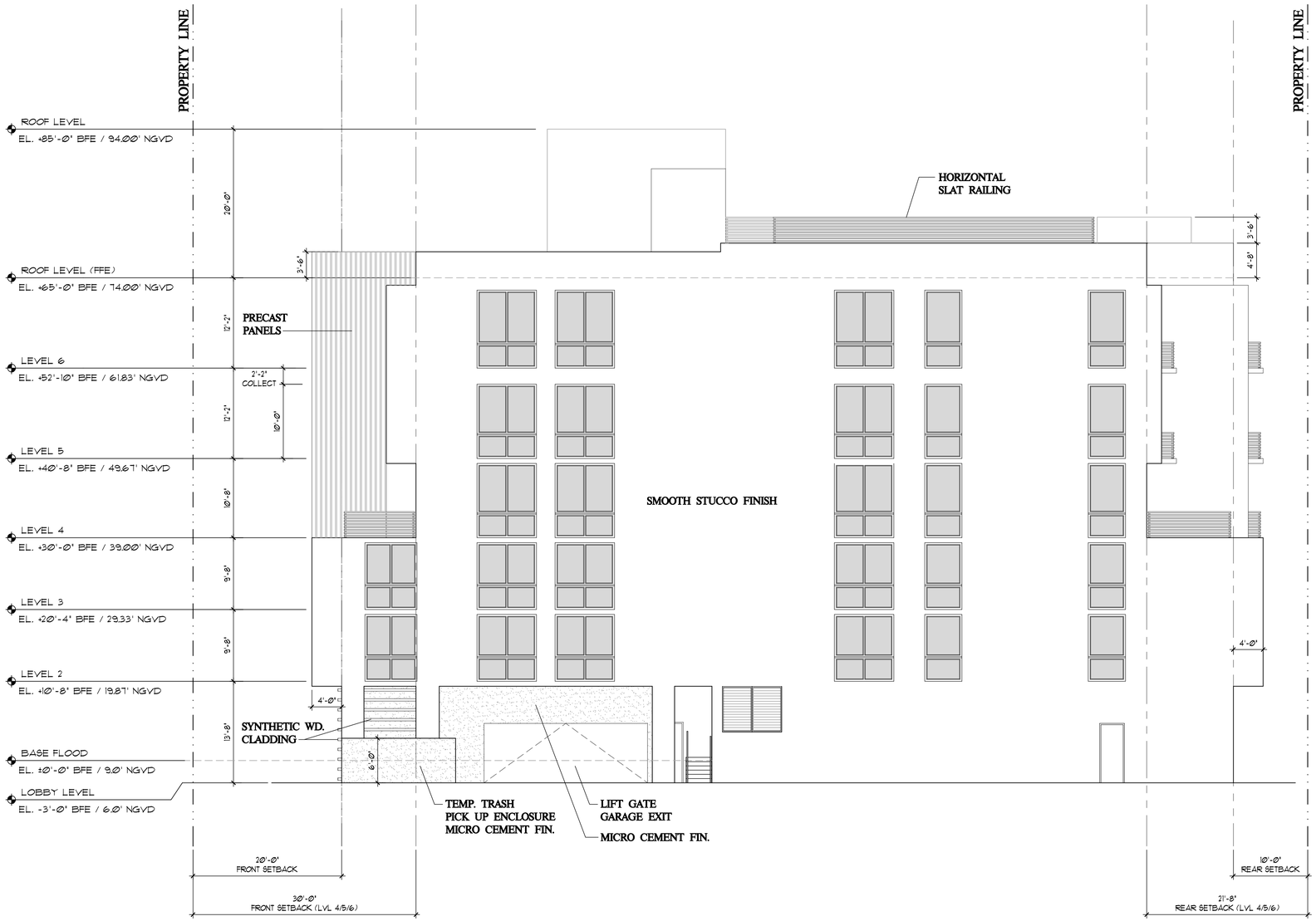
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



EAST BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

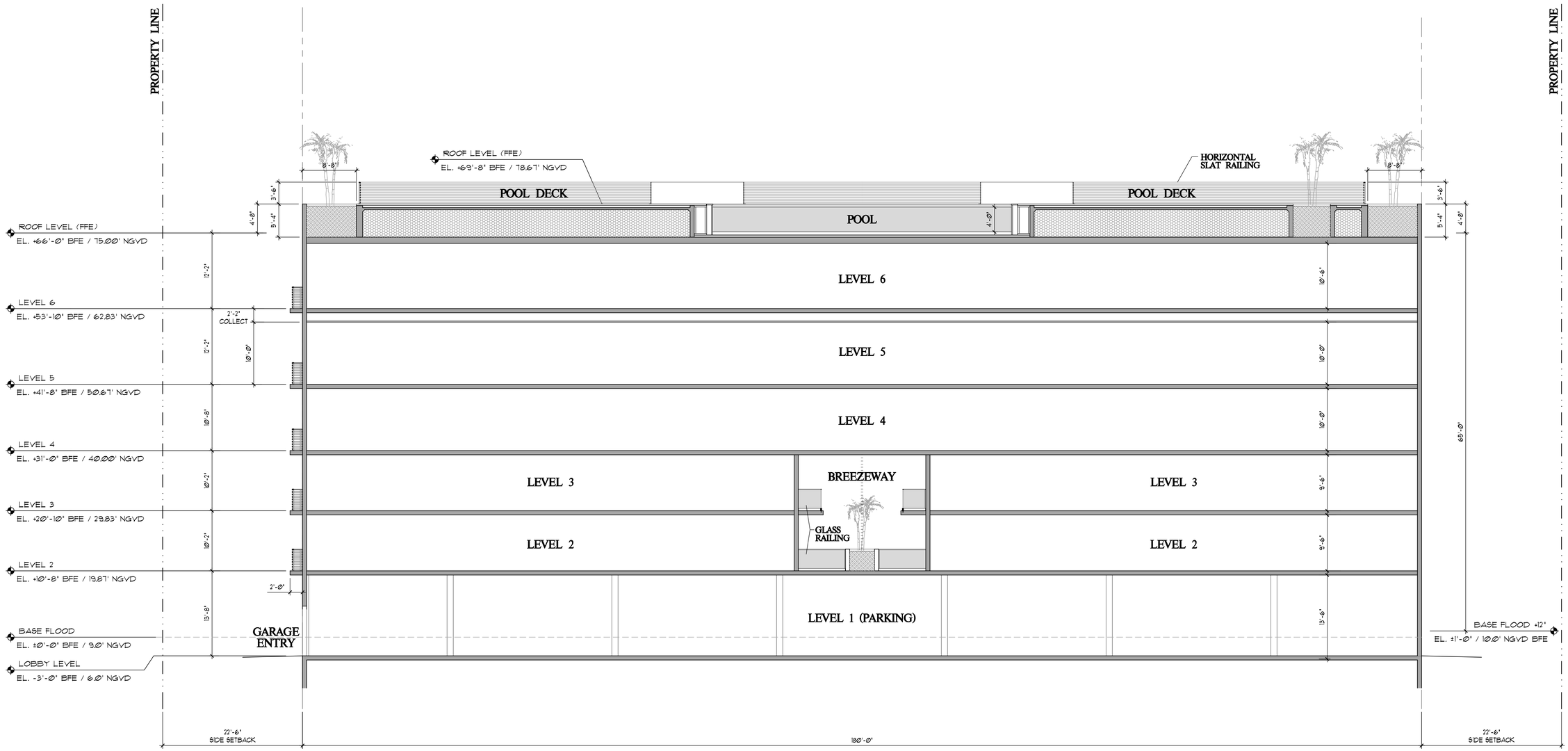
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
EAST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS



SECTION 1

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING SECTION 1

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS

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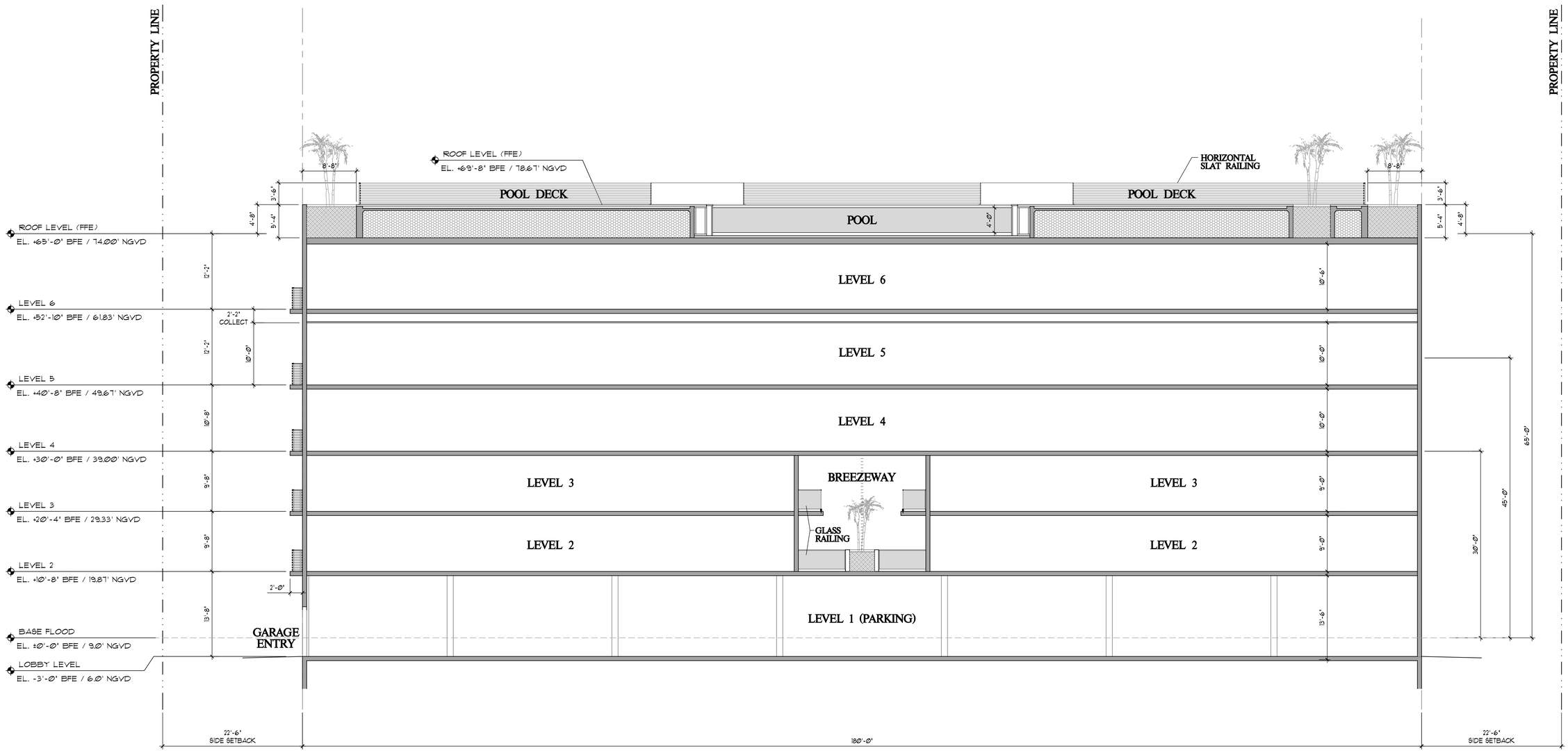

SECTION 1

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

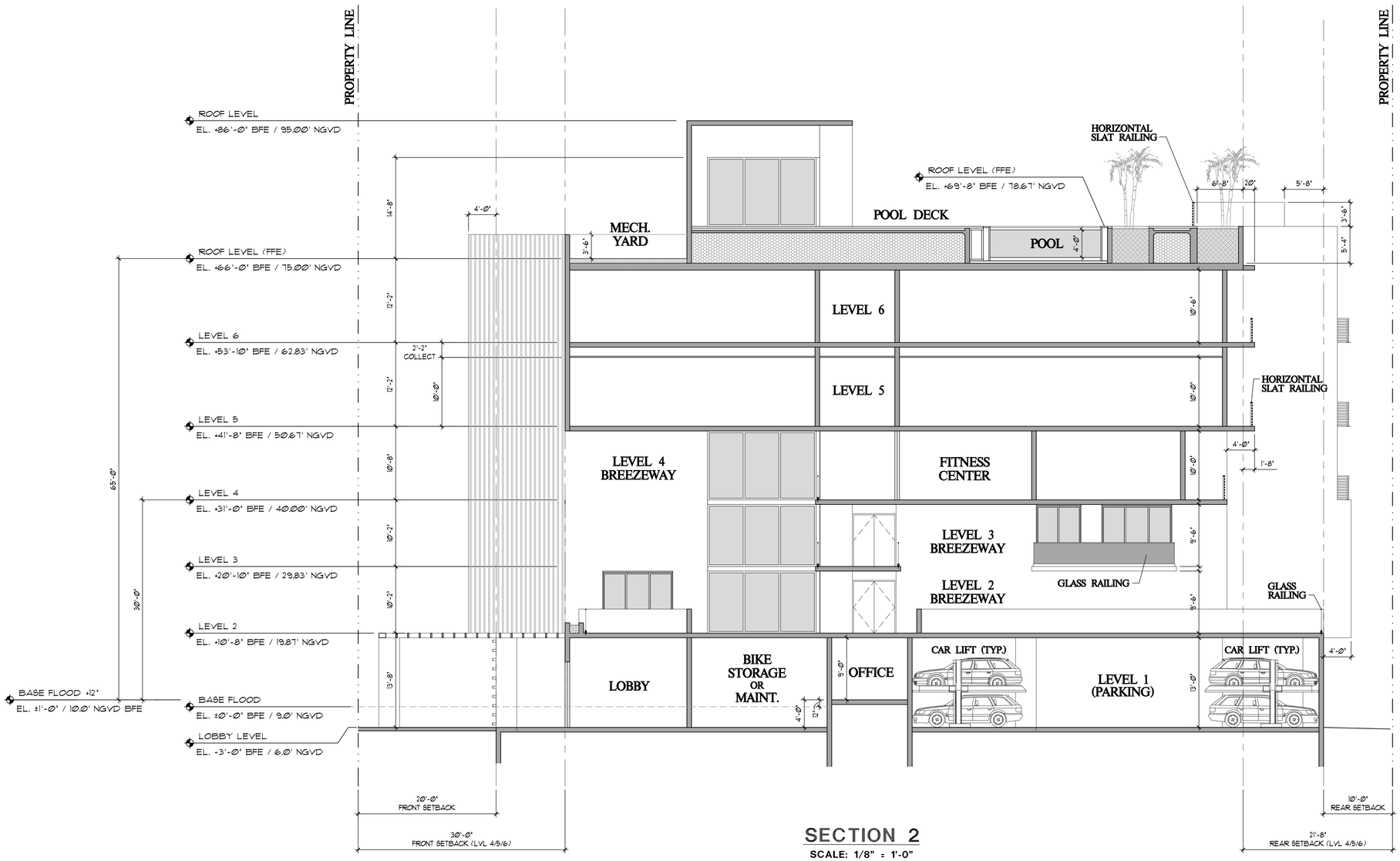
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING SECTION 1

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS



SECTION 2

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING SECTION 2

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS

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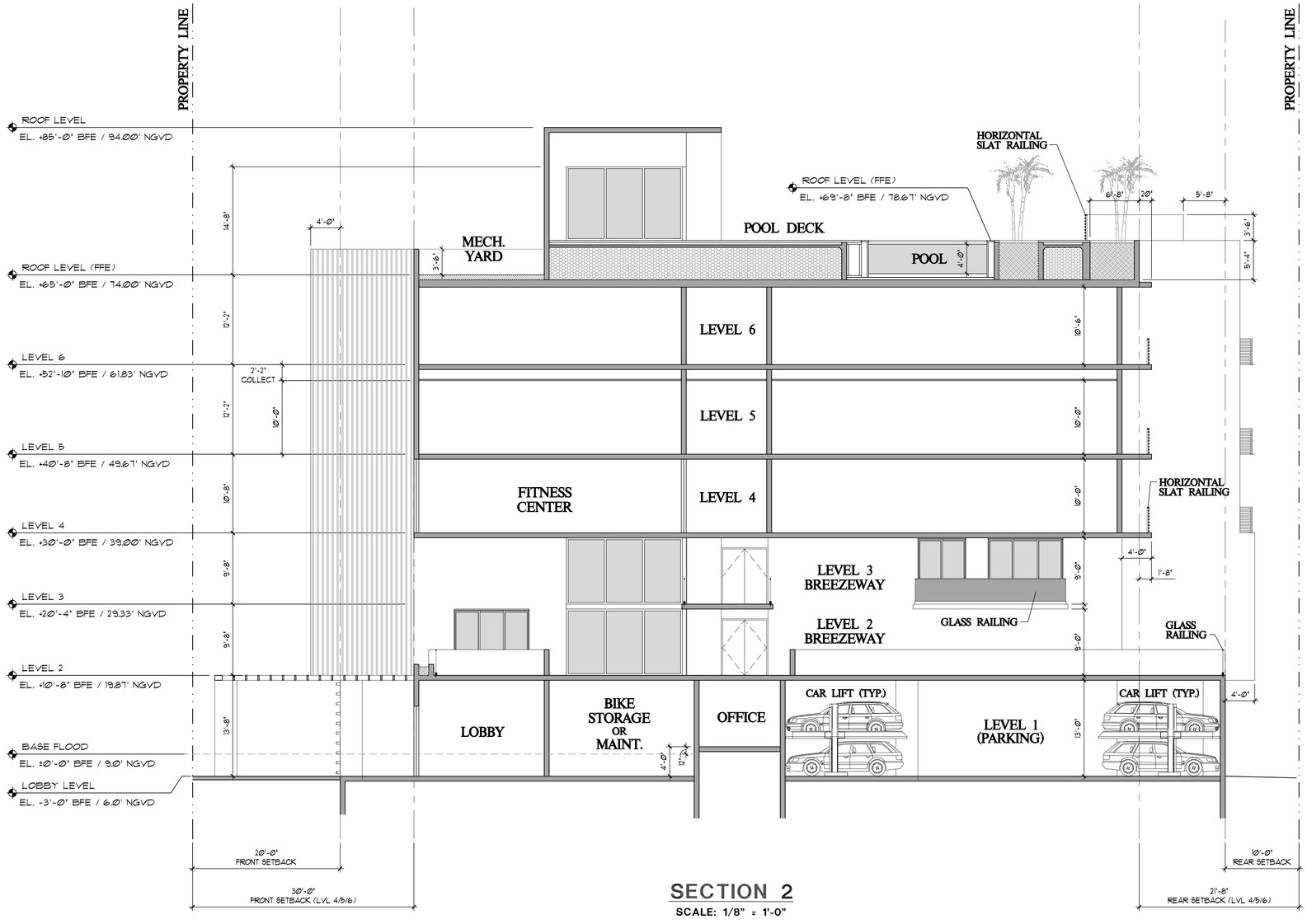
ROBERT J. SCHNECKENBERG
AR0015487



SECTION 2

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

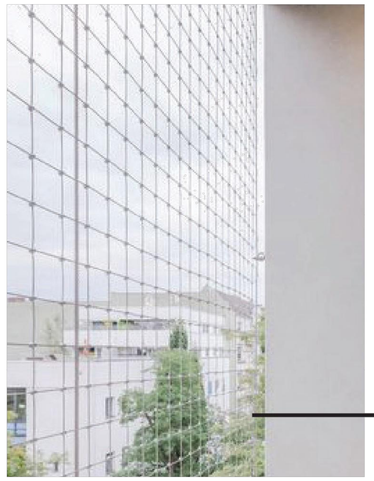
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

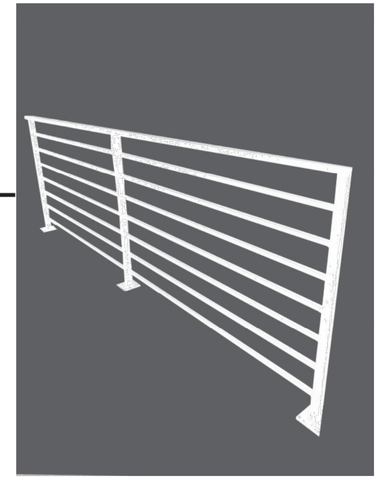
SHEET TITLE
BUILDING SECTION 2

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS

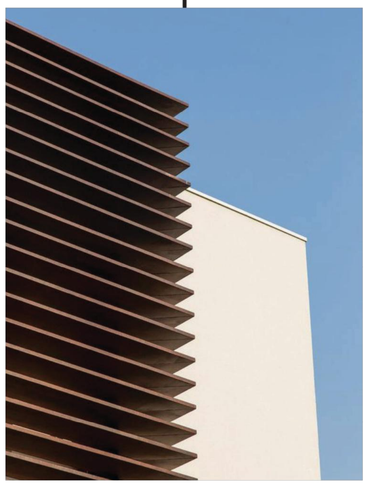
MATERIAL SHEET



METALIC MESH

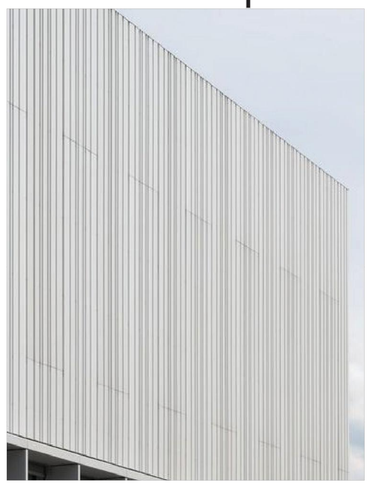


WHITE ALUMINUM RAILING



SYNTHETIC WOOD CLADDING

MICRO CEMENT



WHITE ALUMINUM PROFILES

WOOD LIKE ALUMINUM FRAME

MATERIAL PRESENTATION BOARD

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
MATERIAL PRESNETATION BOARD

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-43
OF SHEETS

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

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

25 May 2022

Re: Development Impact Analysis Report
1155 100th Street
Bay Harbor Islands, Florida 33154
Langan Project No.: 300303700

To Whom It May Concern:

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

POTABLE WATER

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **16,492 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	45 Units (2.17 per DU)	200 GPD per Capita/Unit	19,530
TOTAL DAILY GALLONAGE			19,530

EXISTING POTABLE WATER CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	7 Units (2.17 per DU)	200 GPD per Capita/Unit	3,038
TOTAL DAILY GALLONAGE			3,038

NET INCREASE	**16,492 GPD**

15150 N.W. 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com
New Jersey • New York • Virginia • California • Pennsylvania • Connecticut • Florida • Abu Dhabi • Athens • Doha • Dubai • Istanbul

SANITARY SEWER

The sanitary sewer use requirements for the project are calculated based on the units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **12,864 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SANITARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	45 Units (2.17 per DU)	156 GPD per Capita/Unit	15,234
TOTAL DAILY GALLONAGE			15,234

EXISTING SANITARY SEWER CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	7 Units (2.17 per DU)	156 GPD per Capita/Unit	2,370
TOTAL DAILY GALLONAGE			2,370

NET INCREASE	**12,864 GPD**

SOLID WASTE

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **52.12 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	45 Units (2.17 per DU)	0.632 TPY per Capita/Unit	61.72
TOTAL DAILY GALLONAGE			61.72

EXISTING SOLID WASTE CALCULATION TABLE			
Existing Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	7 Units (2.17 per DU)	0.632 TPY per Capita/Unit	9.60
TOTAL DAILY GALLONAGE			9.60

NET INCREASE	**52.12 TPY**

LANGAN

STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The drainage systems has been designed to meet the 10-Year 1 Hour storm requirements and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for the 1155 100th Street project.

LANGAN

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

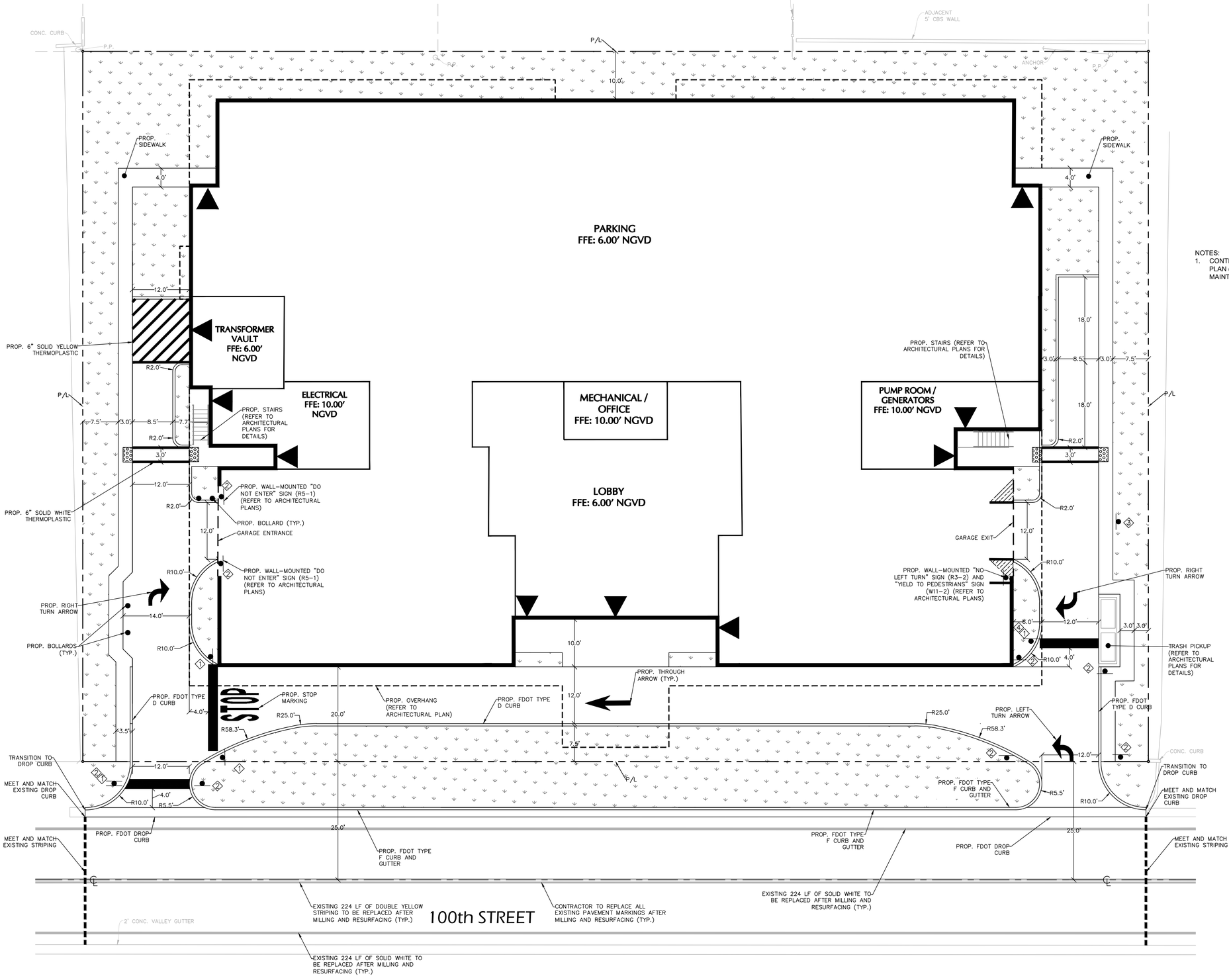
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
DEVELOPMENT IMPACT ANALYSIS REPORT

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET **C-003**
OF SHEETS

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

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006051/LB8172/LB8198



10 0 2 4 10
SCALE: 1" = 10'

LEGEND	
1	STOP SIGN (R1-1)
2	DO NOT ENTER (R5-1)
3	NO LEFT TURN (R3-2)
4	RIGHT TURN ONLY (R3-5R)

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: SITE PLAN

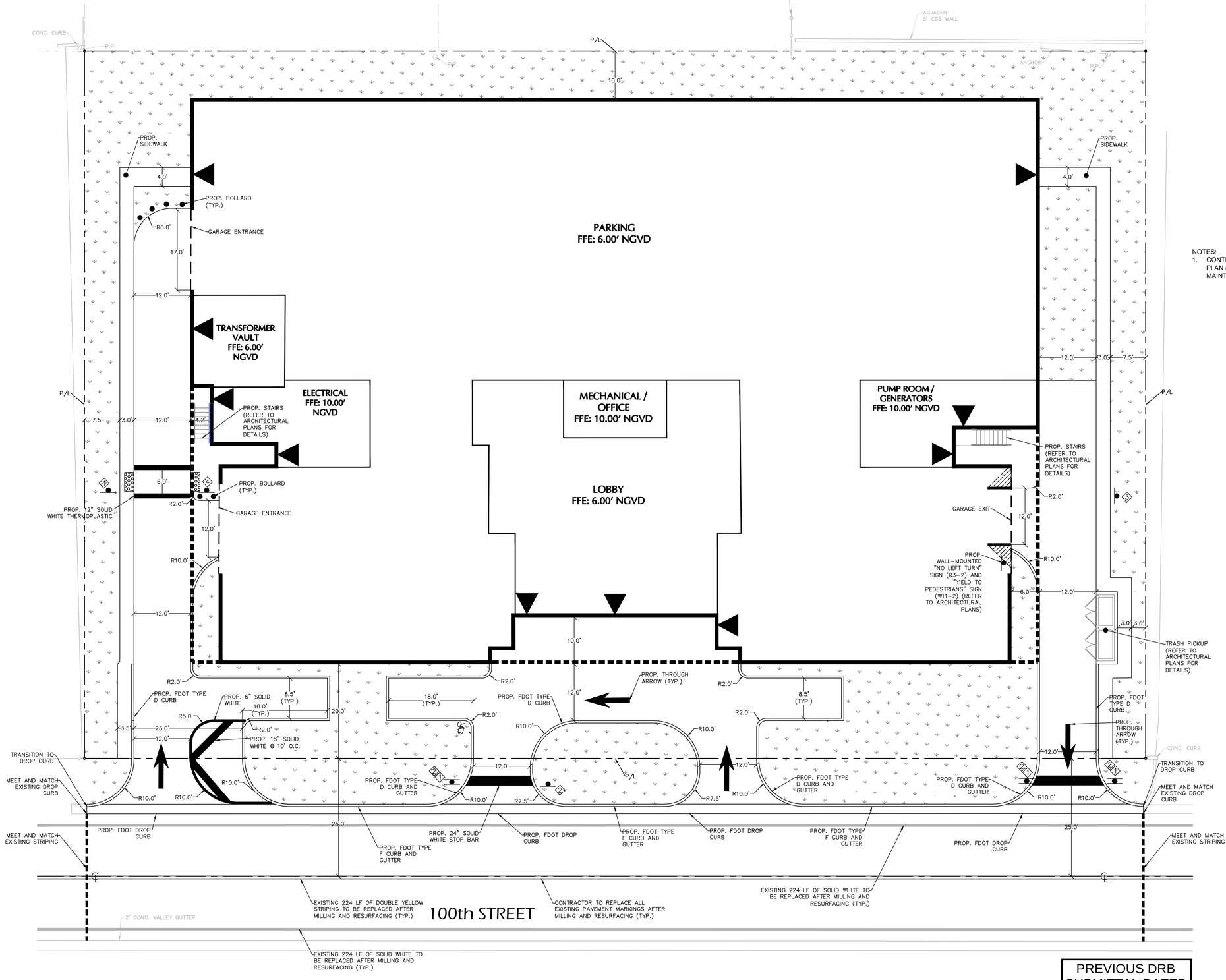
DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB8198

Date: 9/22/2022 Time: 16:00 User: jaquino Style Table: Langan.stb Layout: C-300 Document Code: 300303701-0501-CS101-0101



10 0 2 4 10
SCALE: 1" = 10'

LEGEND

1. STOP SIGN (R1-1)
2. DO NOT ENTER (R5-1)
3. NO LEFT TURN (R3-2)
4. YIELD TO PEDESTRIANS (W11-2 & W16-7P)

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: SITE PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
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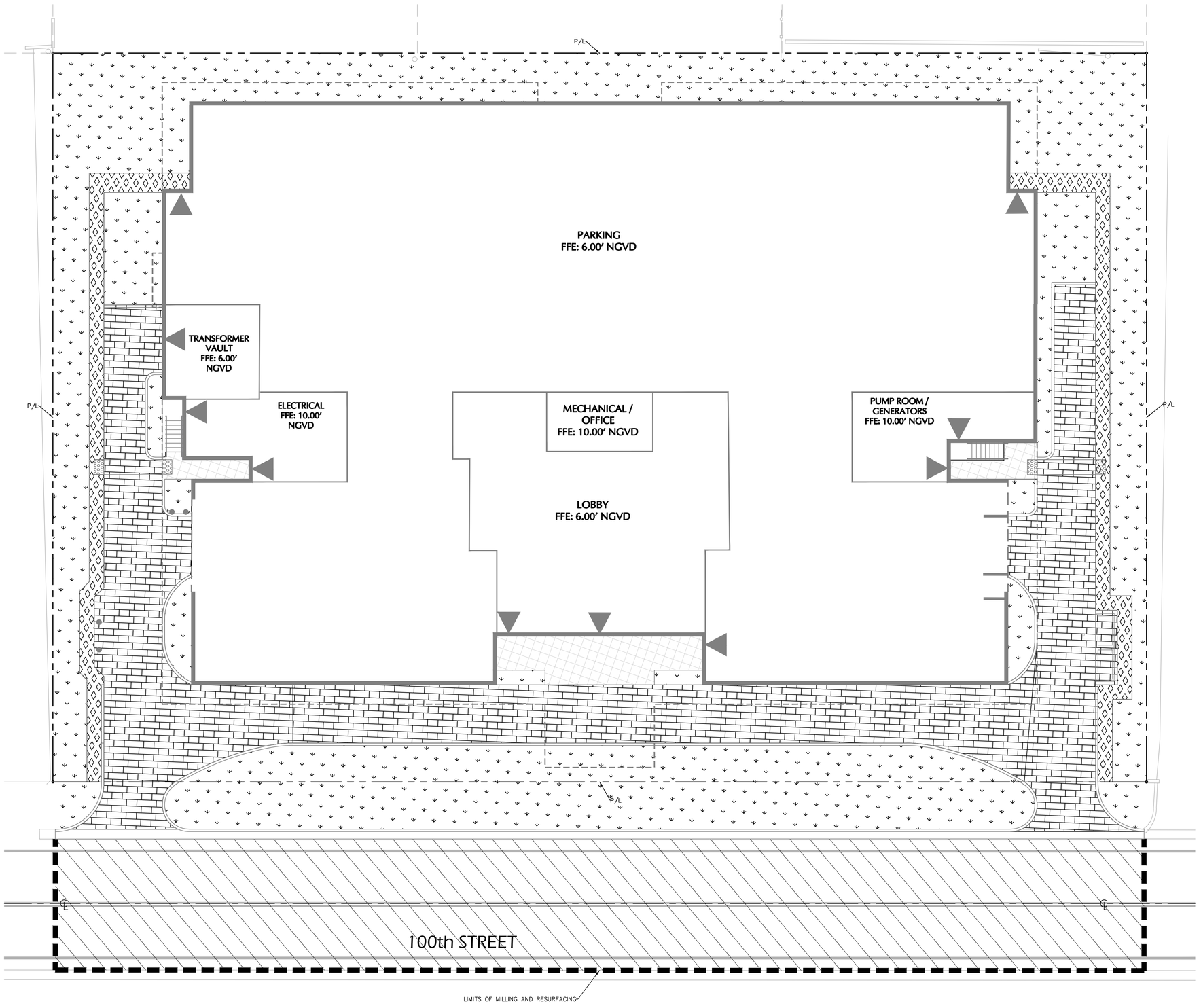
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000660 / LB8172 / LB8198



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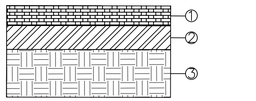
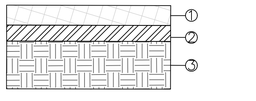
SCALE: 1" = 10'



VEHICULAR PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180



PEDESTRIAN PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

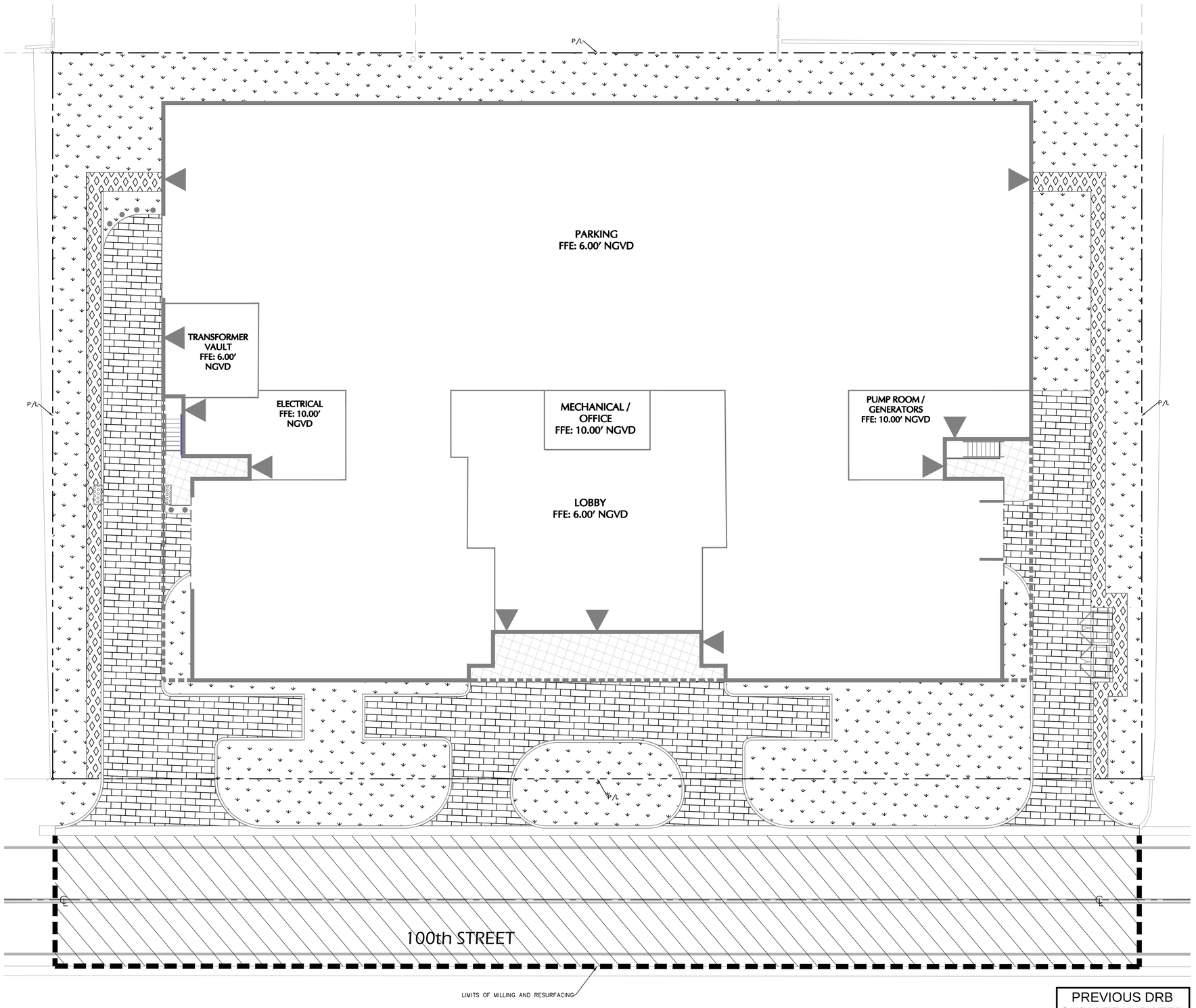
1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
PAVEMENT PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS



PREVIOUS DRB SUBMITTAL DATED 07/22/2022

10 0 2 4 10
SCALE: 1" = 10'

VEHICULAR PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

PEDESTRIAN PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

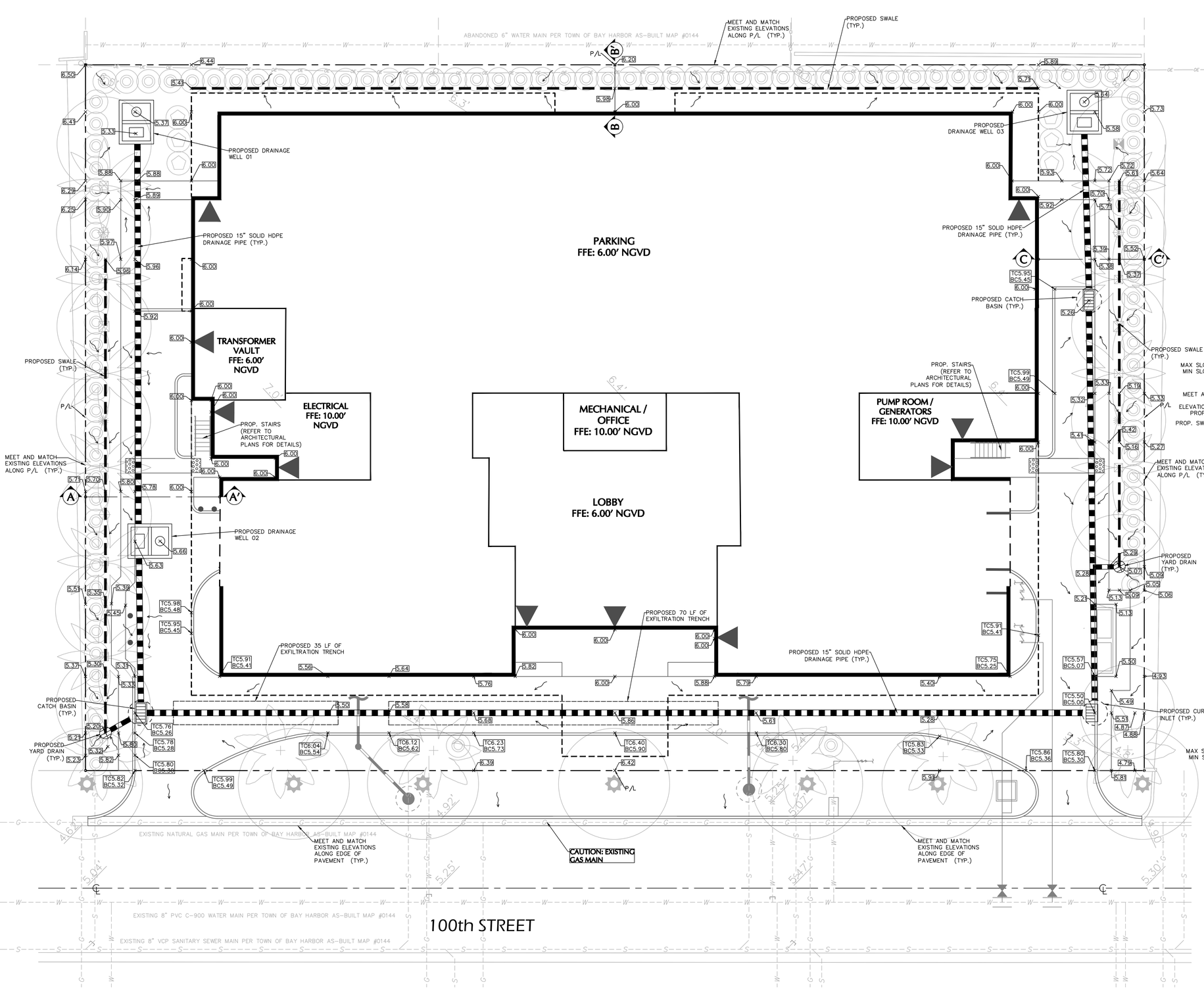
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
PAVEMENT PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS



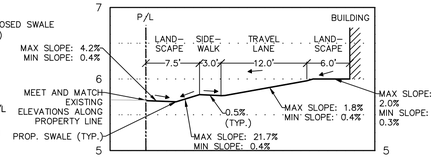
SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

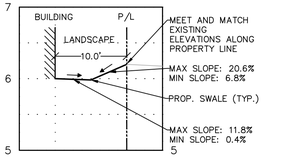
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

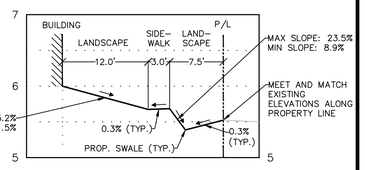
VERTICAL SCALE IN FEET



A-A' PROFILE



B-B' PROFILE



C-C' PROFILE

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: GRADING AND DRAINAGE PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-400
OF SHEETS

SIGNATURE DATE

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Date: 9/22/2022 Time: 16:32 User: jaquino Style Table: Langan.stb Layout: C-400 Document Code: 300303701-0501-CG101-0101

ABANDONED 6" WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

PROPOSED SWALE (TYP.)

PROPOSED DRAINAGE WELL 01

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED DRAINAGE WELL 03

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED CATCH BASIN (TYP.)

PARKING
FFE: 6.00' NGVD

TRANSFORMER VAULT
FFE: 6.00' NGVD

ELECTRICAL
FFE: 10.00' NGVD

PROP. STAIRS (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

MECHANICAL / OFFICE
FFE: 10.00' NGVD

LOBBY
FFE: 6.00' NGVD

PUMP ROOM / GENERATORS
FFE: 10.00' NGVD

PROPOSED DRAINAGE WELL 02

PROPOSED YARD DRAIN (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED 30 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED 65 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED YARD DRAIN (TYP.)

PROPOSED CURB INLET (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

CAUTION: EXISTING GAS MAIN

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

EXISTING NATURAL GAS MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" PVC C-900 WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" VCP SANITARY SEWER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

100th STREET

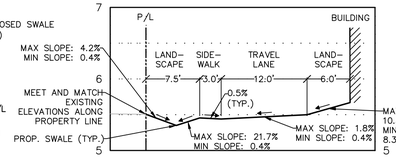
SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

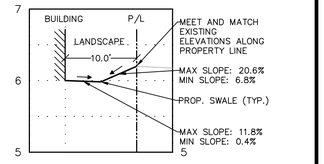
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

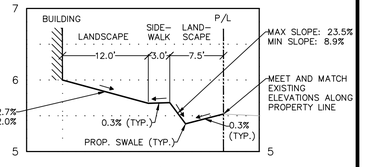
VERTICAL SCALE IN FEET



A-A' PROFILE



B-B' PROFILE



C-C' PROFILE

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

SIGNATURE DATE

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

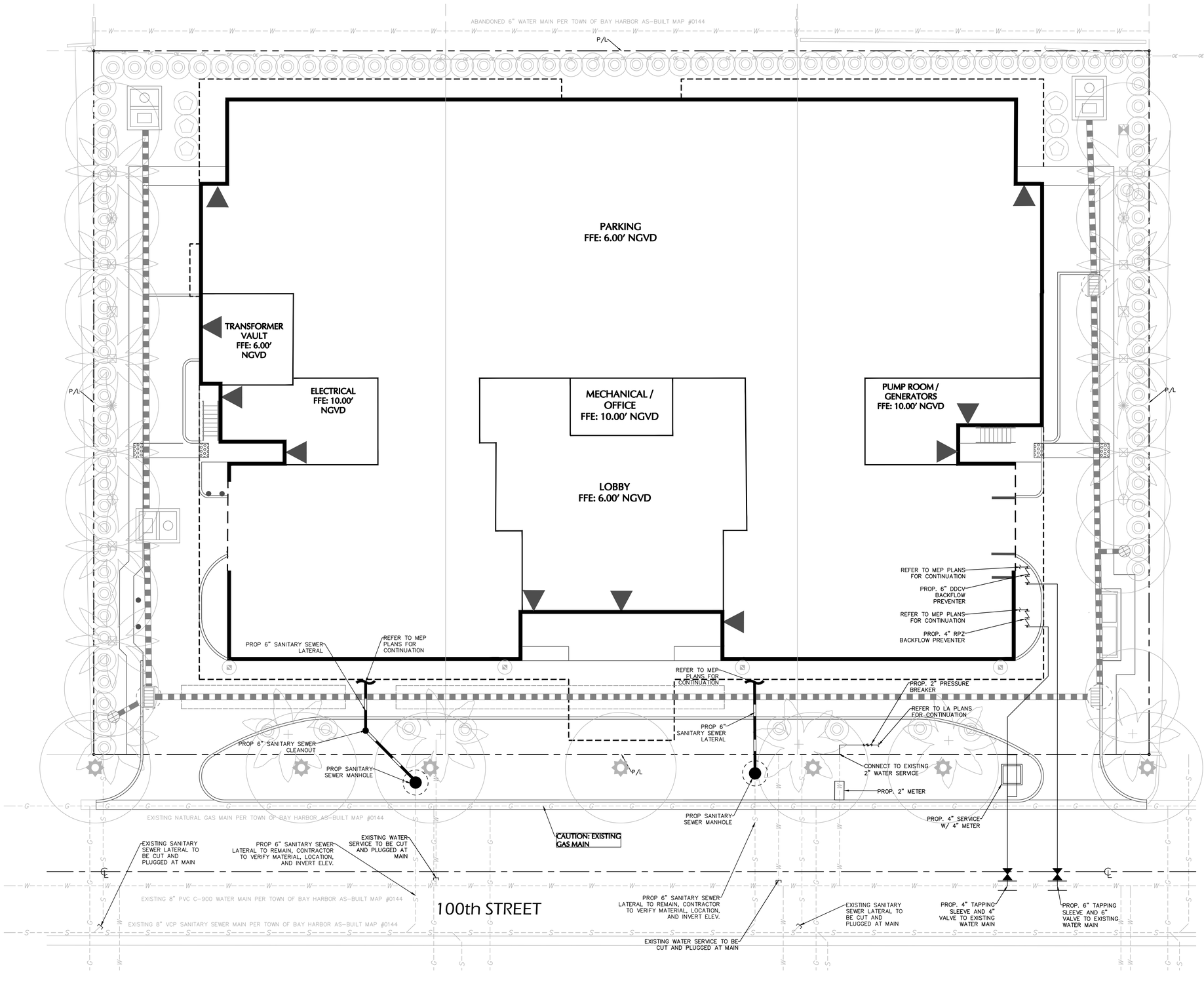
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
GRADING AND DRAINAGE PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-400
OF SHEETS



10 0 2 4 10
SCALE: 1" = 10'

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: UTILITY PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-500
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
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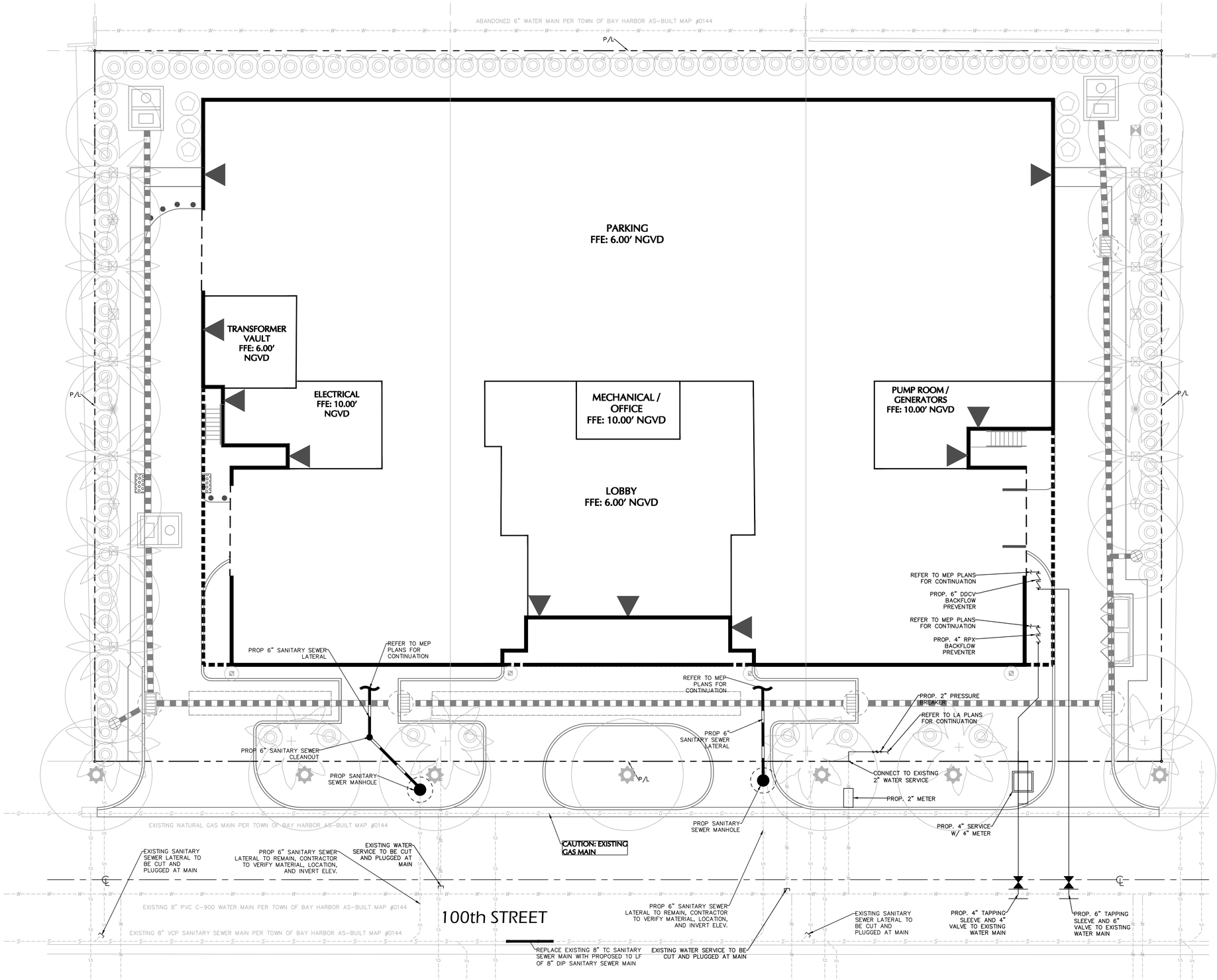
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB8198



10 0 2 4 10
SCALE: 1" = 10'

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

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: UTILITY PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-500
OF SHEETS

SIGNATURE DATE
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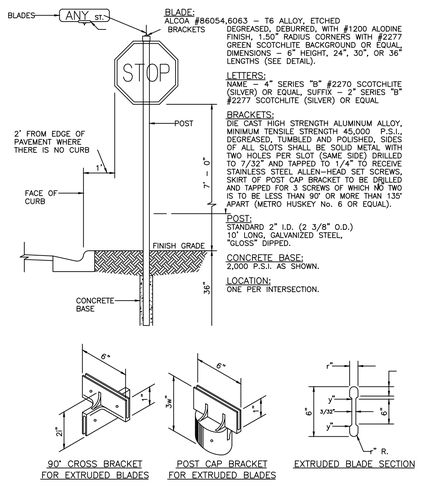
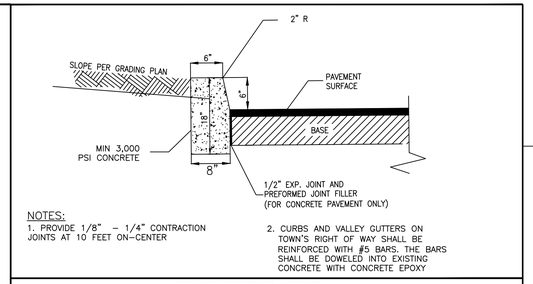
FL CERTIFICATE OF AUTHORIZATION NO. 0000660/LB8172/LB8198

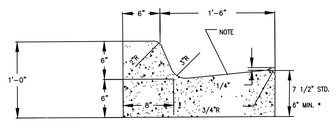


STOP SIGN AND STREET BAR ASSEMBLY



NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

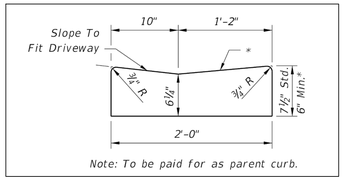
FDOT TYPE D CURB



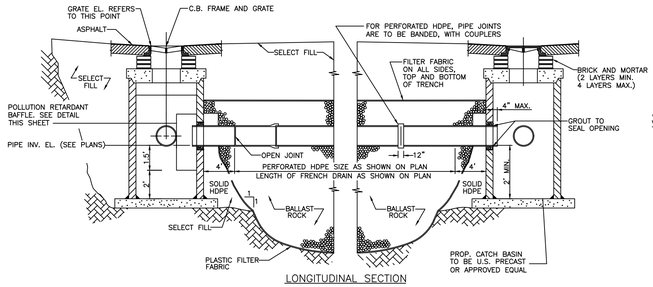
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT TYPE F CURB AND GUTTER

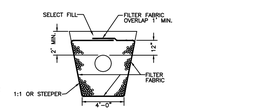
NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.



FDOT STANDARD DROP CURB

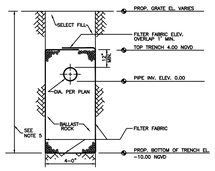


LONGITUDINAL SECTION



ALT. TRANS. SECTION*

*MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY TO OCCUR, TO BE USED AT THE ENGINEER'S DISCRETION.



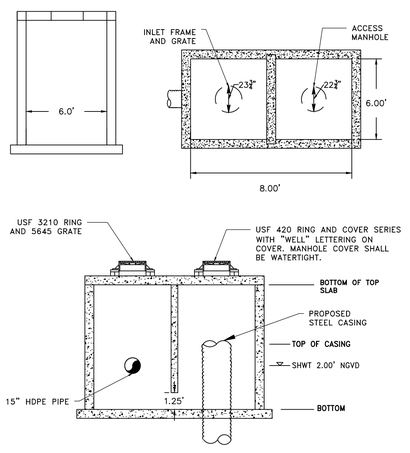
TRANSVERSE SECTION

NOTE

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

NOTES:
1. INSTALL POLLUTION RETARDANT BAFFLE AS PER DETAIL THIS SHEET.
2. THE PROPOSED TRENCH SHALL BE EXCAVATED TO THE BOTTOM OF TRENCH ELEVATION INDICATED IN THE DRAINAGE STRUCTURE SCHEDULE, UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILT BOTTOM OF TRENCH ELEVATIONS AND LENGTH OF THE EXFILTRATION TRENCHES INSTALLED TO THE ENGINEER OF RECORD. AS-BUILTS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
4. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) NOT REVIEWED, TO BE DESIGNED BY PRECASTER AND SHALL MEET FDOT STANDARDS AND SUPPORT HS-20 LOADING.
5. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15 FEET DEEP OR EXTEND TO A DEPTH WHERE EXISTING CLEAN FILL IS ENCOUNTERED, WHICHEVER IS GREATER.

EXFILTRATION TRENCH DETAIL



DRAINAGE WELL DETAIL

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE

DETAILS

DATE	09-23-22
SCALE	1" = 10'
JOB NO.	300303701
SHEET	C-800

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
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FL CERTIFICATE OF AUTHORIZATION NO. 00006610,LB8172,LB8198

GRADING NOTES:

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

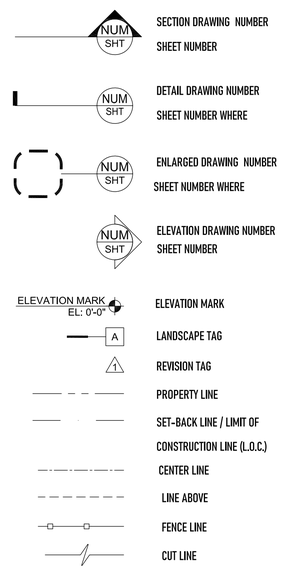
SOIL EROSION CONTROL NOTES:

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

LAYTOUT NOTES:

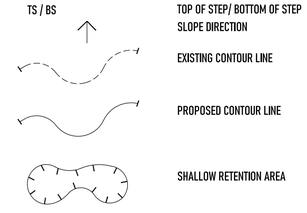
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE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

SYMBOL LEGEND



GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP



SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH. 23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

LANDSCAPE ABBREVIATIONS:

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

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PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001

IRRIGATION NOTES

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

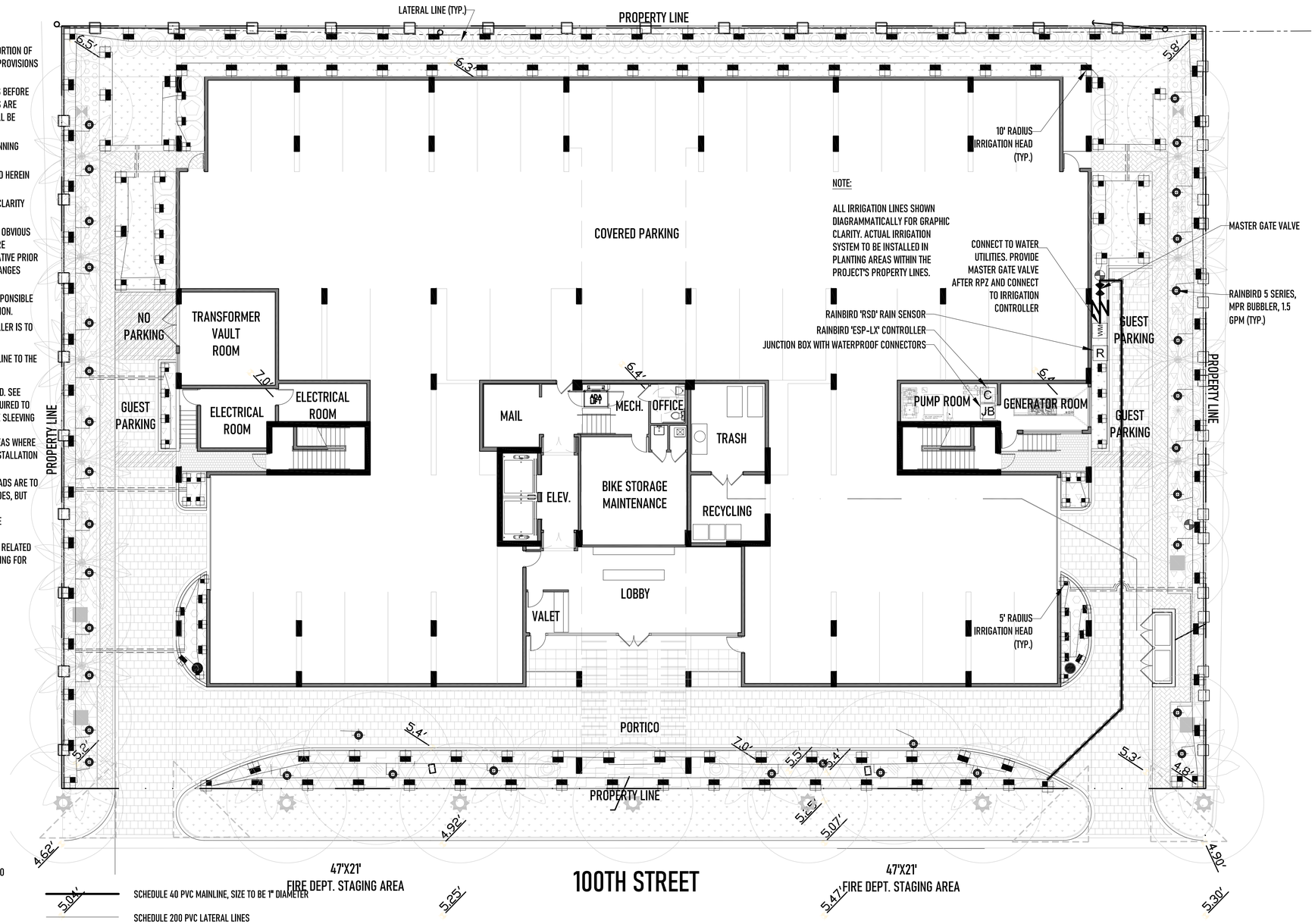
9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.



IRRIGATION LEGEND

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

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

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

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

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

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

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

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

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER
VALVE SIZE
1
1" 29.4
ZONE G.P.M.

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

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

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

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

LI-100

IRRIGATION NOTES

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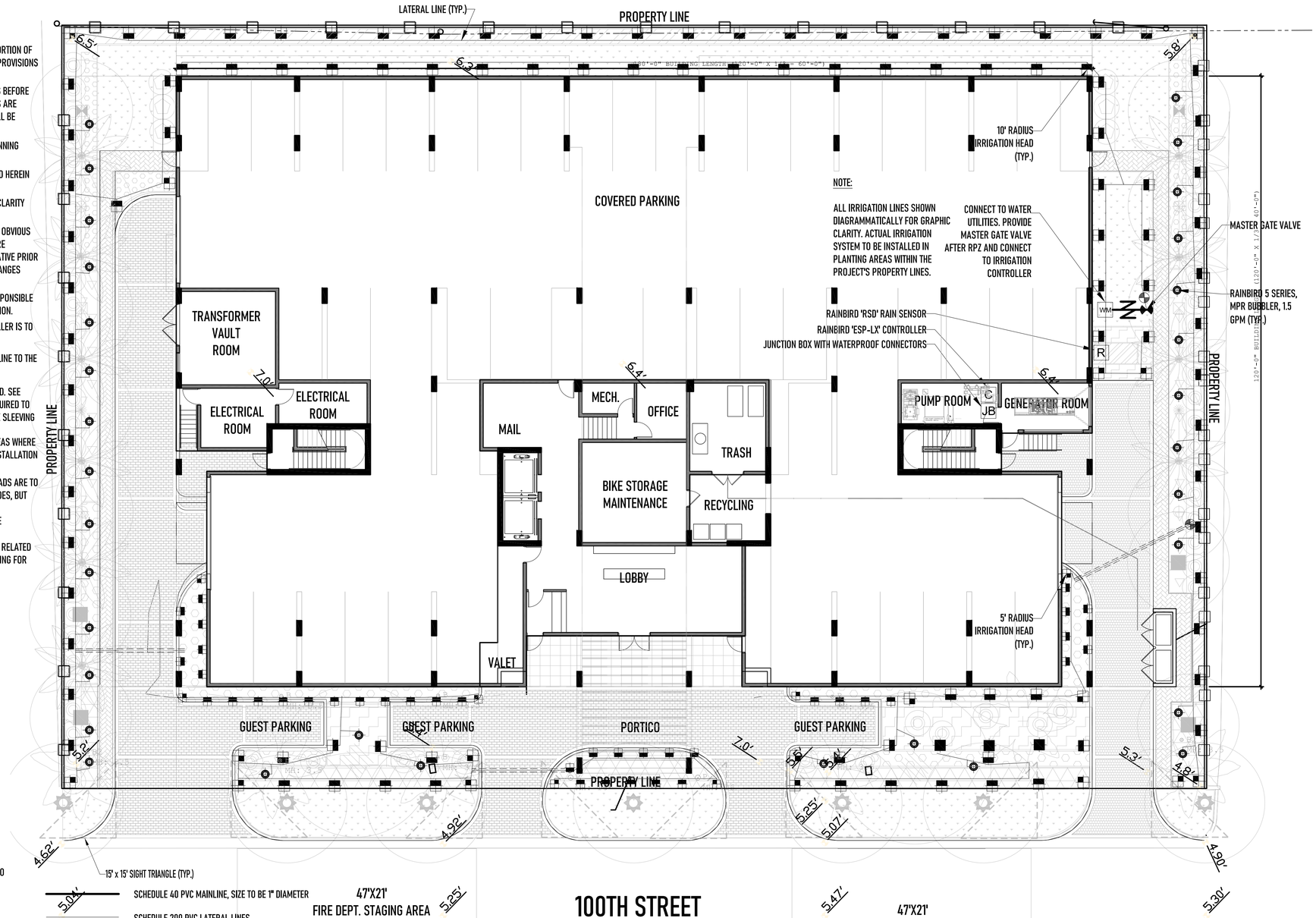
12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.



IRRIGATION LEGEND

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

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

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

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

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

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

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

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

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER
VALVE SIZE
1
1" 29.4
ZONE G.P.M.

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

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

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

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
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PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
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FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

LI-100

PIPING

- ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 110% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A "SHOP DRAWING" DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT/DESIGNER AND GENERAL CONTRACTOR.
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
- PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE:
1- BURIED TO A MINIMUM DEPTH OF 18"
2- TWO PIPE SIZES LARGER THAN THE CARRIER PIPE
3- EXTENDED 3' BEYOND HARDSCAPED AREA.
- CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL SLEEVES.
- PIPE INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40, LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21 CLASS 200.
- PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET / SECOND AND TO LIMIT FICTION LOSS IN THE PIPING NETWORK.
- PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARDS SUCH AS VEHICULAR TRAFFIC OR ROUTINE EVENTS WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS TO COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
- BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
- THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.
- A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX.

SPRINKLERS

- SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS AND THE RESIDENCE OR ARCHITECTURE.
- SPRINKLERS SHALL BE RAIN BIRD 1800 SERIES. SIX (6") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD / MULCH. TWELVE (12") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVERS AND LOW SHRUBS. EIGHTEEN (18") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS. ONE (1) BUBBLER MINIMUM PER NEW TREE OR LARGE PALM.
- POP-UP TYPE LOCATED IN SOD, MULCH AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.
- POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF SIX (6") INCHES ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
- EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE.
- ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
- SPRINKLERS LOCATED ADJACENT TO HARDSCAPE AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPE AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS AND LAWN/PROPERTY MAINTENANCE PERSONNEL.

CONTROL SYSTEM

- A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE FOUR (4) STATION CONTROLLER SHALL ACTIVATE THREE (3) SOLENOID VALVES. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.
- CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.
- CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED.
- CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN TYPE WHICH SHALL BE:
1- INSTALLED IN ACCORDANCE WITH LOCAL CODES
2- INSTALLED IN WIRE CONDUIT
3- BURIED TO A MINIMUM DEPTH OF 15". SPLICES SHALL BE MADE WATERPROFF USING APPROVED METHODS.
- AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE (1) CUBIC FOOT OF POROUS GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.
- WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE INSTALLED ON A STATIONARY STRUCTURE, MINIMUM OF FIVE (5') FEET CLEARANCE FROM OTHER OUTDOOR / EXTERIOR EQUIPMENT / TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

TIMING AND PRECIPITATION

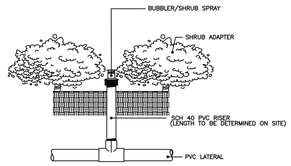
- TIMING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT.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

1145-1163 100 STREET BAY HARBOR - IRRIGATION SCHEDULE - 2022.05.26					
IRRIGATION ZONE SUMMARY SCHEDULE					
ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* (*TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER/CST/EST	2"	XX GPM	40 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK
2	POP UP	1-1/4"	XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
			PRESSURE REQUIRED +/-XX PSI	80 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK

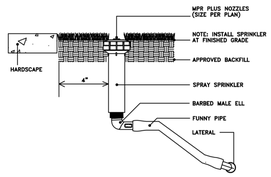
PIPE INSTALLATION + SLEEVE NOTES

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

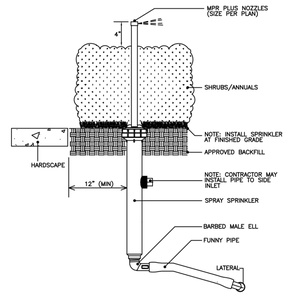
FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6	
VEHICLE TRAFFIC AREAS	
WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	5"
4"	6"
SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F	



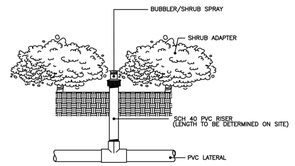
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



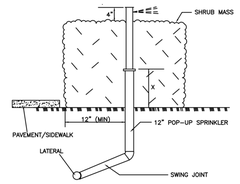
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



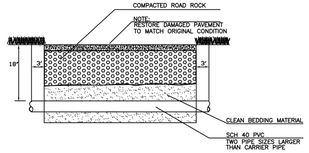
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



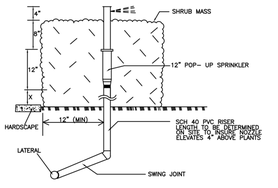
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



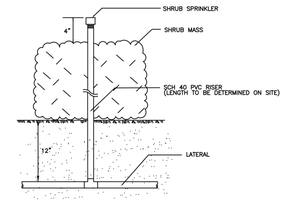
SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



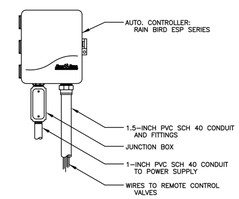
PIPE SLEEVE DETAIL
NOT TO SCALE



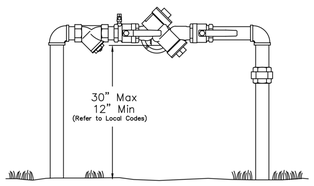
SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



ESP AUTOMATIC CONTROLLER
NOT TO SCALE



REDUCED PRESSURE ASSEMBLY
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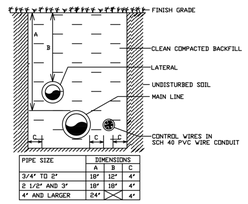
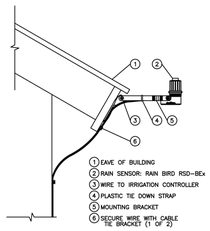


TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



RAIN SENSOR RSD-BEx
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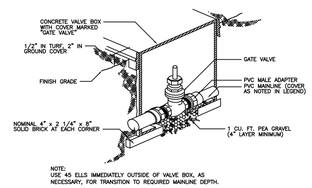
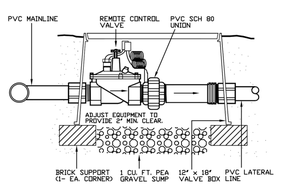


GATE VALVE DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

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FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

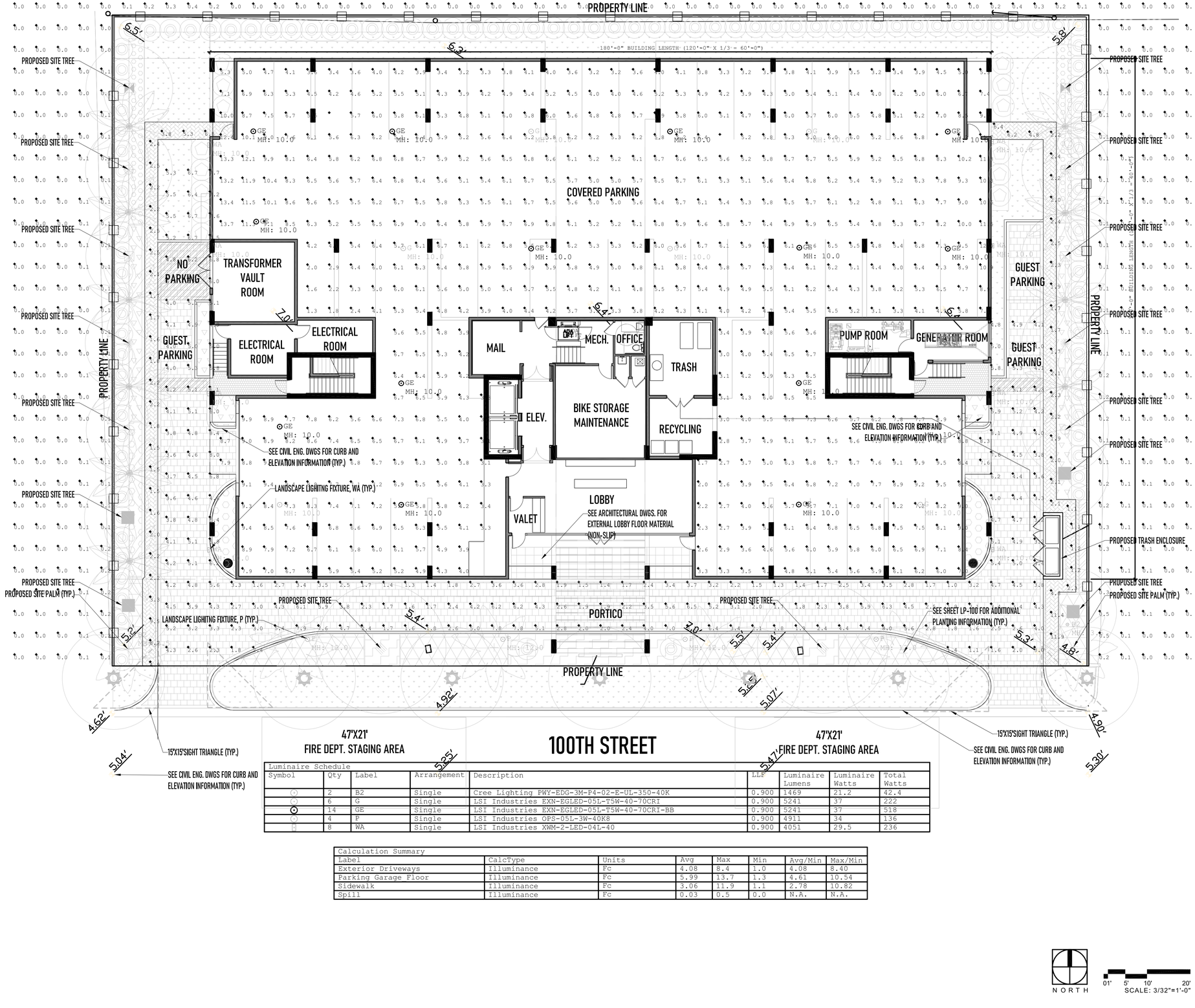
Sheet Title:
IRRIGATION SPECIFICATIONS

Sunshine State 811 of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

LI-101



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	B2	Single	Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K	0.900	1469	21.2	42.4
	6	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	222
	14	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB	0.900	5241	37	518
	4	P	Single	LSI Industries OPS-05L-3W-40K8	0.900	4911	34	136
	8	WA	Single	LSI Industries XWM-2-LED-04L-40	0.900	4051	29.5	236

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Exterior Driveways	Illuminance	Fc	4.08	8.4	1.0	4.08	8.40
Parking Garage Floor	Illuminance	Fc	5.99	13.7	1.3	4.61	10.54
Sidewalk	Illuminance	Fc	3.06	11.9	1.1	2.78	10.82
Spill	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
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LANDSCAPE ARCHITECT
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FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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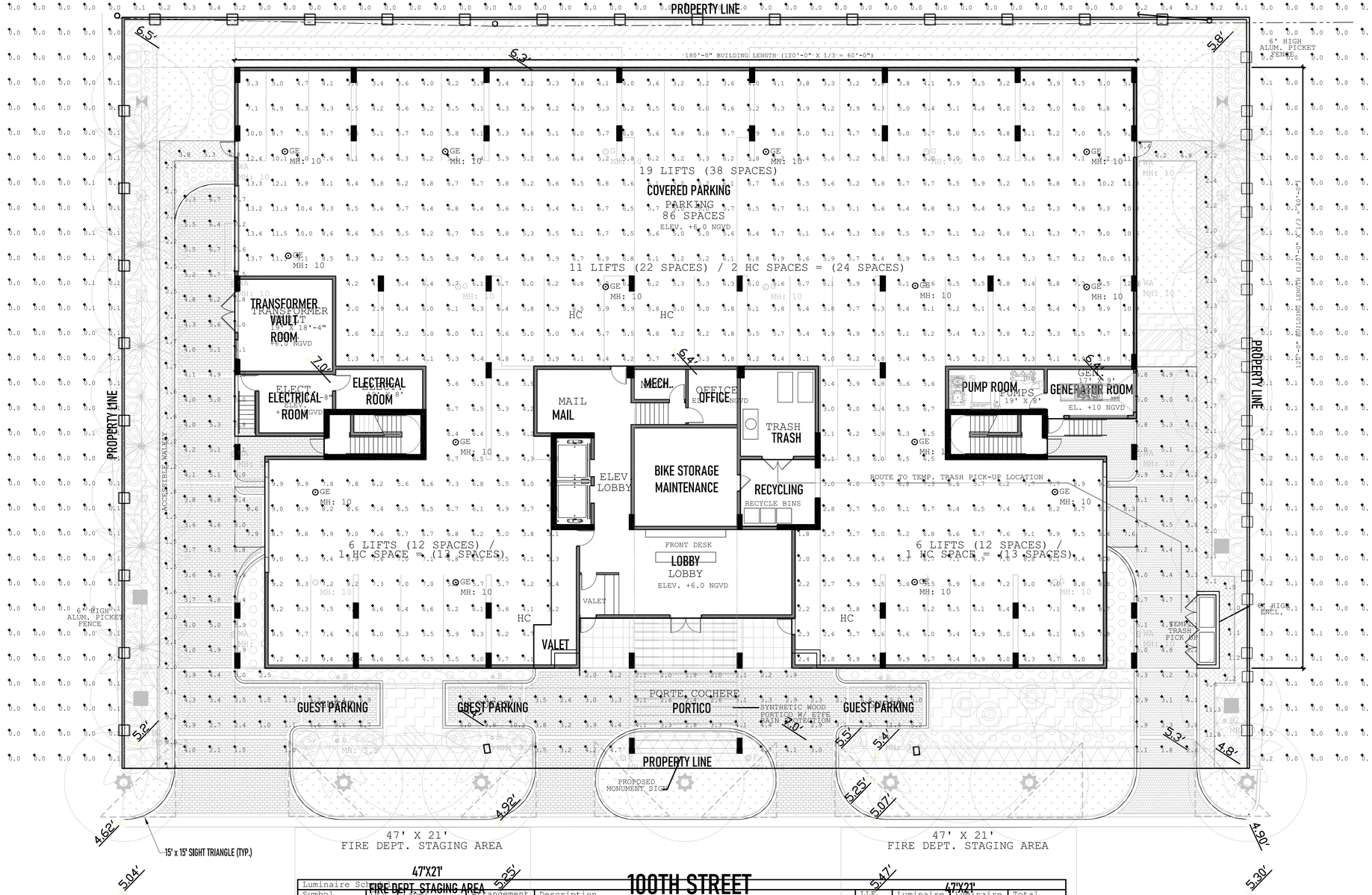
Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

LL-100



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	WA	Single	LSI Industries XWM-2-LED-04L-40	0.900	4051	29.5	236
	2	P	Single	LSI Industries OPS-05L-3W-40K8	0.900	4911	34	68
	14	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB	0.900	5241	37	518
	6	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	222
	2	B2	Single	Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K	0.900	1469	21.2	42.4
	6	B	Single	Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K	0.900	1779	21.3	127.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Exterior	Illuminance	Fc	4.52	12.0	1.0	4.52	12.00
Parking Garage Floor	Illuminance	Fc	6.00	13.7	1.3	4.62	10.54
Sidewalk	Illuminance	Fc	3.02	11.8	1.0	3.02	11.80
Spill	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
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PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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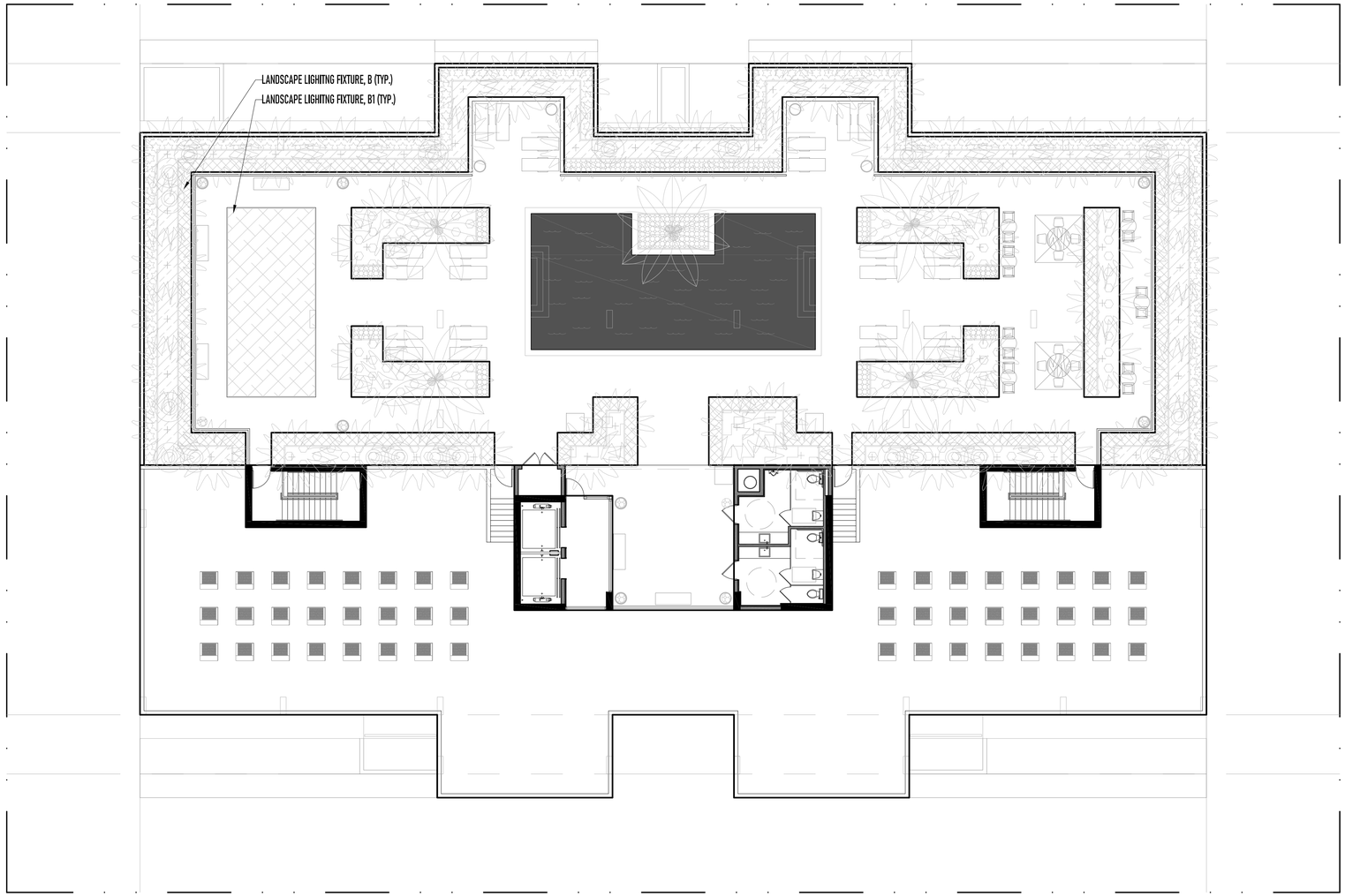
Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

LL-100



COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PROJECT LOCATION:
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100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

ROOF LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

LL-101

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IK08

OVERVIEW	
Lumen Range	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door
- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an Intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 62262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYEP: P OPS-PT-5L-3W-XX-40K8-XX

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66

OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, SQ, SC, SR, SD & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an Intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accessory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYPE: GE EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Excursion (EXN)

LED Parking Garage/Canopy Luminaire

OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Consult factory. Other standard LSI finishes available.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System

- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional Integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via IOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation

- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

Listings

- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYPE: G EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Excursion (EXN)

LED Parking Garage/Canopy Luminaire

OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional Integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional Integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via IOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation

- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

Listings

- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

JOB: 100TH ST. CONDO TYPE: B2 PWY-EDG-3M-P4-02-E-XX-350-40K

THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 3,320

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms

Model	Dim. "A"	Weight*
Landscape (PO)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (PI)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (PS)	36" (914mm)	17.7 lbs. (8.1kg)
Pathway (PA)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (PB)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.8 lbs. (2.2kg) for 347-480V

Accessories

Field-Installed

Upgrade Kit
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
KA-10PRSRV KA-10PRBRN
KA-10PRWHT KA-10PRBKZ

Ordering Information

Example: PWY-EDG-3M-P4-02-E-UL-SV-350

SPECIFY SPECIFY

PWY-EDG	Optic	Mounting	LED Count (vf)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short	P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon - available with T5L P5 36" (914mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian	02	E	UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with T5L 1D 120V - Available only with TL options 2T 277V - Available only with TL options	BK Black BZ Bronze SV Silver WH White	350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only	F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

JOB: 100TH ST. CONDO TYPE: B1 PWY-EDG-5M-P8-02-E-XX-525-40K

THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 3,320

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms

Model	Dim. "A"	Weight*
Landscape (PO)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (PI)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (PS)	36" (914mm)	17.7 lbs. (8.1kg)
Pathway (PA)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (PB)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.8 lbs. (2.2kg) for 347-480V

Accessories

Field-Installed

Upgrade Kit
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
KA-10PRSRV KA-10PRBRN
KA-10PRWHT KA-10PRBKZ

Ordering Information

Example: PWY-EDG-5M-P8-02-E-UL-SV-350

SPECIFY SPECIFY

PWY-EDG	Optic	Mounting	LED Count (vf)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short	P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon P4 24" (610mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian	02	E	UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with TRL 1D 120V - Available only with TL options 2T 277V - Available only with TL options	BK Black BZ Bronze SV Silver WH White	350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only	F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

JOB: 100TH ST. CONDO TYPE: B PWY-EDG-5M-P4-02-E-XX-350-40K

THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 3,320

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms

Model	Dim. "A"	Weight*
Landscape (PO)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (PI)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (PS)	36" (914mm)	17.7 lbs. (8.1kg)
Pathway (PA)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (PB)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.8 lbs. (2.2kg) for 347-480V

Ordering Information

Example: PWY-EDG-3M-P4-02-E-UL-SV-350

SPECIFY SPECIFY

PWY-EDG	Optic	Mounting	LED Count (vf)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short	P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon P4 24" (610mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian	02	E	UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with TRL 1D 120V - Available only with TL options 2T 277V - Available only with TL options	BK Black BZ Bronze SV Silver WH White	350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only	F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL Two-Level (17/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

5/25/2022

100TH ST. CONDO

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS		VOLTS	MOUNTING	REMARKS	INPUT WATTS
				Qty	Type				
B	CREE	PWY-EDG-5M-P4-02-E-XX-350-40K	42" LED COLUMN LIGHT	1	LED INCLUDED	XX	SURFACE		22W
B1	CREE	PWY-EDG-5M-P8-02-E-XX-525-40K	96" LED COLUMN LIGHT	1	LED INCLUDED	XX	SURFACE		34W
B2	CREE	PWY-EDG-3M-P4-02-E-XX-350-40K	42" LED COLUMN LIGHT	1	LED INCLUDED	XX	SURFACE		22W
G	LSI	EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX	LED GARAGE LUMINAIRE	1	LED INCLUDED	XX	XX		37W
GE	LSI	EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-XX	LED GARAGE LUMINAIRE WITH EM.	1	LED INCLUDED	XX	XX		37W
P	LSI	OPS-PT-5L-3W-XX-40K8-XX	LED POST TOP LUMINAIRE	1	LED INCLUDED	XX	SURFACE		34W
WA	LSI	XWM-2-LED-4L-40-XX-XX	LED WALL LUMINAIRE	1	LED INCLUDED	XX	SURFACE		30W

LIGHTING SCHEDULE NOTES:

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Ryan McCarthy at 850-980-5708

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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

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

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

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION	

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING SPECIFICATIONS

LL-102

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

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

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

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA SATIN LEAF TREE FOR STREET TREE FOR 100TH STREET.

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

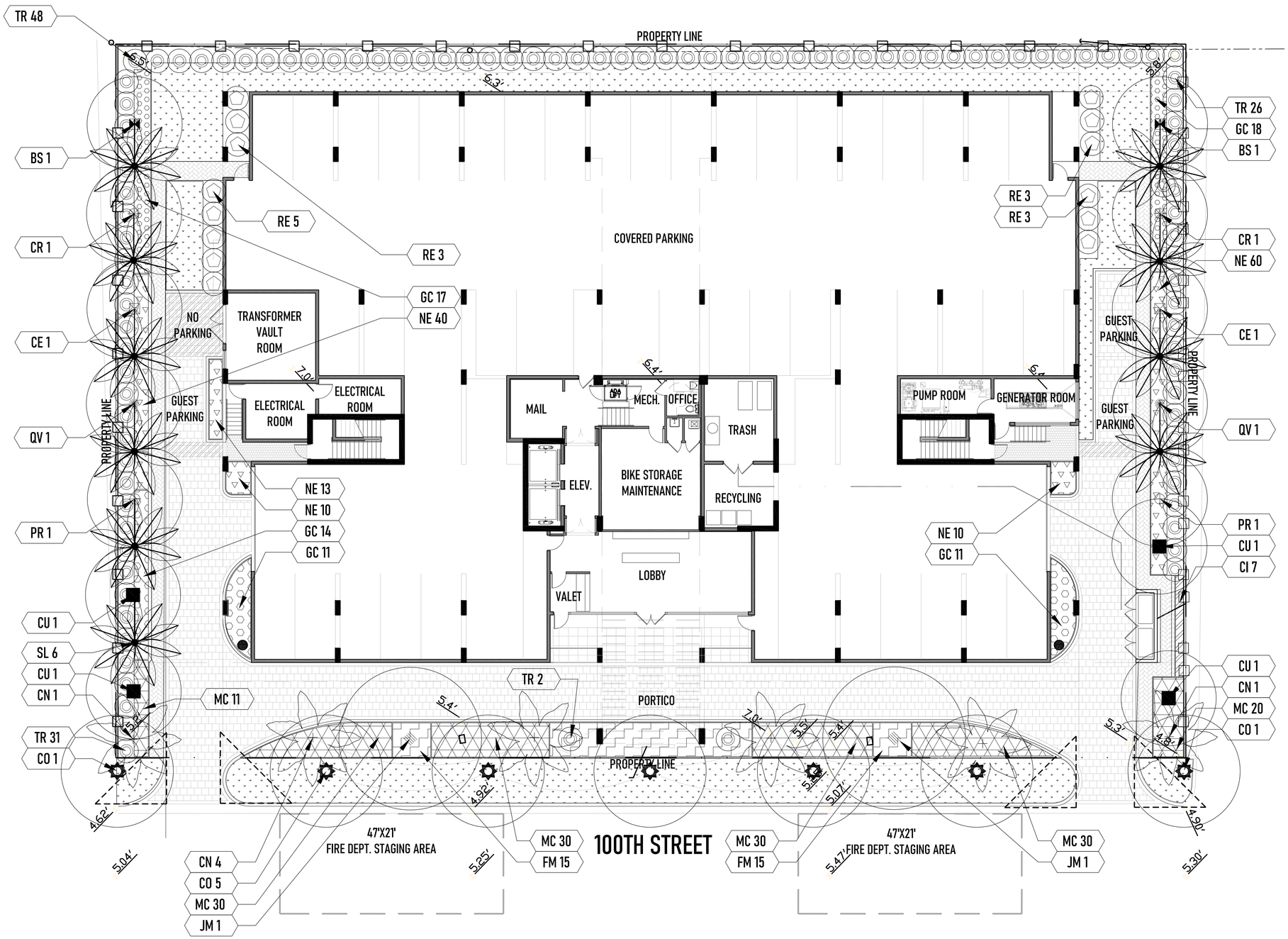
ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME
2		JM	JACARANDA MIMOSIFOLIA
2		BS	BUSERA SIMARUBA
2		CE	CONOCARPUS ERECTUS
4		CU	COCCOLOBA UVIFERA
2		PR	PIMENTA RACEMOSA
2		CR	CLUSIA ROSEA
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'
7		CO	CHRYSOPHYLLUM OLIVIFORME
58		PE	PTYCHOSPERMA ELEGANS
6		CN	COCOS NUNCIFERA 'MAYPAN'
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIUKIUENSIS
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)

PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102



1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.09.23			
# OF BLDG. STORIES	MINIMUM TREE HEIGHT (FT.)	MINIMUM TREE SPREAD (FT.)	MINIMUM PALM HEIGHT (FT.)
1-2	12	5	14-18
3	50% MIN. REQ. 50% 14-16	5 6	14-18 18-22
4	50% MIN. REQ. 25% 14-16 25% 16-18	5 6 7	14-18 18-22 22-28
5 PLUS	25% MIN. REQ. 50% 16-18 25% 18-20	5 7 8	14-18 22-28 22-28

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

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

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

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

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA SATIN LEAF TREE FOR STREET TREE FOR 100TH STREET.

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

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

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		BS	BUSSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
4		CI	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
7		CD	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. GW.HT. 15'
6		CN	COCOS NUCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 4" DBH - MIN. OVERALL HEIGHT: 12'-20' - UPGRADED SIZE PER BUILDING HEIGHT
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIEBURGENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)
5		AP	ARCHONTOPHOENIX SP.	KING PALM	- MIN. 10' C.T. (MULTI-TRUNK)
N/A		N/A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A

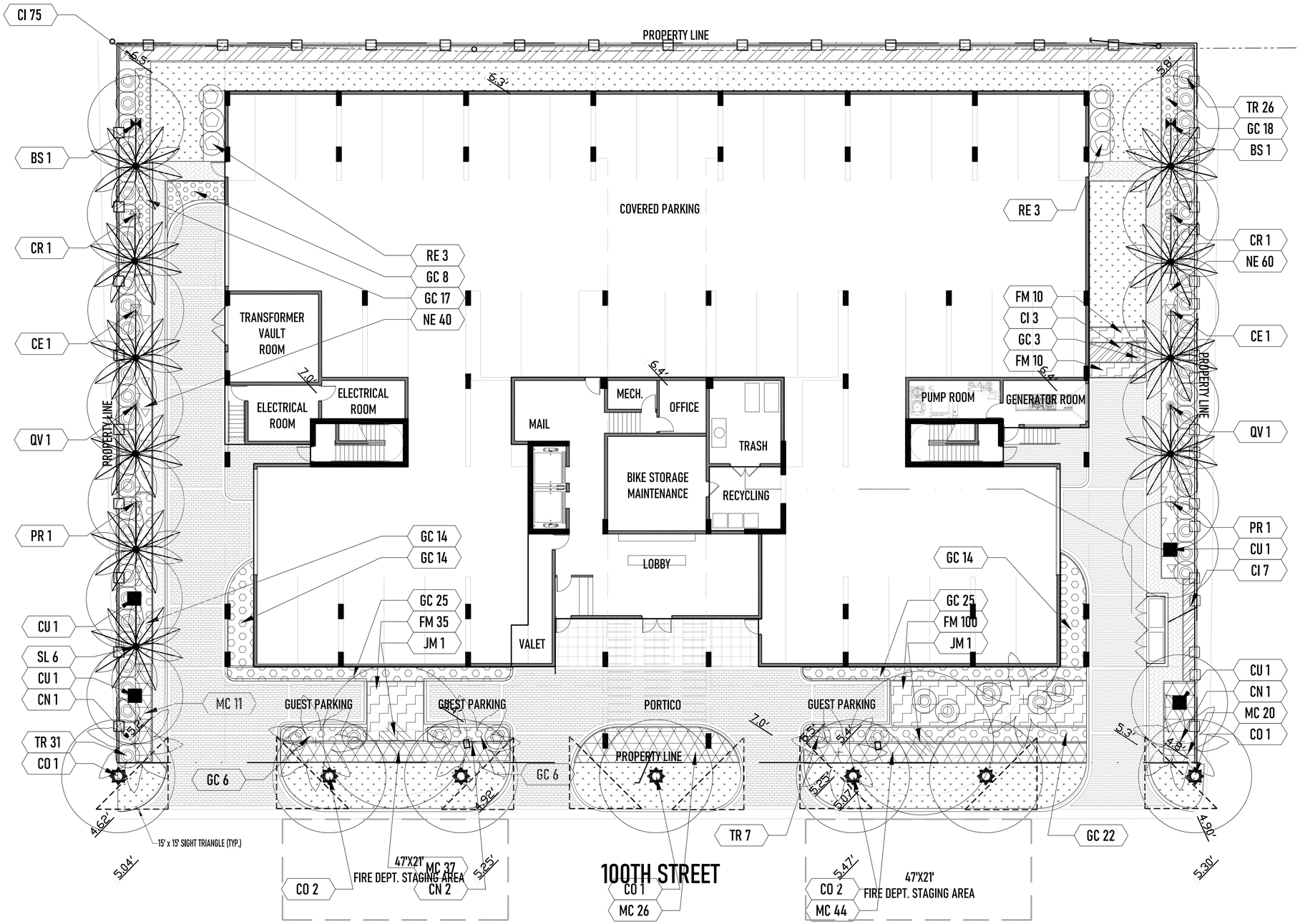
1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
107		MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	- 3 GAL. - MIN. 24" HT.
85		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.
100		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.
293		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.
308		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.
360		EL	ERIGNEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.
675		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.
258		PO	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	- 1 GAL. - MIN. 24" HT.
QTY=1,1258		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	4" POT
+/-4,475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF "AUGUSTA"	- 475 SF
70		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. TRIPLE - MIN. 24" HT.
9		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING
8		MO	MONSTERA DELICIOSA	MONSTERA VINE	- 3 GAL. - SEE PLAN FOR SPACING
+/-1,948SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A

PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102



1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.07.22			
# OF BLDG. STORIES	MINIMUM TREE HEIGHT (FT.)	MINIMUM TREE HEIGHT (FT.)	MINIMUM PALM HEIGHT (FT.)
1-2	12	5	14-18
3	50% MIN. REQ. 50% 14-16	5 6	14-18 18-22
4	50% MIN. REQ. 25% 14-16 25% 16-18	5 6 7	14-18 18-22 22-28
5 PLUS	25% MIN. REQ. 50% 16-18 25% 18-20	5 7 8	14-18 22-28 22-28

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

PREVIOUS DRB SUBMITTAL DATED 7-22-2022

NORTH
01' 5' 10' 20'
SCALE: 3/32"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

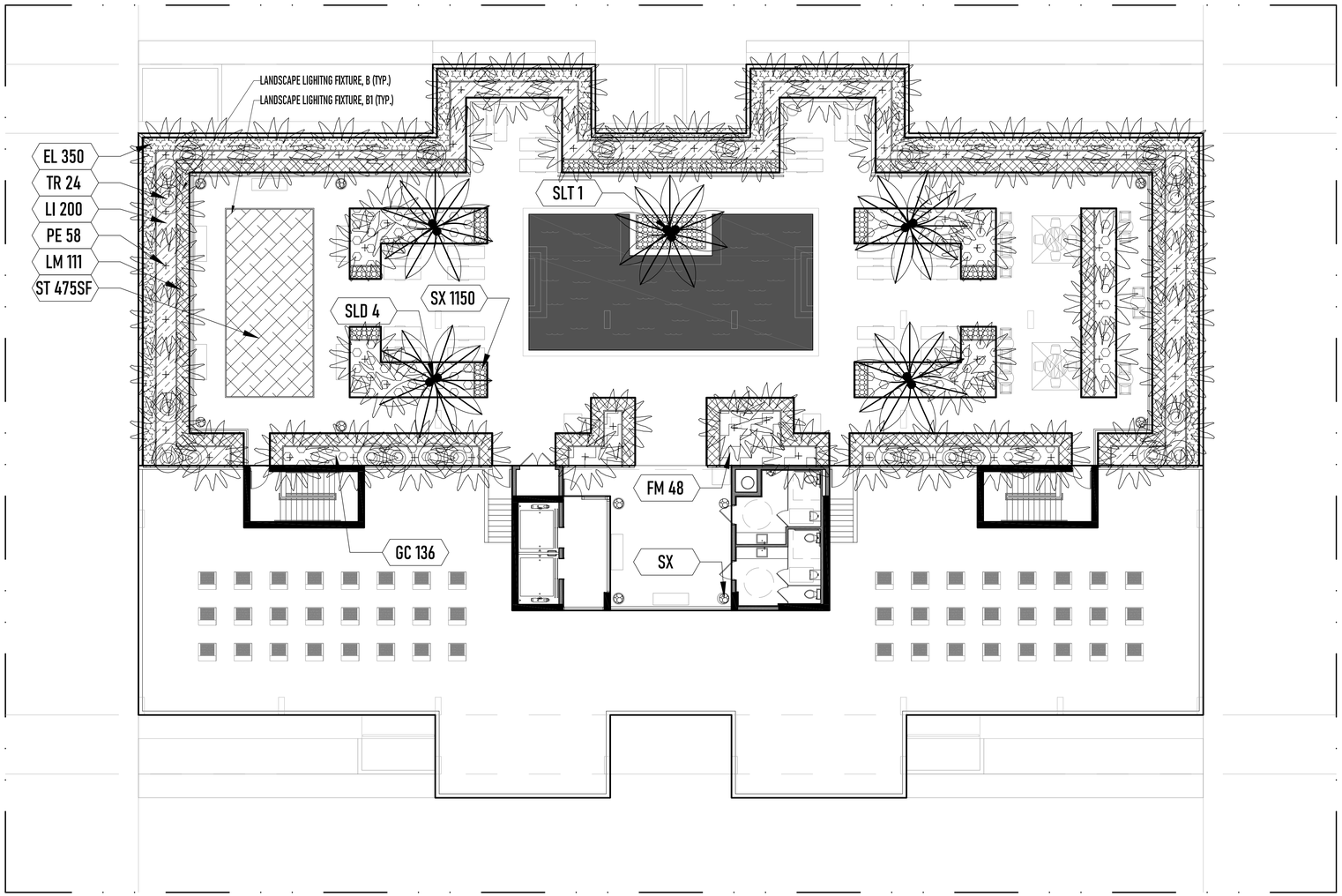
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 10' HT. - - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE
2		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 10'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. OA.HT. 15'	- 10' / 25'	- FLORIDA #1 - FLORIDA FRIENDLY - ARTICULATION PALM
6		CN	COCOS NUCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEADING CHARACTER - SITE REQUIRED PALM
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIUKIUENSIS	SATAKENTIA PALM	- MIN. 9' C.T. (STANDARD)	- 15'-20'/ 30'	- FLORIDA #1 - FLORIDA FRIENDLY - 10 SINGLES ON GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
120		MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
133		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
176		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
291		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY
350		EL	ERIONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA NATIVE
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
600		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY
QTY=/-1,158		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	- 4" POT	- FLORIDA #1; 6" O.C. - FLORIDA FRIENDLY - MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT
+/- 475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
131		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
14		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/- 2,083SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

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PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
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1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (ROOF)

LP-101

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

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

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2		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
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2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. OA.HT. 15'	- 15' / 25'	- FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM
6		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER - SITE REQUIRED PALM
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIUKIUENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)	- 15'-20' / 30'	- FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES OR GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF
N/A		N/A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N/A	SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS	SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS

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291		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
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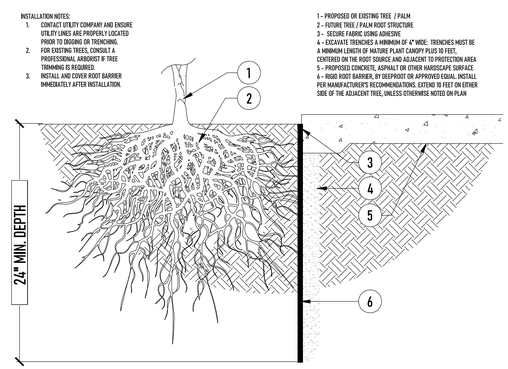
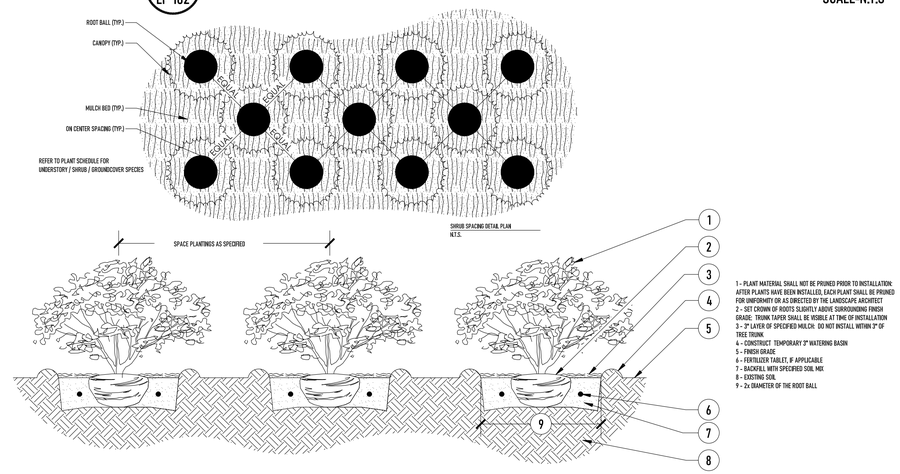
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
600		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
QTY=/-1,150		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	- 4" POT	- FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY -MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT
+/-475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
131		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
14		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-2,083SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



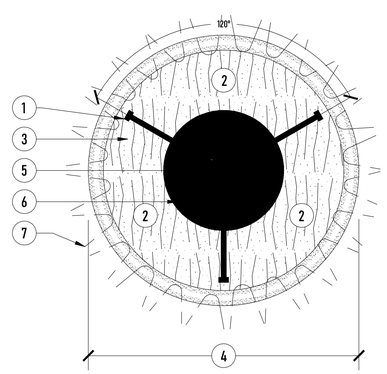
5 LP 102 ROOT BARRIER

SCALE=N.T.S



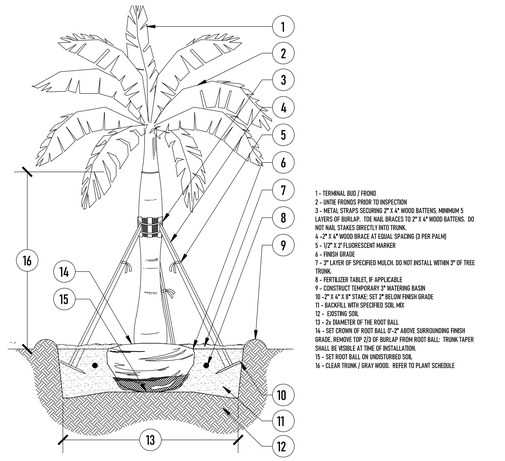
4 LP 102 SHRUB / GROUNDCOVER PLANTING AND SPACING

SCALE=N.T.S



3 LP 102 LARGE TREE STAKING

SCALE=N.T.S

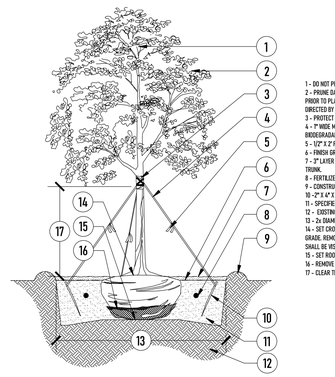


2 LP 102 LARGE PALM PLANTING

SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2 - CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1 LP 102 LARGE TREE PLANTING 2" CALIPER AND GREATER

SCALE=N.T.S

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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

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

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

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102

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

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL., 6' C.T., 10' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE
2		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QV	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
7		CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 45'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE
58		PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	- MIN. 3" CAL. - MIN. OA.HT. 15'	- 15' / 25'	- FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM
6		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER - SITE REQUIRED PALM
SEE REMARKS FOR QTY.		SL	SATAKENTIA LIUKIUENSIS	SATAKENTIA PALM	- MIN. 8' C.T. (STANDARD)	- 15'-20' / 30'	- FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES ON GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF
5		AP	ARCHONTOPHOENIX SP.	KING PALM	- MIN. 10' C.T. (MULTI-TRUNK)	- 15' / 30'	- FLORIDA #1 - FLORIDA FRIENDLY - BREEZEWAY PALM
N/A		N/A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N/A	SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS	SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS

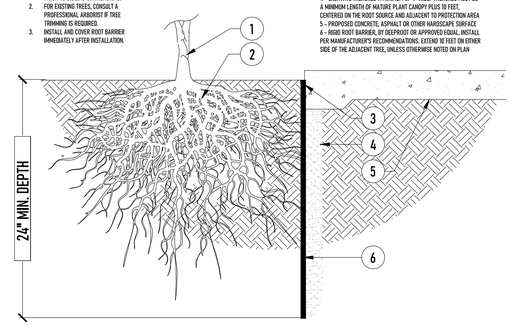
1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

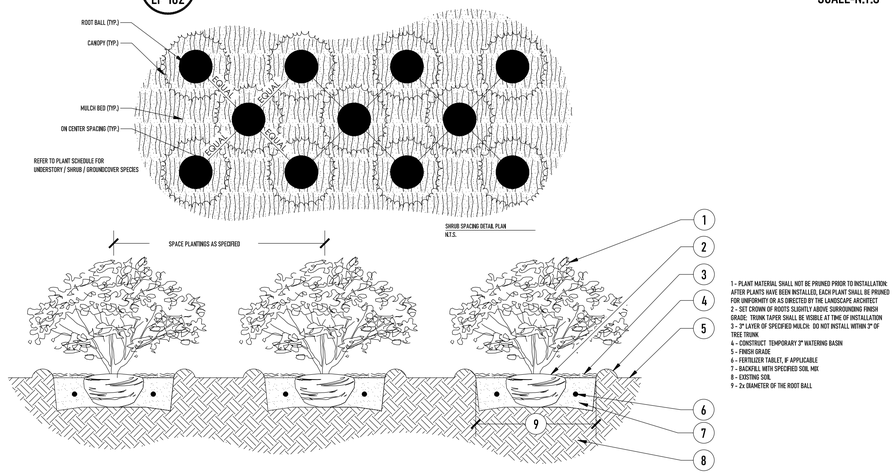
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
107		MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
85		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
100		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
203		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
308		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
360		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		LI	LANTANA INVOLUCRATA	WILD SAGE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
675		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 12" O.C. - FLORIDA FRIENDLY
250		PO	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	- 1 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 8" O.C. - FLORIDA NATIVE
QTY=/-1,150		SX	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO	- 4" POT	- FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY - ANY TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT
+/-475 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
70		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
9		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
8		MO	MONSTERA DELICIOSA	MONSTERA VINE	- 3 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-1,948SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

INSTALLATION NOTES:
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF TREE TRIMMING IS REQUIRED.
3. INSTALL AND COVER ROOT BARRIER IMMEDIATELY AFTER INSTALLATION.

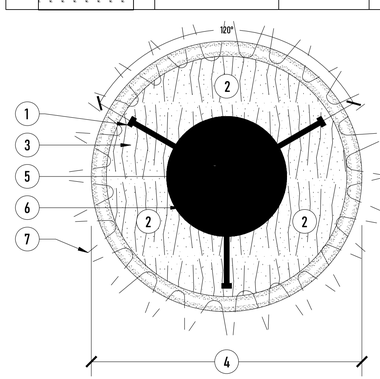
1 - PROPOSED OR EXISTING TREE / PALM
2 - FUTURE TREE / PALM ROOT STRUCTURE
3 - SECURE FABRIC USING ADHESIVE
4 - EXCAVATE TRENCHES A MINIMUM OF 4' WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5 - PROPOSED CONCRETE, ASPHALT OR OTHER HARDSCAPE SURFACE
6 - ROOD ROOT BARRIER, BY DEEPROOT OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. EXTEND 10 FEET ON EITHER SIDE OF THE ADJACENT TREE, UNLESS OTHERWISE NOTED ON PLAN



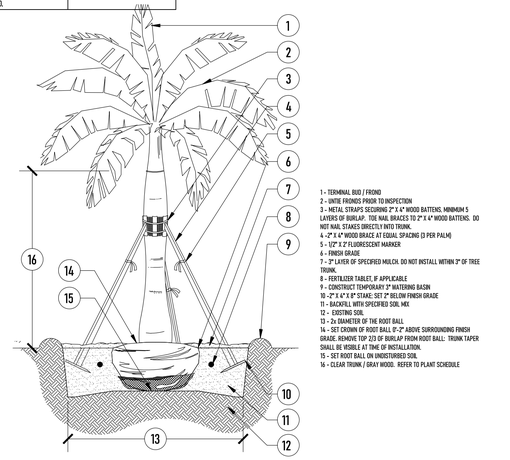
5 LP 102 ROOT BARRIER SCALE=N.T.S



4 LP 102 SHRUB / GROUNDCOVER PLANTING AND SPACING SCALE=N.T.S



3 LP 102 LARGE TREE STAKING SCALE=N.T.S

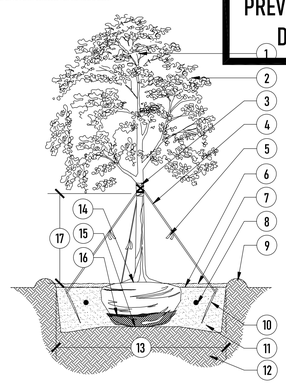


2 LP 102 LARGE PALM PLANTING SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.

PREVIOUS DRB SUBMITTAL DATED 7-22-2022



1 LP 102 LARGE TREE PLANTING 2" CALIPER AND GREATER SCALE=N.T.S

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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

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

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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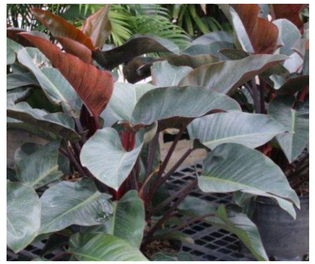
Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102



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

14 LP 103 ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

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

12 LP 103 CHRYSOPHYLLUM OLIVIFORME- SATIN LEAF
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

11 LP 103 SATAKENTIA LIUKIUENSIS - SATAKENTIA PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

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

9 LP 103 COCCOLOBA UVIFERA - SEA GRAPE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

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

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

6 LP 103 QUERCUS VIRGINIANA 'SKY CLIMBER' - LIVE OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

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

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

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

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

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

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FLORIDA 33301
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LP-103

of Bay Harbor Islands
24-16) Requirements Legend (Worksheet)

al – Townhouse Sites (RM-1, RM-2, RM-3)

1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

		Required	Provided
.77	s / 33,750 SF		
		20% / 6,750 SF	20.7% / 7,000 SF
33,750	6,750 SF		
	*		
33,750	20,250 SF	60% Max / 20,250 SF	6.2% % / 2,088 SF
		25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ.	
.77	= 22	22	14 TREES + 6 PALMS
22	11	11	14 TREES
16	8 ilre – 50%	8	16
		Required	**Provided**
225 L.F.	7 of frontage	7	7
	7 it toward required on-site lot trees. rmined by Town Street Tree Master Plan.		
		160	2,024
		48	347
	ilre – 50%	80	347

F. Parking Lot Landscaping (If applicable)

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

G. Buffers (If applicable)

1. Parking Lot from ROW
2. Dissimilar Uses

Notes:

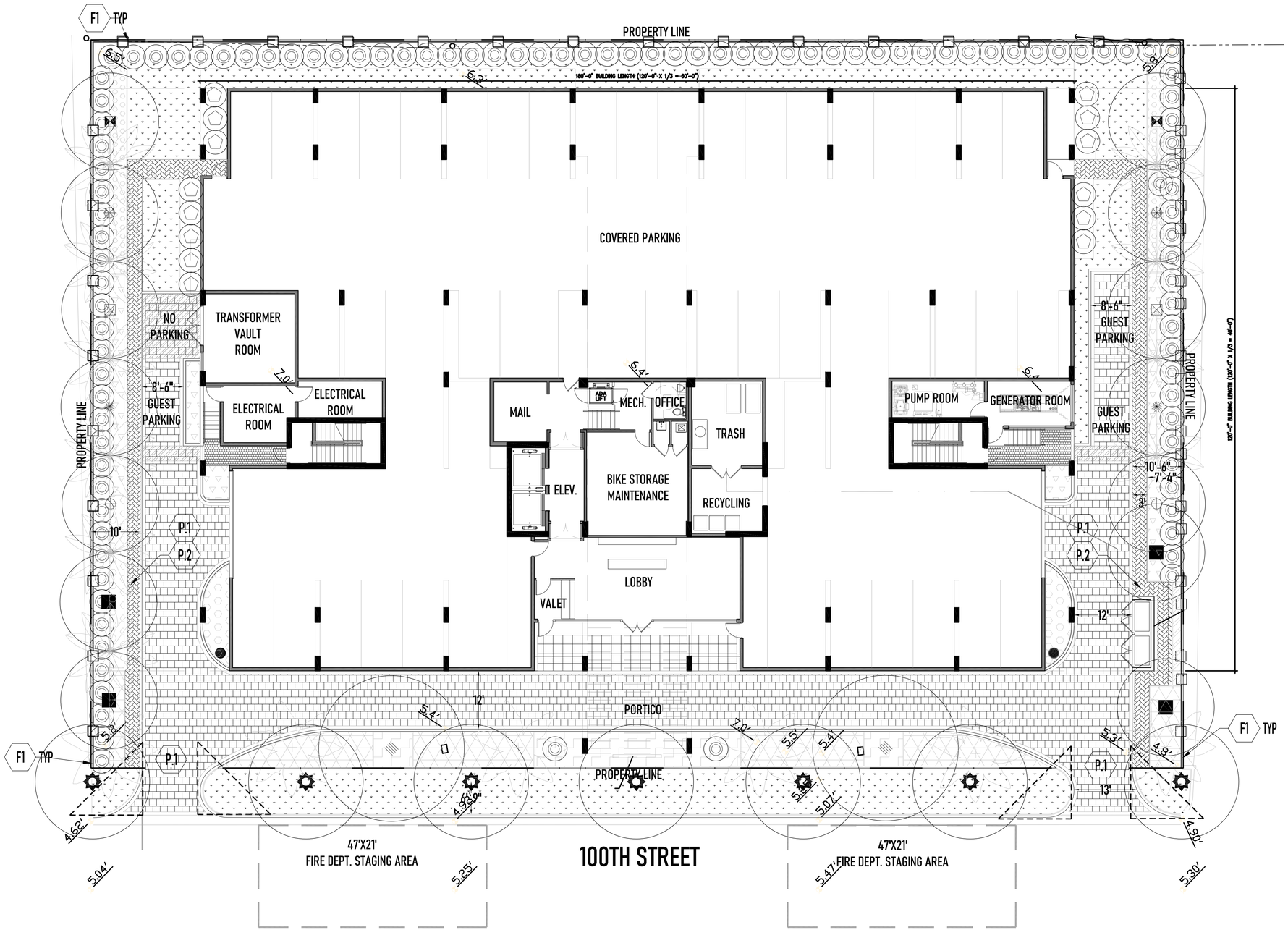
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

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

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

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

Last Updated 7/15/21



1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.09.23					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 5,200 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 483 S.F.		P.2	- PRECAST CONCRETE PAVERS (PERMEABLE) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 530 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
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CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

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

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE SITE PLAN

LS-100

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

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

Site Address 1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

Net Lot Area .77 **Acres /** 33,750 **SF**

	Required	Provided
A. Open Space Requirement Net Lot Area = 33,750 SF x 20% = 6,750 SF	20% / 6,750 SF	20.7% / 7,000 SF
B. Maximum Lawn Area Allowed**** Req. open space 33,750 SF x 60% = 20,250 SF	60% Max / 20,250 SF	6.23% / 2,088 SF
C. Shade Trees Required*	25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ.	
1. 28 trees/acre: 28 x .77 acres = 22	22	14 TREES + 6 PALMS
2. Native Species Required - 50% # of Trees req. 22 x 50% = 11	11	16 TREES
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 16 x 50% = 8	8	16
D. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage Width of lot 225 LF / 35' = 7	7	7
Note: Street trees do not count toward required on-site lot trees.		
Note: Street tree species determined by Town Street Tree Master Plan.		
E. Shrubs Required***		
1. 10 shrubs / required trees	160	2,024
2. Native Species Required - 30%	48	347
3. Drought Tolerant and Low Maintenance Species Require – 50%	80	347

Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)

1. 10 SF/parking space: 10 x ____ spaces = _____SF	N/A	
2. Trees Required		
3. Shrubs Required		
G. Buffers (If applicable)		
1. Parking Lot from ROW		
2. Dissimilar Uses		

Notes:

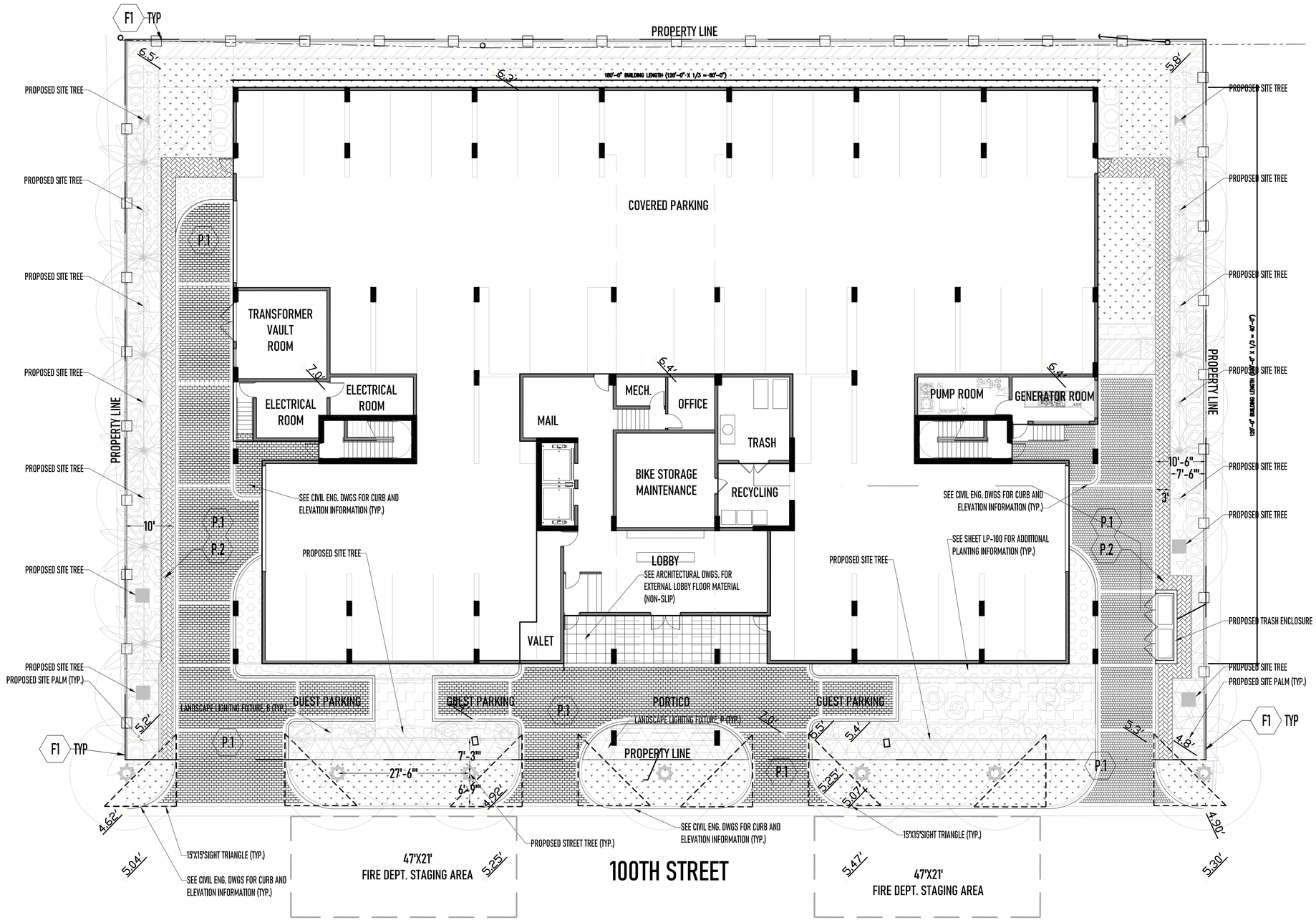
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

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

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

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

Last Updated 7/15/21



	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.07.22

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 5,350 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 483 S.F.		P.2	- PRECAST CONCRETE PAVERS (PERMEABLE) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 530 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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MIAMI, FL 33133
PH: 305-441-2226

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

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

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

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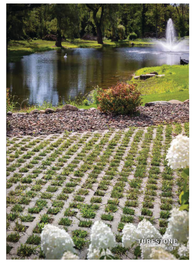
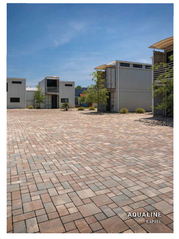
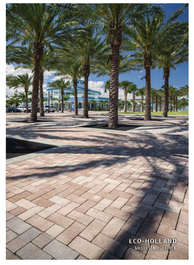
Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE SITE PLAN

LS-100



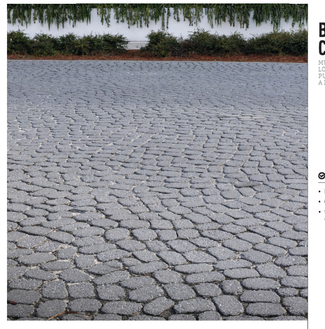




14 COMMERCIAL PRODUCT OFFERING

FLORIDA 15

4 LS-101 P.2 PERMEABLE PAVERS
LANDSCAPE SITE MATERIAL IMAGERY



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- Cobble look with a random pattern
- Can also be used for accents or borders

AVAILABLE COLORS

GRAY

SLATE

SHAPES & SIZES

MULTI-PIECE 70MM

ESTIMATING CHART

	PLANT LOCATION	SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ PALLET
MULTI-PIECE 70MM	DEF	98	-	-	504 per bag	-	3003

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2 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE _ ALTERNATIVE OPTION
LANDSCAPE SITE MATERIAL IMAGERY

COASTAL OPERATIONS
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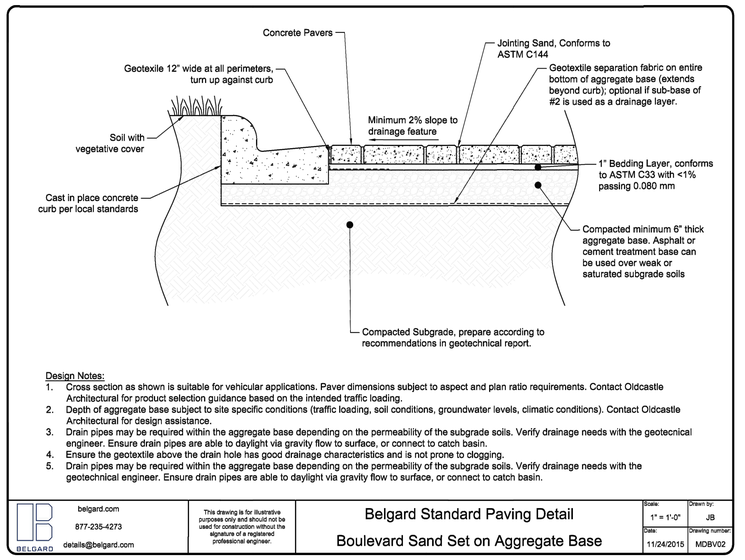
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

5 LS-101 F.1 SITE FENCING - 6' HEIGHT
LANDSCAPE SITE MATERIAL IMAGERY



Design Notes:
1. Cross section as shown is suitable for vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Oldcastle Architectural for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Oldcastle Architectural for design assistance.
3. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotecnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
4. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.
5. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.

BELGARD belgard.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Boulevard Sand Set on Aggregate Base	Scale: 1" = 1'-0"	Drawn by: JB
			Date: 11/24/2015	Drawing number: MDBV02

3 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

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BELGARD PAVES THE WAY

1 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
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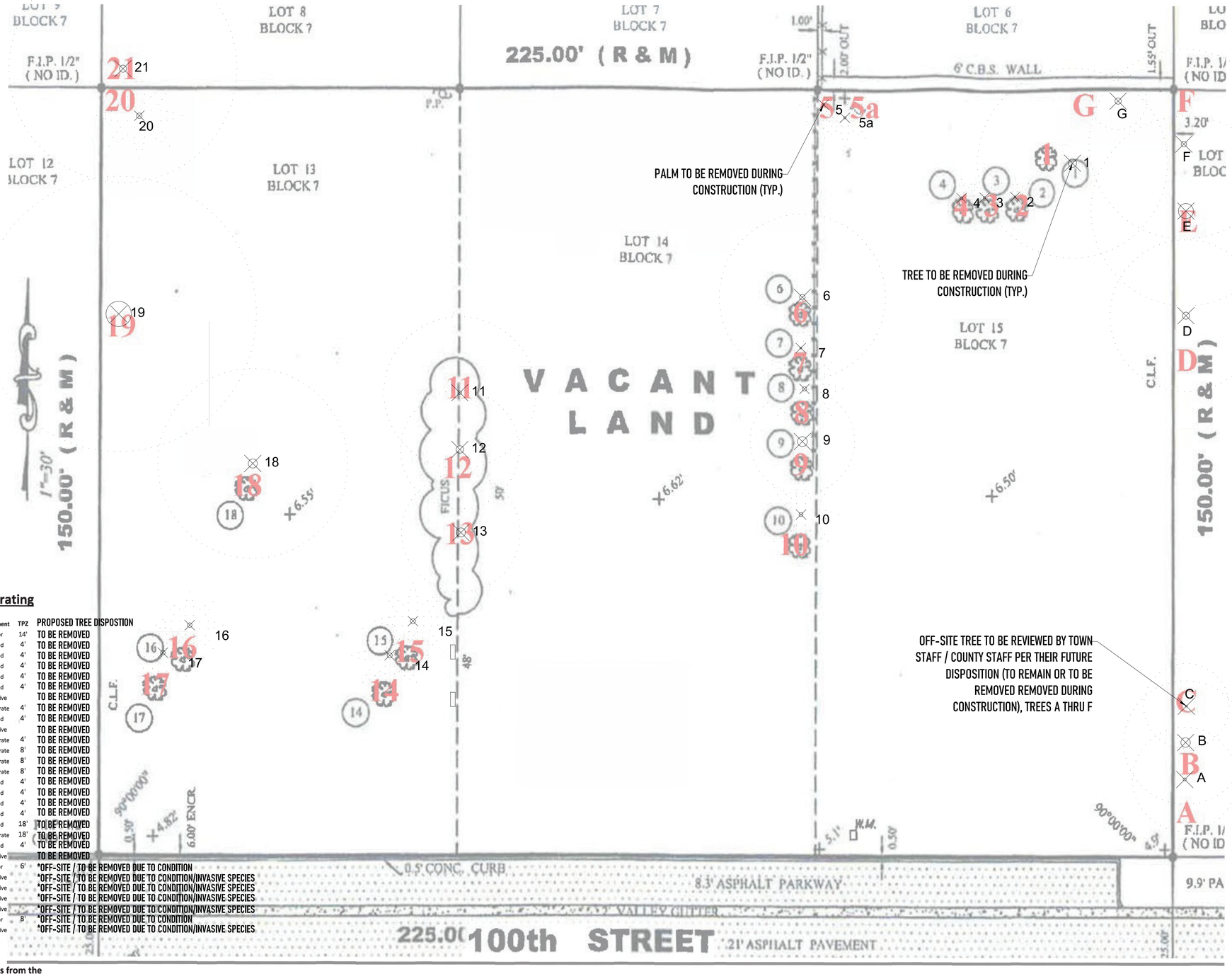
Sheet Title:

LANDSCAPE MATERIAL IMAGERY

LS-101



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

TOTAL # OF PALMS PROPOSED FOR REMOVAL: 13 (#2,3,4,5,5a,7,8,10,14,15,16,17,20) 13 PALMS PROPOSED FOR REMOVAL @ 2:1 = 26 NEW PALMS 6" DBH / 16' OVERALL HEIGHT.

TOTAL # OF TREES PROPOSED FOR REMOVAL: 6 (#1,11,12,13,18,19) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 17,623 SF WHICH IS EQUAL TO APPROXIMATELY 35 TREES @ 500 SF EACH.

#6,9, 21 ARE INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

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

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Comment	TPZ	PROPOSED TREE DISPOSTION
1	Persea americana	Avocado	21"	30'	40'	Poor	14'	TO BE REMOVED
2	Adonidia merrillii	Christmas palm	5"	25'	8'	Good	4'	TO BE REMOVED
3	Adonidia merrillii	Christmas palm	6"	25'	8'	Good	4'	TO BE REMOVED
4	Adonidia merrillii	Christmas palm	7"	23'	8'	Good	4'	TO BE REMOVED
5	Adonidia merrillii	Christmas palm	5"	15'	10'	Good	4'	TO BE REMOVED
5a	Adonidia merrillii	Christmas palm	6"	13'	12'	Good	4'	TO BE REMOVED
6	Schefflera actinophylla	Umbrella tree	14"	30'	35'	Invasive		TO BE REMOVED
7	Adonidia merrillii	Christmas palm	5"	14'	10'	Moderate	4'	TO BE REMOVED
8	Adonidia merrillii x 2 tks	Christmas palm	11"	21'	16'	Good	4'	TO BE REMOVED
9	Schefflera actinophylla	Umbrella tree	25"	24'	22'	Invasive		TO BE REMOVED
10	Livistona chinensis	Chinese fan palm	10"	9'	16'	Moderate	4'	TO BE REMOVED
11	Ficus benjamina	Weeping fig	9"	23'	32'	Moderate	8'	TO BE REMOVED
12	Ficus benjamina	Weeping fig	19"	23'	25'	Moderate	8'	TO BE REMOVED
13	Ficus benjamina	Weeping fig	25"	23'	23'	Moderate	8'	TO BE REMOVED
14	Sabal palmetto	Sabal palm	13"	12'	16'	Good	4'	TO BE REMOVED
15	Sabal palmetto	Sabal palm	13"	15'	16'	Good	4'	TO BE REMOVED
16	Sabal palmetto	Sabal palm	12"	14'	14'	Good	4'	TO BE REMOVED
17	Sabal palmetto	Sabal palm	12"	12'	16'	Good	4'	TO BE REMOVED
18	Ficus religiosa	Bo tree	46"	28'	40'	Good	18'	TO BE REMOVED
19	Ficus aurea	Strangler fig	64"	35'	58'	Moderate	18'	TO BE REMOVED
20	Sabal palmetto	Sabal palm	14"	14'	18'	Good	4'	TO BE REMOVED
21	Schefflera actinophylla	Umbrella tree	18"	28'	48'	Invasive		TO BE REMOVED
A	Ficus benjamina	Weeping fig	8"	20'	22'	Poor	6'	*OFF-SITE / TO BE REMOVED DUE TO CONDITION
B	Schinus terebinthifolius	Brazilian pepper	24"	22'	26'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
C	Schinus terebinthifolius	Brazilian pepper	5"	14'	18'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
D	Schefflera actinophylla	Umbrella tree	18"	26'	32'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
E	Schefflera actinophylla	Umbrella tree	38"	30'	40'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES
F	Ficus aurea	Strangler fig	14"	30'	40'	Poor	8'	*OFF-SITE / TO BE REMOVED DUE TO CONDITION
G	Ardisia elliptica	Shoebutton ardisia	16"	18'	12'	Invasive		*OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES

- TPZ is the radius of the tree protection. The measurement is from the outside of the trunk. The CRZ is equal to the TPZ.
- Note that the CRZ/root plate of these trees will be limited by adjacent hardscape, curbs, and adjacent structures.

*ALL OFF-SITE TREES TO BE REVIEWED FURTHER PER THEIR LOCATION, SPECIES, CONDITION, ETC. BY THE TOWN OF BAY HARBOR / MIAMI-DADE PER THEIR FUTURE DISPOSITION (REMAIN/REMOVAL)

1 TD-100 TREE RESOURCE EVALUATION FOR 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154
APPENDIX A: MEASUREMENTS AND CONDITIONS RATING + PROPOSED DISPOSITION

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

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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

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

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

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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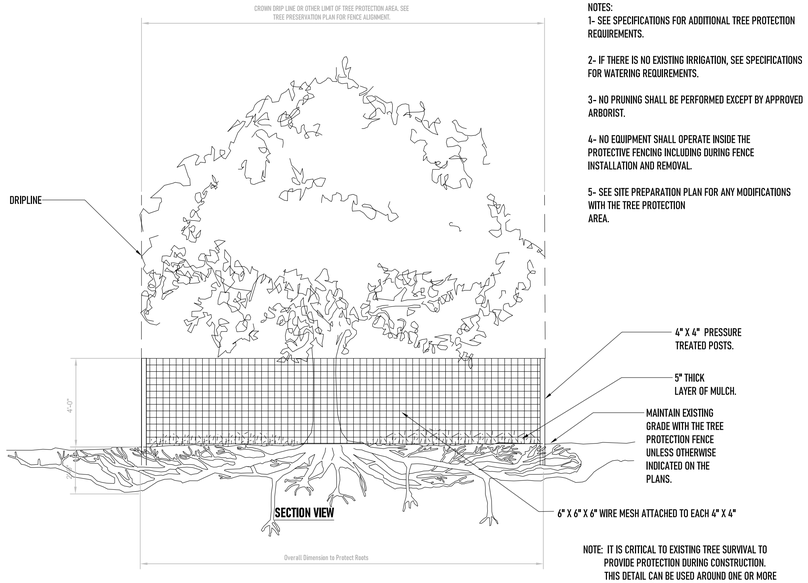
Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
TREE DISPOSITION PLAN

TD-100



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

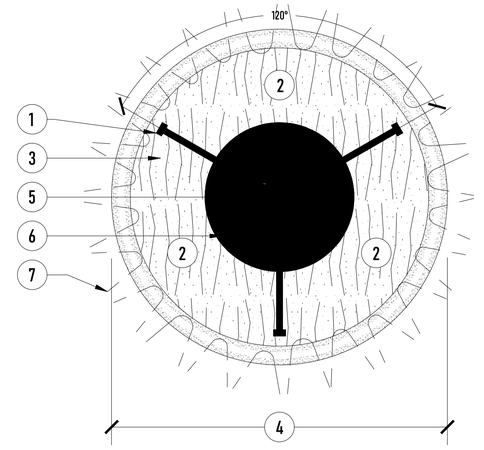
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

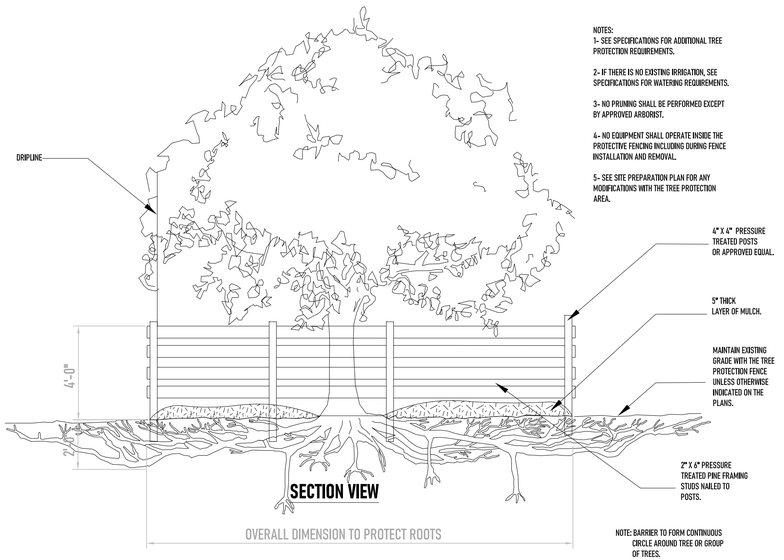
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 / TD-101 — WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S



1 - 2" X 4" WOOD BRACE AT WOJAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / TD-101 — WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION — SCALE=N.T.S



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

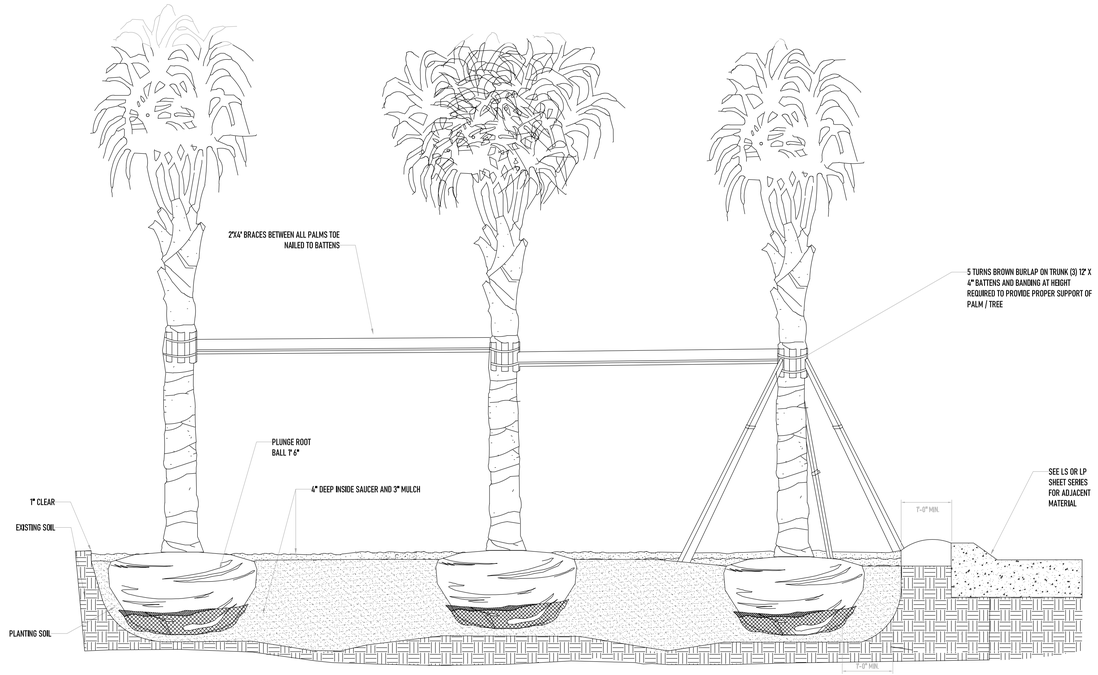
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 / TD-101 — WOOD BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S



1 / TD-101 — PALM BRACING DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE PROTECTION DETAILS

TD-101

AGENDA ITEM REPORT
November 1, 2022

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi-family dwelling for "9781 Bay Harbor Development, LLC" located at 9781 East Bay Harbor Drive, Lot 28 of Block 4. On April 17, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a one-story parking garage structure at grade. The proposed building is 8 stories in height: 7 floors of residential use over 1 story of parking garage and common areas at max 75ft above BFE + 1" FBC Freeboard (main roof deck). The dwelling units will range in size between 3,210 to 4,574 square feet of a/c space plus balconies, etc. The proposed building would not require any TDR's. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9781 East Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9781 EBHD MFR DRB Staff Report Oct 24 2022
2.	Letter of Intent
3.	Power of Attorney
4.	DRB Application
5.	Civil Calculations
6.	Development Impact Analysis

7.	Traffic Statement
8.	Survey
9.	9781 E Bay Harbor Drive DRB Set 11.1.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: October 24th, 2022

Subject: Site Development Plan Application (9 DU)
9781 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000020
MMPA Acct. No. 01-0702-1139

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated September 27th, 2022, and if found acceptable **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The Design Review Board approves the applicant's request for tandem arrangement of eighteen (18) parking spaces pursuant to Sec. 23-30 (f).

2. The Design Review Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9781 East Bay Harbor Drive
Legal Description:	Lots 28, 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.

PROJECT DESCRIPTION

The project architect, Kobi Karp Architecture and Interior Design, Inc., as agent for the owner, 9781 Bay Harbor Development, LLC, has submitted a new Site Development Plan application to allow for the construction of a proposed nine (9) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units will range from 3,210 to 4,574 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on top of a one-story parking garage structure at grade.

A former project originally called "Beau Rivage" / later called "Waters" (9 DU) proposed for this site received P&Z Board approval on April 17th, 2018, but they did not file for building permits. However, the site has received several time extensions (COVID-19 / State Declarations & Orders) from the Town. The latest project time extension for the previous project was issued by the Town on February 3rd, 2022 and expires on October 29th, 2027. If this new approval is granted it will replace the prior Town approval (a project cannot have multiple site plan approvals).

One (1) one-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the grade level parking garage / guest parking space / main entrance / common areas. On the building rooftop is a recreational facility with a swimming pool / spa, sundeck, and covered roof lounge. The proposed new building is 8-stories in height with seven (7) floors of residential over a one (1) story parking garage / common areas @ max. 75-feet above BFE + 1' FBC Freeboard (main roof deck). The survey indicates the property is now vacant.

The lot area (per survey) is 11,249+/- sq. ft. / 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 adjoining development sites include the 5-story Elegant Eight Condo to the immediate north @ 8 DU / 30.1 DUA. To the immediate south is the Carroll Walk 15-story PRD complex @ 42 DU / 80.8 DUA. To the west across East Bay Harbor Drive on both sides of 98th Street are two multifamily complexes owned by this same developer (Bay Harbour Holdings, LLC). The site to the north of 98th Street is a 2-story apartment complex @ 16 DU / 26.7 DUA and the site to the south of 98th Street is a 1-story apartment complex @ 17 DU / 34 DUA. To the east of the subject site is the Indian Creek Waterway. This waterfront area of the Town is predominated by older low-rise, newer mid-rise and two high-rise PRD residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 7+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's vision.

BACKGROUND INFORMATION

The Town 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 are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. Also, the Town adopted numerous other modifications to several Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards. The plans generally adhere to the adopted Code provisions.

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. 9 DU are allowed by right. The proposed development includes 9 DU; therefore, the project would be deemed consistent with the Town's adopted Comprehensive Plan.

Land Development Regulations / Zoning Code –The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification. The revised Site Development Pan drawings now comply with the Town's Land Development Regulations.

PLATTING

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

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site from East Bay Harbor Drive via one (1) one-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the parking garage / main entrance / common areas. The Town requires at least 12 feet width pavement for one-way driveways, which the plans meet. The Code requires at least eighteen (18) parking spaces (2 spaces per DU) and eighteen (18) parking spaces are provided in the parking garage (18 tandem, including 1 ADA space). As a matter of information, the Town Council is now considering banning / limiting mechanical vehicle lifts for all development due to concerns with operation / safety.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical "South Florida" Tropical retro modern with prominent horizontal design elements and abundant use of concrete and as well as backlit colored glass. Due to the width of the building (97+/- feet) a formal "breezeway" is not required.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated September 27th, 2022, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Kobi Karp Architecture & Interior Design, Inc., dated September 27th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the DRB's approval of the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof. Also, a portion of the underbuilding parking area extends out from underneath the building on the north, but screening is provided by fencing / wall / landscaping. If the DRB does not approve the requested parking garage facade alternative (east), the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.

3. This approval is based on the DRB's approval of the applicant's request to provide an alternative parking lot design arrangement by utilizing tandem parking spaces in the underbuilding parking garage pursuant to §23-30(f). If the DRB does not approve the requested alternative parking lot design, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.

4. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town will ensure the final lighting plan complies with the Code footcandle limitations / requirements. Subsequent to the redevelopment being completed Code Enforcement action will ensure compliance with excessive light emissions.

5. Impact Fees – Applicable County & Town park / other impact fees must to be paid / satisfied at time of building permits.

6. Public School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

7. Miami-Dade County Fire Department approval of the Fire Truck staging areas shown on the plans is required at the time on building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

8. Miami-Dade Biscayne Bay Shoreline Protection Committee Approval – As this site adjoins a portion of a waterway connected to Biscayne Bay, Miami-Dade County must review / approve this project prior to redevelopment and will likely require mitigation fees due to noncompliance with their Code requirements. Confirmation of Miami-Dade Biscayne Bay Shoreline Protection Committee approval and evidence of payment of any mitigation fees is required prior to the issuance of building permits.

9. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

10. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

wernick&co
PLACEMAKING | LAW

Joseph A. Ruiz, Esq
WERNICK & CO, PLLC
320 Miracle Mile, Suite 203
Coral Gables, FL | 33134
jar@wernickco.com

September 27, 2022

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

RE: Letter of Intent – 9781 East Bay Harbor Drive
Site Plan Review Application – Design and Review Board

Dear Mrs. Martinez,

Wernick & Co, PLLC submits this Letter of Intent on behalf of 9781 BAY HARBOR DEVELOPMENT LLC (the "Applicant"), owner of the vacant lot located at 9781 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property")[1] to accompany Applicant's application to the Town of Bay Harbor Islands (the "Town") Design and Review Board ("DRB") for consideration of a 9-unit boutique multifamily residential infill building on the East Island.

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is a single platted lot comprised of 11,249 square feet (0.26 acres), located at the northeast corner of the Town's East Island, along East Bay Harbor Drive just south of 98th Street. The Property is located within the RM-1 zoning district, with frontages along East Bay Harbor Drive and the Indian Creek waterway, directly across the waterway from Bal Harbour Village.

This area of the East Island includes a mixture of low-to-mid-rise residential complexes. The Property is surrounded by Carroll Walk Condominiums to the south, The Summit Condominiums to the southwest, and low-scale multifamily buildings to the north and west.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is redeveloping the Property as a new 9-unit boutique multifamily residential infill building with 19 parking spaces located on Level 1, and a mix of roof-top amenity spaces to support the future residents of the building (the "Project"). The Project rises to 75' from Base Flood Elevation to the shared roof deck, in compliance with allowable rooftop projections under the Town's Code of Ordinances (the "Code"), complete with a roof lounge area and pool for residents to gather and relax.

The spacious residential units, located on Levels 2 – 8, range in size from 3,210 SF to 4,574 sellable SF, with each unit providing views of Indian Creek waterway.

[1] The folio number associated with the Property is 13-2227-001-1040.

The Project features a contemporary design with angled design interventions framing the edges of the Project. The southern stairway is highlighted by a vertical aluminum cladding in a wood-grain color, while the roof and balconies are framed in natural colored stone. There is abundant glazing along the facades of the building to allow ample natural light flood through the units along multiple vantage points. Lush, native landscaping is proposed on the ground floor, roof deck, and along the balconies that front East Bay Harbor Drive, which soften the building and provide a beautiful contrast to the glass frame. A warm color pallet and mix of materials commonly found in South Florida architecture provide a nice parallel with the lush landscaping.

ZONING COMPLIANCE. Pursuant to the Town's Future Land Use Map, the property has a future land use designation of *M-H Medium-High Density (34 DUA)*, which allows a maximum base density of 34 DUA. The Project is providing 9 dwelling units where 9 dwelling units are permitted by right. No TDRs are being requested for the Project.

The Project is compliant with the Town's graduated setback standards through each level of the building, and is exceeding the open space requirement, with 25% landscaped/open space where 20% minimum is required; and 15% roof landscaping where 15% is required.

As mentioned, the Project is providing 19 tandem parking spaces located on Level 1, and 1 ADA single parking space on the North side of the drop of driveway. Because the Project is located on a single platted lot, there is no requirement for visitor parking. The Project includes an internal on-site drop-off drive in front of the entrance to the building to accommodate vehicles on the Property and avoid queueing along East Bay Harbor Drive.

The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments; and thus, the Project is consistent with the Town's Comprehensive Plan.

CONCLUSION. Included in the Site Plan application submittal are architectural plans prepared by Kobi Karp Architecture and Interior Design, dated September 27, 2022, (the "Plans") along with the survey, landscape plans, civil and the required supplemental application materials.

We look forward to the opportunity to introduce and discuss the Project with the Town's DRB for its consideration of the Project for site plan approval.

Sincerely,

Joseph A. Ruiz

Enclosures

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

320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, that **9781 BAY HARBOR DEVELOPMENT LLC,** a Florida limited liability company, has made, constituted and appointed, and by these present does make, **STEVEN J. WERNICK, ESQ** and **JOSEPH A. RUIZ, ESQ** the true and lawful attorneys for it, and in its stead to execute all documents and instruments required to obtain and appear on its behalf at public hearings on its application for site plan approval from the Town of Bay Harbor Islands under the requirements of the Town of Bay Harbor Code of Ordinances, for the property located at 9781 East Bay Harbor Drive, Bay Harbor Islands, Florida. Giving and granting unto **STEVEN J. WERNICK, ESQ** and **JOSEPH A. RUIZ, ESQ** its said attorneys, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to the application as fully, to all intents and purposes, as it might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or its substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my/our hand(s) this 21 day of July 2022.

9781 BAY HARBOR DEVELOPMENT LLC,
a Florida Limited Liability Company

By: _____
Name: Igor Michin
Title: manager

WITNESSES:

_____

Print Name: Robby T. Hudson

_____

Print Name: Jason Ruchim

The foregoing instrument was acknowledged before me by means of ✓ physical presence OR ____ online notarization, this 21st day of July, 2022, by Igor Michin, as manager of 9781 BAY HARBOR DEVELOPMENT LLC, a Florida Limited Liability Company, who is personally known to me, or who has produced identification.

Type of Identification Produced Drivers License

_____
NOTARY PUBLIC
Print Name: Mitchell Ruchim
Notary Public, State of: Illinois
Commission No.: _____
My commission expires: _____

OFFICIAL SEAL
MITCHELL B RUCHIM
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/06/24

TOWN OF BAY HARBOR ISLANDS

PLANNING AND ZONING APPLICATION

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER SPR22-000020

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name Joseph A. Ruiz on behalf of Contact Number 786-232-3700

Address 9781 BAY HARBOR DEVELOPMENT, LLC / ADDRESS: 320 Miracle Mile

City Coral Gables State Florida Email Address jar@wernickco.com

OWNER / PROPERTY INFORMATION

Name 9781 BAY HARBOR DEVELOPMENT, LLC Address 18101 Collins Avenue, #3908, Sunny Isles Beach, FL

Folio# 13-2227-001-1040 Lot 28 Block 4

DESCRIPTION OF PROPOSED USE / REQUEST

Refer to Letter of Intent

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: Sep 21, 2022 Signature of Applicant: Joseph Ruiz
Joseph Ruiz (Sep 21, 2022 10:45 EDT)

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 9/20/2022 Signature of Owner: Igor Michin

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: Sep 21, 2022 Signature of Applicant: Joseph Ruiz
Joseph Ruiz (Sep 21, 2022 10:45 EDT)

NOTE: If any application is disapproved, the Planning and Zoning Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Planning and Zoning Board may be appealed to the Town Council, whose decision on appeal shall be final.

Owner / Applicant given copy of Planning and Zoning Checklist ( ) Yes ( ) No

G Approved _____ G Denied _____

9781 W. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years

Minimum time of Concentration, t_{tc}= **10** Min.

The IDF relation used by DERM, $I = 308.5/(48.6T^{-0.11}+t(0.5895+T^{-0.67})$

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I"	PEAK RUNOFF (Q=CIA)
	(AC)	(AC)	(AC)			(INCH/HR)	(CFS)
BLDG	0.16	0.16	0.00	0.95	0.15	6.74	1.02

DRAINAGE WELL DESIGN

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

Walter M Lugo

Digitally signed by Walter M Lugo
DN: c=US, o=Ocean Engineering Inc, dnQualifier=A01410C0000018124CFC7D40002651E, cn=Walter M Lugo
Date: 2022.08.23 11:21:10 -04'00'

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD	WELL CAPACITY	DRAINAGE BASIN AREA	PEAK RUNOFF	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY	SAFETY FACTOR
	(FT. NGVD)	(CFS/WELL)	(AC.)	(CFS)		(CFS)	
Site	4.17	3.25	0.160	1.02	1.00	3.25	3.17

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
	WIDTH (FT.)	LENGTH (FT.)						
DW-1	5.00	10.50	6.50	3.85	1.02	92	1.76	**3.50**

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9781 East Bay Harbor Drive

Location: 9781 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9781 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 9-unit residential condominium building with 18 parking spaces.

Site Square Feet / Acreage: Approximately 11,249 sf / 0.26 acres

---

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 0 units x 200 gallons = 0
Proposed: 9 units x 200 gallons = 1,800
Net increase: + 1,800 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0
Proposed: 9 units x 156 gallons = 1,404
Net increase: + 1,404 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0
Proposed: 9 units x 0.632 tons = 5.69
Net increase: + 5.69 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

19 July 2022

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

Re: Traffic Generation Statement
9781 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330115001

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9781 E. Bay Harbor Drive residential development on the southeast corner of E. Bay Harbor Drive and 98th Street in Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than four 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 nine mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 0.26-acre site (Folio No.: 13-2227-001-1040) is currently a vacant lot. The development will comprise an eight-story residential building with nine residential units. The project site is on the southeast corner of the T-intersection of E. Bay Harbor Drive and 98th Street 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 egress only driveway for the proposed drop-off while the south driveway will operate as a full-access driveway withdirect access to the proposed parking on the ground floor and the valet drop-off at the internal driveway at the building entrance. The proposed development will not have gated-controlled access. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 41 daily, three morning peak-hour and four afternoon peak-hour trips. The results of the trip generation estimates 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
Multifamily Housing (Mid-Rise)	221	9 DU	T = 4.54 (X)	50%	50%	21	20	41

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.37 (X)	23%	77%	1	2	3

AFTERNOON PEAK HOUR

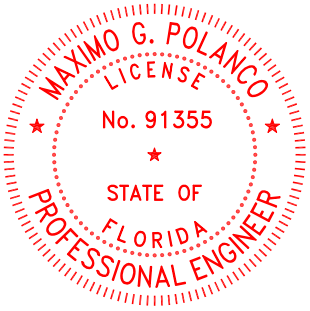
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.39 (X) + 0.34	61%	39%	2	2	4

Conclusion

We determined that the 9781 E. Bay Harbor Drive residential development is not expected to generate more than four (4) peak-hour trips. The development comprises an eight-story apartment building with nine residential units that will have two 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, oid.Qualifier=A01410D0000017F7519187300013A4C, OU=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.07.19 17:52:58-04'00'

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

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

MGP:mgp

Attachments:

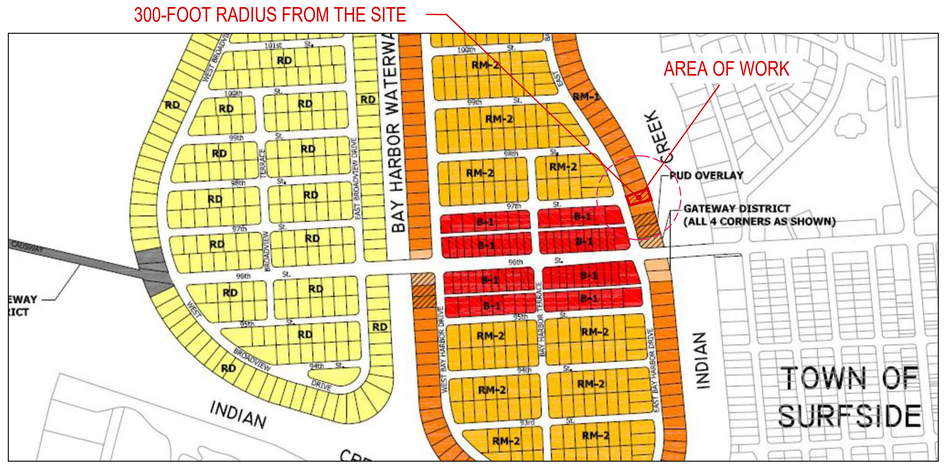
Attachment A – Aerial Photograph Location
Attachment B – Site Plan
Attachment C – ITE Excerpts

Florida Certificate of Authorization No. 6601

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION

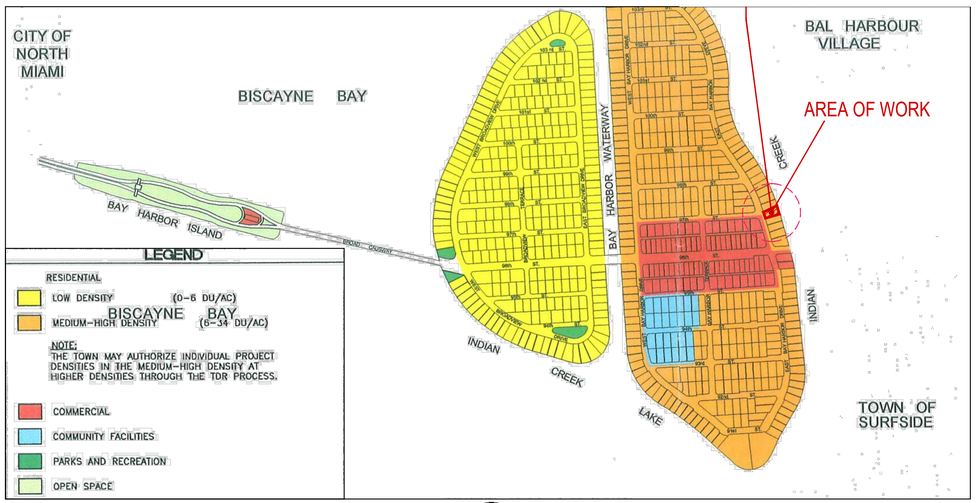
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project 9781 E BAY HARBOR DRIVE BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title SITE LOCATION MAP	Project No. 330115001 Date 7/19/2022 Scale NTS	FIGURE 1

ATTACHMENT B
SITE PLAN



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9781 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9781 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 11,286 SF (0.2590 ACRES)
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	11,286 SF	11,286 SF (0.2590 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.2590 = 8.8 UNITS MAX = (9 UNITS)	9 UNITS
C) BUILDING HEIGHT	75'	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH		99'-1"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 11,286 X 0.2 = 2,257 SF MIN.	2,625 SF = 23%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 4,441 X 0.15 = 666 SF MIN.	850 SF = 19%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 65 FEET IN HEIGHT . 30 FEET	20 FEET 25 FEET 30 FEET
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET	10'-0" LEVEL 1,2,3 11'-0" LEVEL 4 15'-0" LEVEL 5 18'-0" LEVEL 6 20'-0" LEVEL 7 - 8
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS 1/3 OF BUILDING LENGTH NORTH SIDE SOUTH SIDE		

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL 1 (PARKING GARAGE)	5.973 SF	-
LEVEL 2	5,395 SF	3,210 SF
LEVEL 3	5,459 SF	4,574 SF
LEVEL 4	5,332 SF	4,447 SF
LEVEL 5	4,826 SF	4,261 SF
LEVEL 6	4,425 SF	3,860 SF
LEVEL 7	4,156 SF	3,591 SF
LEVEL 8	4,156 SF	3,591 SF
LEVEL 9 (ROOF DECK)	1,056 SF	-
GRANDTOTAL	40,778 SF	27,534 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			18 P.S.	18 P.S.

PARKING PER FLOORS		TOTAL OF PARKING
LEVEL 1	17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.	18 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	1 RESIDENTIAL UNITS	1 UNITS	9 UNITS
3-4	2 RESIDENTIAL UNITS	4 UNITS	
5-8	1 RESIDENTIAL UNITS	1 UNITS x 4 LEVELS = 4 UNITS	
		TOTAL UNITS = 9 UNITS	

KKAID RECORD - OPTION 2.11

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

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) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

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

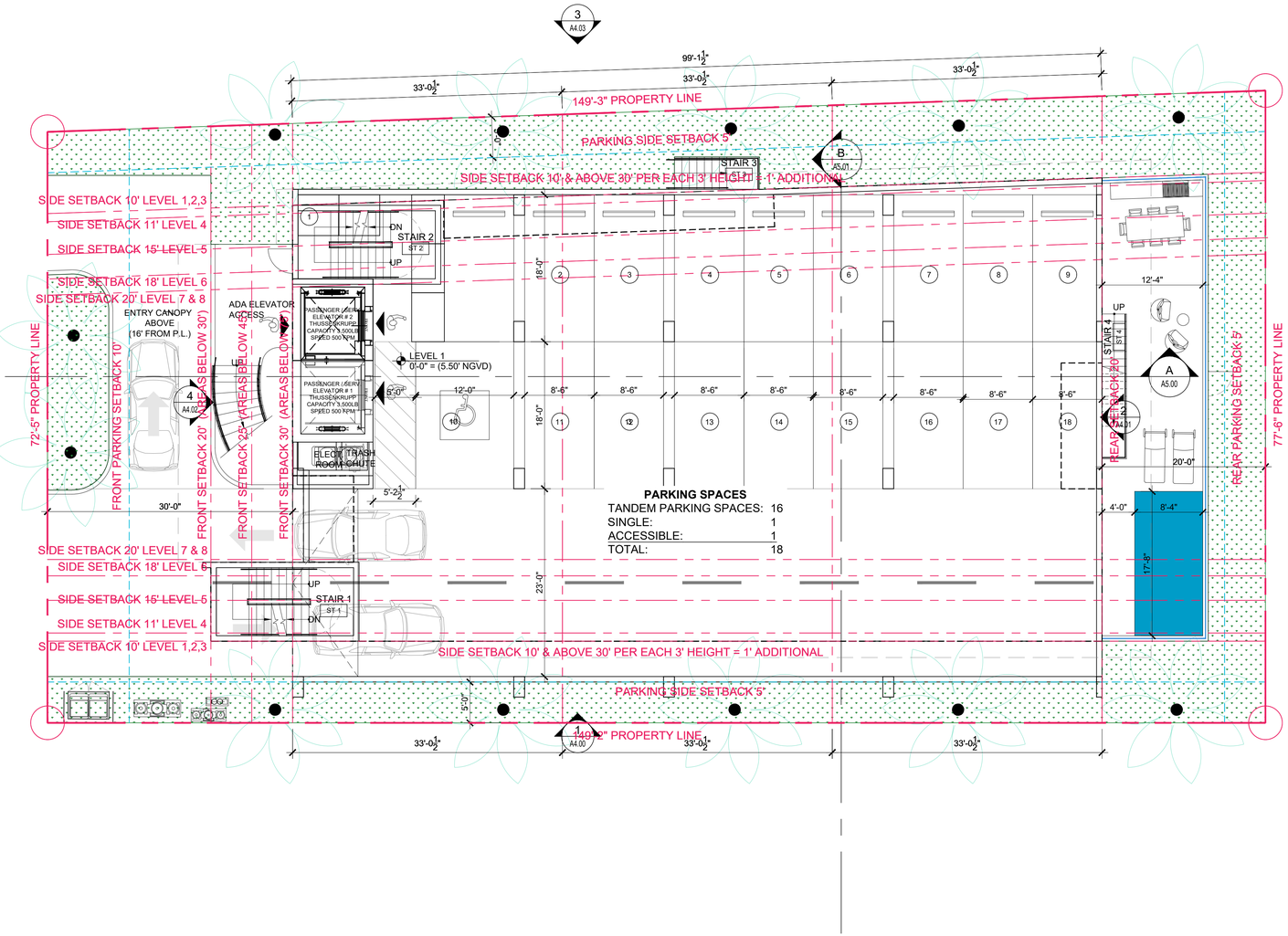
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROJECT DATA

Date: 06-14-2022	Sheet No. A1.00
Scale:	
Project: 2229	



1 SITE PLAN

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

KKAID RECORD - OPTION 2.11

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

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9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
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Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SITE PLAN

Date:	06-14-2022	Sheet No.	A2.00
Scale:			
Project:	2229		

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-1040
Property Address:	9781 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1740
Owner	9781 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
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	11,250 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$3,825,000	$3,825,000	$3,825,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$3,825,000	$3,825,000	$3,825,000
Assessed Value	$3,825,000	$3,825,000	$3,825,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$4,500,000	33170-3184	Qual by exam of deed
01/11/2016	$4,750,000	29939-0305	Qual on DOS, multi-parcel sale

Short Legal Description
BAY HARBOR ISLAND
PB 46-5
LOT 28 BLK 4
LOT SIZE 11250 SQ FT
FAU 13 2227 048 0001

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

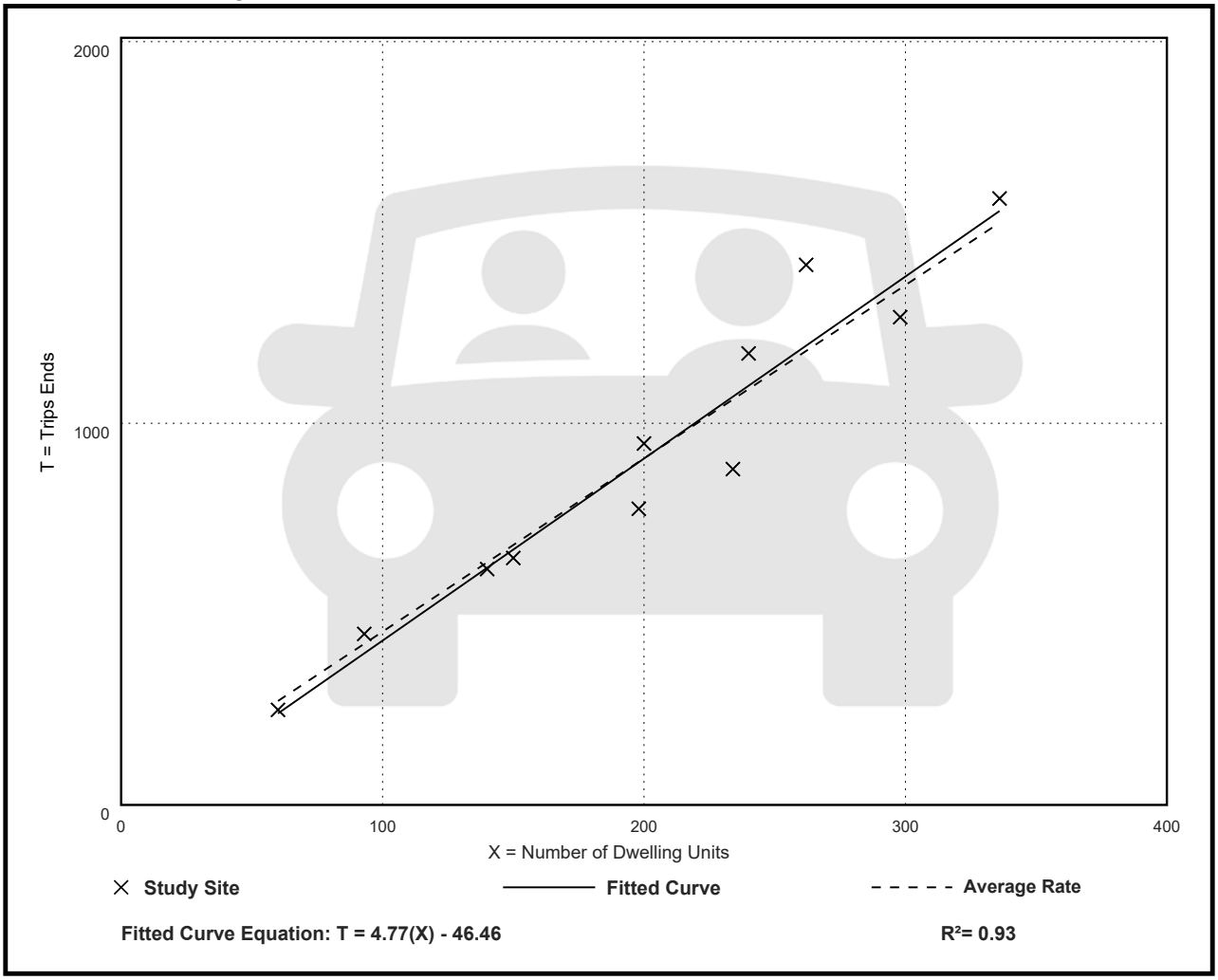
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

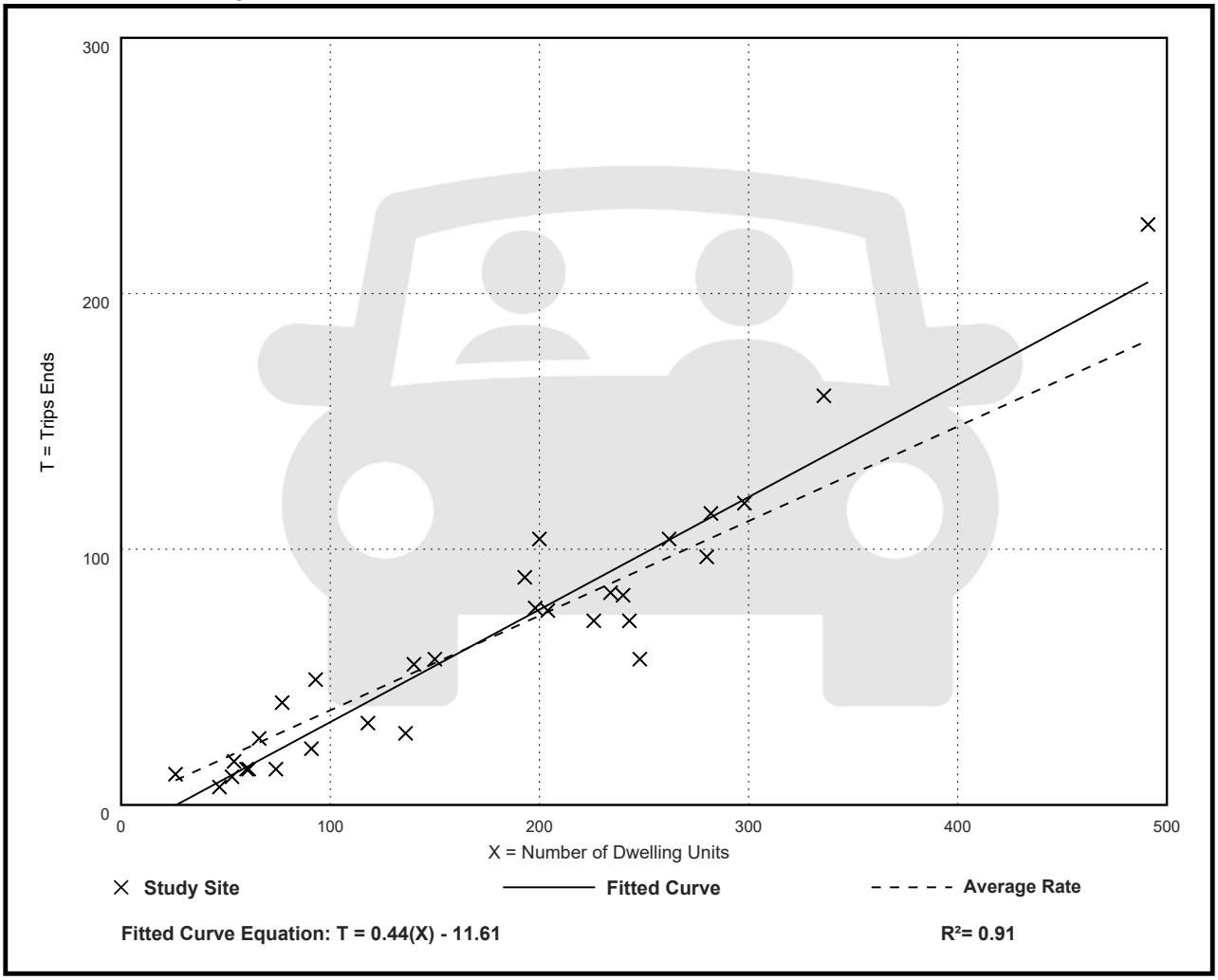
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



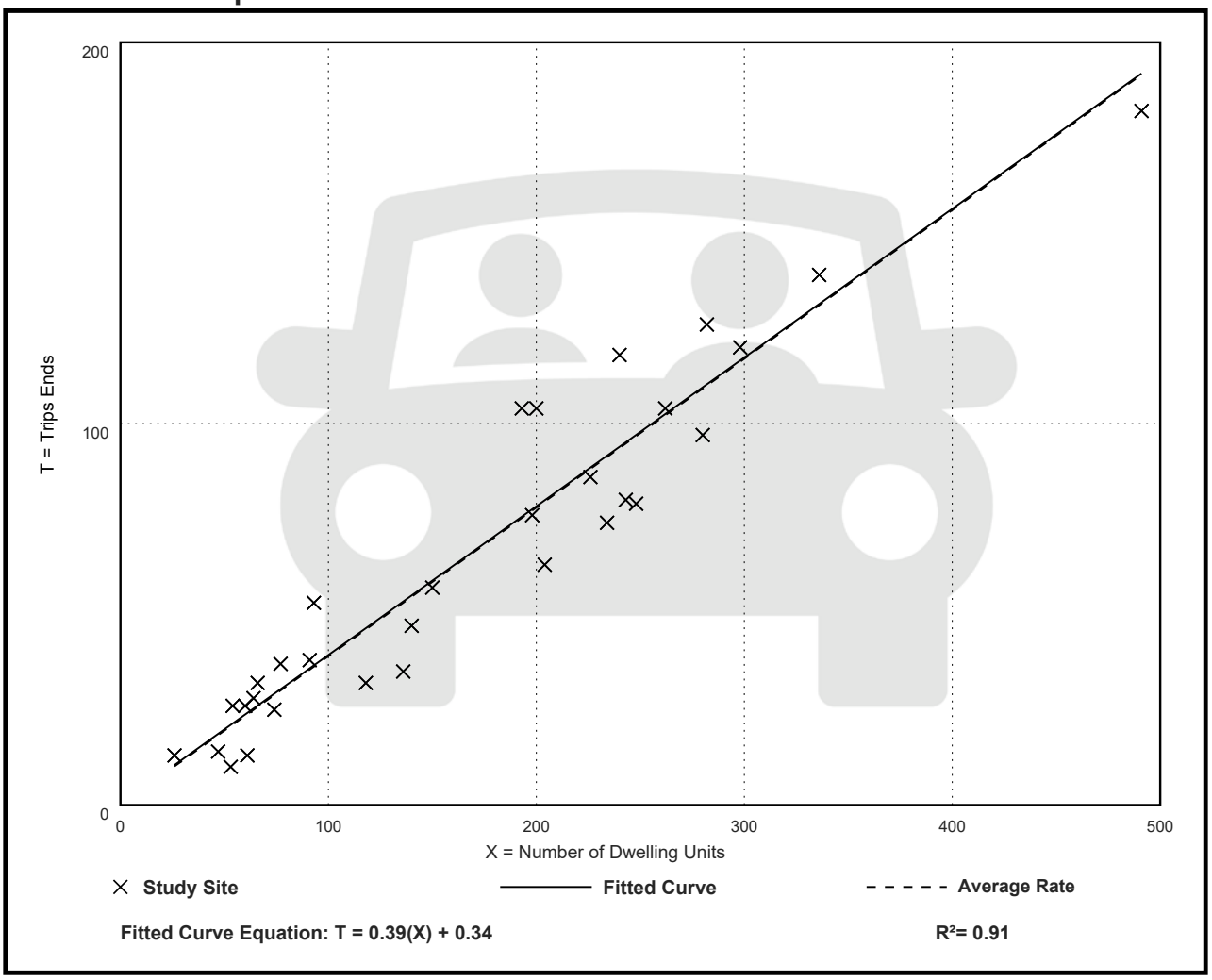
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

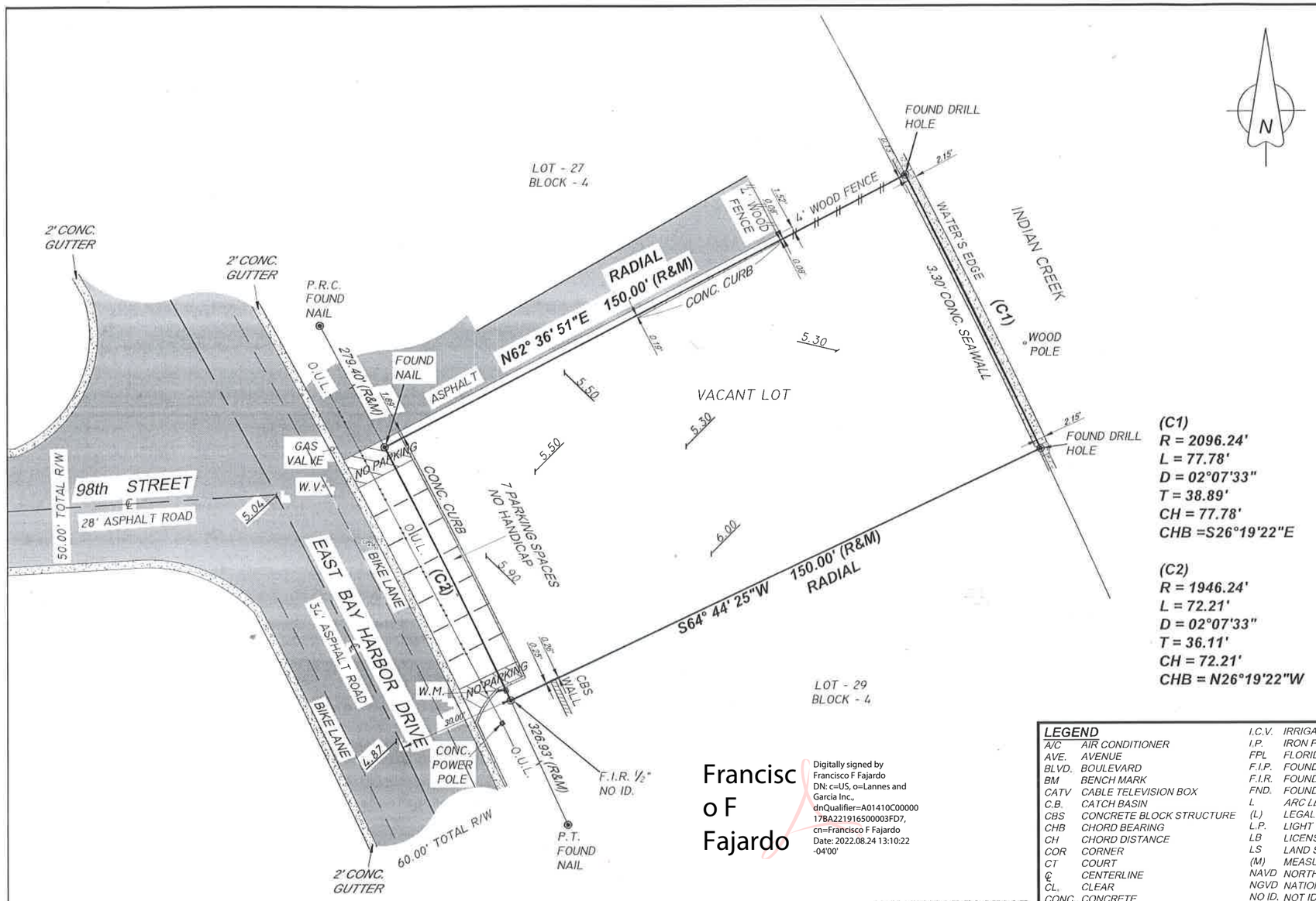
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

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





(C1)
R = 2096.24'
L = 77.78'
D = 02°07'33"
T = 38.89'
CH = 77.78'
CHB =S26°19'22"E

(C2)
R = 1946.24'
L = 72.21'
D = 02°07'33"
T = 36.11'
CH = 72.21'
CHB = N26°19'22"W

Francisco F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C00000017BA221916500003FD7, cn=Francisco F Fajardo
Date: 2022.08.24 13:10:22 -04'00'

LOCATION SKETCH

NOT TO SCALE

LEGAL DESCRIPTION:

LOT 28, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
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10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: SOUTH LINE OF SUBJECT LOT= (S64° 44' 25"W)

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
℄	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L.	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/M	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

CERTIFIED TO:

CONGREE BHE LLC.

LOT SQUARE FOOTAGE:

11,249 SQUARE FEET +/- 0.26 ACRES +/-

LOT SQUARE FOOTAGE ADDED: 07/21/2022

NO FIELD BOUNDARY SURVEY UPDATED.

FLOOD ZONE: AE
MAP & PANEL = 12086C0144
COMMUNITY NO.: 120637
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV.= 9/10 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)

PROPERTY OF:

9781 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

DWG. No.: 269140-A

FIELD DATE:02/03/2022	SCALE: 1" = 30'	DRAWN BY: TJY/J.L.J.	DWG. No.: 269140

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW BOARD SUBMITTAL

09-27-2022

DRAWING INDEX

Discipline	Sheet	Description
		Delta (Revision):
Arch. KKAID	A0.00	COVER
		SURVEY
	A1.00	PROJECT DATA
	A1.01	OPEN AREA CALCULATIONS
	A1.02	CONTEXT SITE MAP
	A1.03	CONTEXT PHOTOS
	A1.04	SURROUNDING BUILDINGS
	A1.05	RENDERING_VIEW FROM THE BAY
	A1.06	RENDERING_VIEW FROM THE STREET
	A2.00	SITE PLAN
	A3.00	FLOOR PLAN - LEVEL 1
	A3.01	FLOOR PLAN - LEVEL 2
	A3.02	FLOOR PLAN - LEVEL 3
	A3.03	FLOOR PLAN - LEVEL 4
	A3.04	FLOOR PLAN - LEVEL 5
	A3.05	FLOOR PLAN - LEVEL6
	A3.06	FLOOR PLAN - LEVEL 7
	A3.07	FLOOR PLAN - LEVEL 8
	A3.08	ROOF PLAN - POOL DECK
	A3.09	TOP OF ROOF SLAB
	A4.00	BUILDING COLOR ELEVATION - SOUTH
	A4.01	BUILDING COLOR ELEVATION - EAST
	A4.02	BUILDING COLOR ELEVATION - NORTH
	A4.03	BUILDING COLOR ELEVATION - WEST
	A5.00	BUILDING SECTION - A
	A5.01	BUILDING SECTION - B
PHOTOMETRIC R-G	PH-1	LEVEL 1 - PHOTOMETRIC PLANS
	PH-2	LEVEL 1 - EMERGENCY PHOTOMETRIC PLANS
	PH-3	ROOF DECK - PHOTOMETRIC PLANS
	PH-4	ROOF DECK - EMERGENCY PHOTOMETRIC PLANS
LANDSCAPE TG	L-1	PROPOSED LEVEL 1 LANDSCAPE PLAN
	L-2	PROPOSED ROOF DECK LANDSCAPE PLAN
	TD-1	TREE DISPOSITION PLAN
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS
	C200	PAVING GRADING AND DRAINAGE PLAN
	C300	WATER AND SEWER PLAN
	C400	DRAINAGE DETAILS
	C500	SEDIMENTATION AND EROSION CONTROL PLAN
	C600	SEDIMENTATION AND EROSION CONTROL NOTES

CIVIL ENGINEER

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

MEP ENGINEER

REYES-GAVILAN ENGINEERS, INC
16252 NW 79th AVE.
MIAMI, FL 33016
TEL: 305-828-0644

LANDSCAPE DESIGN

TOPO_GRAPHIC LLC
3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
TEL: 941-564-5016

TRAFFIC CONSULTANT

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

OWNER

9781 BAY HARBOR DEVELOPMENT, LLC
18101 COLLINS AVENUE, #3908
SUNNY ISLES BEACH
FL 33160

FIRE PROTECTION / LIFE SAFETY CONSULTANT

SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

ARCHITECTS

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

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

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DRB SET

9781 EAST BAY HARBOR DRIVE
9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

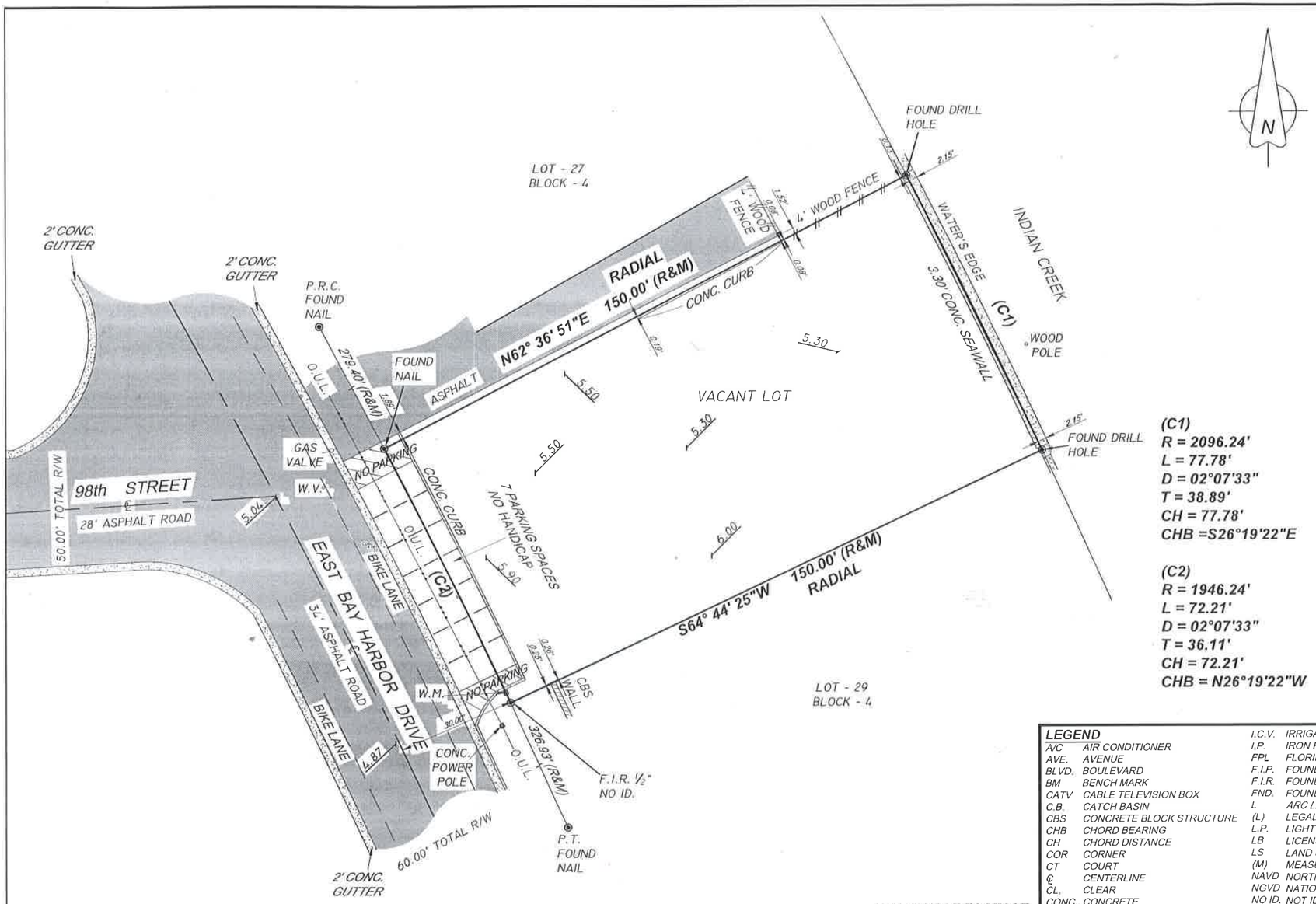
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

Date:	09-27-2022	Sheet No. A0.00
Scale:		
Project:	2229	



(C1)
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L = 72.21'
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SYMBOLS

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FIRE DEPARMENT CONNECTION

CERTIFIED TO:

CONGREE BHE LLC.

LOT SQUARE FOOTAGE:

11,249 SQUARE FEET +/- 0.26 ACRES +/-

LOT SQUARE FOOTAGE ADDED: 07/21/2022

NO FIELD BOUNDARY SURVEY UPDATED.

FLOOD ZONE: AE
MAP & PANEL = 12086C0144
COMMUNITY NO.: 120637
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV.= 9/10 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)

PROPERTY OF:

9781 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

FRANCISCO F. FAJARDO
CERTIFICATE
NO. 4767
STATE OF FLORIDA
PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

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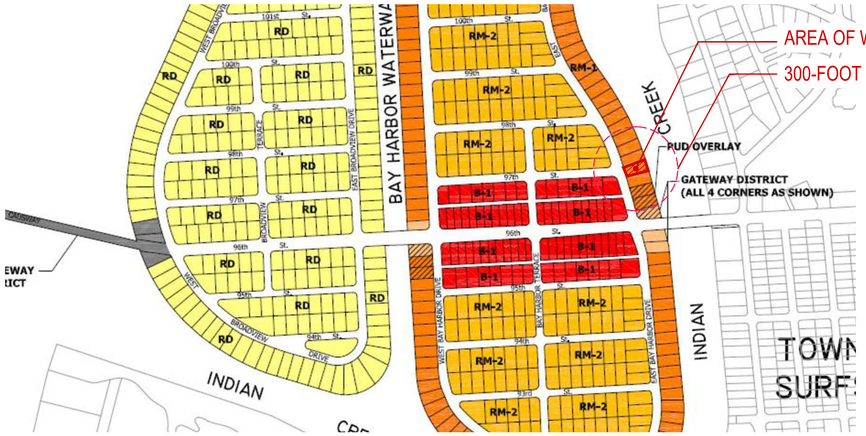
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

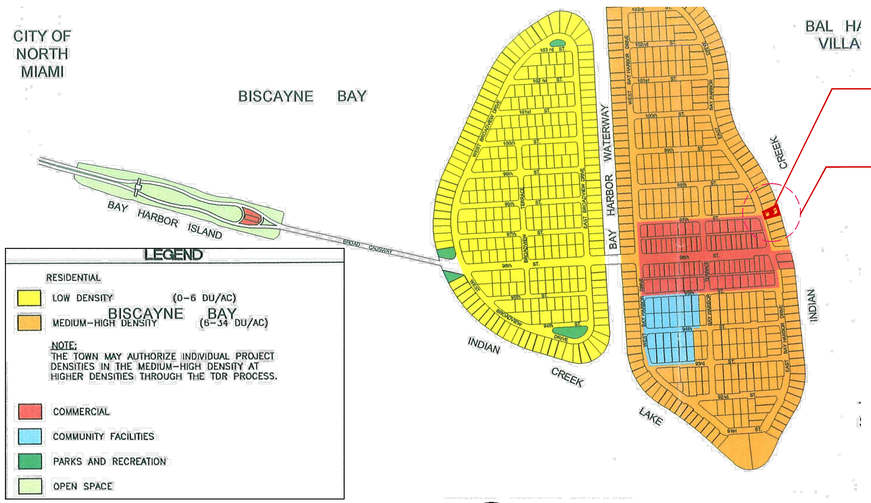
DWG. No.: 269140-A

FIELD DATE:02/03/2022	SCALE: 1" = 30'	DRAWN BY: TJY/J.L.J.	DWG. No.: 269140



1 ZONING MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9781 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9781 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
FOLIO NUMBER: 13-2227-001-1040
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 11,249 SF (0.2590 ACRES)
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED		PROPOSED
A) LOT AREA			11,249 SF (0.2590 ACRES)
B) DENSITY	(34 DU/AC MAX) 34 x 0.2590 = 8.8 UNITS MAX = (9 UNITS)		9 UNITS
C) BUILDING HEIGHT	75'		75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX	ABOVE 45,' 120' MAX.	99'-2"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN.	11,249 X 0.2 = 2,250 SF MIN.	2,870 SF = 25%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN.	2,934 X 0.15 = 440 SF MIN.	441 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 65 FEET IN HEIGHT . 30 FEET	20 FEET 25 FEET 30 FEET
(WEST) FLEX SETBACK	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING (53.5 FT.) . 17.8 FEET	10 FEET
B) SIDE YARD SETBACK (NORTH & SOUTH)	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT FOR A MAXIMUM OF 22'-6"	10'-0" LEVEL 1,2,3 11'-6" LEVEL 4 15'-0" LEVEL 5 18'-0" LEVEL 6 20'-0" LEVEL 7 - 8
(NORTH) FLEX SETBACK	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING (99.2 FT.) . 33.1 FEET	33.1 FEET
(SOUTH) FLEX SETBACK	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING (109.1 FT.) . 36.4 FEET	36.4 FEET
C) REAR YARD SETBACK	20 FEET	20 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL 1 (PARKING GARAGE)	5.949 SF	-
LEVEL 2	5,395 SF	3,210 SF
LEVEL 3	5,459 SF	4,574 SF
LEVEL 4	5,255 SF	4,370 SF
LEVEL 5	4,826 SF	4,261 SF
LEVEL 6	4,425 SF	3,860 SF
LEVEL 7	4,156 SF	3,591 SF
LEVEL 8	4,156 SF	3,591 SF
ROOF LEVEL	2,934 SF	-
GRANDTOTAL	42,555 SF	27,457 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.
	ADA P.S.	1 P.S.	1 P.S.	1 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			19 P.S.	19 P.S.

PARKING PER FLOORS — TOTAL OF PARKING
LEVEL 1 — 18 STANDARD P.S. + 1 ACCESSIBLE P.S. = 19 P.S. — 19 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	1 RESIDENTIAL UNITS	1 UNITS	9 UNITS
3-4	2 RESIDENTIAL UNITS	4 UNITS	
5-8	1 RESIDENTIAL UNITS	1 UNITS x 4 LEVELS = 4 UNITS	
		TOTAL UNITS = 9 UNITS	

6

UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	2A	3	1,350 SF	2,210 SF
3	3A	3	1,350 SF	2,414 SF
	3B	3	1,350 SF	2,160 SF
4	4A	3	1,350 SF	2,308 SF
	4B	3	1,350 SF	2,062 SF
5	5A	4	1,550 SF	4,261 SF
6	6A	4	1,550 SF	3,860 SF
7	7A	4	1,550 SF	3,591 SF
8	8A	4	1,550 SF	3,591 SF
ROOF L.	-	-	-	-

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DRB SET

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA — KOBI KARP — AR0012578 — REGISTERED ARCHITECT

KOBI KARP
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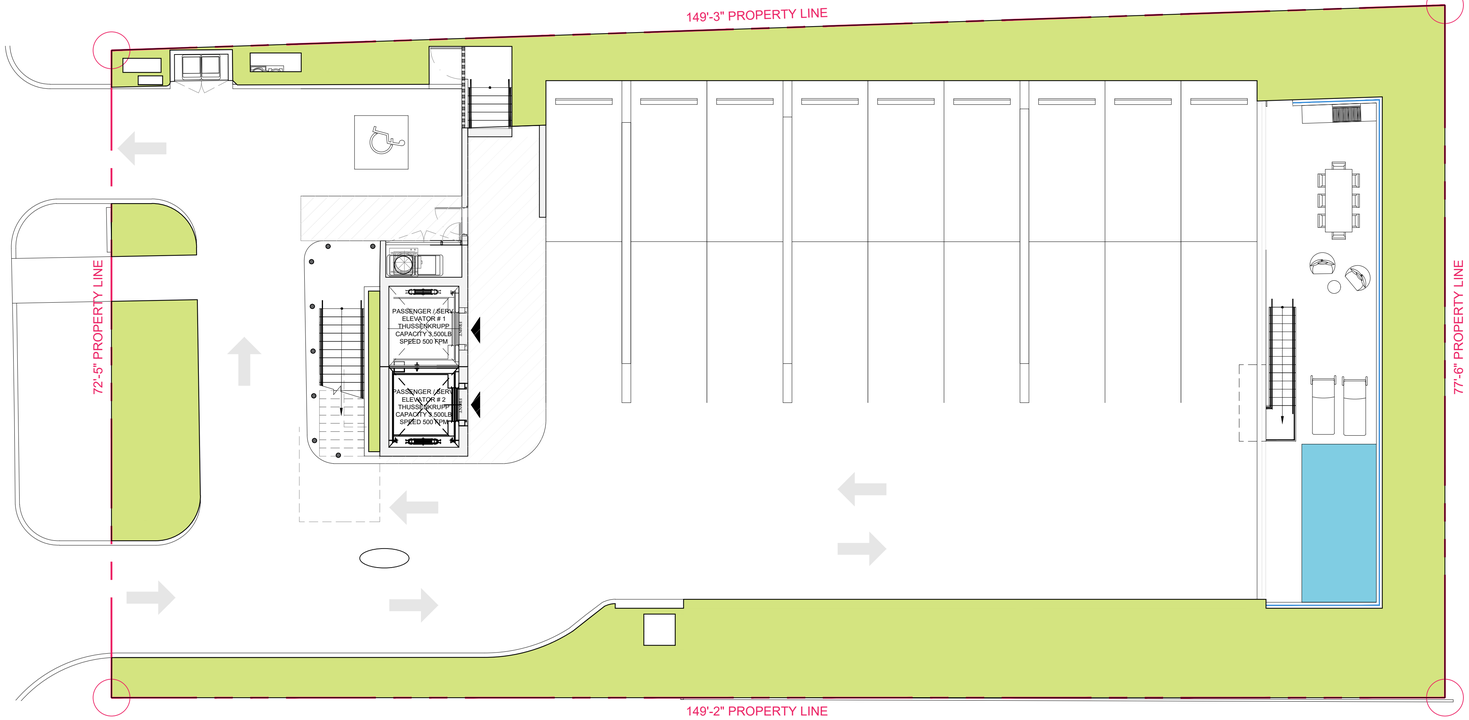
K O B I K A R P

PROJECT DATA

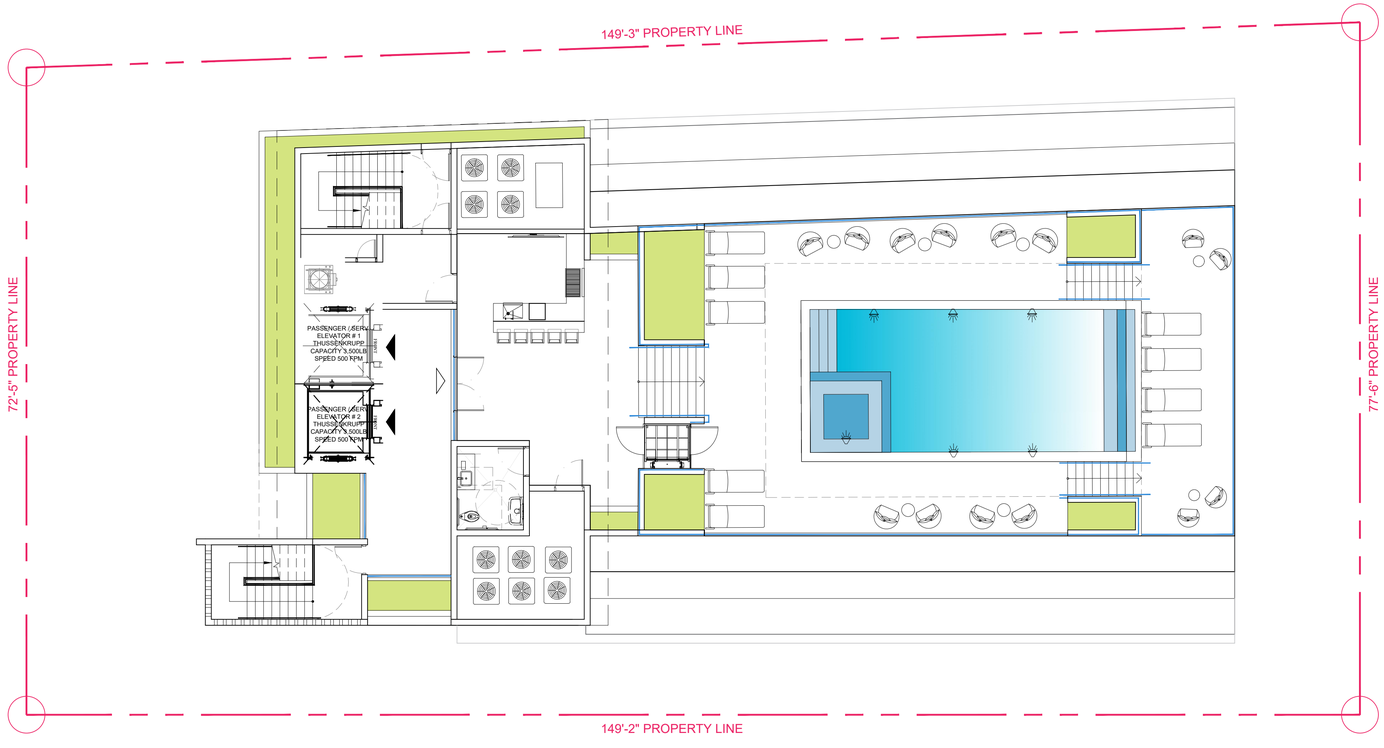
Date:	09-27-2022	Sheet No.
Scale:		A1.00
Project:	2229	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
11,249 SF.	2,250 SF.	2,870 SF.	25 %	

1 GROUND FLOOR - OPEN SPACE

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



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
2,934 SF.	440 SF.	441 SF.	15 %	

2 ROOF DECK - OPEN SPACE

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

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OPEN AREA CALCULATION

Date:	09-27-2022	Sheet No.
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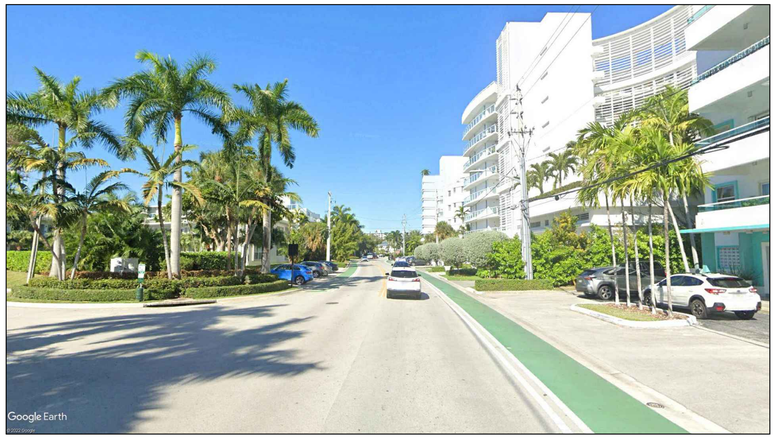
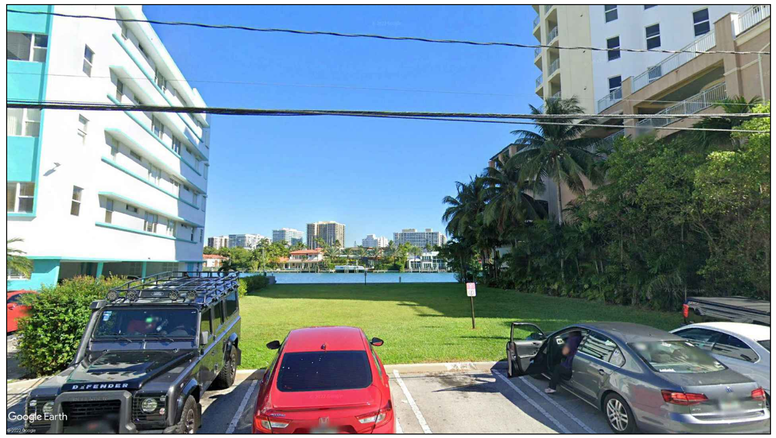
103rd St
102nd St
101st St
100th St
99th St
98th St
97th St
96th St
95th St
94th St
93rd St
92nd St
91st St
W Broadway
E Bay Harbor Dr
Bay Harbor Islands
Bay Harbor Islands
Bay Harbor Islands

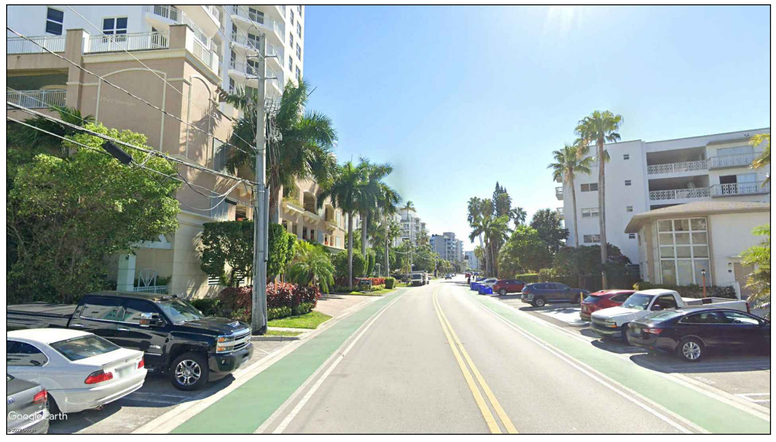


1 STREET VIEW
SCALE: N.T.S.

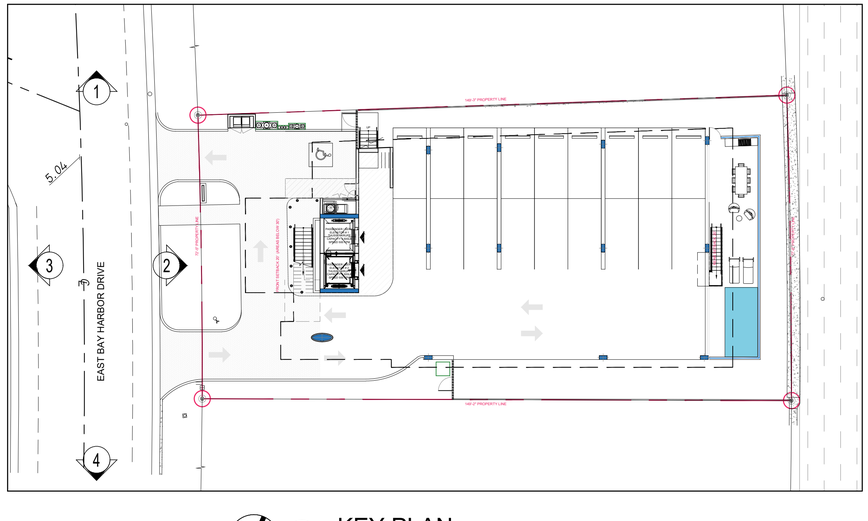


2 PROPERTY VIEW
SCALE: N.T.S.

3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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1		9	
2		10	
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KOBI KARP

CONTEXT PHOTOS

Date:	09-27-2022	Sheet No.
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PLAN NORTH

1 SURROUNDING BUILDINGS

SCALE: N.T.S.

1 2 3 4 5 6

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SURROUNDING BUILDINGS

Date:	09-27-2022	Sheet No.
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RENDERING _VIEW FROM THE BAY

Date:	09-27-2022	Sheet No.
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Project:	2229	

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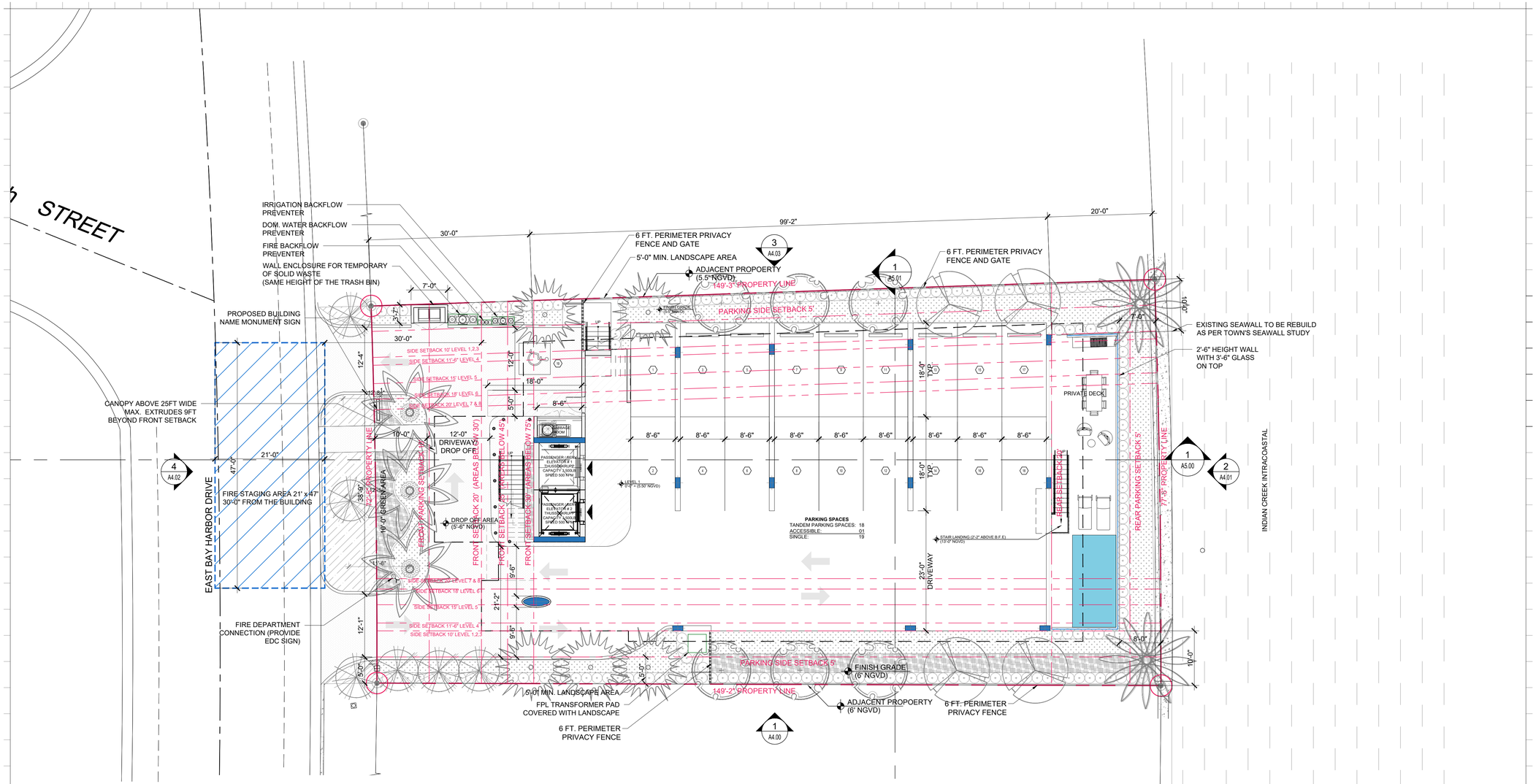
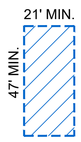
KOBI KARP

RENDERING VIEW FROM THE STREET

Date:	09-27-2022	Sheet No. A1.06
Scale:		
Project:	2229	



FIRE STAGING NOTE



FIRE STAGING AREA DIM.

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 SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-6" NGVD)
F.F.E (Level 2) = 10'-4" (15'-10" NGVD)
F.F.E (Level 2) = 10'-4" (15'-10" NGVD)
FLOOD ZONE = ZONE AE (EL 10)
B.F.E. = 10'-0" NGVD
D.F.E. = 10'-0" + 1'-0" NGVD
MAX. CROWN OF ROAD = 5.5' NGVD
MAX. ADJACENT GRADE = 6.0' NGVD
MIN. ADJACENT GRADE = 5.50' NGVD
NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5 ASCE 24. AND FEMA.
NOTE: ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING.

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

PROPOSED TRASH ENCLOSURE DESIGN

1 SITE PLAN

SCALE: 1" = 10'

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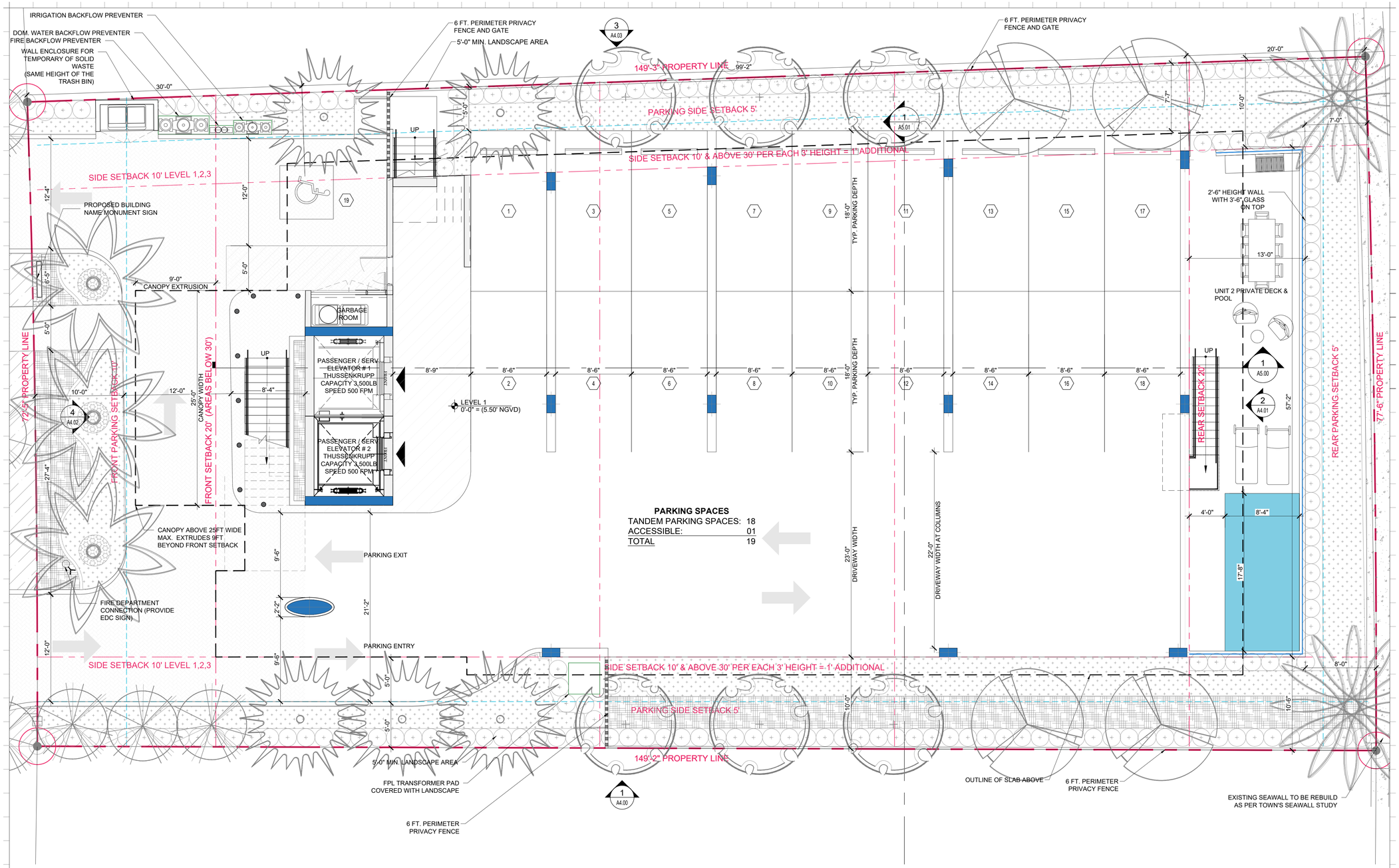
SITE PLAN

Date:	09-27-2022	Sheet No.	A2.00
Scale:			
Project:	2229		



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

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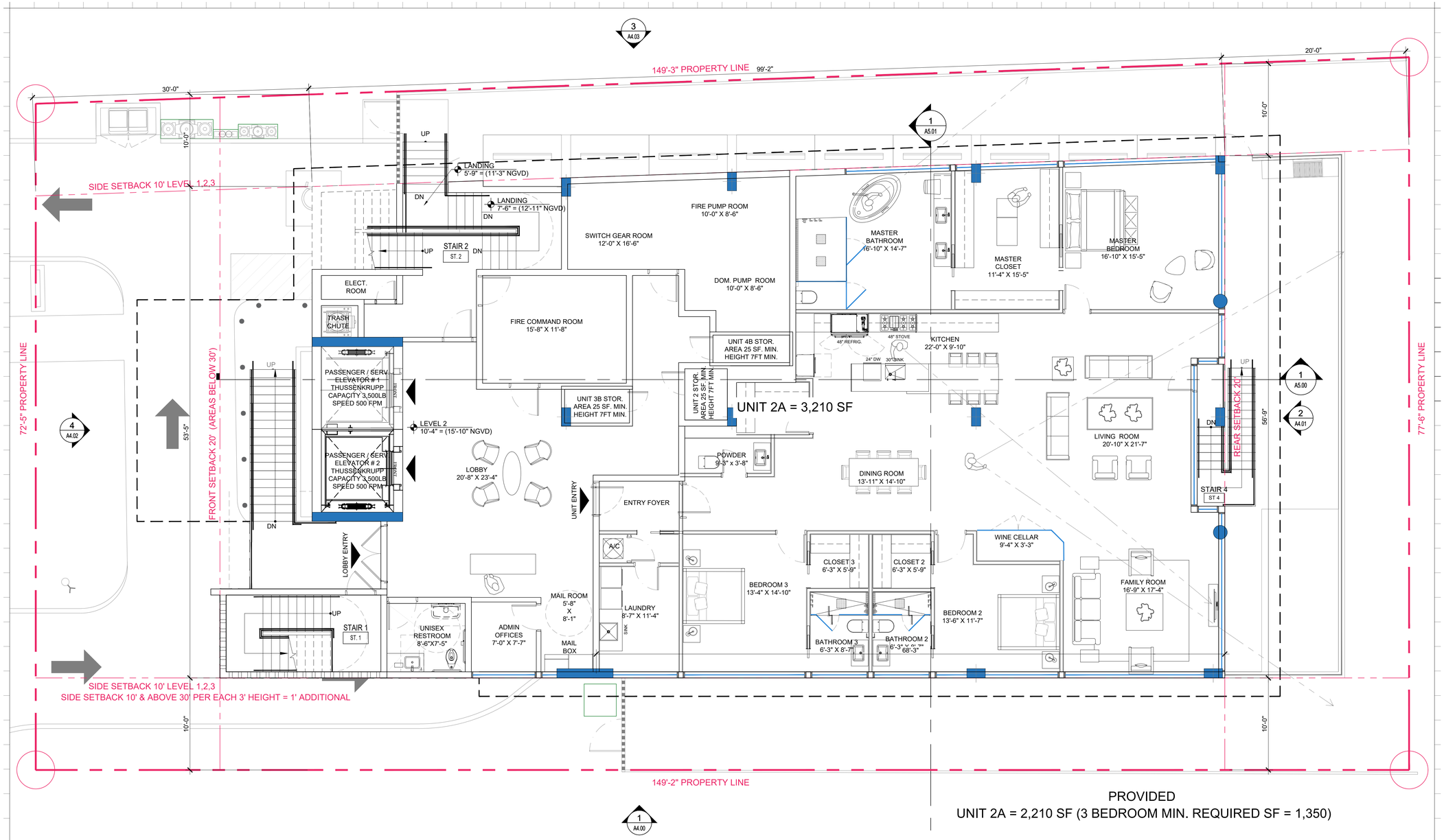
K O B I K A R P

FLOOR PLAN - LEVEL 1

Date:	09-27-2022	Sheet No.	A3.00
Scale:			
Project:	2229		



PROVIDED
UNIT 2A = 2,210 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

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

Rev.	Date	Rev.	Date
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FLOOR PLAN - LEVEL 2

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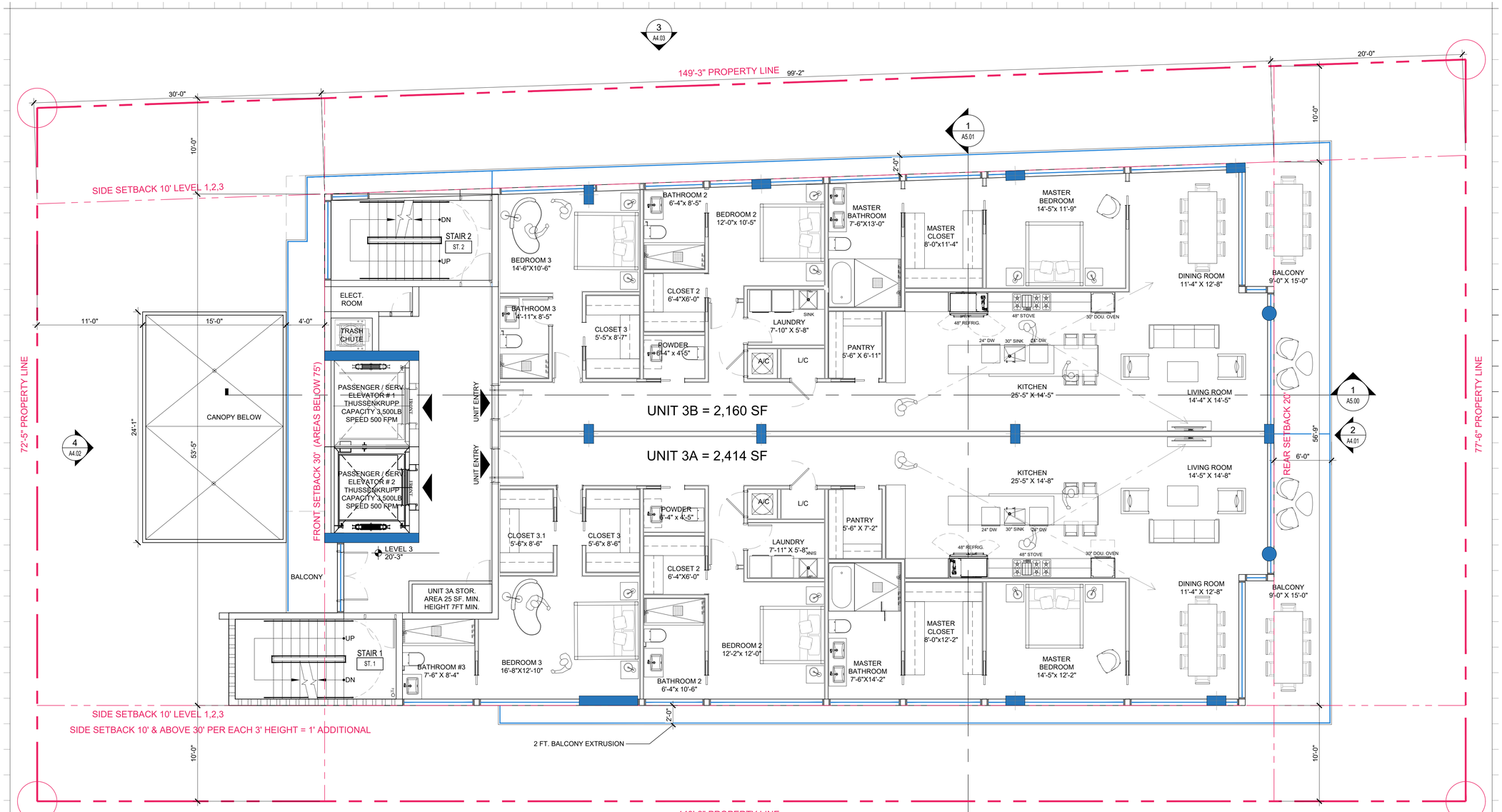
Scale:			
Project:	2229		



PROVIDED

UNIT 3A = 2,414 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

UNIT 3B = 2,160 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

1 FLOOR PLAN - LEVEL 3

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

Rev.	Date	Rev.	Date
1		9	
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DRB SET

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

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FLOOR PLAN - LEVEL 3

Date:	09-27-2022	Sheet No.	A3.02
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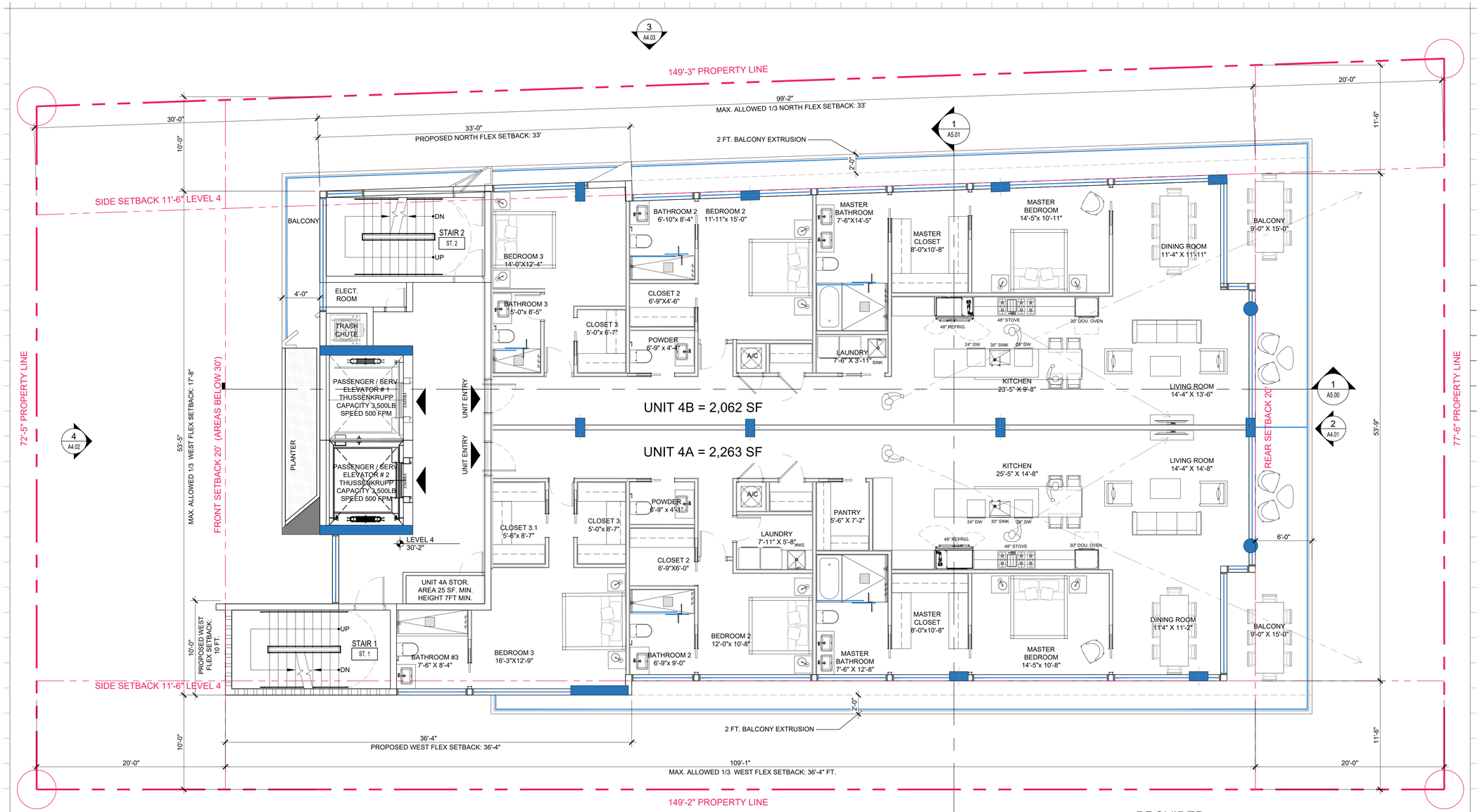

PROVIDED

UNIT 4A = 2,308 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

UNIT 4B = 2,062 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

1 FLOOR PLAN - LEVEL 4

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

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
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FLOOR PLAN - LEVEL 4

Date:	09-27-2022	Sheet No.	A3.03
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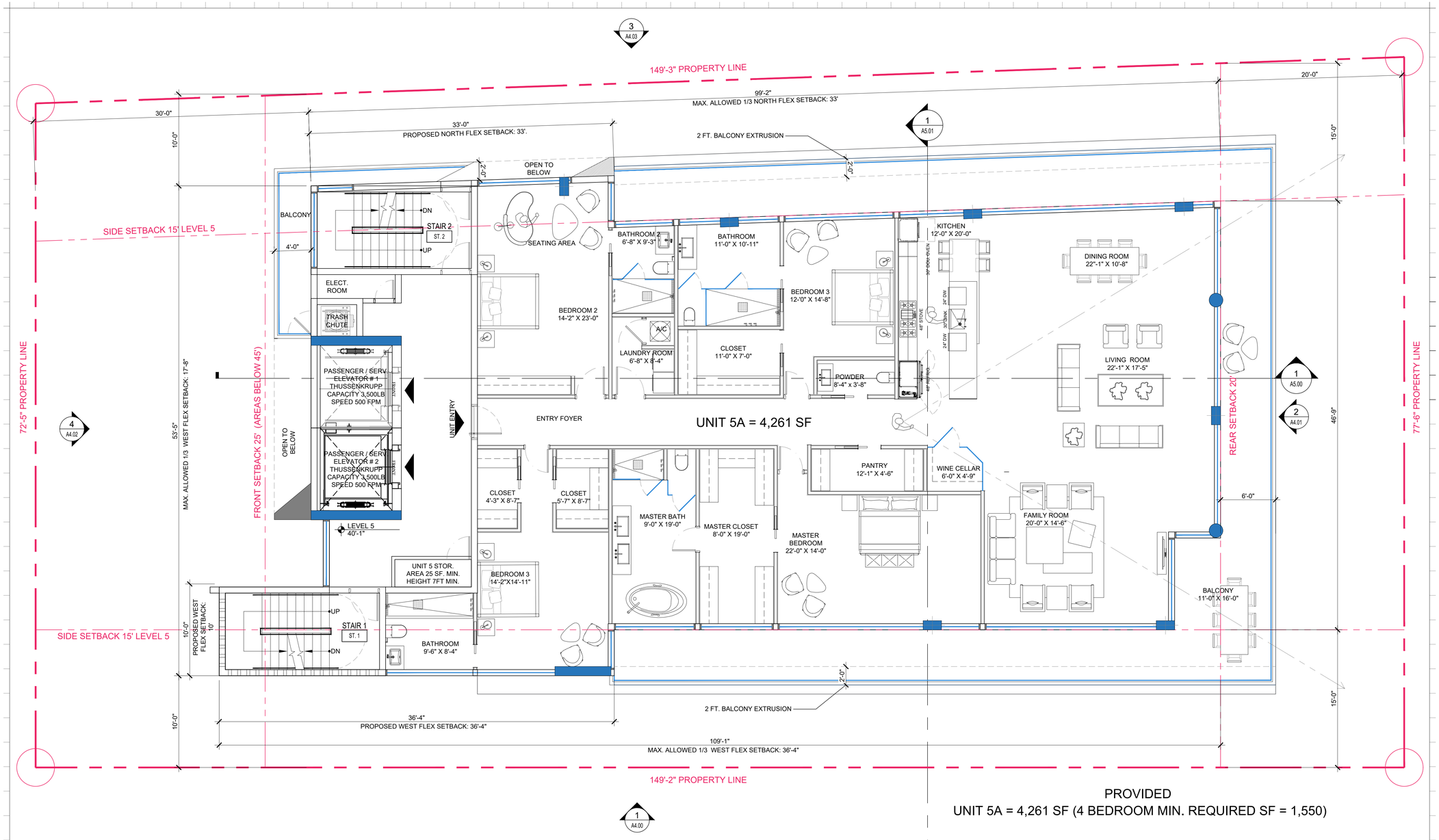

PROVIDED
UNIT 5A = 4,261 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

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

Rev.	Date	Rev.	Date
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Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
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CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
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Tel: 305-828-0644

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FLOOR PLAN - LEVEL 5

Date:	09-27-2022	Sheet No. A3.04
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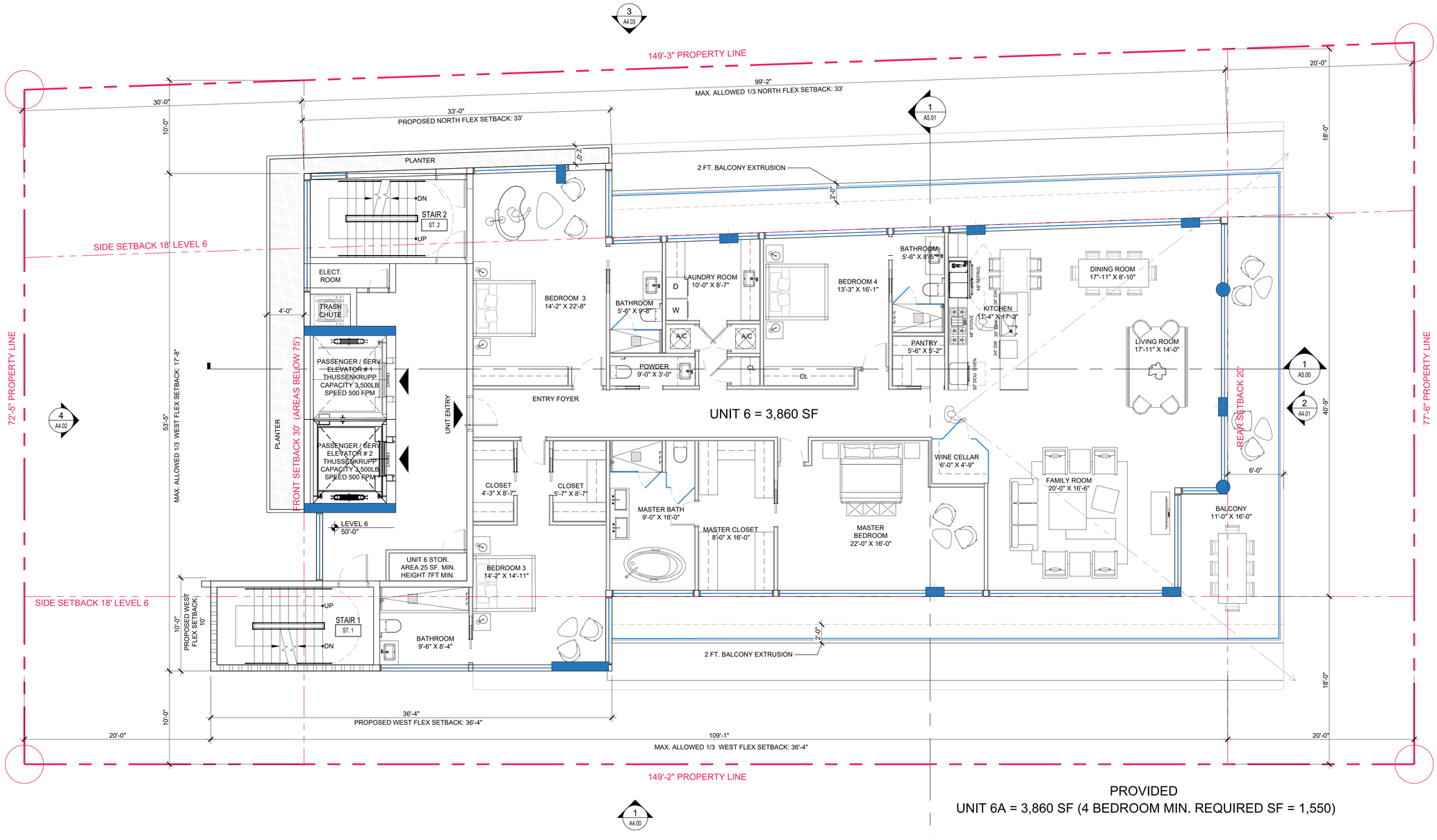

PROVIDED
UNIT 6A = 3,860 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

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

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SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
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PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
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Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
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CONSULTING ENGINEERS, INC.
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MIAMI, FLORIDA 33016
Tel: 305-828-0644

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FLOOR PLAN - LEVEL 6

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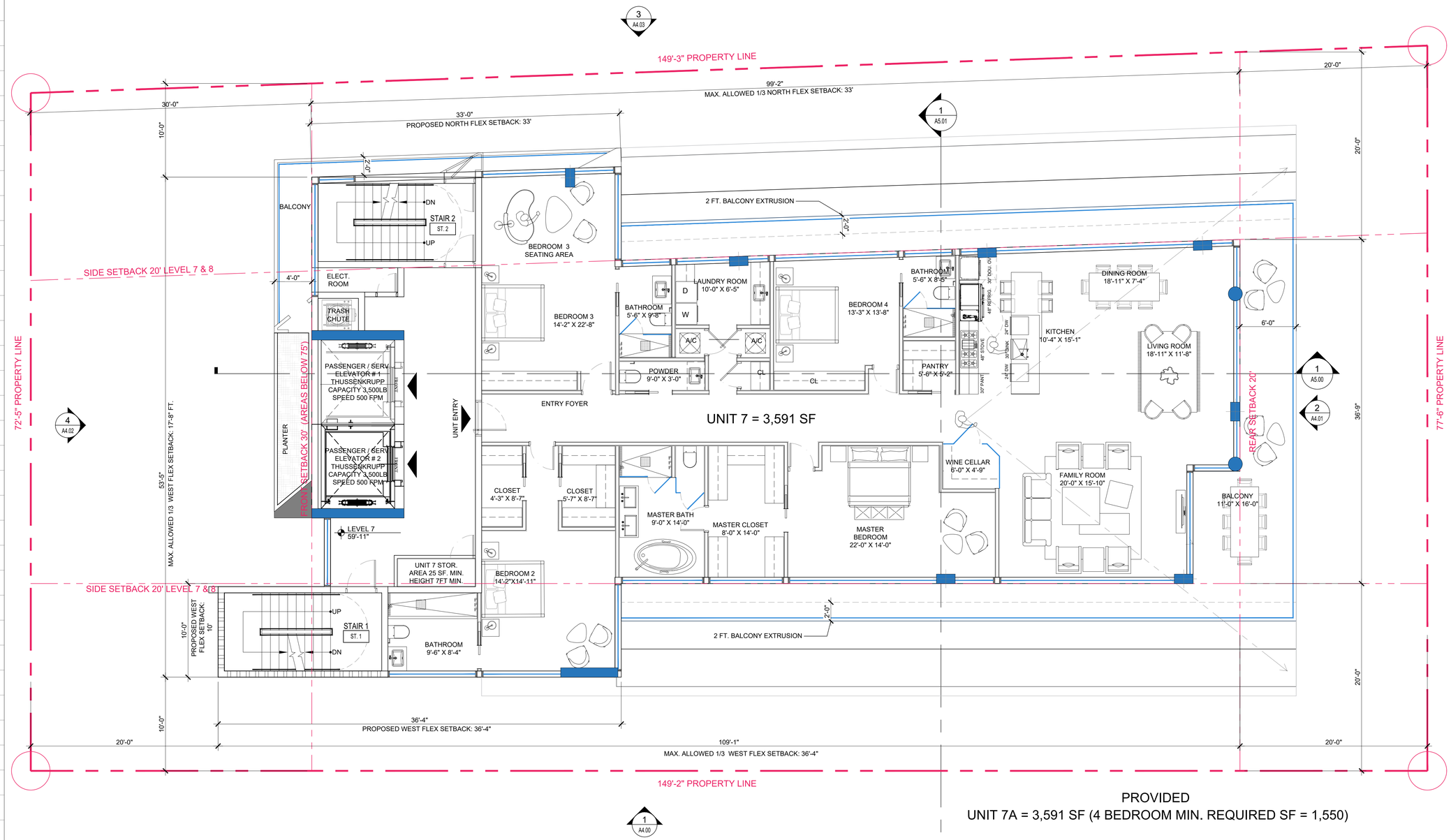

PROVIDED
UNIT 7A = 3,591 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

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

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
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Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
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Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
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FLOOR PLAN - LEVEL 7

Date:	09-27-2022	Sheet No.	A3.06
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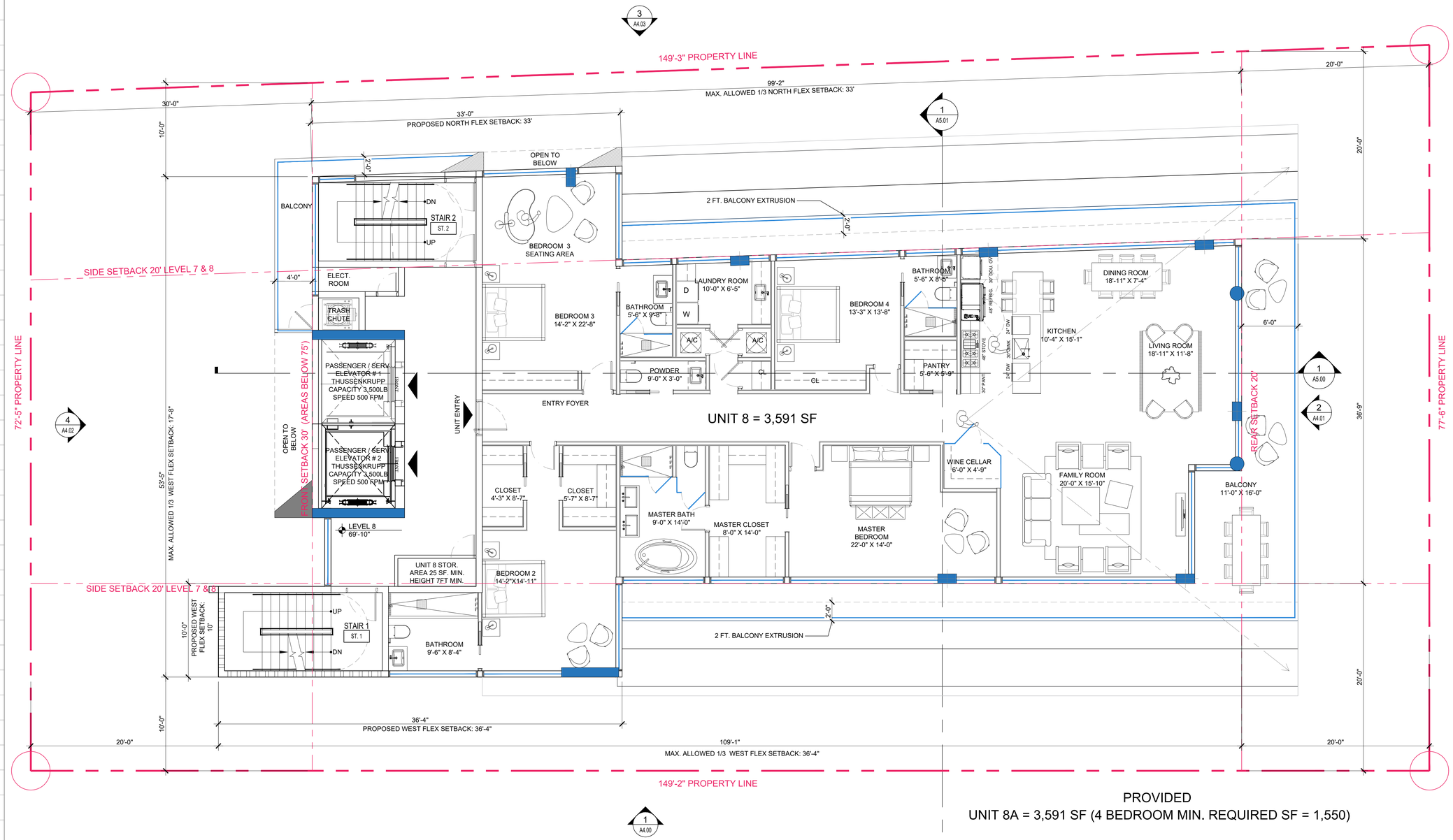

PROVIDED
UNIT 8A = 3,591 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

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

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BAY HARBOR ISLANDS, FL 33154

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LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

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

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FLOOR PLAN - LEVEL 8

Date:	09-27-2022	Sheet No.	A3.07
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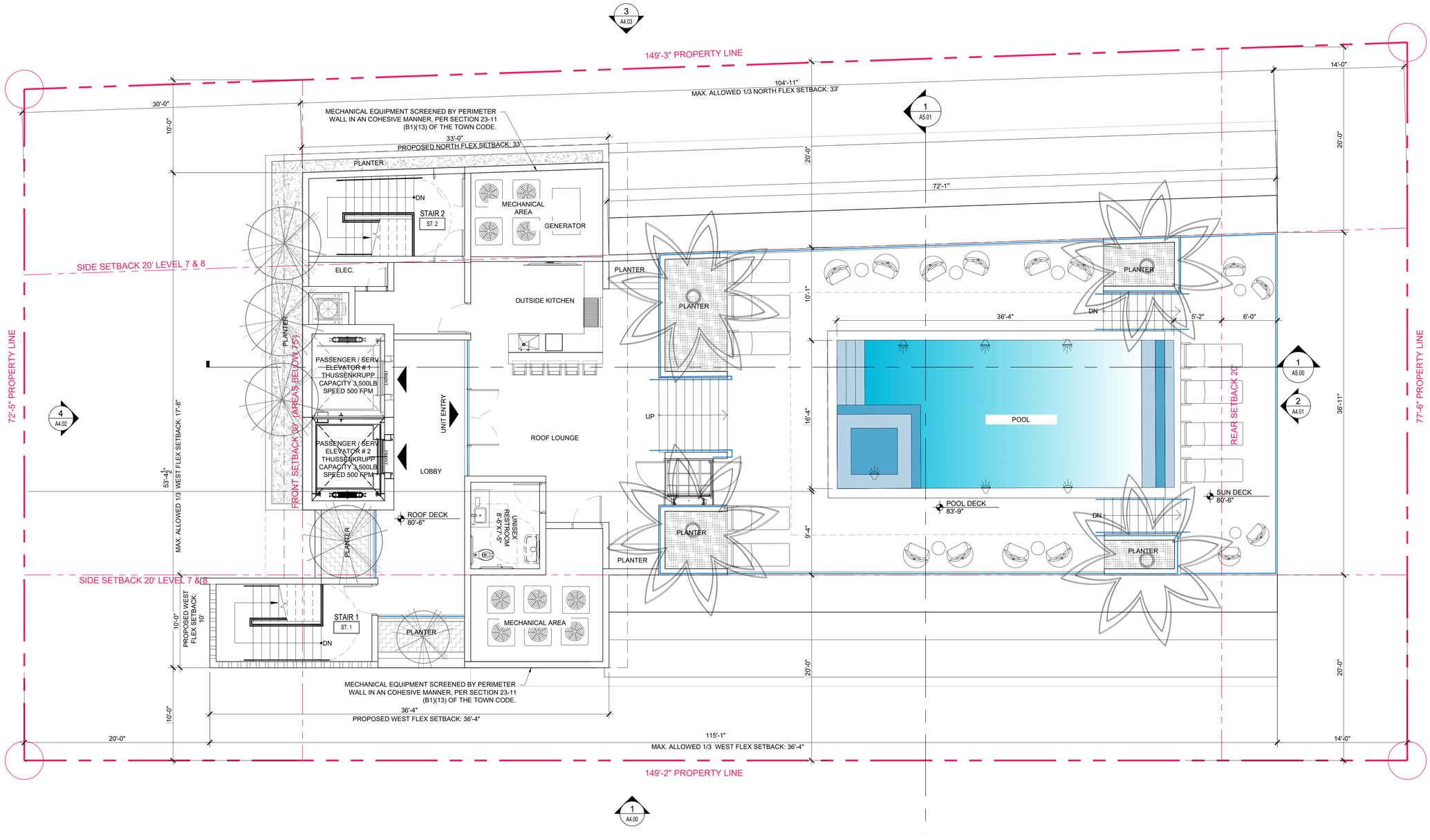

1 ROOF PLAN - POOL DECK

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

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BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
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CONSULTING ENGINEERS, INC.
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MIAMI, FLORIDA 33016
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ROOF PLAN - POOL DECK

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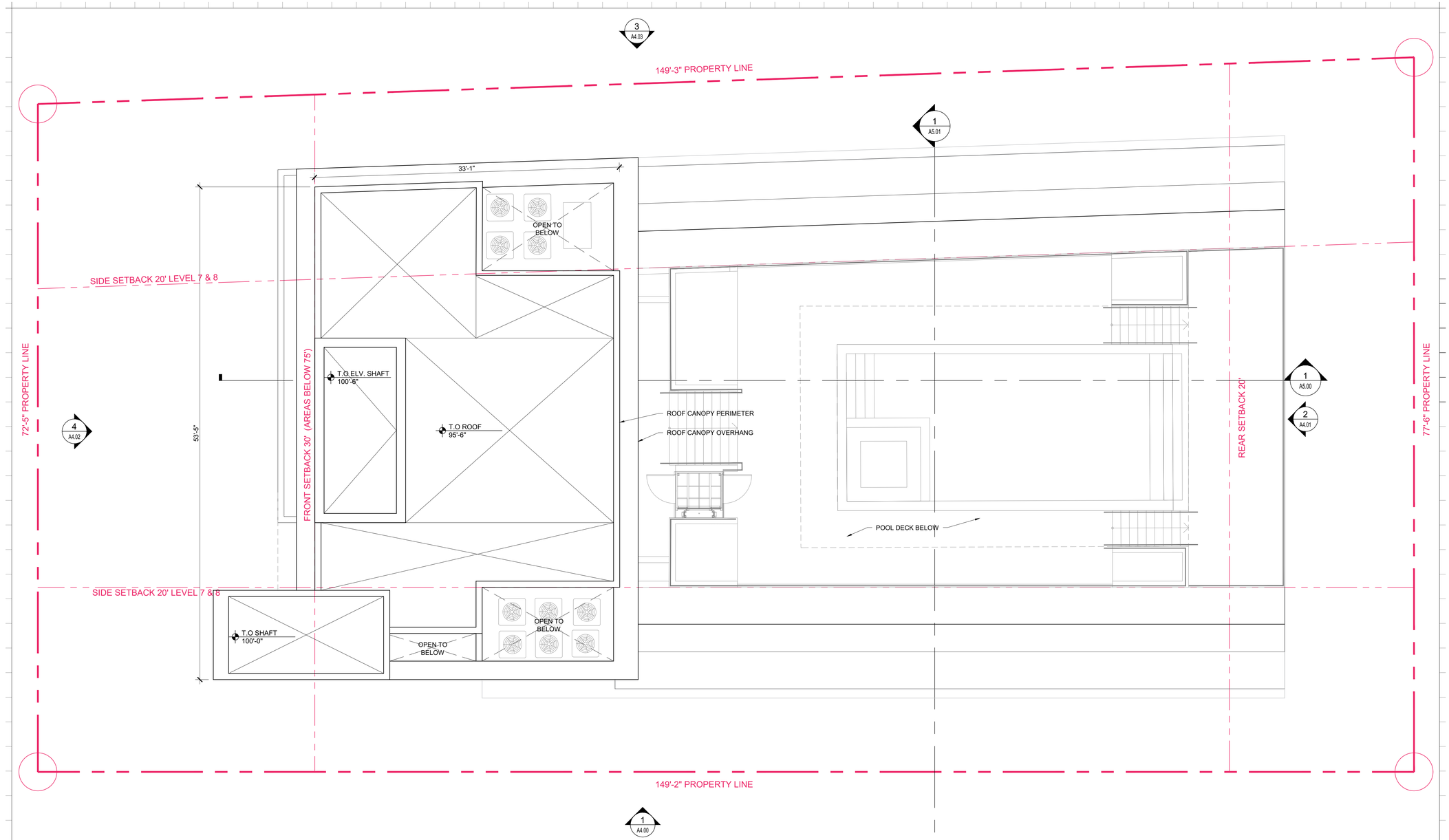

1 TOP OF ROOF SLAB
SCALE: 3/16" = 1'-0"

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TOP OF ROOF SLAB

Date:	09-27-2022	Sheet No.	A3.09
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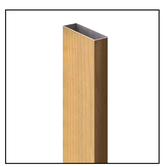
Project:	2229		

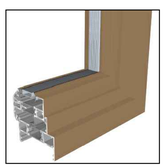


A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.

B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.

C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.

D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR

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

G GLAZING COLOR LIGHT GRAY OR SIMILAR

H 6' PRIVACY FENCE VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
1		9	
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SOUTH ELEVATION

Date:	09-27-2022	Sheet No.	A4.00
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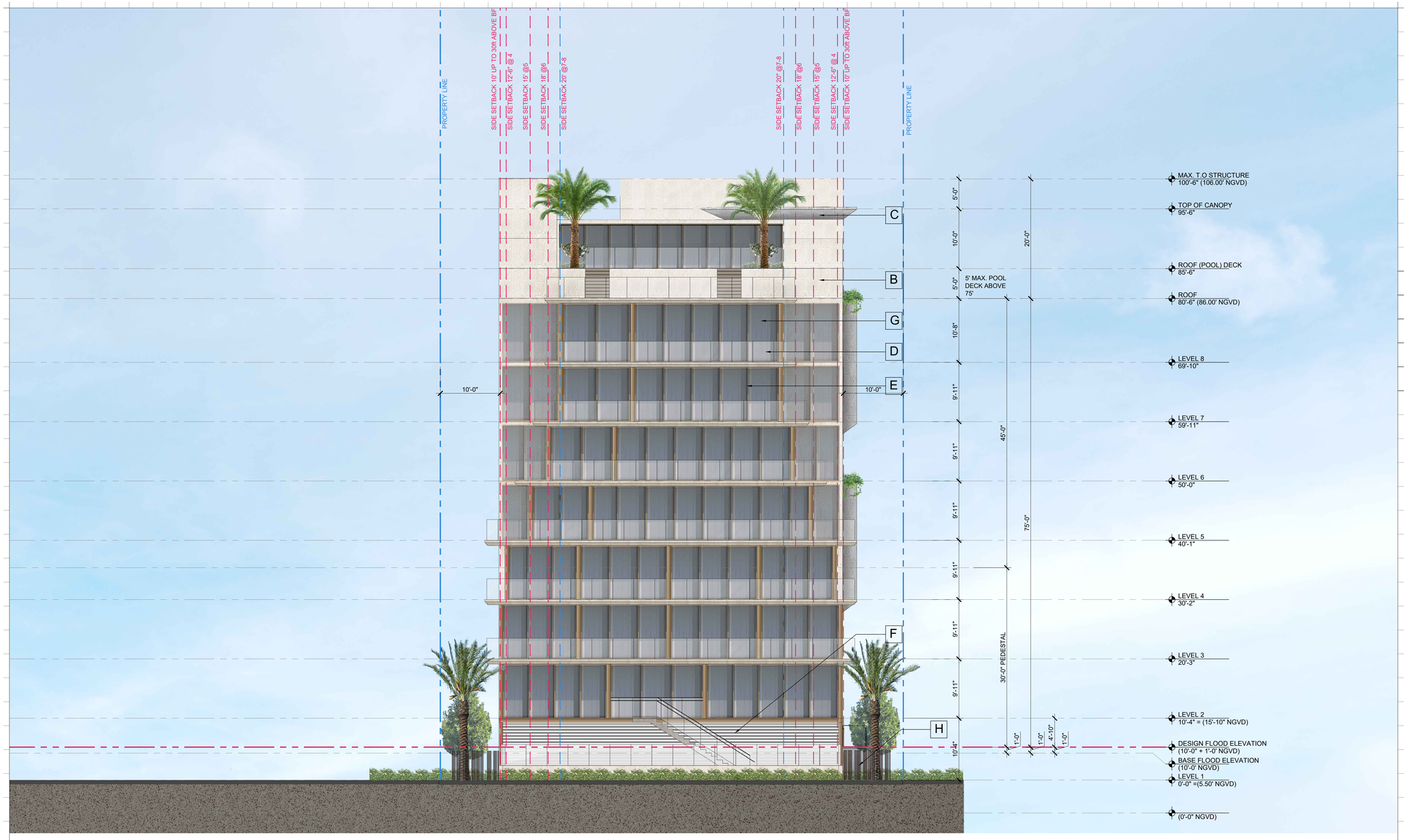
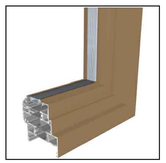


A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.

B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.

C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.

D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR

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

G GLAZING COLOR LIGHT GRAY OR SIMILAR

H 6' PRIVACY FENCE VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
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BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

EAST ELEVATION

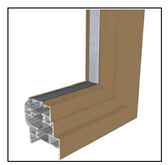
Date:	09-27-2022	Sheet No. A4.01
Scale:		
Project:	2229	

A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.

B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.

C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.

D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR

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

G GLAZING COLOR LIGHT GRAY OR SIMILAR

H 6' PRIVACY FENCE VERTICAL PROFILE

△1

3 NORTH ELEVATION

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

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

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DRB SET

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NORTH ELEVATION

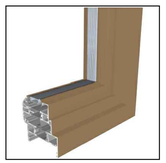
Date:	09-27-2022	Sheet No.	A4.02
Scale:			
Project:	2229		

A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.

B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.

C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.

D RAILING COLOR CLEAR OR SIMILAR



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50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER) OR SIMILAR

G GLAZING COLOR LIGHT GRAY OR SIMILAR

H 6' PRIVACY FENCE VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
1		9	
2		10	
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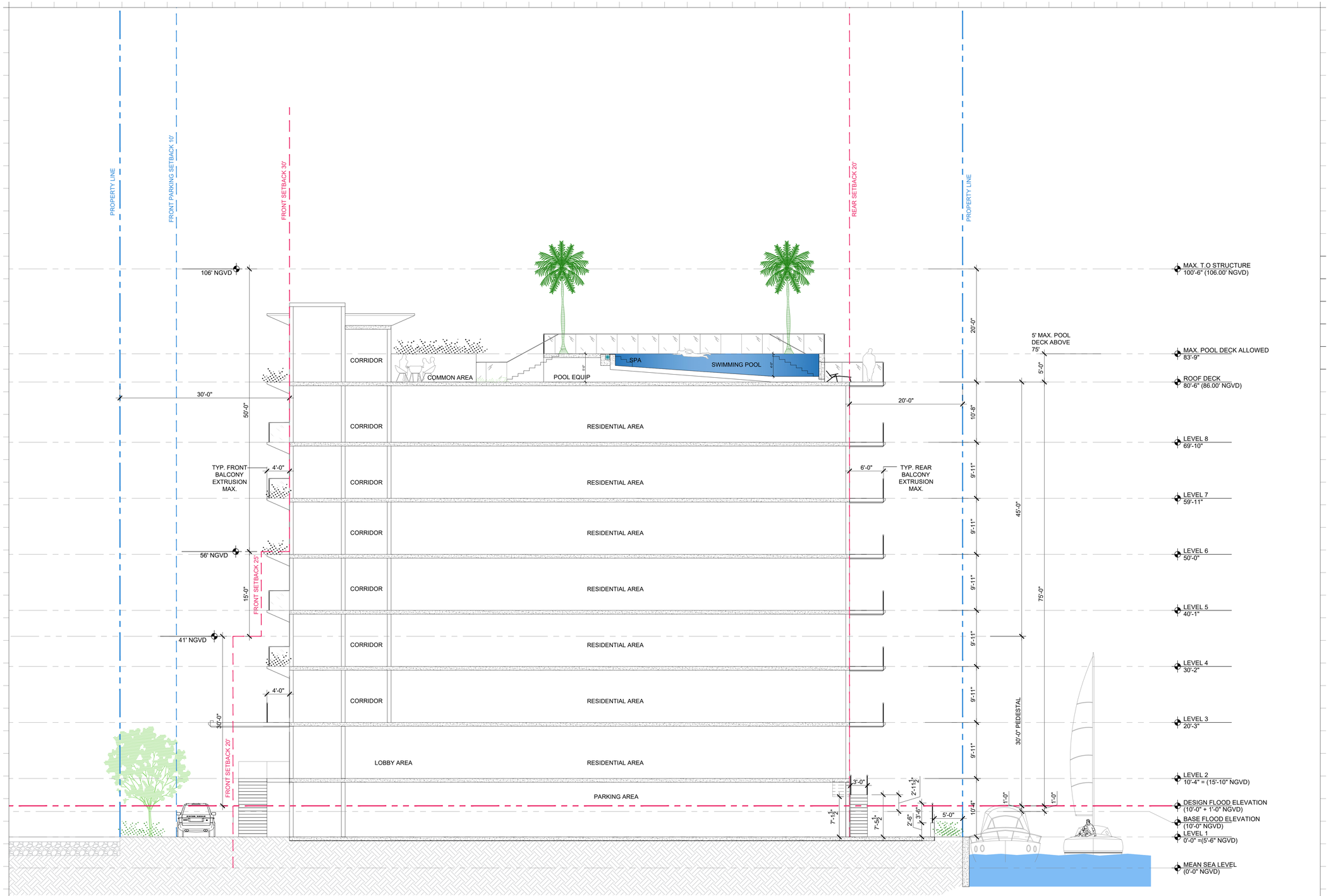
K O B I
K A R P

WEST ELEVATION

Date:	09-27-2022	Sheet No.	A4.03
Scale:			
Project:	2229		



1 BUILDING SECTION-A

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

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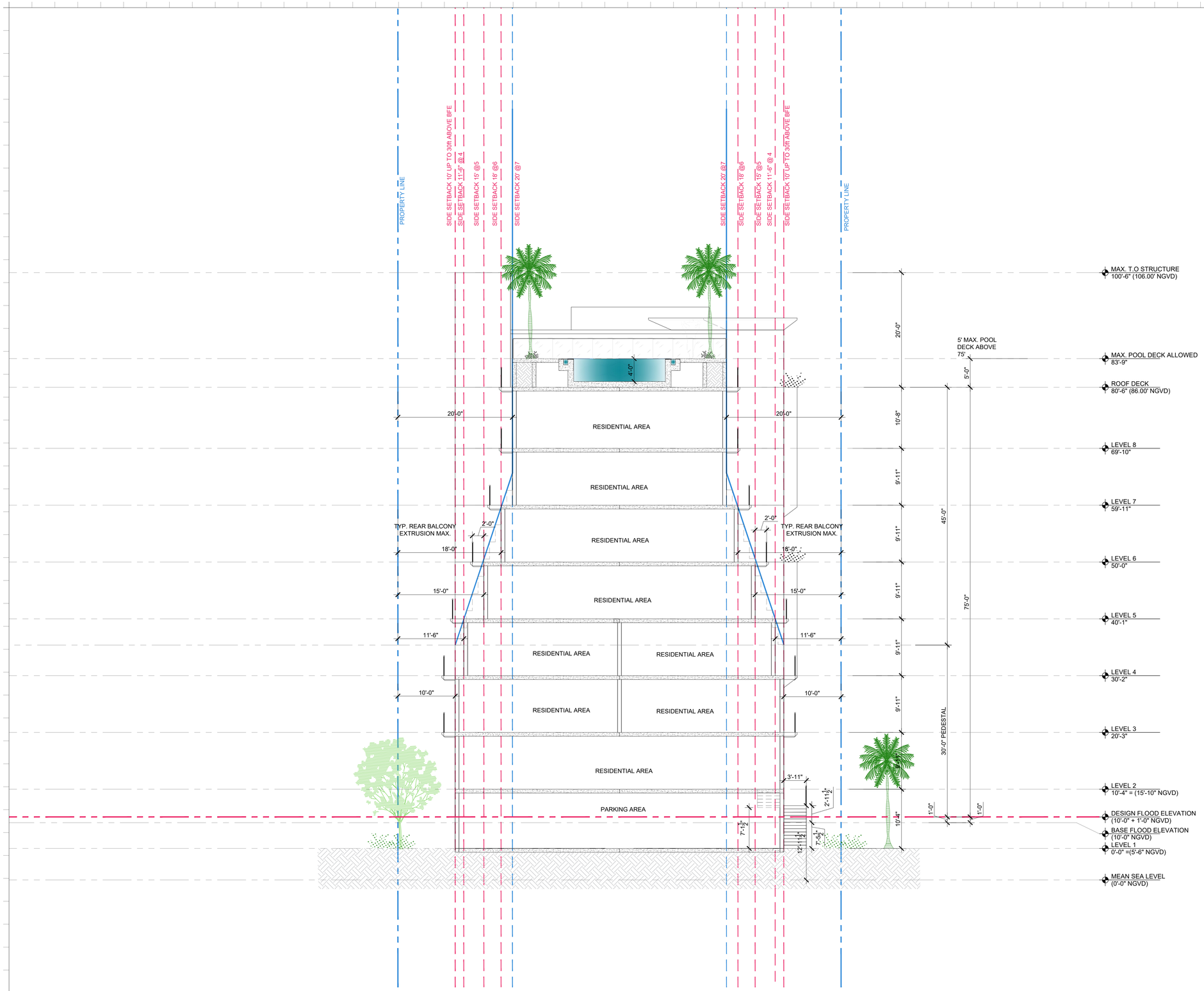
Lic. # AR0012578

K O B I K A R P

A-BUILDING SECTION

Date:	09-27-2022	Sheet No.
Scale:		A5.00
Project:	2229	



1 BUILDING SECTION-B

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

Rev.	Date	Rev.	Date
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2		10	
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4		12	
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K O B I K A R P

B-BUILDING SECTION

Date:	09-27-2022	Sheet No.	A5.01
Scale:			
Project:	2229		

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021

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 _9781 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.2582 Acres / 11,249 SF

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area = 11,249 SF x 20% = 2,250 SF 20% (BHI - Sec. 23-11)	2,250 SF (20%)	2902 SF (25%)
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 (60%)	1,342 SF (59.5%)
II.	**Shade Trees**		
A.	Required		
1.	28 shade trees/acre: 28 x 0.2582 acres = 7 (Min. 12' in height / 4' clear wood / 2 ½" 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	13 trees + 10 palms @ 3:1= 3 trees Total 16 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(a)(2))	4	13
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	4	16
B.	Tree Species		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	7	16
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2)) **Number of Different Tree Species based on Quantity** 6-10 required shade trees/ 3 shade tree species Needed	3	6
C.	Tree Heights		
	1. Number of Stories of building (8) 2. Number of shade trees required 7 (from Sec. (II)(A)(1) above) 3. Shade tree heights required:		
	14-16 ft. - 25 % or 2 shade trees	2	2
	16-18 ft. - 50 % or 2 shade trees	4	4
	18-20 ft. - 25 % or 2 shade trees	2	2

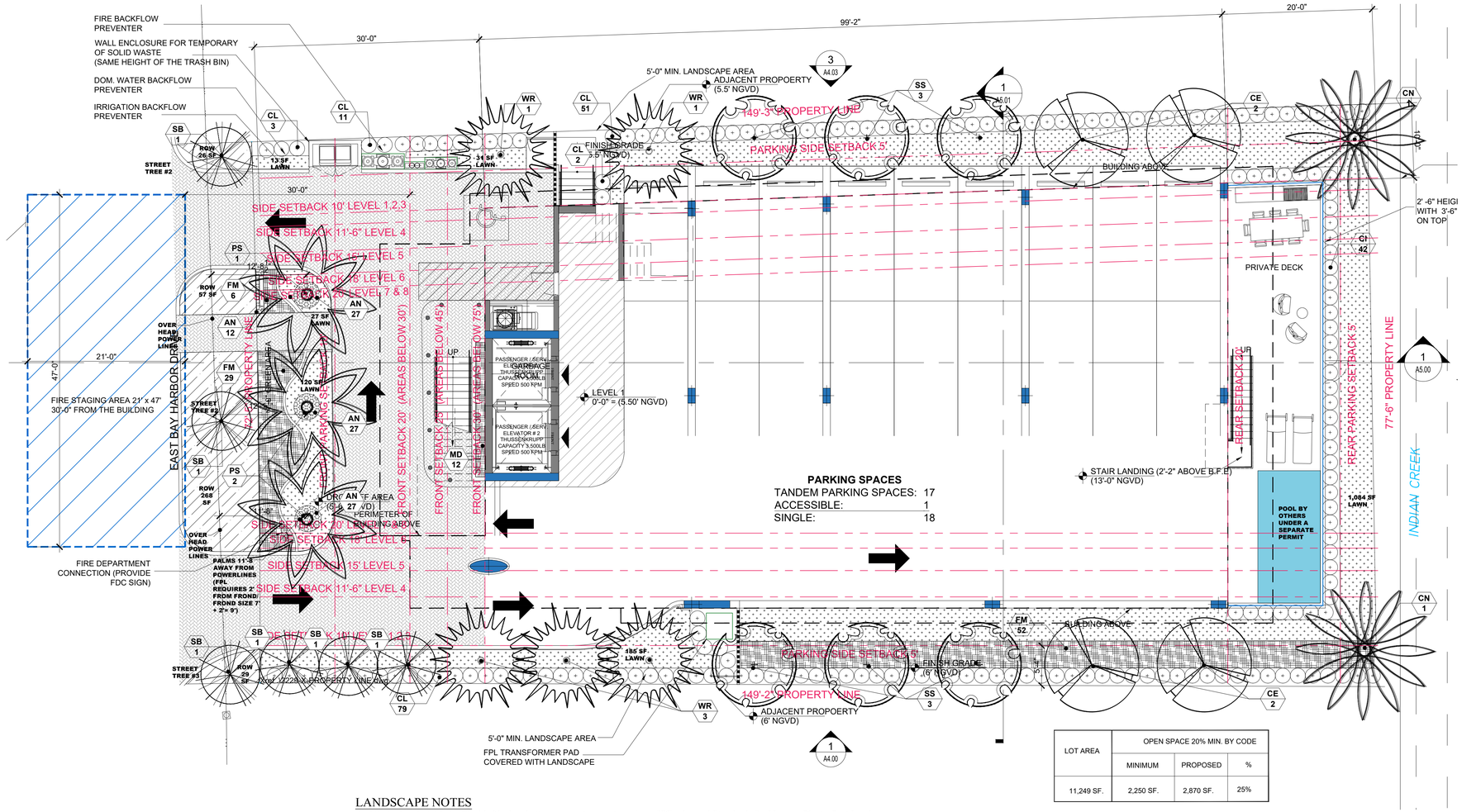
Size of Tree Species in Relationship to Building Height

No. Stories	Min.	Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft 5 plus)
	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
Street Trees @ 1:35' Width of lot 72.5' / 35' = 2.07 (15' min height / 6' clear wood / 2 ½" caliper)		2	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	322
	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	21	210
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	21	313
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
VI.	**Parking Lot Landscaping (If applicable)**	**Required**	**Provided**
1.	10 SF / parking space: 10 x _____ spaces = _____SF (MDC - Sec. 18A-6(J))	n/a	n/a
2.	Shade Trees Required (MDC - Sec. 18A-6(J))	n/a	n/a
3.	Shrubs Required (MDC - Sec. 18A-6(I))	n/a	n/a
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(a)(2)(f))		
Number of trees near power lines (See attached FPL guidelines)		2	3 (SB)
VIII.	**Florida Friendly Landscaping** (MDC - Sec. 18A-2(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.



LOT AREA	OPEN SPACE 20% MIN. BY CODE		
	MINIMUM	PROPOSED	%
11,249 SF.	2,250 SF.	2,870 SF.	25%

LANDSCAPE NOTES

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

NOTES:

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

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

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

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

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	93	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	144	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	42	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	35	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
MD	12	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
LAWN	1,458 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	323 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 3	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CE/ 4	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16' -18' HT..X 7' SPR X 6' CLEAR WOOD..2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 2	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	WR/ 5	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	SS/ 6	SENNA SURATTENSIS GLAUCOUS CASSIA	YES	LOW	16' -18' HT..X 7' SPR.X 6' CLEAR WOOD..2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	SB/ 3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD..2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

	SB/ 3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD..2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

Landscape Plan

SCALE1/8" =1'-0"

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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Project:
9781 EAST BAY HARBOR DRIVE
Ground Level Landscape Plan
9781 E. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666852 STATE OF FLORIDA
MANUEL C ALONSO

Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
L-1

Level 4 Landscape Plan

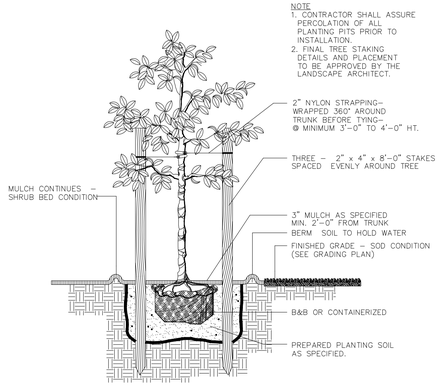
SCALE1/8" =1'-0"

Level 6 Landscape Plan

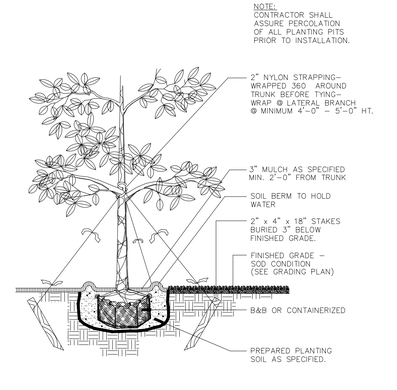
SCALE1/8" =1'-0"

Level 7 Landscape Plan

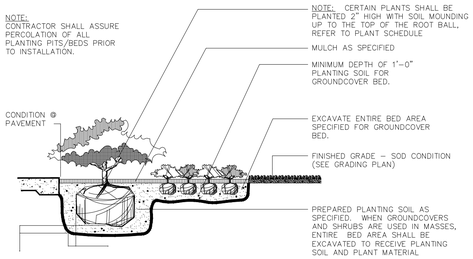
SCALE1/8" =1'-0"



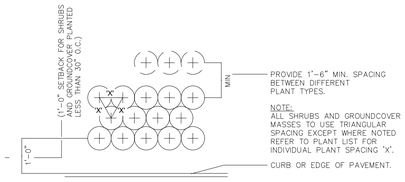
SMALL TREE DETAIL



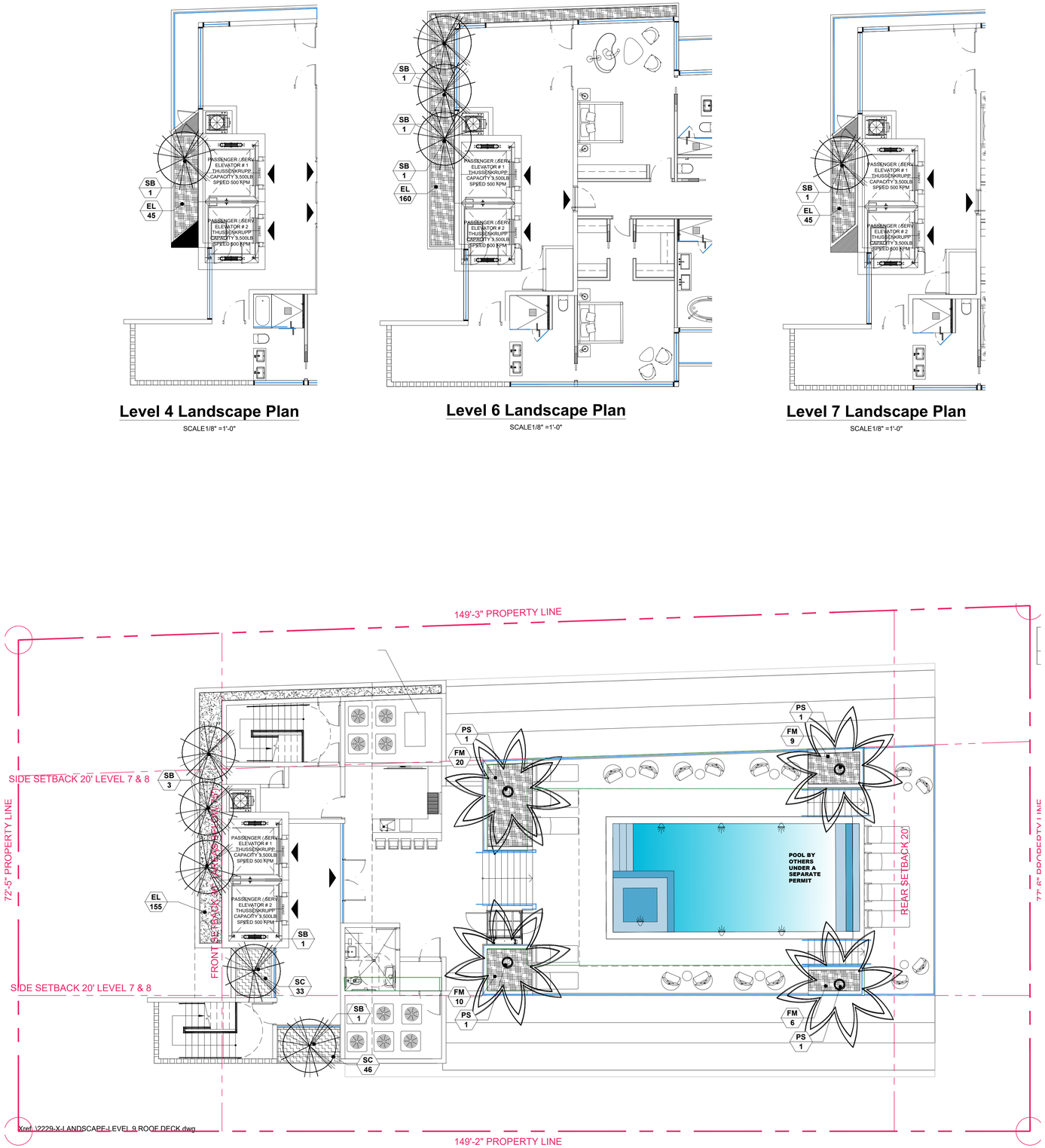
LARGE TREE



SHRUB / GROUNDCOVER



TYPICAL PLANT SPACING

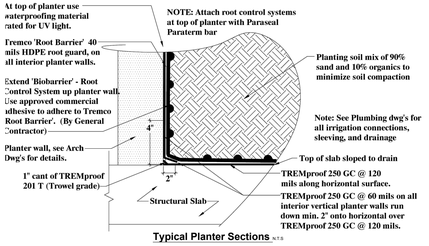


Roof Deck Landscape Plan

SCALE1/8" =1'-0"

ROOF AREA	ROOF LANSCAPE 15% MIN.		
	MINIMUM	PROPOSED	%
2,934 SF.	440 SF MIN.	441 SF	15%

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



Typical Planter Sections N.T.S

PLANT SCHEDULE LEVELS 4, 6, 7					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	250	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	SB/ 5	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

PLANT SCHEDULE LEVEL 9					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
FM	45	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	79	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	155	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	SB/ 5	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

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Project:

9781 EAST BAY HARBOR DRIVE

Levels 4, 6, 7 & 9 Landscape Plans & Planting Details

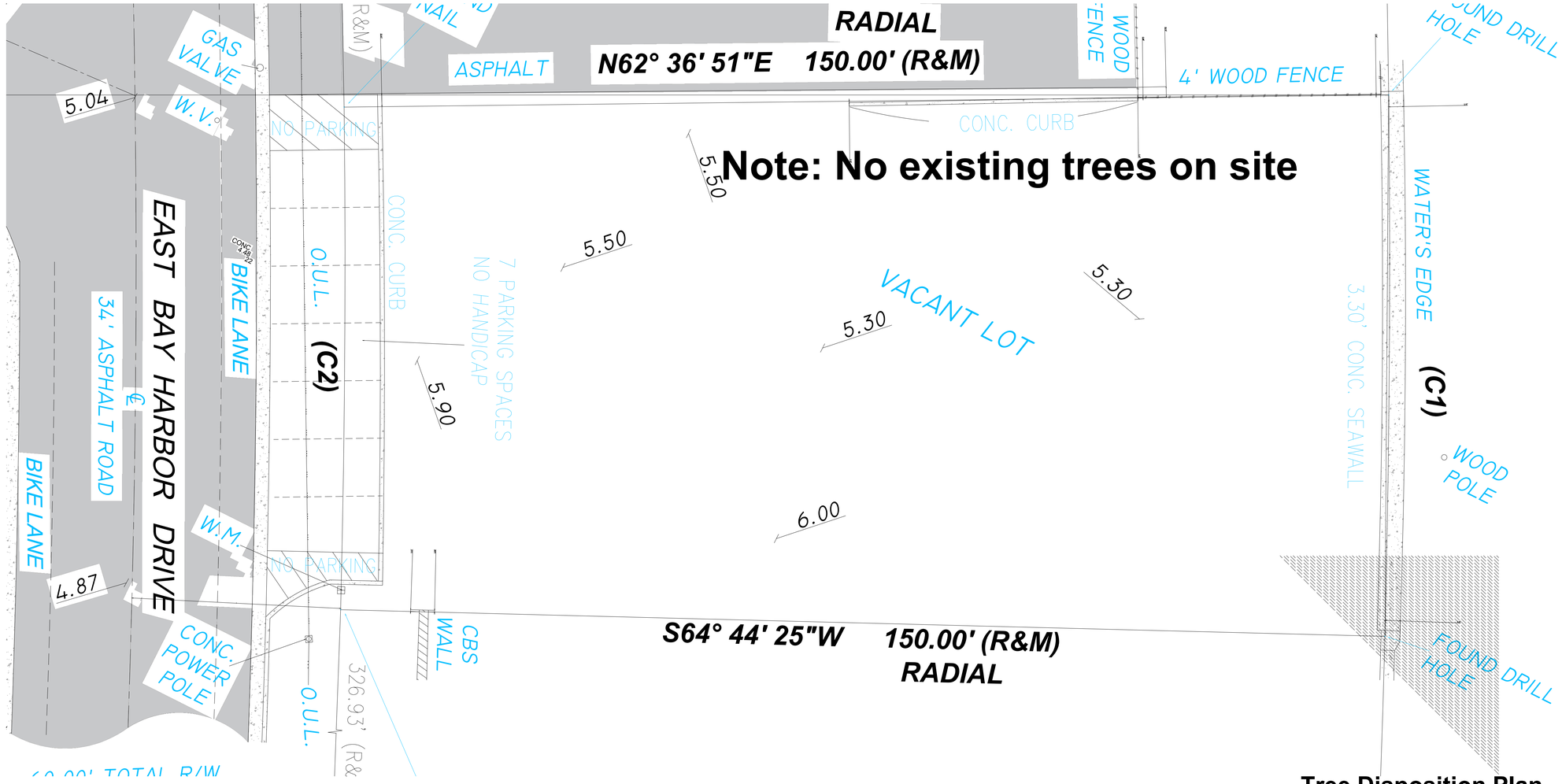
9781 E. BAY HARBOR DR, BAY HARBOR, FL 33154

Revisions:
REVISION #1 08.23.2022: Landscape plans updated on Level 9 per new planters' layout and new calculations provided and matching architect's set.

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA666850 STATE OF FLORIDA
9 SEP 22
MANUEL C. ALONSO LA666850

Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2



Tree Disposition Plan

SCALE1/8" =1'-0"

TREE DISPOSITION:
Existing lot is a vacant lot with only grass and miscellaneous shrubs as noted on plan above. All of this is TO BE REMOVED prior to start of construction.

There are NO Trees of any kind existing on this lot. As such, there is no mitigation necessary for this property.

There are no substantial trees on neighboring property that has root zones encroaching onto this property. As such, no tree protection fencing will be required anywhere on this site during construction.

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Project:
9781 EAST BAY HARBOR DRIVE
Tree Disposition Plan
9781 E. BAY HARBOR DR.

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666853
STATE
FLORIDA
MANUEL C ALONSO

Drawing: Tree Disposition Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
TD-1

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 ENGINNEER 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-TRROUGH 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.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

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 SWEPT 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.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
9101 BISCAYNE BLVD. UNIT 508, MIAMI FL, 33138
Phone: 786-255-5252 (Cell) , 786-518-2006 (Office)
Email: wlugo@oceanengineeringinc.com

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

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9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

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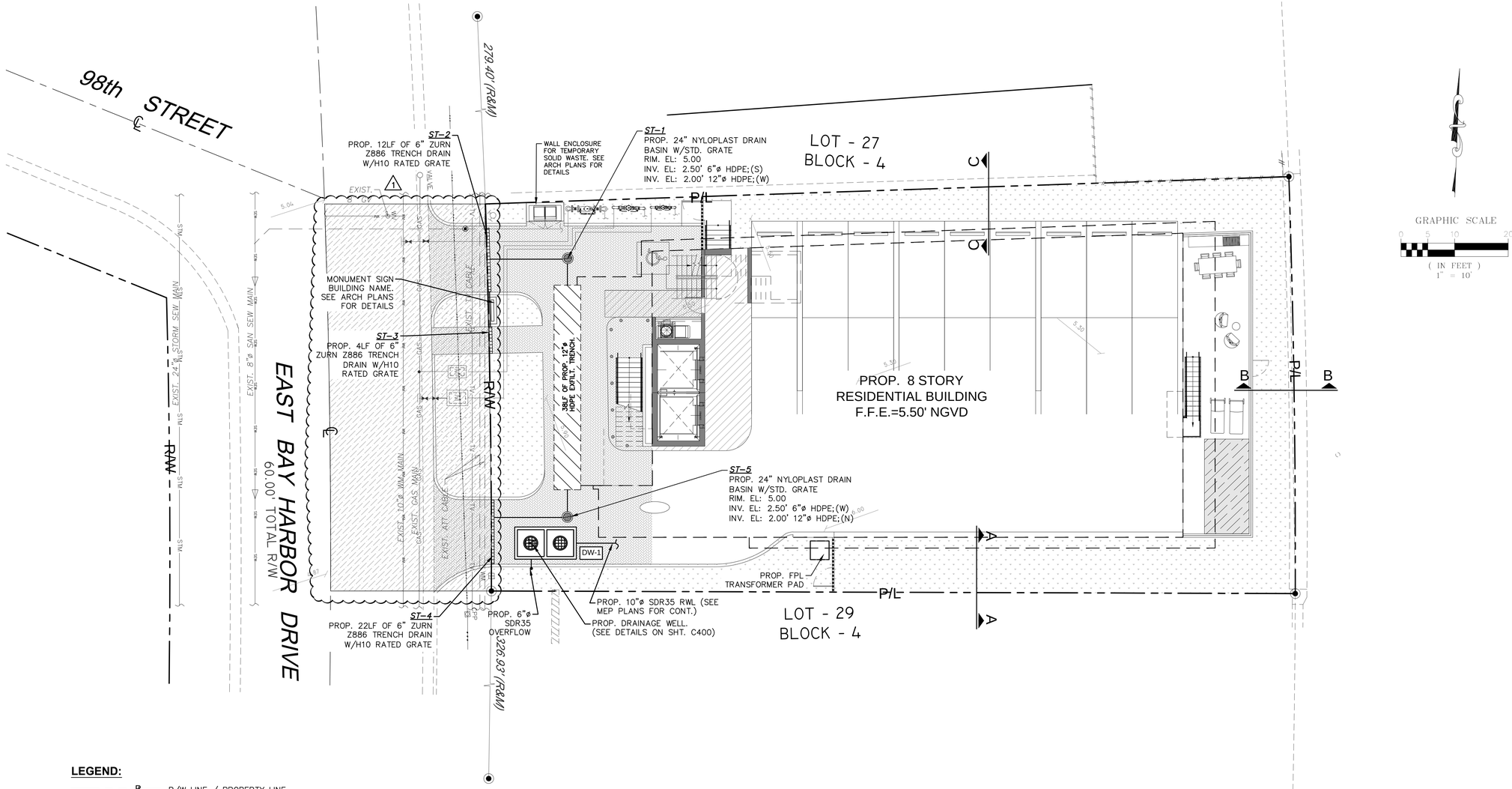
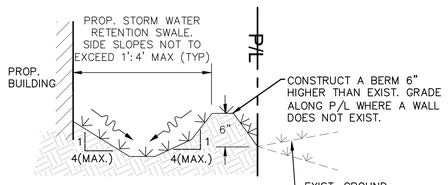
Project: 2229	



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. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- PROP. DRIVEWAY
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



SECTION A-A
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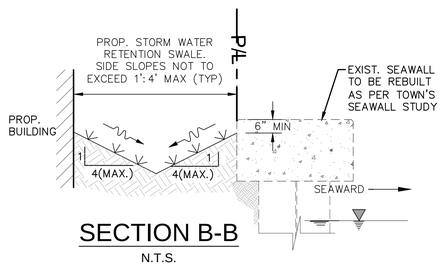
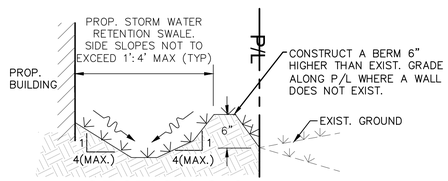


SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

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Rev.	Date	Rev.	Date
1 CITY COMMENTS	8/15/22	9	
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9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

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Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

MEP ENGINEER:
Name:
Address:
Tel:
Email:

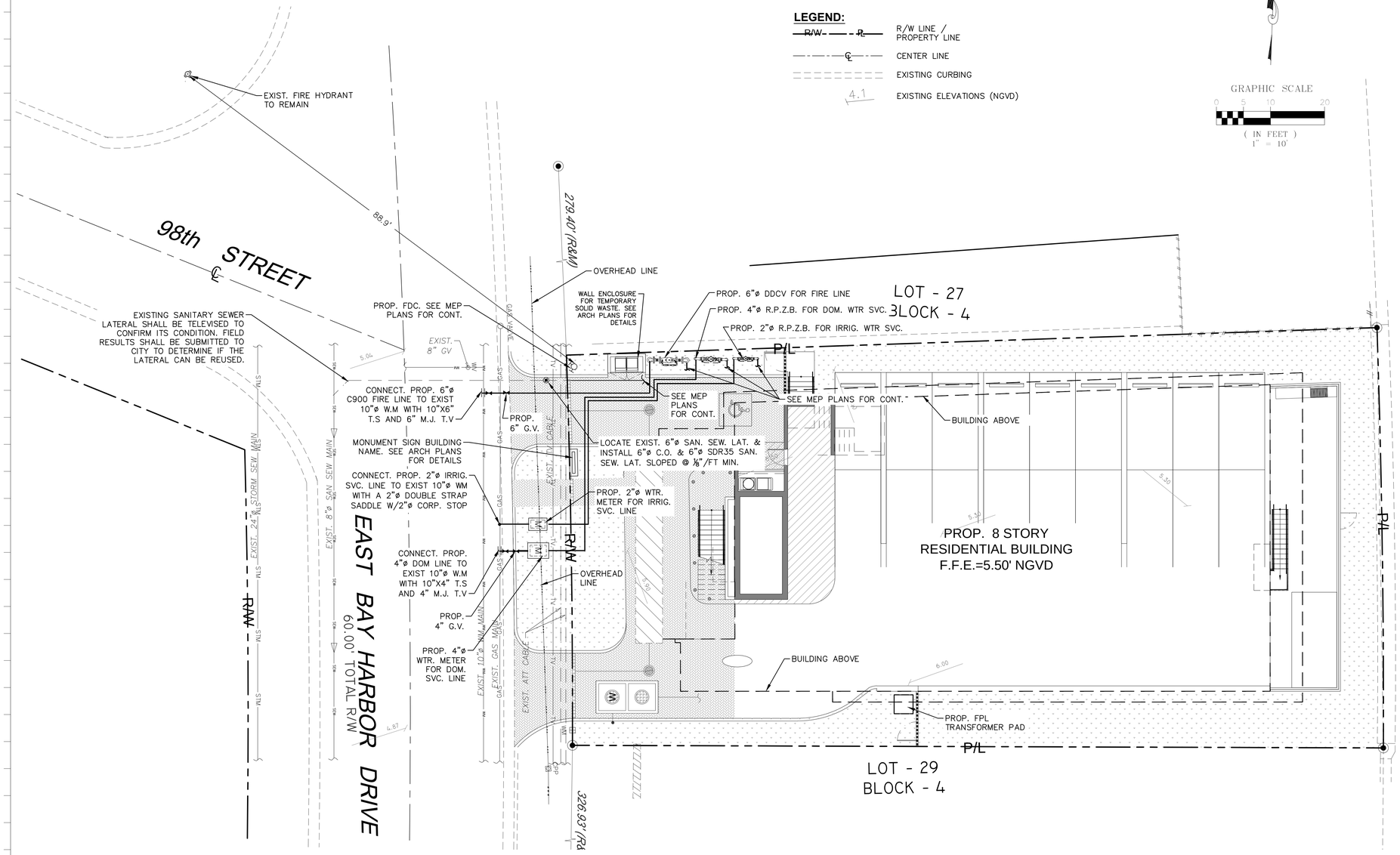
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date:	06-14-2022	Sheet No. C200
Scale:		
Project:	2229	



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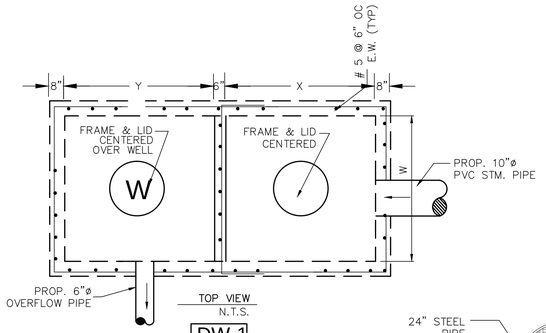
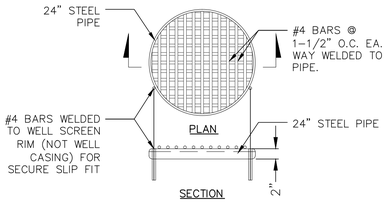
WATER AND SEWER PLAN

Date:	06-14-2022	Sheet No. C300
Scale:		
Project:	2229	

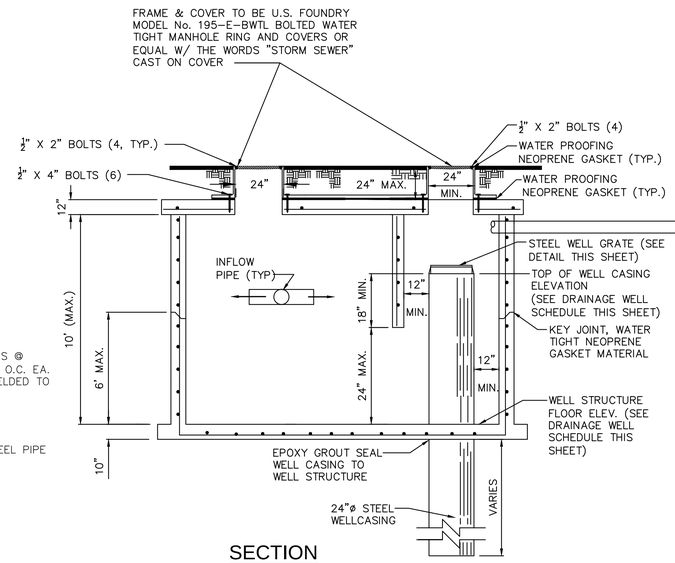


TOP VIEW
N.T.S.

DW-1

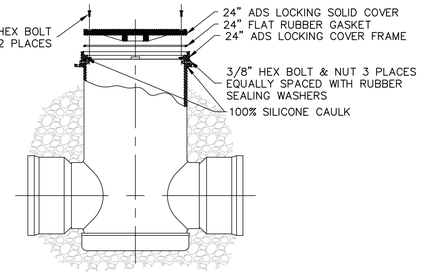


STEEL WELL GRATE DETAIL
N.T.S.



SECTION

STORM DRAINAGE DISPOSAL WELL
N.T.S.



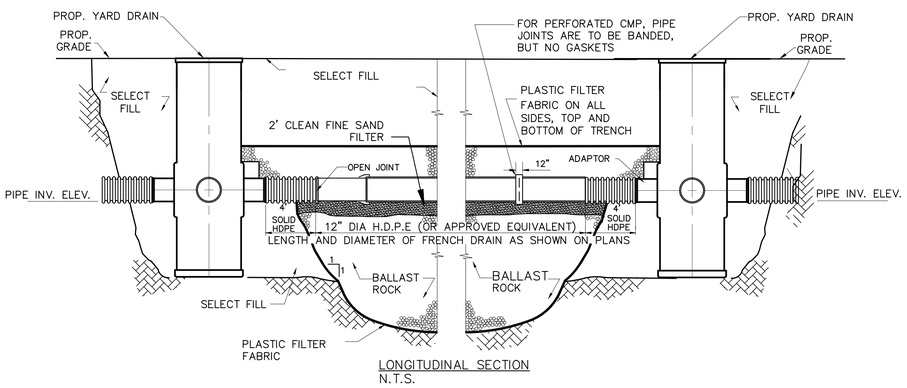
FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL
N.T.S.

NOTES FOR DRAINAGE WELL :

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

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'	2.10'			2.30'	4.30'	2.20'	-1.30'	

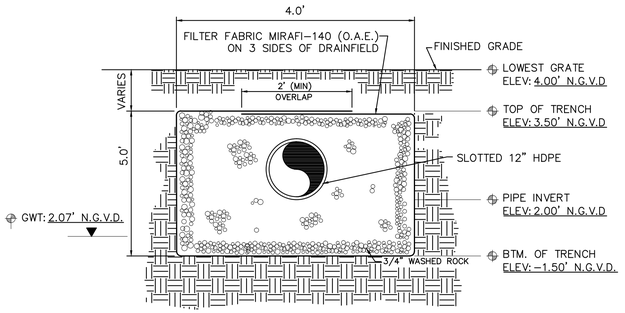


LONGITUDINAL SECTION
N.T.S.

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



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

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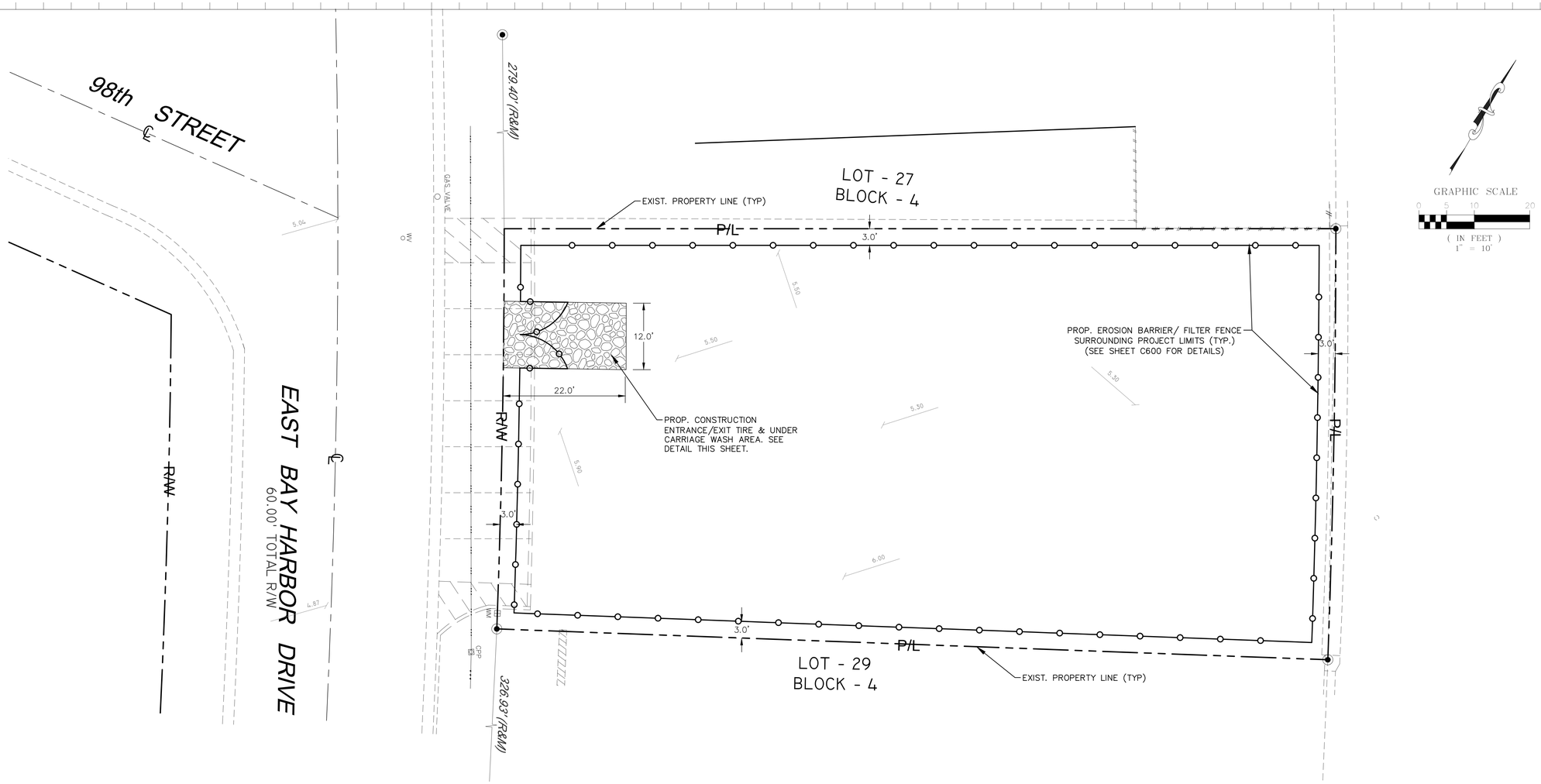
DRAINAGE DETAILS

Date:	06-14-2022	Sheet No.
Scale:		C400
Project:	2229	



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SEDIMENTATION AND EROSION CONTROL PLAN

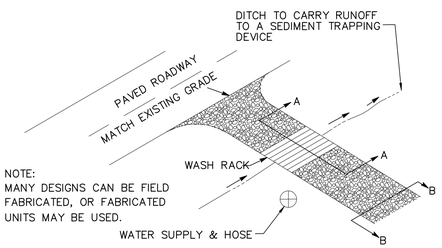
Date: 06-14-2022	Sheet No. C500
Scale:	
Project: 2229	

LEGEND:

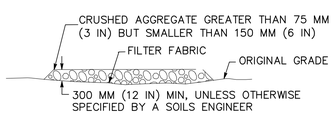
- R/W ——— P/L — R/W LINE / PROPERTY LINE
- ——— C/L ——— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

NOTES:

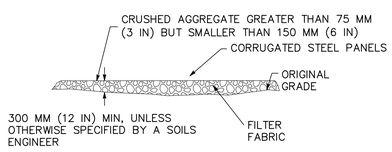
1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND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



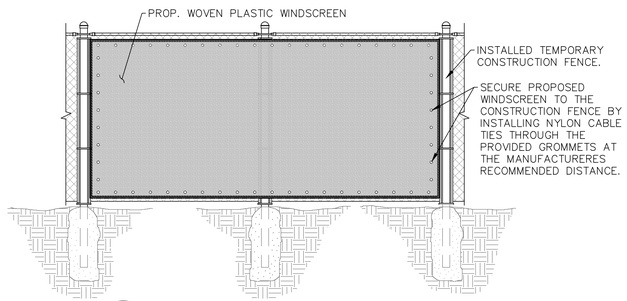
TYPICAL TIRE WASH
NOT TO SCALE



SECTION B–B
NTS



SECTION A–A
NOT TO SCALE



1 WINDSCREEN DETAIL
N.T.S.

NOTES:

1. 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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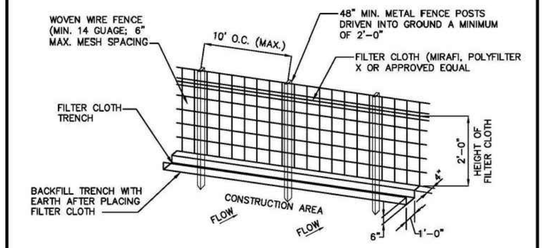


CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

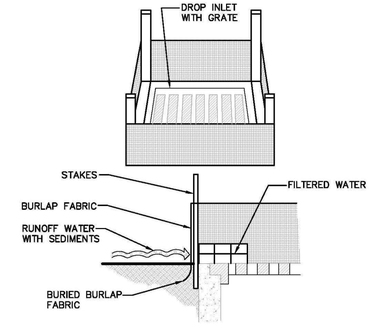
FILTER FENCE
N.T.S.

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.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CON-STRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITTABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

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 OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
6101 BISCAYNE BLVD UNIT 505, MIAMI FL, 33138
Phone: 786-253-5202 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineerings.com

Rev.	Date	Rev.	Date
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2		10	
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9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

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

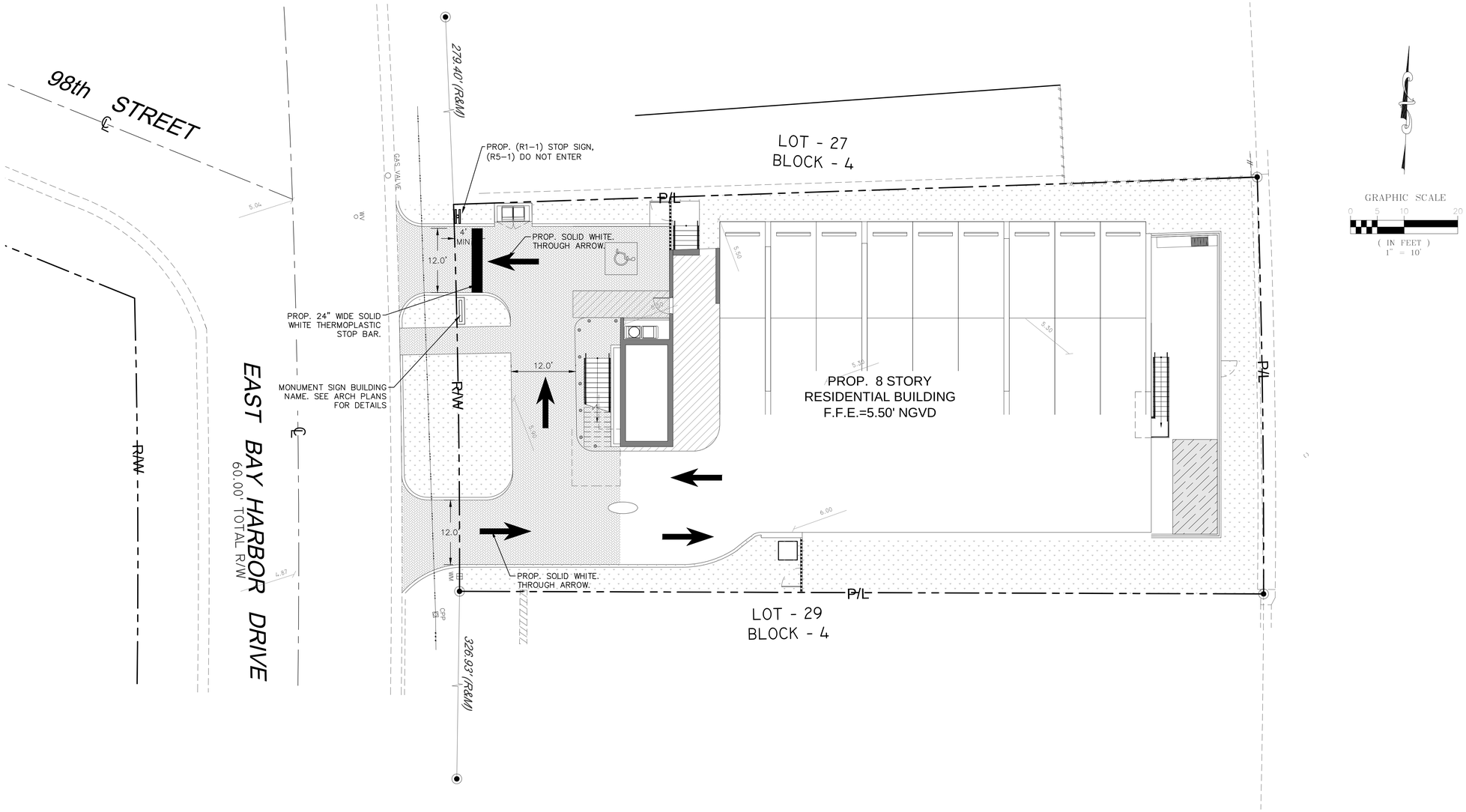
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date:	06-14-2022	Sheet No.	C600
Scale:			
Project:	2229		



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. DRIVEWAY

Rev.		Date	Rev.	Date
1	CITY COMMENTS	8/15/22	9	
2			10	
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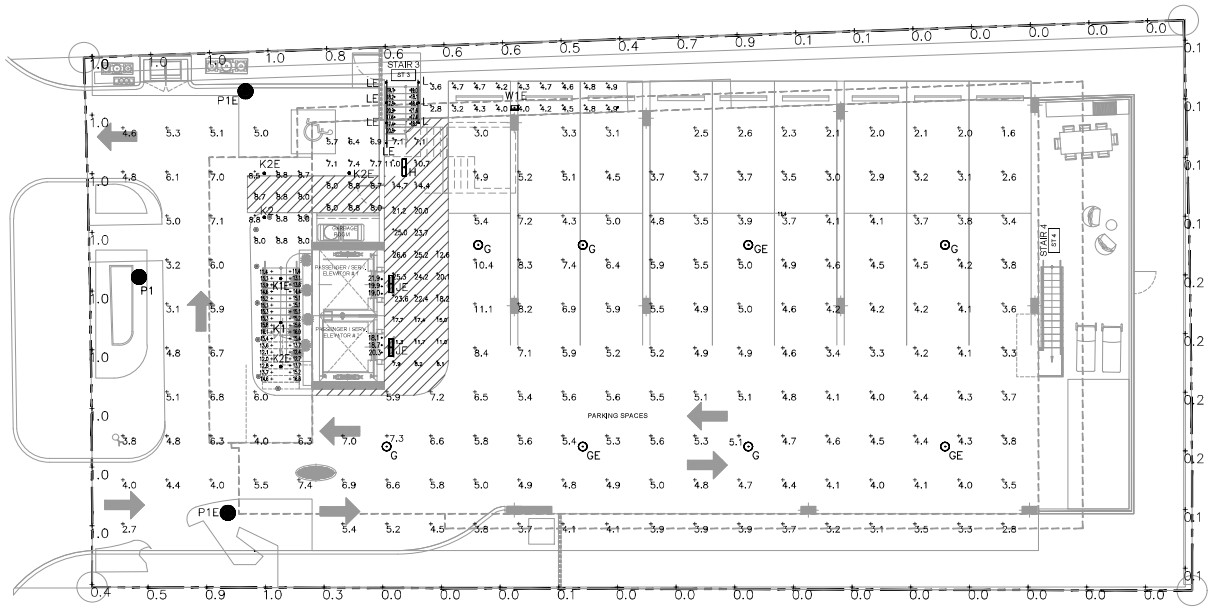
SIGNANCE AND STRIPING PLAN

1

Date: 06-14-2022	Sheet No.
Scale:	C700
Project: 2229	



1 LEVEL 1-PHOTOMETRIC PLAN
SCALE-1/8"=1'-0"

LUMINAIRE SCHEDULE

Scene: NORMAL

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	G	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	N/A	0.900	3592	26.57
	3	GE	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	GENERATOR	0.900	3592	26.57
	1	H	Single	Lithonia Lighting	FEM L24 2000LM LPAFL WD 80CRI 30K	SURFACE	N/A	0.760	1979	13.36
	2	JE	Single	Lithonia Lighting	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	1	K1	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	1	K1E	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	1	K2	Single	BEGA-US	24 409 K3	SURFACE	N/A	0.900	901	12
	3	K2E	Single	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	3	L	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 75DEG	HANDRAIL	N/A	0.860	168	1
	4	LE	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 75DEG	HANDRAIL	GENERATOR	0.860	168	1
	1	P1	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3774	52
	2	P1E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1157	11.17

CALCULATION SUMMARY

Scene: NORMAL

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 PIT_Floor	Illuminance	Fc	24.37	44.9	16.4	1.49	2.74
ELEV 2 PIT_Floor	Illuminance	Fc	24.67	45.6	16.8	1.47	2.71
ELEV AREA	Illuminance	Fc	18.02	26.6	7.9	2.28	3.37
ELEV THRESHOLDS	Illuminance	Fc	19.65	21.9	18.1	1.09	1.21
PARKING & DRIVE	Illuminance	Fc	4.73	11.1	1.6	2.96	6.94
SPILL	Illuminance	Fc	0.71	3.1	0.0	N.A.	N.A.
STORAGE AREA	Illuminance	Fc	7.87	14.7	4.2	1.87	3.50
WALKING AREA	Illuminance	Fc	2.3	4.9	1.8	1.27	2.7
FRONT STAIR	Illuminance	Fc	15.11	22.0	11.4	1.33	1.93
STAIR 3	Illuminance	Fc	18.89	25.2	15.1	1.25	1.67

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MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.8484
C.A. No. 8464/P.E. No. 48181

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SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TORO, GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-3019

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
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ARCHITECTS:
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305,573,3766

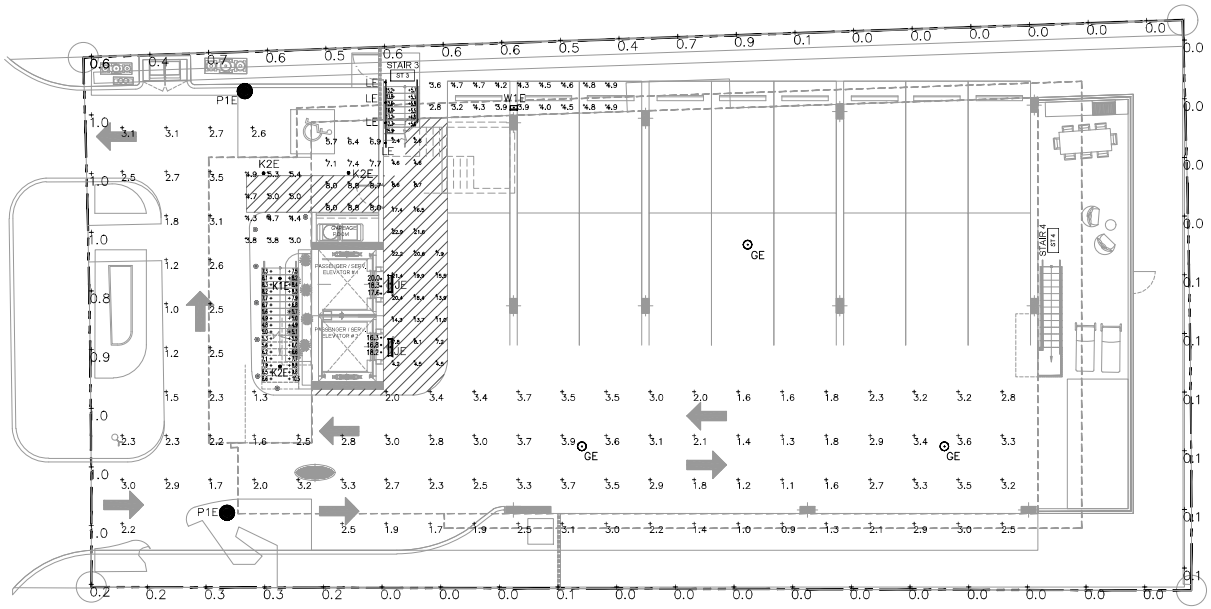
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

PHOTOMETRIC PLAN

Date: 07-28-2022	Sheet No. PH-1
Scale:	
Project: 2229	



1 LEVEL 1-EMERGENCY PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE

Scene: EMERGENCY

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	GE	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	GENERATOR	0.900	3592	26.57
	2	JE	Single	Lithonia Lighting	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	1	K1E	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	3	K2E	Single	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	4	LE	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 75DEG	HANDRAIL	GENERATOR	0.860	168	1
	2	P1E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1157	11.17

CALCULATION SUMMARY

Scene: EMERGENCY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 PIT_Floor	Illuminance	Fc	24.10	44.8	16.1	1.50	2.78
ELEV 2 PIT_Floor	Illuminance	Fc	23.94	44.8	16.3	1.47	2.75
ELEV AREA	Illuminance	Fc	14.27	22.9	4.2	3.40	5.45
ELEV THRESHOLDS	Illuminance	Fc	17.87	20.0	16.3	1.10	1.23
PARKING & DRIVE_EM	Illuminance	Fc	2.52	3.9	0.9	2.80	4.33
SPILL	Illuminance	Fc	0.44	2.4	0.0	N.A.	N.A.
STORAGE AREA	Illuminance	Fc	3.39	8.7	1.1	3.08	7.91
WALKING AREA	Illuminance	Fc	3.87	6.9	1.3	2.98	5.31
FRONT STAIR	Illuminance	Fc	7.14	11.4	3.7	1.93	3.08
STAIR 3	Illuminance	Fc	11.32	25.2	4.7	2.41	5.36

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TORO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-3019

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
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MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305,573,3766

KOBI KARP
Lic. # AR0012578

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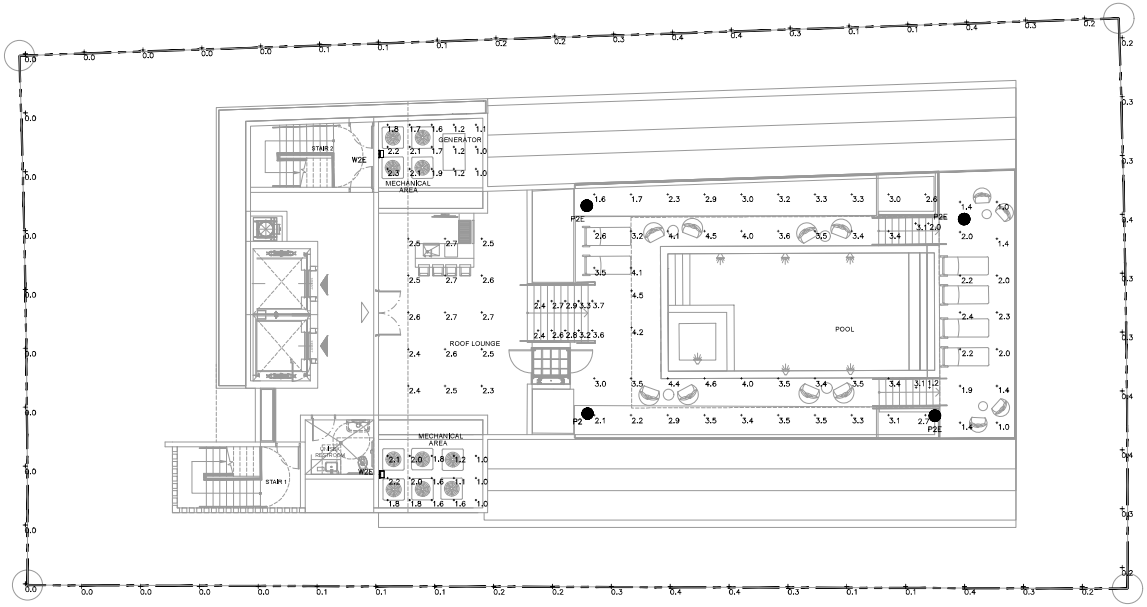
C.A. No. 8464/P.E. No. 48181

PHOTOMETRIC PLAN

Date:	07-28-2022	Sheet No.
Scale:		PH-2
Project:	2229	



1 ROOF DECK-PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	P2	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3675	52
	3	P2E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3675	52
	2	W2E	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	679	6.89

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH AREA	Illuminance	Fc	1.60	2.3	1.0	1.60	2.30
SPILL	Illuminance	Fc	0.17	0.4	0.0	N.A.	N.A.
ROOF DECK	Illuminance	Fc	2.82	4.6	1.0	2.82	4.60

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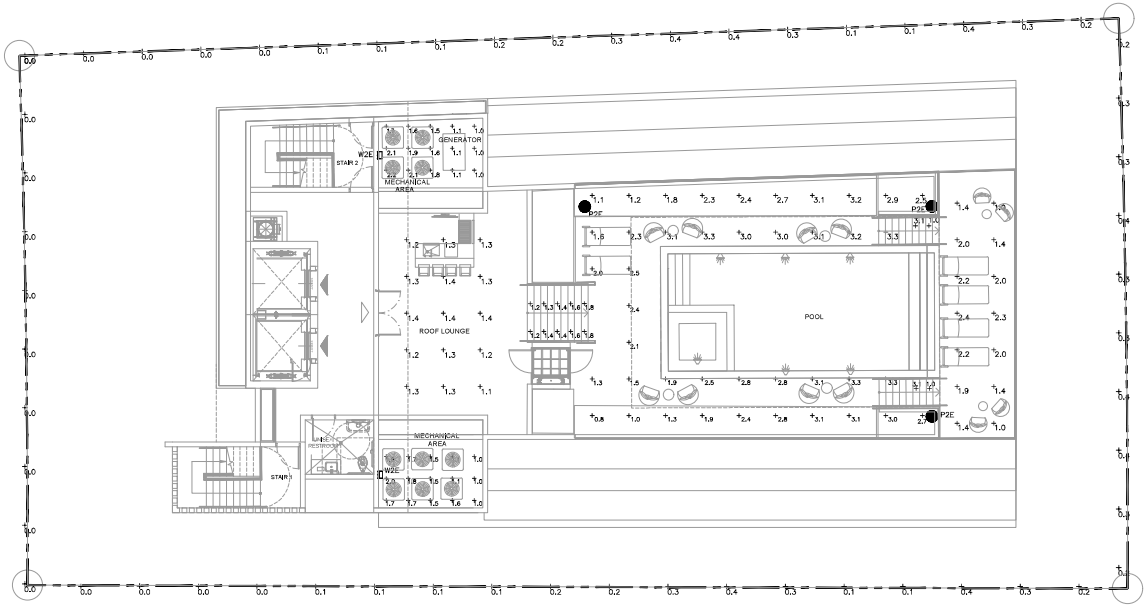
PHOTOMETRIC PLAN

Date:	07-28-2022	Sheet No.
Scale:		PH-3
Project:	2229	



1 ROOF DECK-EMERGENCY PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
●	3	P2E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3675	52
▯	2	W2E	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	679	6.89

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH AREA	Illuminance	Fc	1.49	2.2	1.0	1.49	2.20
SPILL	Illuminance	Fc	0.16	0.4	0.0	N.A.	N.A.
ROOF DECK	Illuminance	Fc	1.96	3.3	0.8	2.45	4.13

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STATE OF FLORIDA — KOBI KARP — AR0012578 — REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

PHOTOMETRIC PLAN

Date:	07-28-2022	Sheet No.
Scale:		PH-4
Project:	2229	

AGENDA ITEM REPORT
November 1, 2022

ITEM NUMBER: 4.

ITEM: Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On March 20, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units. Enclosed please find the site plan and elevations. (Item #4)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9919-9955 East Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9919-27-55 EBHD MFR DRB Staff Report Oct 24 2022
2.	Letter of Intent
3.	DRB Application
4.	Power of Attorney
5.	Development Impact Analysis
6.	Traffic Statement

7.	Drainage Calcs
8.	Survey
9.	9927-9955 E Bay Harbor Drive DRR Set 11.1.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: October 24th, 2022

Subject: Site Development Plan Application
Proposed Multiple-Family Development (33 DU in 2022 Project)
Former Projects – 35 DU Project From 2018 Expired (MMPA #1065)
26 DU Project From 2020 Expired (MMPA #1098)
9919-9927-9955 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000021
MMPA Acct. No. 01-0702-1140

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated September 27th, 2022, and if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The DRB finds the proposed increased density (26 Base DU + 7 TDR Units = 33 DU) "fits" within the building envelope without alterations or variances.

2. The DRB approves the applicant's request for a tandem parking arrangement for forty-two (42) parking spaces pursuant to Sec. 23-30 (f).

3. The DRB approves the applicant's request to not fully close-in all the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof or other screening.

4. The DRB finds the proposed alternative "breezeway" design(s) adequate in lieu of providing a Code specified through the building "breezeway" pursuant to §23-11(B1)(6).

7522 Wiles Road Suite B-203 Coral Springs, Florida 33067 Telephone: 954-757-9909

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9919-9927- 9955 East Bay Harbor Drive
Legal Description:	Lots 19, 20 and 21, 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.

PROJECT DESCRIPTION

The property owner, 9955 Bay Harbor Development, LLC, has submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed thirty-three (33) dwelling unit mid-rise residential development located at 9919-9927-9955 East Bay Harbor Drive. This waterfront site is comprised of three (3) platted lots that is 33,752 sq. ft. / 0.774 acres in size.

The proposed dwelling units (2 BR / 3 BR / 4 BR) range from 1,572 to 4,008 sq. ft. of A/C space plus balconies, etc. The proposed DU sizes far exceed the Town's minimum DU size requirements listed in Sec. 23-9. All three of the lots (Lots 19 / 20 / 21) are currently vacant (former 16 DU / 2-story Driftwood MFR complex on Lots 19 & 20 and a former 5 DU / 2-story building built in 1956. Both of the former multiple-family complexes had backout on-street parking (still exists today but will be removed during redevelopment).

In 2017-18 the Town reviewed and approved a 35 DU multiple family redevelopment project on this site. The PZB approved the project on a 5-2 vote March 20th, 2018. A Site Development Plan extension was requested and granted by the Town which expired on September 16th, 2019. The Town considers that project null and void.

In 2020-21 the Town reviewed and approved a revised 26 DU multiple family redevelopment project on this site. The PZB approved the project on a 4-2 vote Feb. 16th, 2021. The Town issued a project approval extension letter on February 3rd, 2022 which extended the project approval vesting to May 21st, 2024 (applies only to the Feb. 16th, 2021 project).

The proposed new site design incorporates one (1) rectangular shaped building at 75' above BFE + 1' FBC freeboard on top of grade level partially under building parking garage / extended parking area into yard areas. There are seven (7) floors of residential use over the grade level parking areas. Access to the site is proposed via two (2) one-way driveway connections to E. Bay Harbor Drive near the north / south property lines. This provides a looped driveway circulation through the site (enter south / exit north). Each two-way driveway is 23' in width (normal for 2-way drives) that circulates through the parking garage and to a front yard one-way 12' wide lobby drop-off / loading area in front of the building. The plans show a preliminary Fire Department staging area within the EBHD roadway centered on the site. The parking garage / parking layout is designed with no mechanical lifts; however, some tandem 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 with adequate screening (fence / wall / landscaping). Three (3) guest parking / loading spaces are required as there are three (3) lots. There are four (4) guest / loading spaces shown in the front yard area adjoining the driveways. As mentioned above near the lobby entrance is a drop-off / pick-up / delivery / loading area. On the building rooftop is a recreational facility with a swimming pool, sundeck area, 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 Town's records indicate that the lots were previously developed with a 16 DU (Driftwood) and separate 5 DU (Maine Villas) residential complexes for a total of 21 DU. Therefore, the net increase in the number of DU will be twelve (12) DU. The survey indicates the total area of the three lots is 33,752 sq. ft. / 0.77 acres in size. This would allow a maximum of 26 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The new proposal is to build 33 DU (42.86 DU/AC) which would require the acquisition of seven (7) TDR units. The Town's records reveal that on Sept. 17th, 2018, the Town Council approved three (3) private TDR applications for this site totaling nine (9) TDR units. The status of closing on those acquisitions is not known to the Town – the M-D Property Appraiser's website does not show any recorded TDR deeds. If those private TDR acquisitions were not completed and expired, the acquisition of 7 TDR units will be necessary prior to the issuance of permits (TC approval required). If the previous private TDR sales closed for nine (9) TDRs, there would be two (2) excess TDR units. It appears from the survey that right-of-way for on-street parking was previously dedicated but vacated, so the lots are full lots.

The adjoining / nearby developments sites currently include: to the north – the Anchorage Condominium 8 DU / 4-story (15.4 DU/AC); to the south - Harbor Park Condominium 21 DU / 7-story (82 DU/AC); to the east is the Indian Creek waterway; and to the west across East Bay Harbor Drive are the new Bay Harbor Townhomes 6 DU / 3-story, a 2-story 4 DU apartment complex, and three (3) 1-story villas. 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 / PROJECT REVIEW HISTORY

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 Town's DRC reviewed this application at their August 11th, 2022 meeting and due to the amount / significance of the DRC comments, the application was deferred to allow the applicant's design team to revise the drawings to comply with minimum Code requirements. The Town's DRC reviewed this application again at their September 13th, 2022 meeting and due to a few remaining DRC comments (zoning compliance issues), the application was deferred again to allow the applicant's design team to revise the drawings to address the final comments. The revised submittal package received September 15th, 2022 addressed all remaining DRC comments. MMPA finds the latest revised plans now meet all minimum Zoning Code requirements. The Development Review Committee (DRC) found the application technically sufficient and recommended approval the application on September 20th, 2022.

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. Twenty-six (26) units are allowed by right on the property (0.774 acres x 34 DUA). The developer is now seeking to build 33 DU which exceeds the base density by 7 DU; therefore, if the project is approved by the Town, the developer will need to acquire 7 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 7 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 in this district is 75 feet (measured from BFE + 1' FBC freeboard to top of main roof deck) – the proposed main building height is 75' to the main roof deck. As allowed in Sec. 23-12 (25) a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. The plans have now been revised to delete a previously proposed roof shade structure that exceeded the Town's allowable building height for such accessory structures. The proposed use of the property is consistent with this zoning classification, and the latest revised plans (9/27/22) now comply with all Code provisions.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes three (3) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are "full-sized" and previously vacated the 11' for parking.

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

As stated above, the Site Development Plan depicts access to the site from two (2) one-way driveway connections to East. Bay Harbor Drive. Both 23' wide driveway entries lead to an under-building parking garage and also connects to a proposed front yard 12' wide driveway. Three (3) guest parking / delivery / loading spaces are shown in the front yard area as required by Code. The lobby drop-off driveway connects between the two (2) main driveways.

Based on 33 DU the Code requires at least 66 parking spaces. As there are 3 lots and TDRs are requested at least 3 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 69 parking spaces. Of the 69 parking spaces provided, 42 are tandem parking, 25 are regular single spaces and 2 ADA spaces are at grade are provided. In addition to the guest spaces, a drop-off area near the lobby entrance is required / provided (10' landscape strip now provided). The DRB has the discretionary approval of the tandem parking arrangement.

A preliminary Fire Department staging area is 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 / curvilinear with abundant clear glass windows, metal and glass balconies on concrete projections. The building exceeds 120' at 183'+/- in length; therefore, the Town Code requires a "breezeway". The applicant is proposing an indented building façade on the eastern & western elevation facing EBHD & the water above the 1st Level. The purpose of the required 20' minimum width open breezeway above 45' of building height is to break up the massing of bigger building facades. In our opinion, while the current design does include some enhanced building undulations, it does not meet the implied intent of the Code and should be considered for redesign. The DRB has the ability to approve variations based on exaggerated / undulated architectural design. Based on our past experience with the DRB, some additional building breaks / enhanced detailing / building articulation may be required on the EBHD building facade and water façade as well.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated September 27th, 2022, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Kobi Karp Architecture & Interior Design, Inc., dated September 27th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the DRB's approval of the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof. Also, a portion of the underbuilding parking area extends out from underneath the building on the sides and east, but screening is provided by fencing / wall / landscaping. If the DRB does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.

3. This approval is based on the applicant / developer acquiring seven (7) TDR dwelling units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.

4. This approval is subject to the DRB approving an alternative to providing a "breezeway" as described in Sec. 23-11(B1)(6). If the DRB does not approve an alternative, the project must be revised to meet the standard Code provisions.

5. This approval is based on the DRB's approval of the applicant's request to provide an alternative parking lot design arrangement by utilizing some tandem parking spaces in the underbuilding parking garage pursuant to §23-30(f). If the DRB does not approve the requested alternative parking lot design, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.

6. Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.

7. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town will ensure the final lighting plan complies with the Code footcandle limitations / requirements. Subsequent to the redevelopment being completed Code Enforcement action will ensure compliance with excessive light emissions.

8. Impact Fees – Applicable County & Town park / other impact fees must to be paid / satisfied at time of building permits.

9. Public School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

10. Miami-Dade County Fire Department approval of the Fire Truck staging areas shown on the plans is required at the time on building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

11. Miami-Dade Biscayne Bay Shoreline Protection Committee Approval – As this site adjoins a portion of a waterway connected to Biscayne Bay, Miami-Dade County must review / approve this project prior to redevelopment and will likely require mitigation fees due to noncompliance with their Code requirements. Confirmation of Miami-Dade Biscayne Bay Shoreline Protection Committee approval and evidence of payment of any mitigation fees is required prior to the issuance of building permits.

12. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

13. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

wernick&co
PLACEMAKING | LAW

Joseph A. Ruiz, Esq
WERNICK & CO, PLLC
320 Miracle Mile, Suite 203
Coral Gables, FL | 33134
jar@wernickco.com

September 27, 2022

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

RE: Letter of Intent – 9927-9955 East Bay Harbor Drive
Site Plan Review Application – Design Review Board

Dear Mrs. Martinez,

Wernick & Co, PLLC submits this revised Letter of Intent on behalf of 9955 BAY HARBOR DEVELOPMENT LLC (the "Applicant"), owner of the vacant lots located at 9927 and 9955 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property")[1] to accompany Applicant's application to the Town of Bay Harbor Islands (the "Town") Design Review Board ("DRB") for consideration of a new 33-unit multifamily residential building on the East Island.

Included as part of the application are updated and revised architectural plans prepared by Kobi Karp Architecture and Interior Design, Inc, dated September 27, 2022, along with the supplemental application materials such as landscape plans, photometric plans, and a signed and sealed survey (the "Application").

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is comprised of three (3) platted lots for a total of 33,752 square feet (0.77 acres), located at the northeast corner of the Town's East Island, along East Bay Harbor Drive, between 99th Street and 100th Street. The Property is located within the RM-1 zoning district, with frontages along East Bay Harbor Drive and the Indian Creek waterway, directly across the waterway from Bal Harbour Village.

This area of the East Island includes a mixture of low-to-mid-rise residential complexes. Along East Bay Harbor Drive, the Property is flanked by Harbour Park to the south, The Anchorage north, and low-scale multifamily buildings across East Bay Harbor Drive.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is redeveloping the Property as a new 33-unit boutique multifamily residential infill building with 69 parking spaces located on Level 1, and a mix of amenity spaces to support the future residents of the building (the "Project").

[1] The folio numbers associated with the Property is 13-2227-001-0970 and 13-2227-001-0960.

The Project rises to 75' from Base Flood Elevation to the shared amenity roof deck, in compliance with allowable rooftop projections under the Town's Code of Ordinances (the "Code"), complete with a roof lounge area and pool for residents to gather and relax. The Project also proposes a residential lounge/ amenity space and a gym on Level 2. The residential units are located on Levels 2 – 8, with Level 2 offering three (3) units and Levels 3-8 offering five (5) units per floor.

The Project's design features a contemporary South Florida design with abundant glazing along the facades of the building to allow ample natural light flood through the units along multiple vantage points. As shown on the architectural plans, the building provides enhanced architectural articulation and details along the facades- see sheets A.105 and A.106. The design includes recessed portions of the floor plates along the edges and interior cores of the building, effectively breaking up the long massing and providing movement throughout the Project. Native landscaping is proposed throughout the Project, complementing the Project's proposed materials that are commonly found in South Florida architecture and throughout the Town.

ZONING COMPLIANCE. Pursuant to the Town's Future Land Use Map, the property has a future land use designation of *M-H Medium-High Density (34 DUA)*, which allows a maximum base density of 34 dwelling units per acre. All properties within the RM-1 zoning district have been designated as receiving parcels, and therefore the Property is eligible to receive increased density through participation in the TDR Program, up to a maximum of seventy (70) dwelling units per acre. The Project is providing 33 dwelling units, with 7 units obtained via participating in the Town's TDR Program. Two (2) TDRs have already been obtained; therefore, five (5) TDRs remain to be obtained for the Project. See Exhibit 1 for a copy of the Special Warranty Deed for Two (2) TDRs.

In lieu of providing a breezeway, per Section 23-11(B1)(6) of the Code, the Project proposes enhanced, architectural interventions and details along the building's primary and waterfront façades. The Project incorporates dramatic setbacks along each Level, allowing the building to push and pull. The dramatic setbacks provide movement to the Project, allowing shadows and light move along the façade during different times of the day. The Project is compliant with the Town's setback and flex setbacks standards through each level of the building.

As mentioned, the Project is providing 69 parking spaces located on Level 1. Three (3) of the 69 parking spaces are intended for guest parking, per Section 24(c)(3)(1) of the Code. 44 of the spaces are tandem parking spaces and 23 are standard single spaces, of which 2 are ADA spaces at grade. A 6' privacy screen has been relocated along the Property line, proposed with a wood-finish to complement the natural material palate. The Project includes an internal on-site drop-off driveway in front of the building entrance to accommodate vehicles on the Property and avoid queueing along East Bay Harbor Drive.

The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments; and thus, the Project is consistent with the Town's Comprehensive Plan.

320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

CONCLUSION. On behalf of the Applicant, we look forward to the opportunity to introduce and discuss the Project with the Town's DRB for its consideration of the Project for site plan approval.

Sincerely,

Joseph A. Ruiz

Enclosures

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

320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

EXHIBIT 1

RECORD AND RETURN TO:

Name: KIM M. RUBIN, Esquire
Address: 55 Lynn Road
Needham, MA 02494

THIS INSTRUMENT PREPARED BY:

Name: GARY A. KORN, Esquire
LEOPOLD KORN, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, Florida 33180

CFN 2019R0068952
OR BK 31312 Pg 4855 (1Pgs)
RECORDED 02/04/2019 15:18:49
DEED DOC TAX $0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

[Space above line reserved for recording office use]

SPECIAL WARRANTY DEED FOR TWO (2) TRANSFERABLE DEVELOPMENT RIGHTS

THIS INSTRUMENT is executed this 28th day of January, 2019 by **BH 101 LLC,** a Florida limited liability company (hereinafter referred to as "Grantor") in favor of **CONGRESS DRIFTWOOD LLC**, a Delaware limited liability company, whose post office address is c/o The Congress Group, 33 Arch Street, Suite 1100, Boston, Massachusetts 02110 (hereinafter referred to as "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever:

Two (2) transferable development rights (the "Development Rights") appurtenant to the following described parcel of real property (the "Donor Parcel"):

Lots 13 and 14, Block 6, **BAY HARBOR ISLANDS**, according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida

for utilization by Grantee as an appurtenance to the following described parcel of real property (the "Receiving Property") in accordance with the provisions of Section 23.22.2 of the Town of Bay Harbor Islands Code of Ordinances (the "Town Code"), as approved through Resolution No. 2160:

Lots 19, 20 and 21, 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.

AND Grantor does hereby fully warrant the title to the Development Rights and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor. Grantor further represents and warrants that the Development Rights have not been previously used, demised or sold and agrees that the Development Rights are hereby severed from the Donor Parcel.

This instrument is for a transfer of Development Rights to the Receiving Property and does not transfer any interests in real property. Accordingly, pursuant to TAA No. 03B4-007 (July 14, 2003), no documentary stamp tax is due in connection herewith.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

WITNESSES:

Janet Rosenthal
Print Name: Janet Rosenthal

Print Name:

BH 101 LLC, a Florida limited liability company

By: _____
KIMBERLY HILL, Manager

Address: 3930 Max Place
Boynton Beach, Florida 33496

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th day of January, 2019 by **KIMBERLY HILL**, as Manager of **BH 101 LLC**, a Florida limited liability company, who is personally known to me.

My Commission Expires: Notary Public State of Florida Claudia Fajardo My Commission GG 172513 Expires 01/03/2022

Notary Public, State of Florida
Print Name: Claudia Fajardo

TOWN OF BAY HARBOR ISLANDS

PLANNING AND ZONING APPLICATION

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER SPR22-000021

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name Joseph A. Ruiz on behalf of Contact Number 786-232-3700

Address 9955 BAY HARBOR DEVELOPMENT, LLC / ADDRESS: 320 Miracle Mile

City Coral Gables State Florida Email Address jar@wernickco.com

OWNER / PROPERTY INFORMATION

Name 9955 BAY HARBOR DEVELOPMENT, LLC Address 18101 Collins Avenue, #3908, Sunny Isles Beach, FL

Folio# 13-2227-001-1040 Lot 28 Block 4

DESCRIPTION OF PROPOSED USE / REQUEST

Refer to Letter of Intent

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: Sep 21, 2022 Signature of Applicant: Joseph Ruiz
Joseph Ruiz (Sep 21, 2022 10:44 EDT)

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 9/20/2022 Signature of Owner: Igor Michin

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: Sep 21, 2022 Signature of Applicant: Joseph Ruiz
Joseph Ruiz (Sep 21, 2022 10:44 EDT)

NOTE: If any application is disapproved, the Planning and Zoning Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Planning and Zoning Board may be appealed to the Town Council, whose decision on appeal shall be final.

Owner / Applicant given copy of Planning and Zoning Checklist ( ) Yes ( ) No

G Approved _____ G Denied _____

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, that **9955 BAY HARBOR DEVELOPMENT LLC,** a Florida limited liability company, has made, constituted and appointed, and by these present does make, **STEVEN J. WERNICK, ESQ** and **JOSEPH A. RUIZ, ESQ** the true and lawful attorneys for it, and in its stead to execute all documents and instruments required to obtain and appear on its behalf at public hearings on its application for site plan approval from the Town of Bay Harbor Islands under the requirements of the Town of Bay Harbor Code of Ordinances, for the property located at 9927 and 9955 East Bay Harbor Drive, Bay Harbor Islands, Florida. Giving and granting unto **STEVEN J. WERNICK, ESQ** and **JOSEPH A. RUIZ, ESQ** its said attorneys, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to the application as fully, to all intents and purposes, as it might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or its substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my/our hand(s) this 21 day of July 2022.

9955 BAY HARBOR DEVELOPMENT LLC,
a Florida Limited Liability Company

By: _____
Name: Igor Michin
Title: Manager

WITNESSES:

_____
Print Name: Rocky J. Hudson

_____
Print Name: Jason Ruchim

The foregoing instrument was acknowledged before me by means of ✓ physical presence OR ___ online notarization, this 21st day of May, 2022, by Igor Michin, as Manager of 9955 BAY HARBOR DEVELOPMENT LLC, a Florida Limited Liability Company, who is personally known to me, or who has produced identification.

Type of Identification Produced Driver's License

_____
NOTARY PUBLIC
Print Name: Mitch Ruchim
Notary Public, State of: Illinois
Commission No.: _____
My commission expires: _____

OFFICIAL SEAL
MITCHELL B RUCHIM
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/06/24

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9927 East Bay Harbor Drive

Location: 9927-9955 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9927 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 33-unit residential condominium building with 69 parking spaces.

Site Square Feet / Acreage: Approximately 33,750 sf / 0.77 acres

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The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 0 units x 200 gallons = 0
Proposed: 33 units x 200 gallons = 6,600
Net increase: + 6,600 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0
Proposed: 33 units x 156 gallons = 5,148
Net increase: + 5,148 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0
Proposed: 33 units x 0.632 tons = 20.86
Net increase: + 20.86 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

19 July 2022

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

Re: Traffic Generation Statement
9927 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330115101

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9927 E. Bay Harbor Drive residential development on the northeast corner of E. Bay Harbor Drive and 99th Street in Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than 13 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 33 mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 0.77-acre site (Folio Nos.: 13-2227-001-0970 and 13-2227-001-0960) is currently a vacant lot. The development will comprise an eight-story residential building with 33 residential units. The project site is on the northeast corner of the T-intersection of E. Bay Harbor Drive and 99th Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections each to E. Bay Harbor Drive. Both driveways will operate as full-access driveways with direct access to the proposed parking on the ground floor and valet drop-off at the internal driveway at the building entrance. The proposed development will not have gated-controlled access. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 150 daily, 12 morning peak-hour and 13 afternoon peak-hour trips. 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
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 4.54 (X)	50%	50%	75	75	150

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.37 (X)	23%	77%	3	9	12

AFTERNOON PEAK HOUR

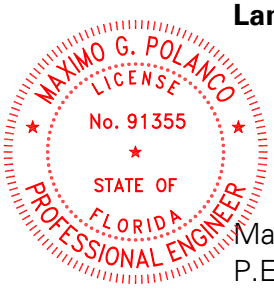
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.39 (X) + 0.34	61%	39%	8	5	13

Conclusion

We determined that the 9110 E. Bay Harbor Drive residential development is not expected to generate more than thirteen (13) peak-hour trips. The development comprises an eight-story apartment building with 33 residential units that will have two two-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.



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

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.07.19 18:03:11-04'00'

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

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

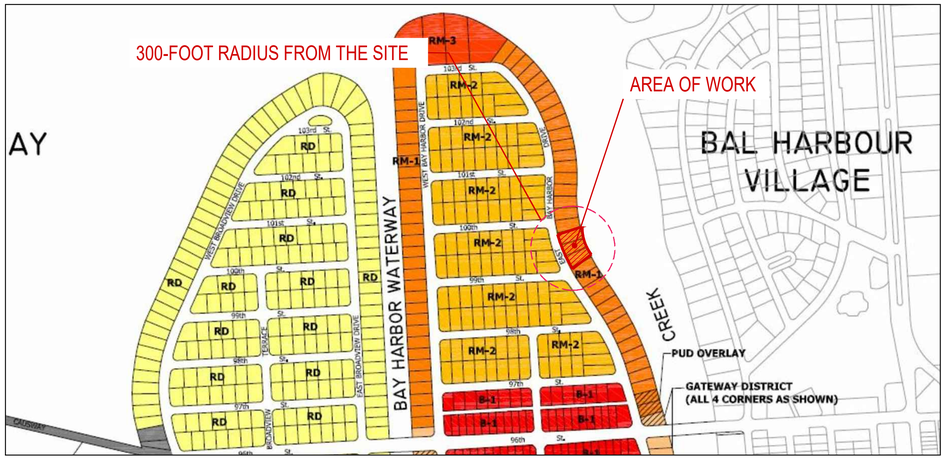
Florida Certificate of Authorization No. 6601

\\langan.com\data\FTL\data1\330115101\Project Data_Discipline\Traffic\Reports\2022-07-19 9927 E Bay Harbor Traffic Statement.docx

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION

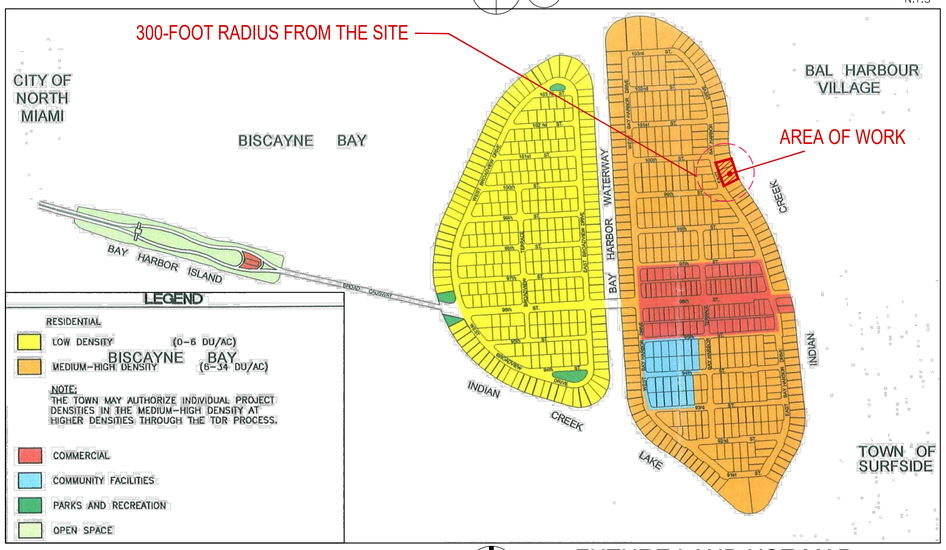
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project 9927 E BAY HARBOR DRIVE BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title SITE LOCATION MAP	Project No. 330115101 Date 7/19/2022 Scale NTS	FIGURE 1

ATTACHMENT B
SITE PLAN



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9927 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9927 EAST 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: 33,750 SF (0.77 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE (10.00 FT NGVD)	75'-0" ABOVE DFE
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,892 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 15,400 X 0.15 = 2,310 SF MIN.	2310 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	26'-5" FEET 30 FEET 30 FEET
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT FOR A MAXIMUM OF 22'-6"	22'-6" ALL LEVELS
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	2,258 SF	-
LEVEL 2	18,714 SF	11,792 SF
LEVEL 3	18,835 SF	14,326 SF
LEVEL 4	18,835 SF	14,326 SF
LEVEL 5	18,835 SF	14,326 SF
LEVEL 6	18,835 SF	14,326 SF
LEVEL 7	18,835 SF	14,326 SF
LEVEL 8	18,835 SF	14,326 SF
LEVEL 9 (ROOF DECK)	1,407 SF	-
GRANDTOTAL	135,389 SF	97,748 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	68 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			66 P.S.	68 P.S.

PARKING PER FLOORS		TOTAL OF PARKING
LEVEL 1	66 STANDARD P.S. + 2 ACCESSIBLE P.S. = 68 P.S.	68 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

KKAID RECORD - OPTION 2.7

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

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) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

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

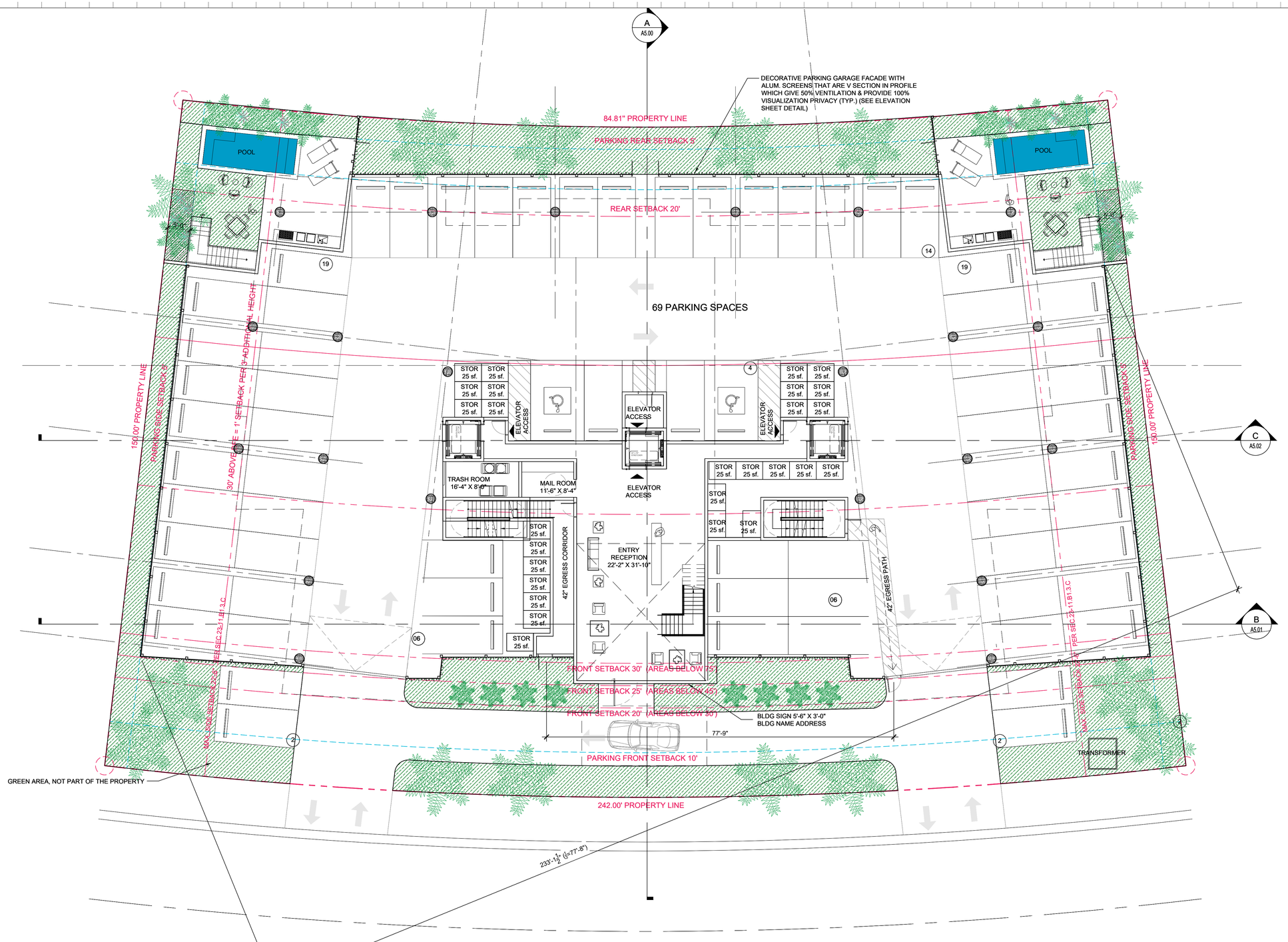
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROJECT DATA

Date	06-16-2022	Sheet No. A1.00
Scale		
Project	2227	



74 PARKING SPACES

B.F.E. = 9'-0" NGVD

FIRE STAGING NOTE

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 SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

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

1 SITE PLAN

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

KKAID RECORD - OPTION 2.7

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

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ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -----

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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SITE PLAN

Date	06-16-2022	Sheet No.	A2.00
Scale			
Project	2227		

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-0970
Property Address:	9927 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1511
Owner	9955 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
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	11,250 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$3,825,000	$3,825,000	$3,825,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$3,825,000	$3,825,000	$3,825,000
Assessed Value	$3,825,000	$3,825,000	$3,825,000

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
BAY HARBOR ISLAND
PB 46-5
LOT 21 BLK 4
LOT SIZE 11250 SQ FT
FAU 13 2227 086 0001

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$13,500,000	33170-3454	Qual on DOS, multi-parcel sale

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-0960
Property Address:	9955 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1500
Owner	9955 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
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	22,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$7,650,000	$7,650,000	$7,650,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$7,650,000	$7,650,000	$7,650,000
Assessed Value	$7,650,000	$7,650,000	$7,650,000

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
LOTS 19 & 20 BLK 4
LOT SIZE 150.000 X 150
OR 16741-2138 0395 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$13,500,000	33170-3454	Qual on DOS, multi-parcel sale
01/25/2016	$9,000,000	29939-0349	Qual by exam of deed
03/01/1995	$960,000	16741-2138	Sales which are qualified
04/01/1994	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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

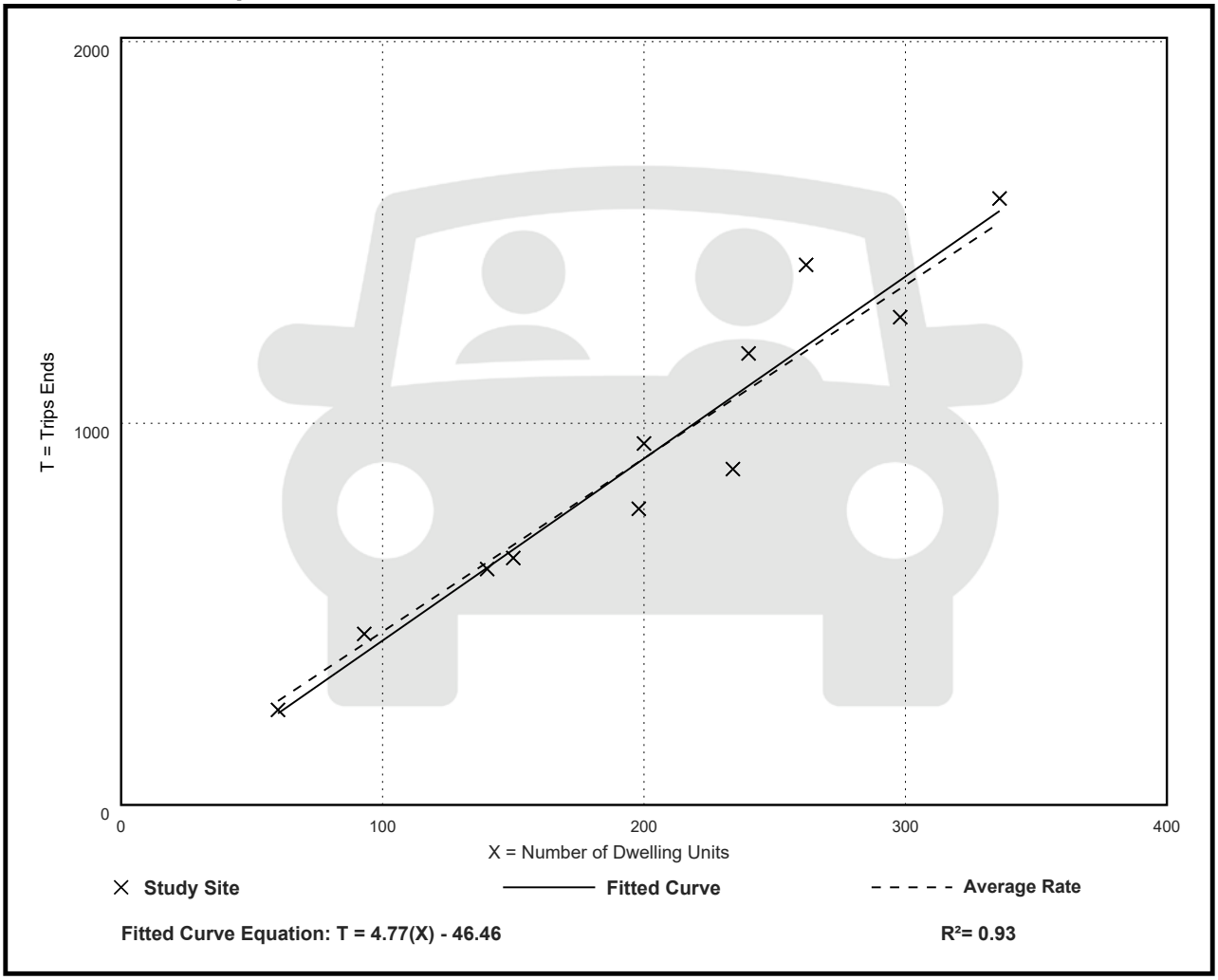
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

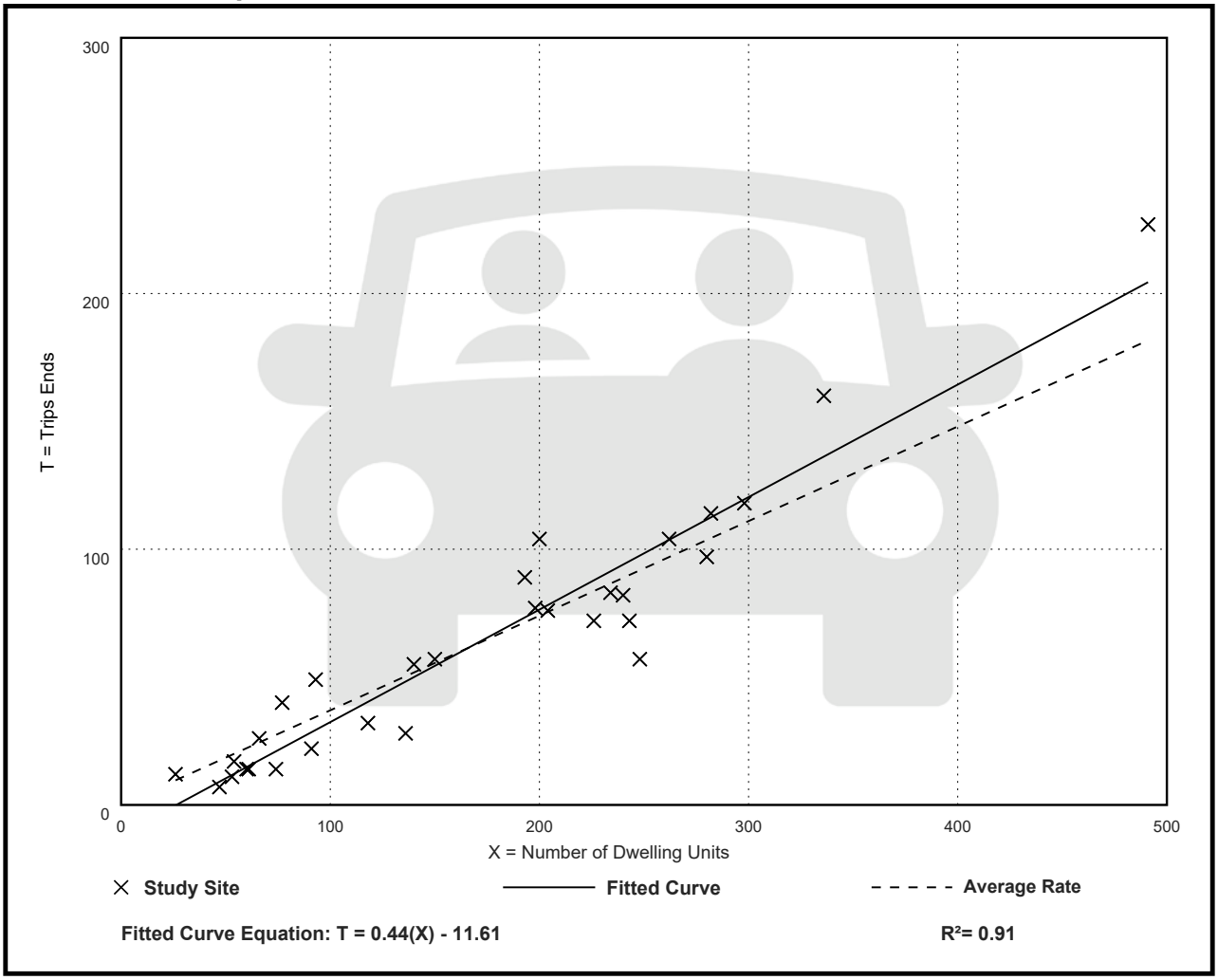
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



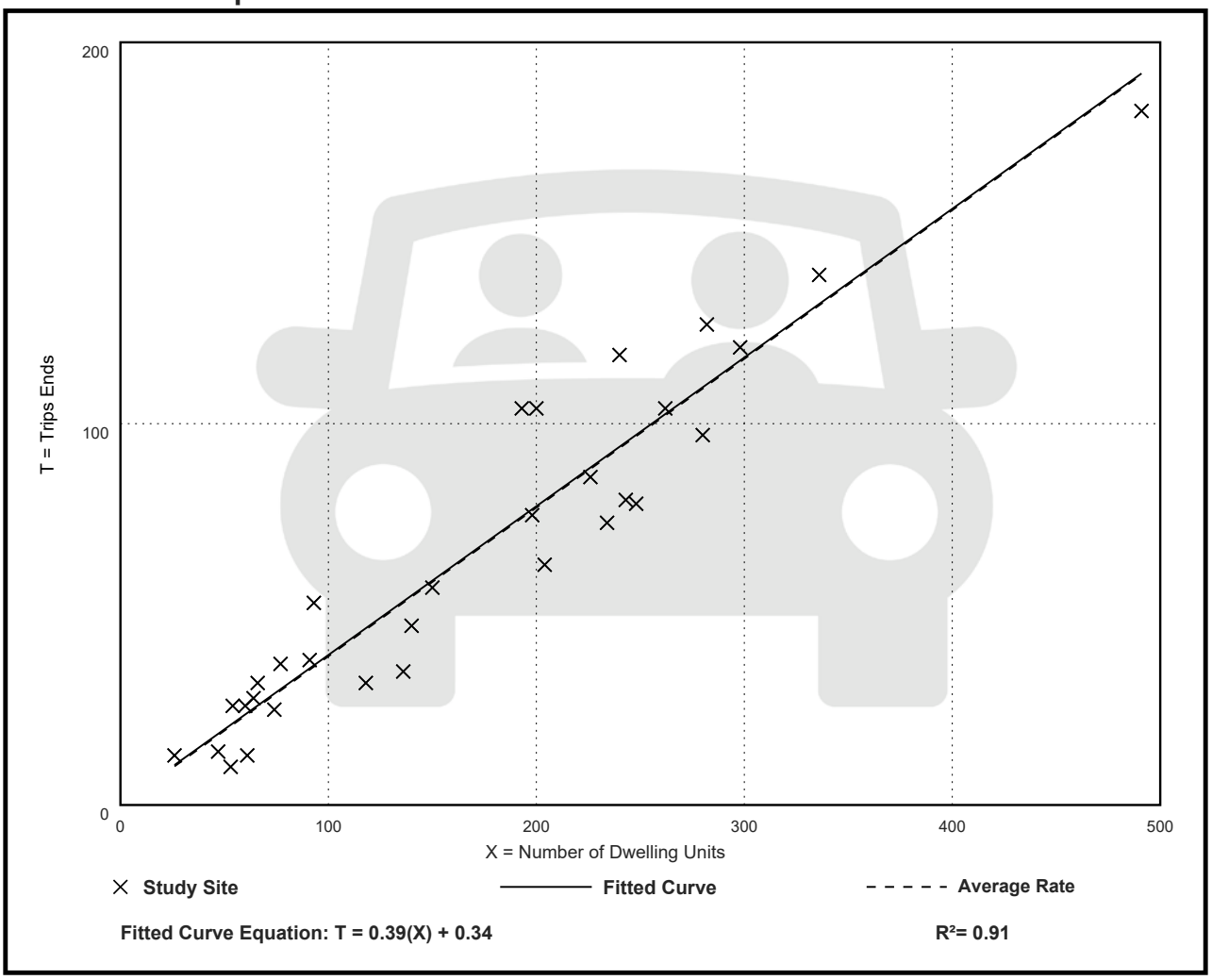
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



9955 E. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years

Minimum time of Concentration, t_{tc}= **10** Min.

The IDF relation used by DERM, $I = 308.5/(48.6T^{-0.11}+t(0.5895+T^{-0.67})$

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I"	PEAK RUNOFF (Q=CIA)
	(AC)	(AC)	(AC)			(INCH/HR)	(CFS)
BLDG	0.46	0.46	0.00	0.95	0.44	6.74	2.95

DRAINAGE WELL DESIGN

Well Discharge Capacity: **400** gpm/ft of head.

Well Discharge Capacity: **0.89** cfs/ft

Well Diameter: **24** inches

Drainage Well Casing Depth: **80** feet

Well Mounding: **1.76** ft.

Ground Water Table: **2.07** ft. N.G.V.D.

Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

Walter M Lugo

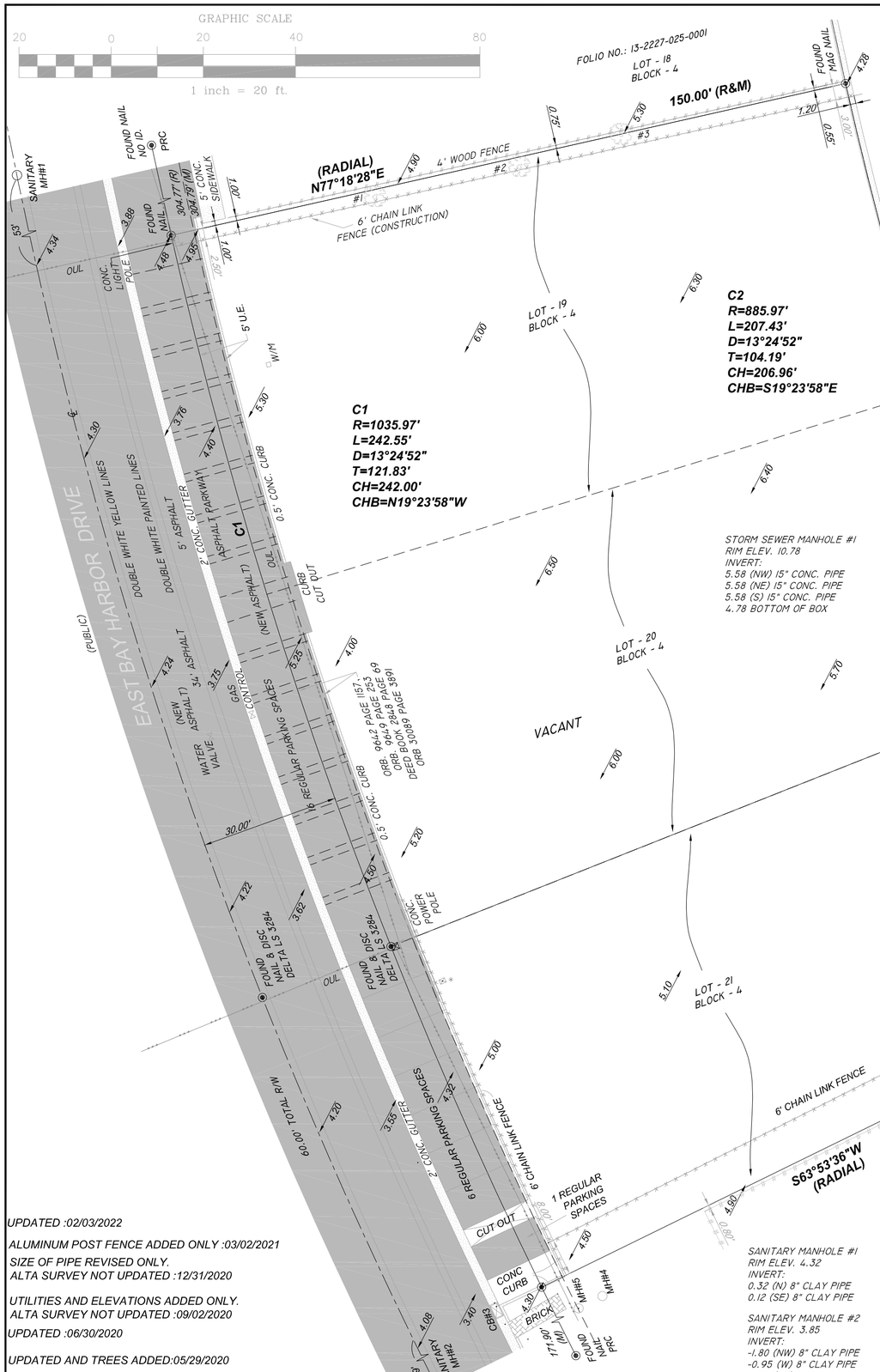
Digitally signed by Walter M Lugo
DN: c=US, o=Ocean Engineering Inc, dnQualifier=A01410C0000018124CFC7D40002651E, cn=Walter M Lugo
Date: 2022.08.23 11:21:53 -04'00'

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD	WELL CAPACITY	DRAINAGE BASIN AREA	PEAK RUNOFF	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY	SAFETY FACTOR
	(FT. NGVD)	(CFS/WELL)	(AC.)	(CFS)		(CFS)	
Site	4.17	3.72	0.460	2.95	2.00	7.43	2.52

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
	WIDTH (FT.)	LENGTH (FT.)						
DW-1	5.00	10.50	6.50	3.85	2.95	265	5.05	**3.50**

ALTA/NSPS LAND TITLE SURVEY



UPDATED :02/03/2022

ALUMINUM POST FENCE ADDED ONLY :03/02/2021

SIZE OF PIPE REVISED ONLY.
ALTA SURVEY NOT UPDATED :12/31/2020

UTILITIES AND ELEVATIONS ADDED ONLY.
ALTA SURVEY NOT UPDATED :09/02/2020

UPDATED :06/30/2020

UPDATED AND TREES ADDED:05/29/2020

SANITARY MANHOLE #1
RIM ELEV. 4.32
INVERT:
0.32 (N) 8" CLAY PIPE
0.12 (SE) 8" CLAY PIPE

SANITARY MANHOLE #2
RIM ELEV. 3.85
INVERT:
-1.80 (NW) 8" CLAY PIPE
-0.95 (W) 8" CLAY PIPE
-1.80 (SE) 8" CLAY PIPE

CATCH BASIN #3
RIM ELEV. 3.20
INVERT:
0.30 (NE) 18" HDPE PIPE
0.60 (SW) 12" CONC. PIPE

STORM SEWER MANHOLE #4
RIM ELEV. 3.96
INVERT:
(UNABLE TO FIND ANY PIPES DUE TO DIRT AND WATER INSIDE)

STORM SEWER MANHOLE #5
RIM ELEV. 3.89
INVERT:
1.44 (SW) 6" PVC PIPE
1.49 (W) 6" PVC PIPE

DRAIN PIPE #6
INVERT:
-0.25 (SW) 18" HDPE PIPE

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 19 AND 20, BLOCK 4, BAY HARBOR ISLAND: AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913794
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM
BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***-NOT A SURVEY ISSUE.***

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. ***-NOT A SURVEY ISSUE.***

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. ***-IF ANY, REFLECTED HEREON.***

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. ***-NOT A SURVEY ISSUE.***

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. ***-NOT A SURVEY ISSUE.***

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***-IF ANY, REFLECTED HEREON.***

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717, AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. ***-REFLECTED HEREON.***

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***APPLIES, NOT A SURVEY ISSUE.***

ITEM #8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED APRIL 23, 1948, UNDER DEED BOOK 3128, PAGE 247, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. ***-NOT A SURVEY ISSUE.***

ITEM #9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. ***-NOT A SURVEY ISSUE.***

ITEM #10. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS, AND LANDS ACCRETED THERETO. ***-NOT A SURVEY ISSUE.***

ITEM #11. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***-NOT A SURVEY ISSUE.***

ITEM #12. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. ***-NOT A SURVEY ISSUE.***

ITEM #13. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETED THERETO. ***-MEAN HIGH WATER LINE WAS NOT DETERMINED.***

ITEM #14. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY. ***-NOT A SURVEY ISSUE.***

ITEM #15. SURVEY PREPARED BY LANNES & GARCIA, INC., REGISTERED LAND SURVEYOR #4327, DATED MARCH 13, 1995, UNDER DRAWING NO. 28996 SHOWS THE FOLLOWING: THAT THERE ARE VARIOUS CONCRETE SLABS THAT ARE LOCATED ON THE NORTH AND SOUTH SIDES OF THE PROPERTY ADJACENT TO LOTS 18 AND 21, OF BLOCK 4, RESPECTIVELY, WHICH ENCROACH ONTO THE PROPERTY'S SET-BACK REQUIREMENTS, AS SHOWN IN THE FUND OWNER'S POLICY NO. OPM-937245. ***-IF ANY, WILL BE REFLECTED ON CURRENT SURVEY.***

ITEM #16. THE IMMEDIATELY PRECEDING EXCEPTION IS IN ADDITION TO, AND NOT IN LIEU OF, THE STANDARD SURVEY EXCEPTION, NEITHER OF WHICH CAN BE DELETED WITHOUT CURRENT SURVEY INFORMATION ACCEPTABLE TO THE COMPANY AS SET FORTH IN TN 25.03.06 AND 25.03.07. ***-NOT A SURVEY ISSUE.***

ITEM #17. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. ***-NOT A SURVEY ISSUE.***

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 21, BLOCK 4, BAY HARBOR ISLAND:
AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913801
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM
BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***-NOT A SURVEY ISSUE.***

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. ***-NOT A SURVEY ISSUE.***

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. ***-IF ANY, REFLECTED HEREON.***

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

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ITEM #8. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. ***-NOT A SURVEY ISSUE.***
ITEM #9. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION AS SO CREATED. ***-NOT A SURVEY ISSUE.***

ITEM #10. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***-NOT A SURVEY ISSUE.***

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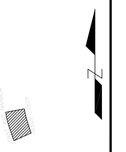
LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 4, "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 OF:

CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY,

LOT SQUARE FOOTAGE:

33,752 SQUARE FEET +/- 0.77 ACRES +/-

PARKING SPACES:

23- TOTAL REGULAR PARKING SPACES
0- TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

EAST BAY HARBOR DRIVE

FLOOD INFORMATION:

FLOOD ZONE: AE
MAP & PANEL= 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +9.00/+10.00 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M. # S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)

ENCROACHMENT - VIOLATIONS STATEMENTS

WOOD DOCK IS ENCROACHING ON THE EAST

PROPERTY ADDRESS:

9927, 9955 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FLORIDA 33154

SURVEY CERTIFICATION

TO TITLE MATTERS, L.L.C. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY.
THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2022.

DATE OF PLAT OR MAP: 02-03-2022

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH.	CHORD DISTANCE
COR	CORNER
CT	COURT
C	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.M.	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTHERLY LINE OF LOT 20, BLOCK 4 = (S68°21'51"W)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING

LANNES & GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002

258577M
258577L
258577K
258577J
258577L
258577H
258577G

FIELD DATE:01/04/2017	SCALE: 1" = 20'	DRAWN BY: J.L.J.	DWG. No.: 258577F

e property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be use

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DESIGN AND REVIEW BOARD SUBMITTAL

SEPTEMBER 27, 2022

DRAWING INDEX

Discipline	Sheet	Description
Arch. KKAID	A0.00	COVER
		SURVEY
	A1.00	PROJECT DATA
	A1.01	OPEN AREA CALCULATIONS
	A1.02	CONTEXT SITE MAP
	A1.03	CONTEXT PHOTOS
	A1.04	SURROUNDING BUILDINGS
	A1.05	RENDERING_VIEW FROM THE BAY
	A1.06	RENDERING_VIEW FROM THE STREET
	A2.00	SITE PLAN
	A2.01	SETBACK DIAGRAM
	A3.00	FLOOR PLAN - LEVEL 1
	A3.01	FLOOR PLAN - LEVEL 2
	A3.02	FLOOR PLAN - LEVEL 3
	A3.03	FLOOR PLAN - LEVEL 4-5
	A3.04	FLOOR PLAN - LEVEL 6
	A3.05	FLOOR PLAN - LEVEL 7
	A3.06	FLOOR PLAN - LEVEL 8
	A3.07	ROOF PLAN - POOL DECK
	A3.08	UPPER ROOF
	A4.00	BUILDING COLOR ELEVATION - NORTH
	A4.01	BUILDING COLOR ELEVATION - WEST
	A4.02	BUILDING COLOR ELEVATION - SOUTH
	A4.03	BUILDING COLOR ELEVATION - EAST
	A5.00	BUILDING SECTION -A
	A5.01	BUILDING SECTION -B
	A5.02	BUILDING SECTION -C
M.E.P RG ENG.	PH-1	GROUND FLOOR PHOTOMETRIC PLAN
	PH-2	GROUND FLOOR EMERGENCY PHOTOMETRIC
	PH-3	ROOF DECK PHOTOMETRIC PLAN
	PH-4	ROOF DECK EMERGENCY PHOTOMETRIC
LANDSCAPE TOPO-GRAPHIC	L-1	LANDSCAPE PLAN
	L-2	ROOF DECK LANDSCAPE PLAN
	L-3	LEVEL 2,3,4,5,6,7 LANDSCAPE PLAN
	TD-1	TREE DISPOSITION PLAN

DRAWING INDEX

Discipline	Sheet	Description
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS
	C200	PAVING GRADING AND DRAINAGE PLAN
	C300	WATER AND SEWER PLAN
	C400	DRAINAGE DETAILS
	C500	SEDIMENTATION AND EROSION CONTROL P
	C600	SEDIMENTATION AND EROSION CONTROL N

CIVIL ENGINEER

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

LANDSCAPE DESIGN

TOPO-GRAPHIC
3656 Peace River Drive
Punta Gorda, FL 33983
TEL: 951-564-5016

OWNER

9955 BAY HARBOR
DEVELOPMENT, LLC
18101 Collins Ave, #3908
Sunny Isles Beach, FL 33160
TEL: 847.436.7777

ARCHITECTS

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

MEP ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS
16252 NW 79th AVE.
MIAMI, FL 33016
TEL: 305-828-0644

TRAFFIC CONSULTANT

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

FIRE PROTECTION / LIFE SAFETY CONSULTANT

SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

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

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DRB SET

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9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

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Miami, FL 33138
Tel: 786-518-2008

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Tel: 305-828-0644

ARCHITECTS:
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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KOBI KARP
Lic. # AR0012578

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COVER

Date	09-27-2022	Sheet No.	A0.00
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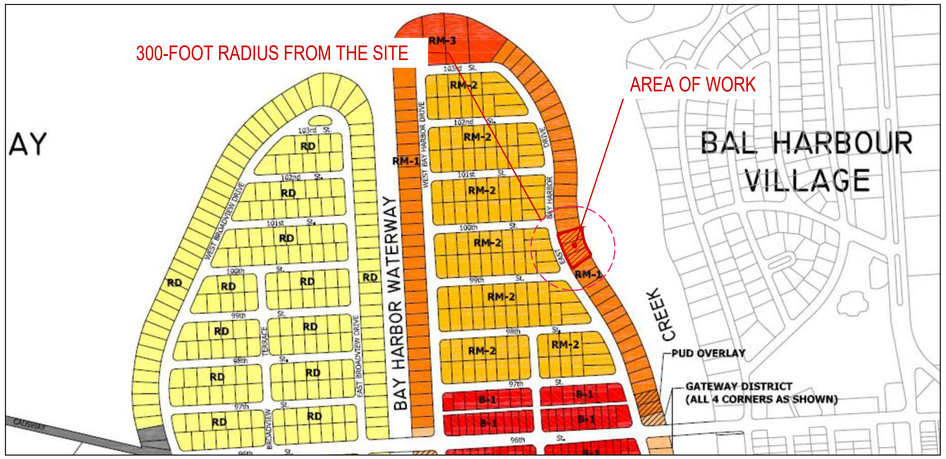
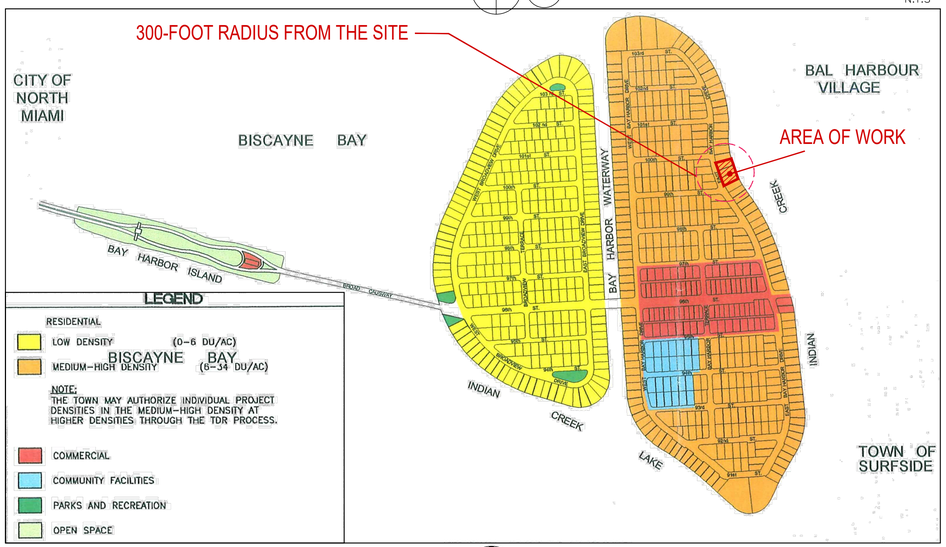


1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9927 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9927 & 9955 EAST 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: 33,750 SF (0.77 ACRES) FOLIO: 13-2227-001-0970 = 11,250 SF
13-2227-001-0960 = 22,500 SF
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1 SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,752 SF	33,752 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE* (11.00 FT NGVD)	75'-0" ABOVE DFE*
	*DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 10'+1' = 11' NGVD	
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	111'-4"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,752 X 0.2 = 6,750 SF MIN.	6,797 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 11,614 X 0.15 = 1,728 SF MIN.	2,038 SF = 17%

2 SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK (WEST)	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	20 FEET 30 FEET 30 FEET
(WEST) FLEX SETBACKS	MAX. ALLOWED 1/3 LENGTH OF BUILDING FRONTAGE (192'-8") = 64'-2"	30 FEET
C) SIDE YARD SETBACK (NORTH-SOUTH)	10% OF STREET FRONTAGE (242 FT) = 24.2 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-6" ALL LEVELS
D) REAR YARD SETBACK (EAST)	20 FEET	20 FEET

3 AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	2,258 SF	-
LEVEL 2	18,714 SF	11,792 SF
LEVEL 3	18,835 SF	14,326 SF
LEVEL 4	18,835 SF	14,326 SF
LEVEL 5	18,835 SF	14,326 SF
LEVEL 6	18,835 SF	14,326 SF
LEVEL 7	18,835 SF	14,326 SF
LEVEL 8	18,835 SF	14,326 SF
(ROOF DECK)	1,407 SF	-
GRANDTOTAL	135,389 SF	97,748 SF

4 PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	69 P.S.
	GUEST	3 P.S. PER ZONING CODE SEC. 24 (c)(3)(1).	3 P.S.	
TOTAL PARKING			66 P.S.	69 P.S.

PARKING PER FLOORS — TOTAL OF PARKING

LEVEL 1 67 STANDARD P.S. + 2 ACCESSIBLE P.S. = 69 P.S. — 69 P.S.

5 # OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

6 UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	2A	4	1,550 SF	4,088 SF
	2B	3	1,350 SF	3,721 SF
	2C	4	1,550 SF	4,088 SF
	A	4	1,550 SF	4,088 SF
3-8	B	3	1,350 SF	3,721 SF
	C	4	1,550 SF	4,088 SF
	D	2	1,150 SF	1,572 SF
	E	2	1,150 SF	1,572 SF
ROOF L.				

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DRB SET

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Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
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Punta Gorda, FL 33983
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PROJECT DATA

Date	09-27-2022	Sheet No.	A1.00
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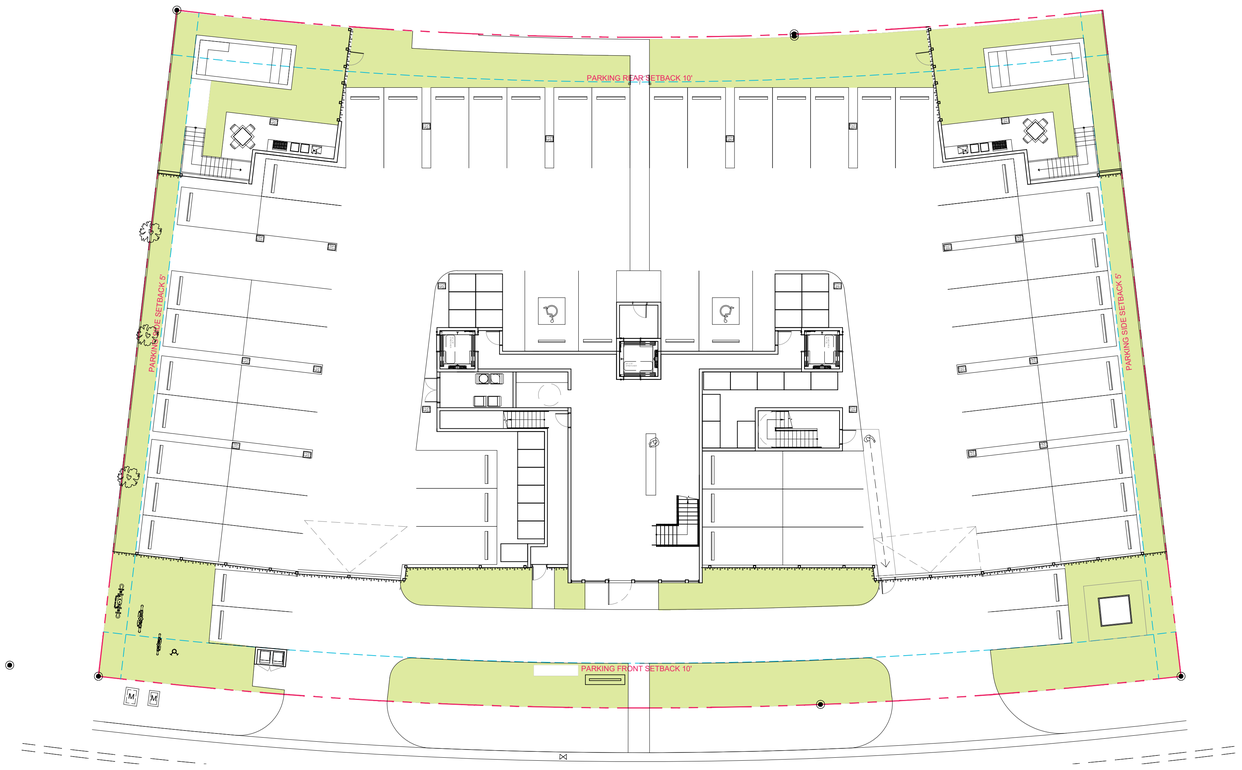
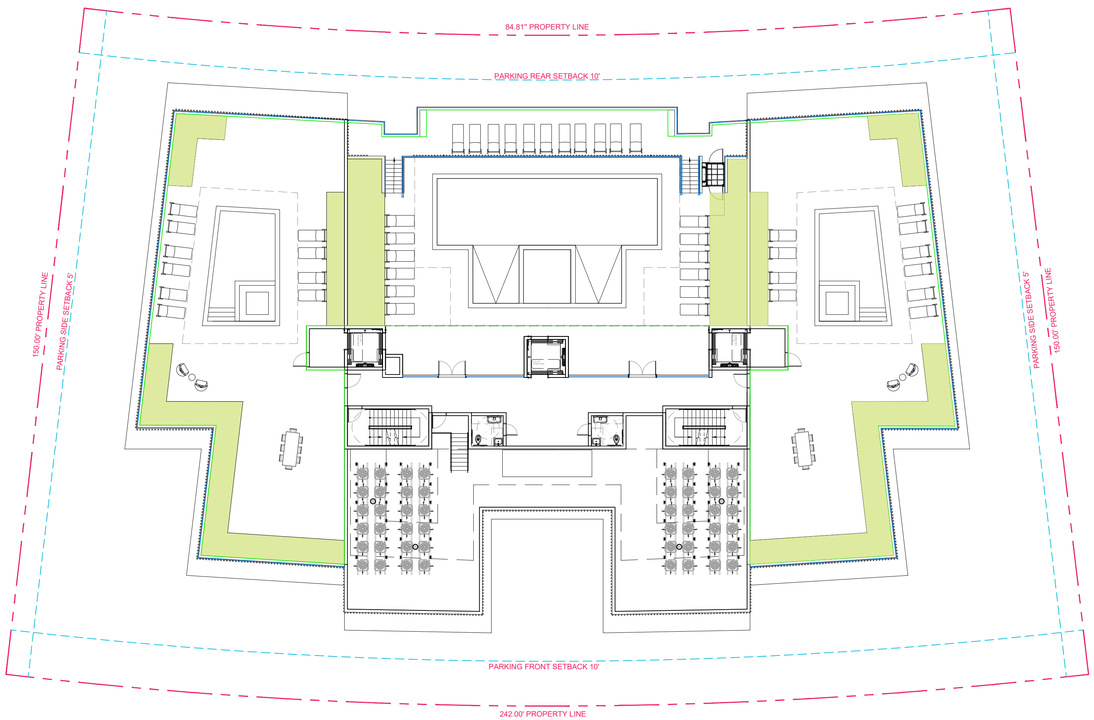
Project	2227		



LOT AREA	OPEN SPACE 20% OF LOT (MIN.)			
	MINIMUM	PROPOSED	%	COLOR
33,750 SF.	6,750 SF.	6,797 SF.	20 %	

1 GROUND FLOOR - OPEN SPACE

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



ROOF AREA USABLE	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
11,614 SF.	1,728 SF.	2,038 SF.	17 %	

2 ROOF DECK - OPEN SPACE

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

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OPEN AREA CALCULATION

Date	09-27-2022	Sheet No.	A1.01
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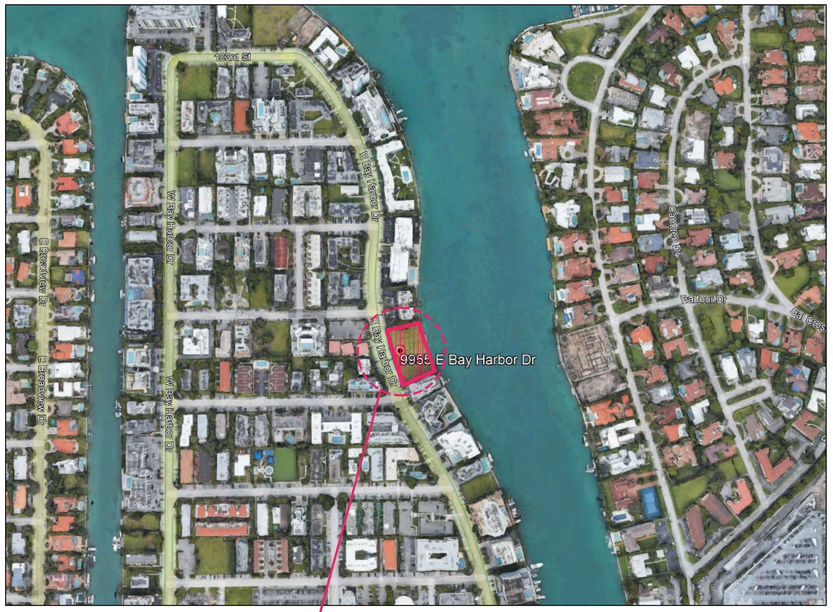

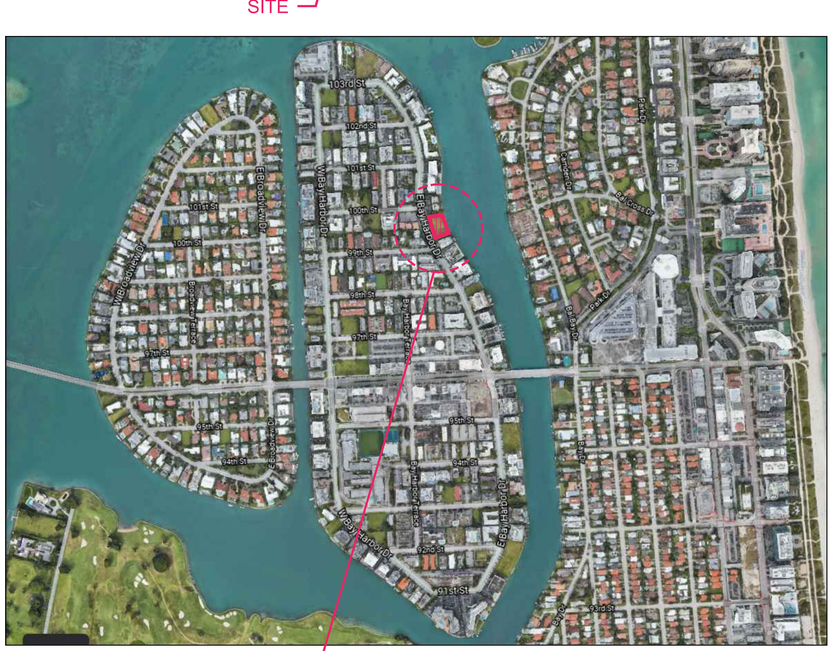

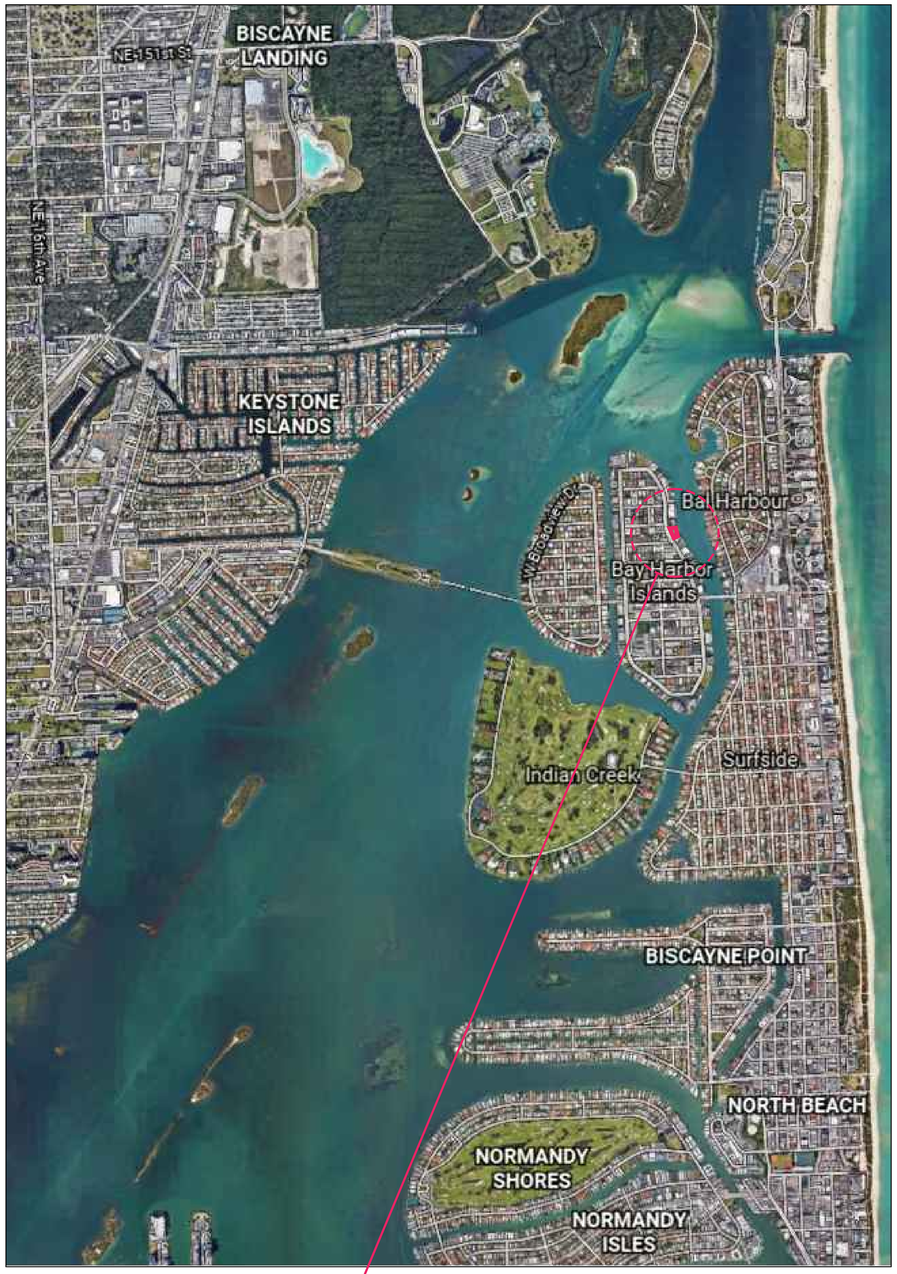

1 CONTEXT SITE MAP

SCALE: N.T.S.

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CONTEXT SITE MAP

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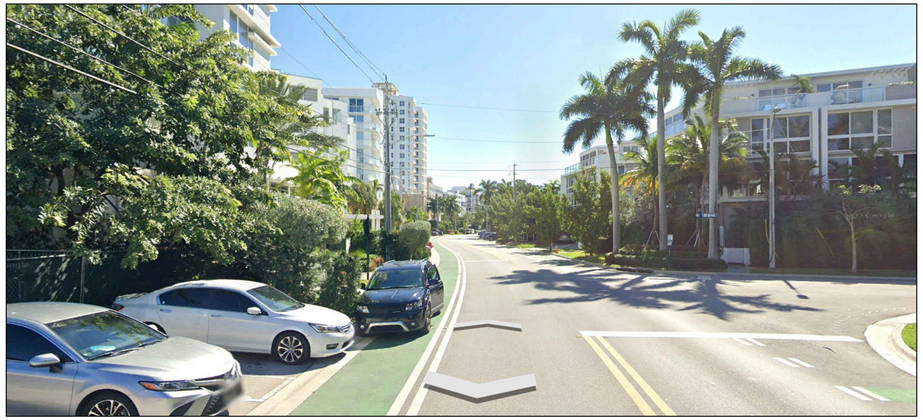

1 STREET VIEW
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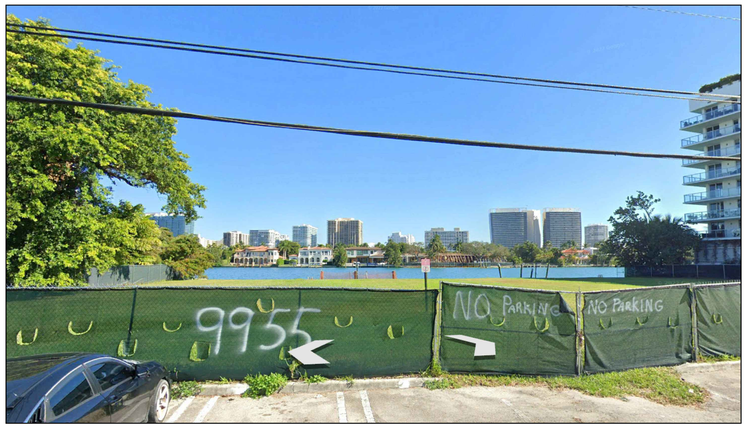

2 PROPERTY VIEW
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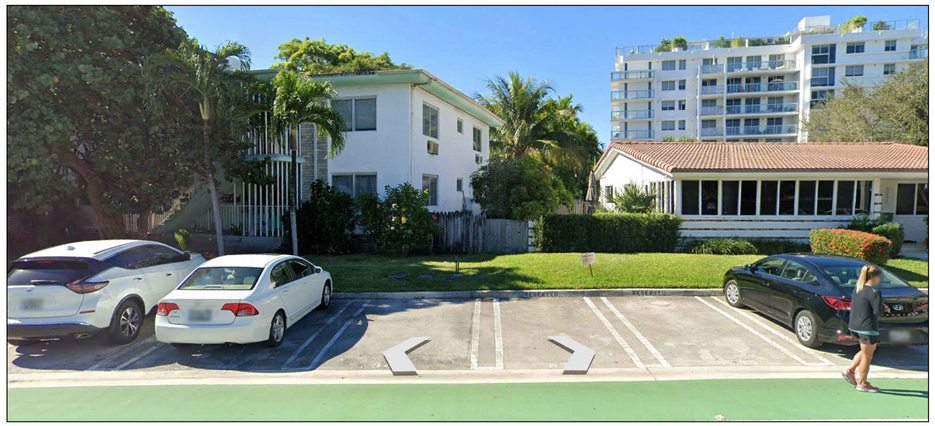

3 STREET VIEW
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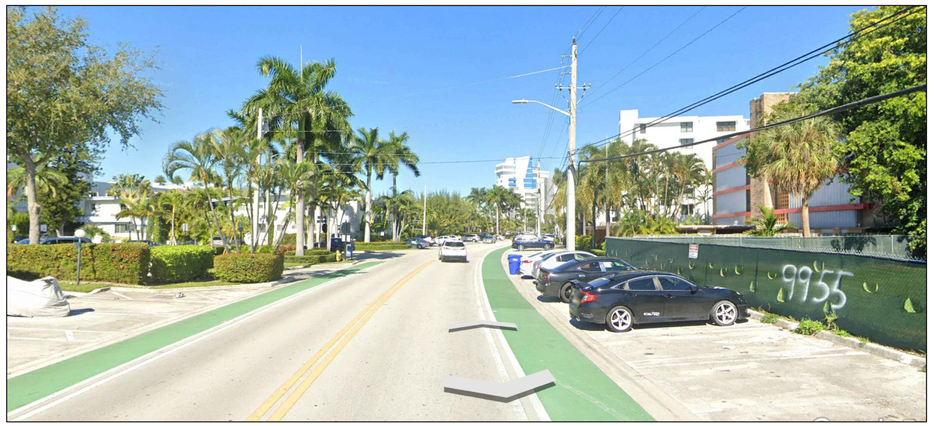

4 STREET VIEW
SCALE: N.T.S.

5 KEY PLAN
SCALE: 1/32" = 1'-0"

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CONTEXT PHOTOS

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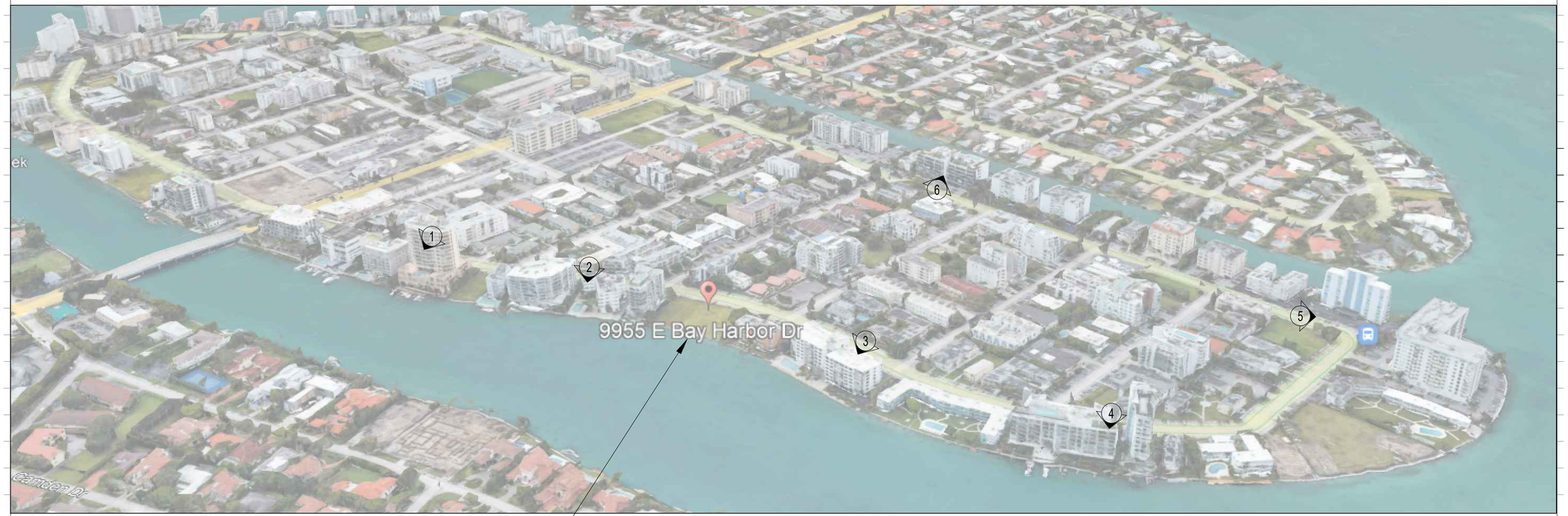

SITE

1 SURROUNDING BUILDINGS
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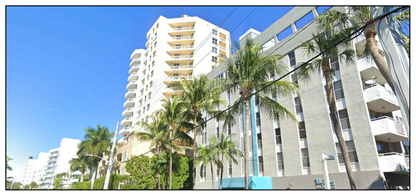

1 PHOTO
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2 PHOTO
SCALE: N.T.S.

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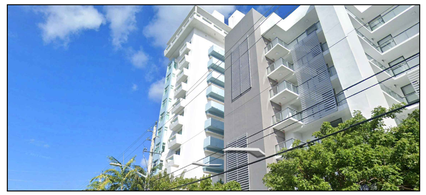

4 PHOTO
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6 PHOTO
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SURROUNDING BUILDING

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RENDERING_VIEW FROM THE BAY

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9927 E BAY HARBOR DRIVE

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RENDERING _VIEW FROM THE STREET

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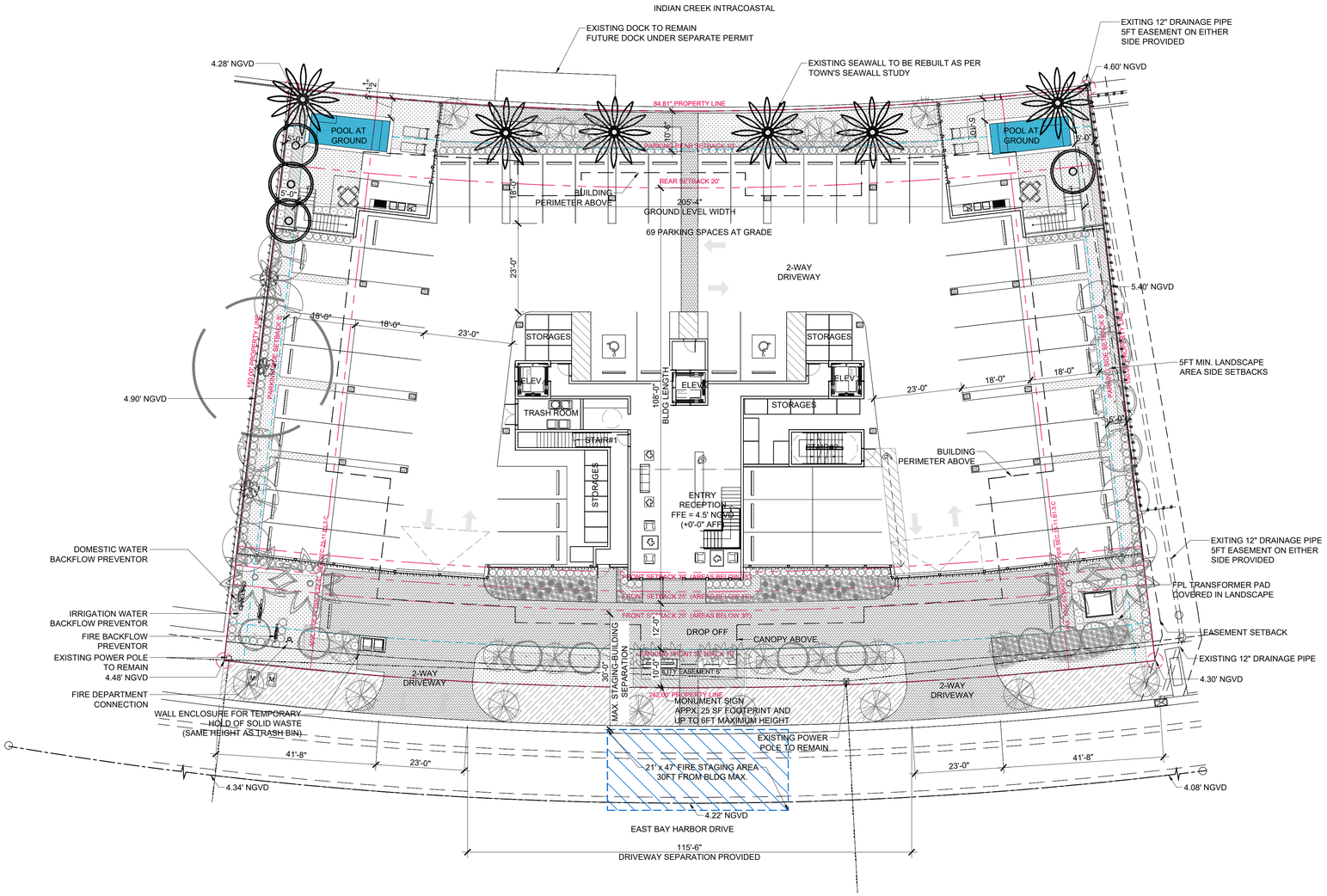


FIRE STAGING NOTE

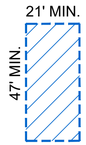
GENERAL NOTES:

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 SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

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



FIRE STAGING AREA DIM.

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

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (4'-6" NGVD)
F.F.E (Level 2) = 10'-6" (15'-0" NGVD)
EQUIP. LEVEL = 10'-6" (15'-0" NGVD)
FLOOD ZONE = ZONE AE (EL 10'NGVD)
B.F.E. = 10'-0" NGVD
D.F.E. = 10'-0" + 1'-0" = 11'-0" NGVD
MAX. CROWN OF ROAD = 4.24' NGVD
MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD
MIN. ADJACENT GRADE (SOUTH) = 5.40' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

PROPOSED TRASH ENCLOSURE DESIGN

B.F.E. = 10'-0" NGVD

1 SITE PLAN

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

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DRB SET

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

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SITE PLAN

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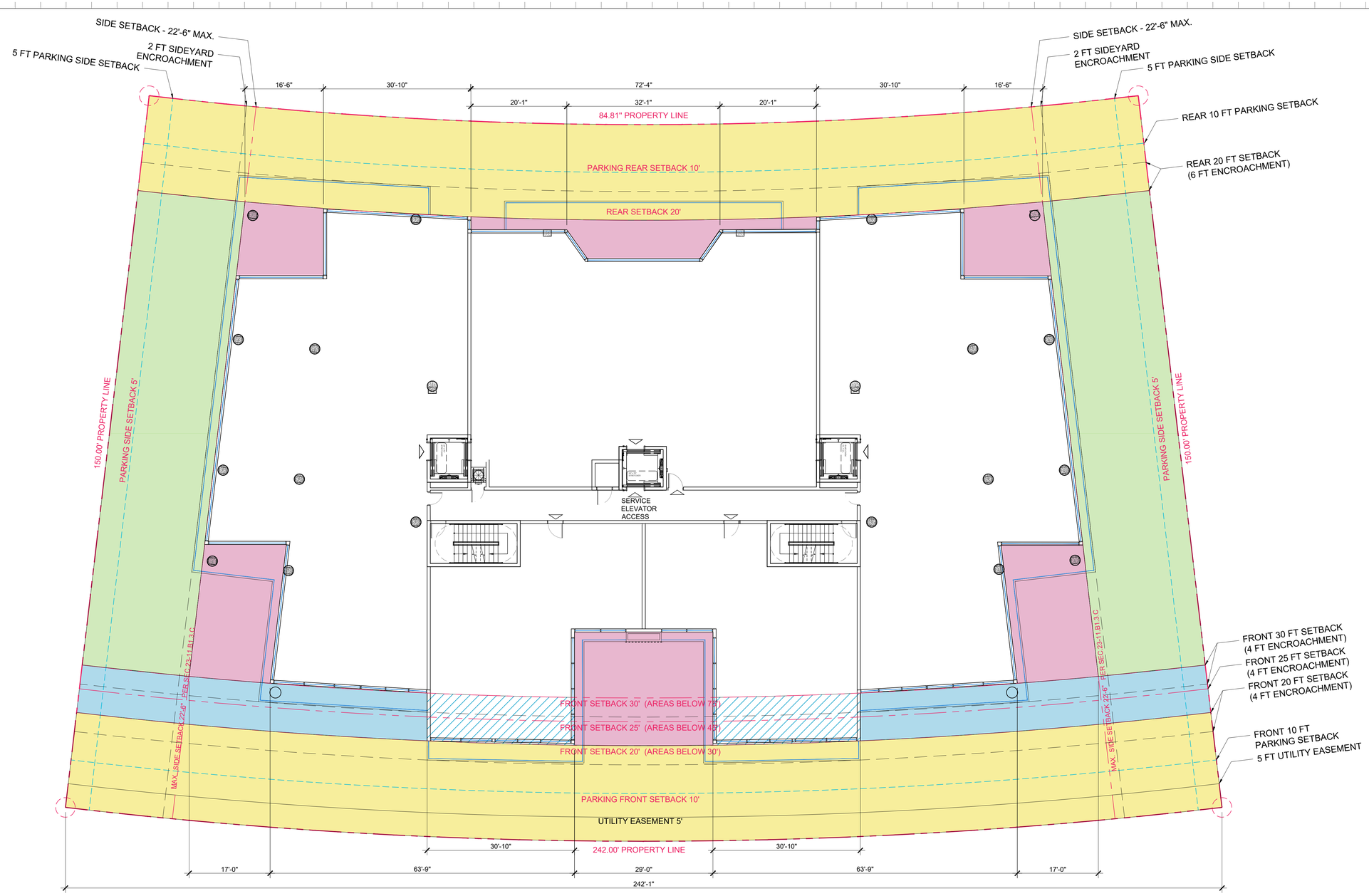

SETBACK UP TO 30FT ABOVE DFE.
(INCLUDING REAR 20FT SETBACK

SIDE SETBACK 22'-6" MAXIMUM PER MUNICODE SEC.23-11.B.1.3.C

FRONT SETBACK UP TO 30FT TO 75FT ABOVE DFE.

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

1 SETBACK DIAGRAM

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

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SETBACK DIAGRAM

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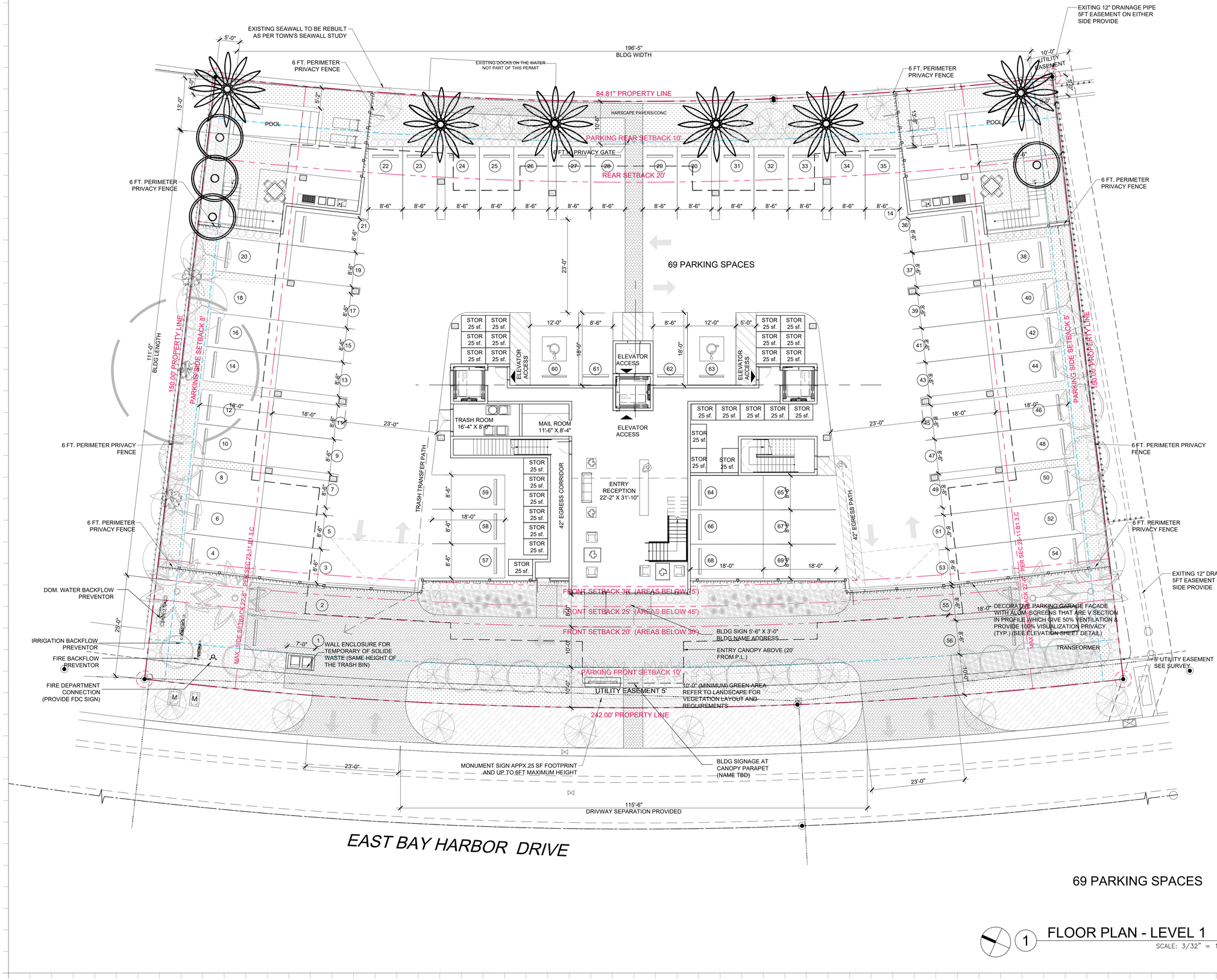

69 PARKING SPACES

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

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FLOOR PLAN - LEVEL 1

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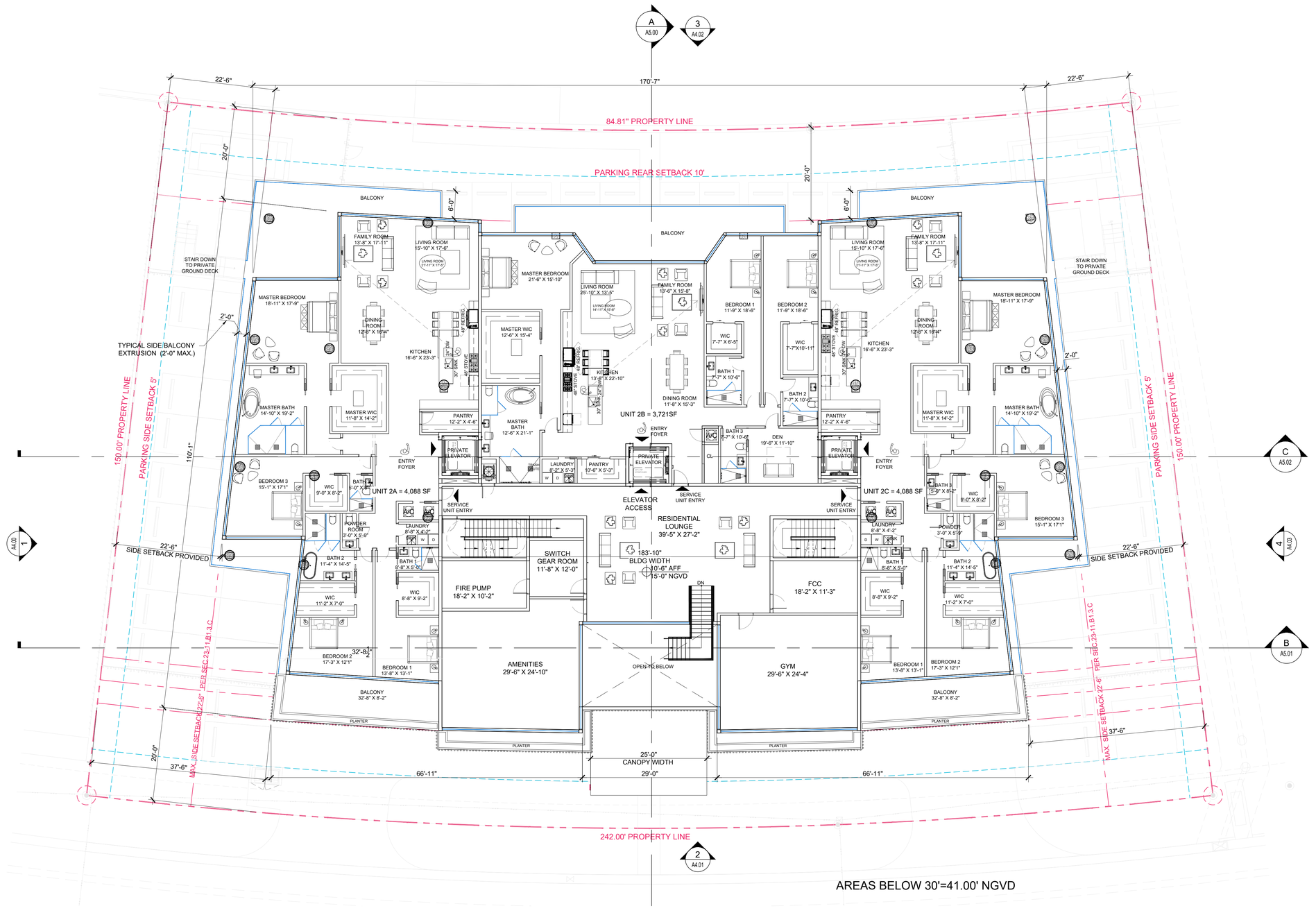

1 FLOOR PLAN - LEVEL 2

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

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FLOOR PLAN - LEVEL 2

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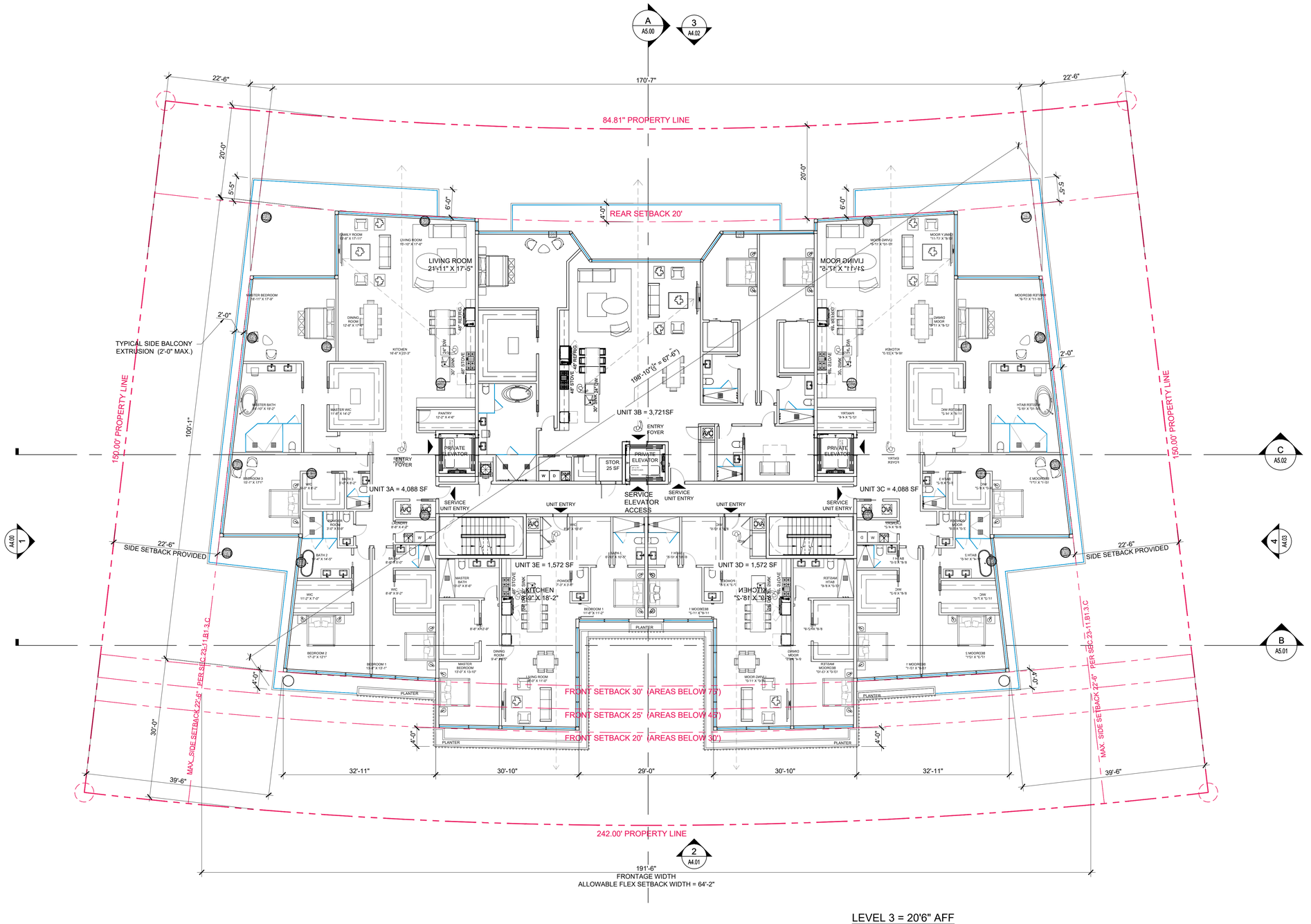

LEVEL 3 = 20'6" AFF
25.00' NGVD

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

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FLOOR PLAN - LEVEL 3

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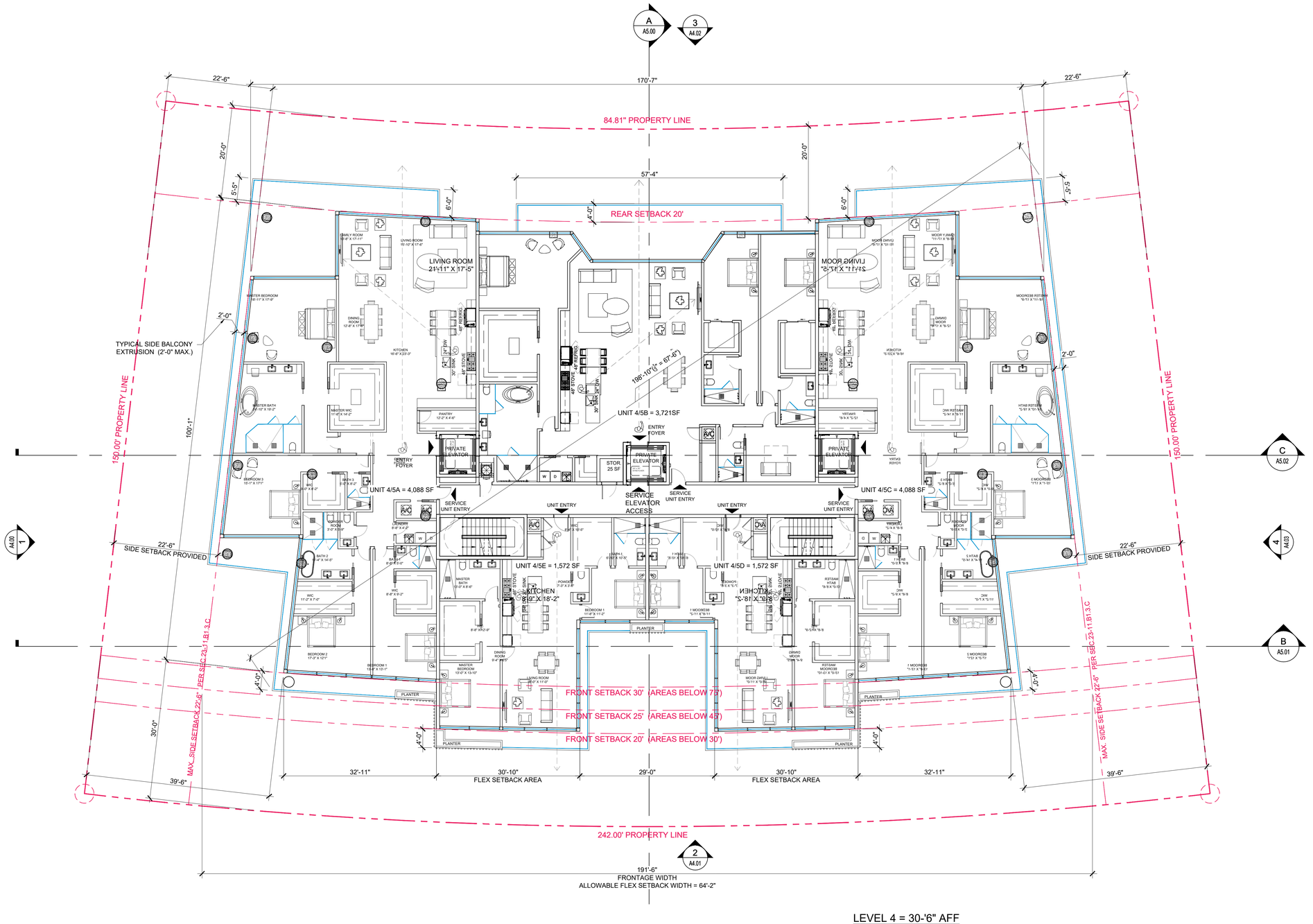

LEVEL 4 = 30'-6" AFF
35.00' NGVD

LEVEL 5 = 40'-6" AFF
45.00' NGVD

1 FLOOR PLAN - LEVEL 4-5

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

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FLOOR PLAN - LEVEL 4-5

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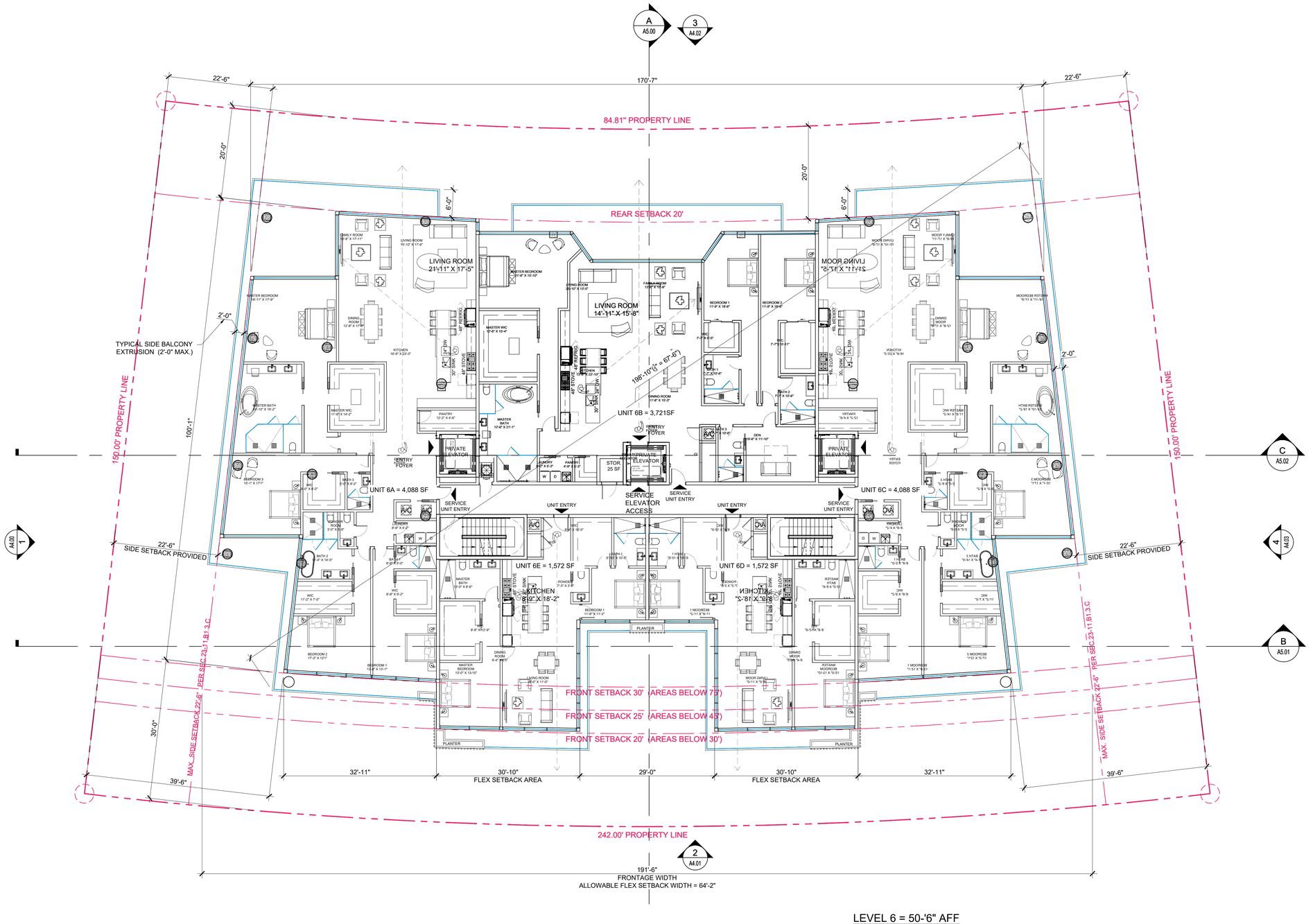

LEVEL 6 = 50'-6" AFF
55.00' NGVD

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

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FLOOR PLAN - LEVEL 6

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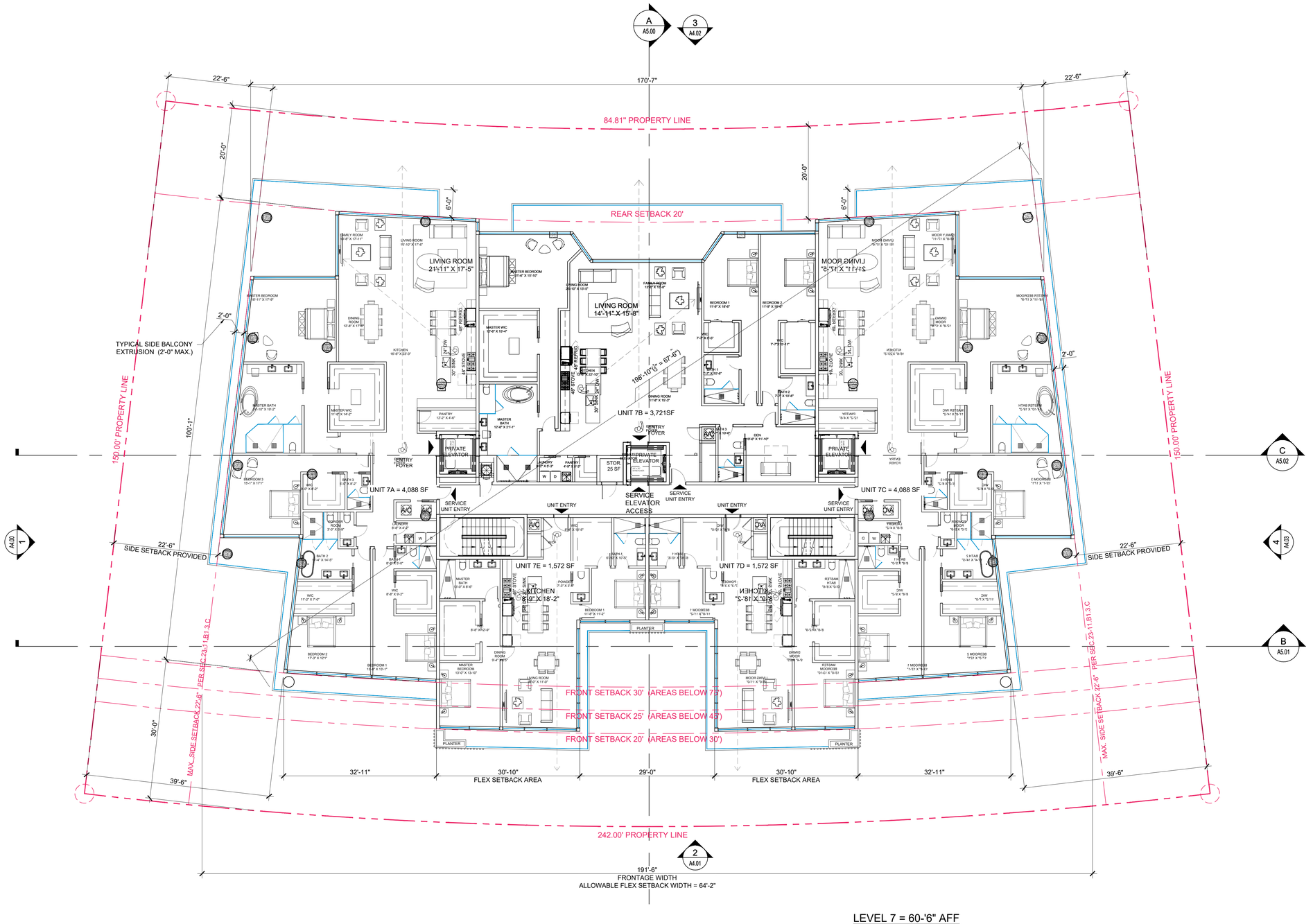

LEVEL 7 = 60'-6" AFF
65.00' NGVD

1 FLOOR PLAN - LEVEL 7
SCALE: 3/32" = 1'-0"

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FLOOR PLAN - LEVEL 7

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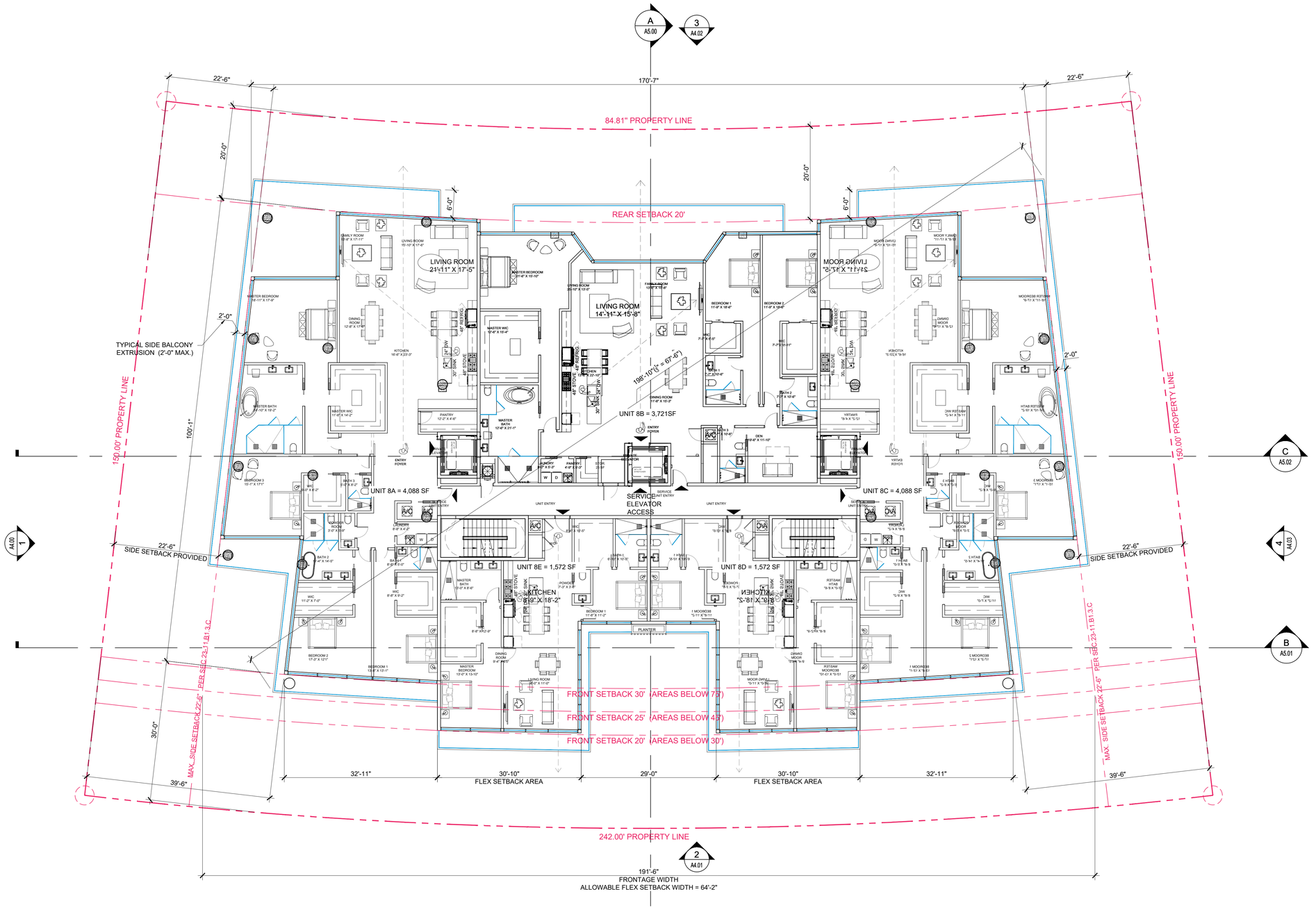

LEVEL 8 = 70'-6" AFF
75.00' NGVD

1 FLOOR PLAN - LEVEL 8
SCALE: 3/32" = 1'-0"

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FLOOR PLAN - LEVEL 8

Date	09-27-2022	Sheet No.	A3.06
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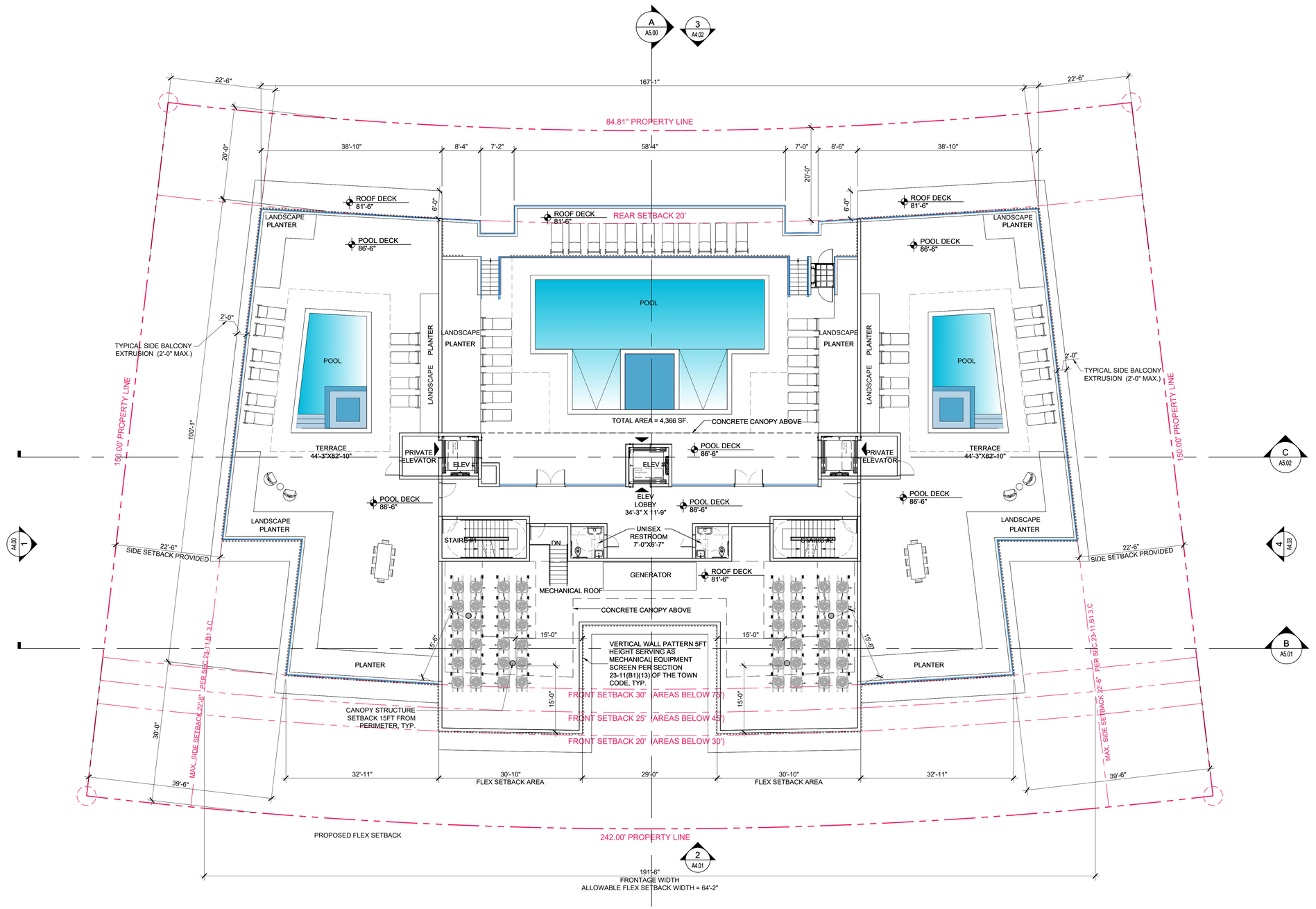
Project	2227		



ROOF SLAB = 81'-6" AFF
86.00' NGVD

POOL DECK = 86'-6" AFF
91.00' NGVD

1 ROOF PLAN - POOL DECK

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

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ROOF PLAN

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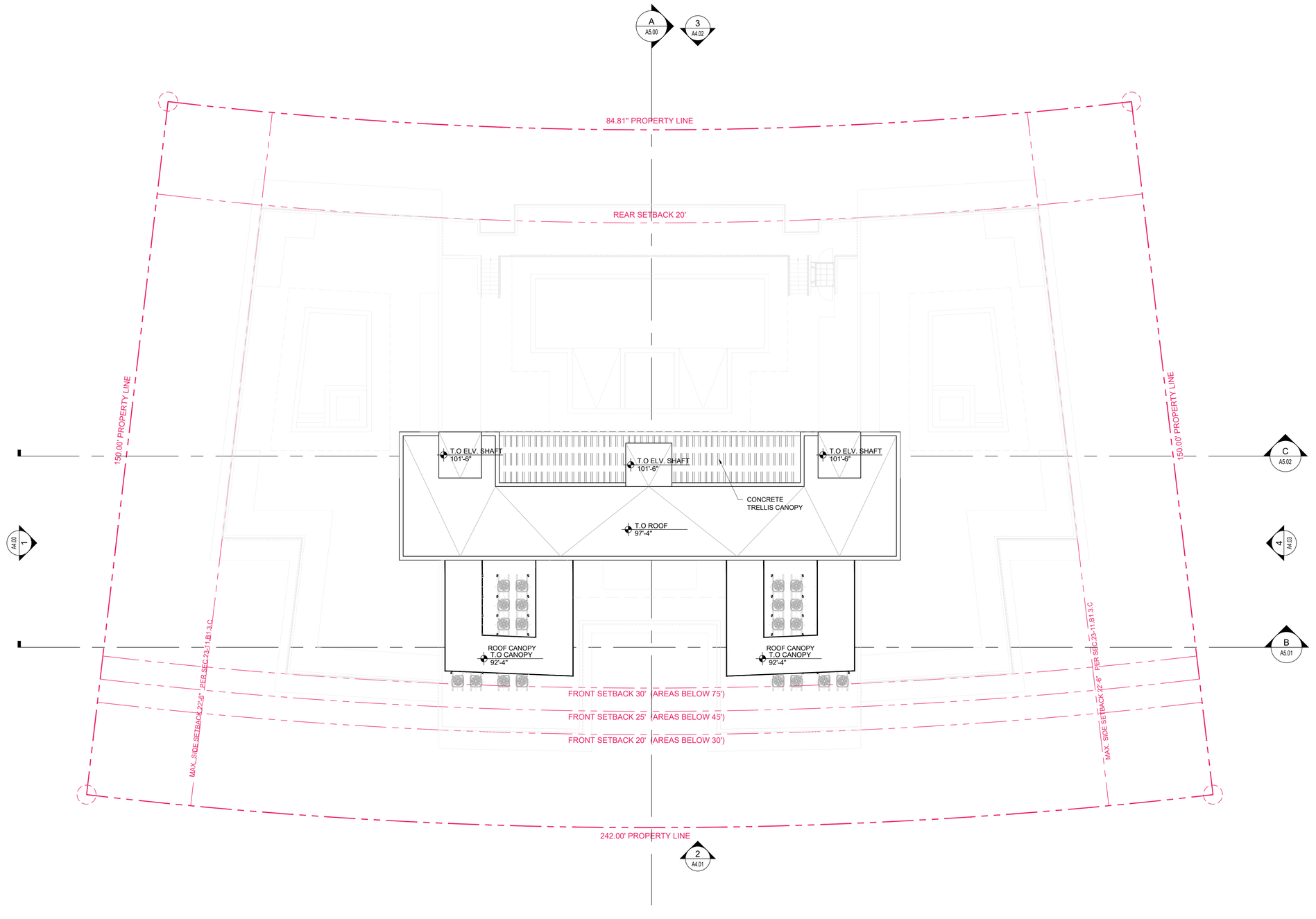
Scale			
Project	2227		



1 UPPER ROOF

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

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

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DRB SET

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

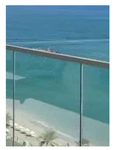
KOBI KARP
Lic. # AR0012578

KOBI KARP

UPPER ROOF

Date	09-27-2022	Sheet No.	A3.08
Scale			
Project	2227		

A GLAZING COLOR
LIGHT GRAY TINT

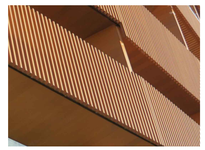


B RAILING COLOR
CLEAR

C ALUM. FRAMING
WARM GRAY COLOR FINISH

D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR EXTERIOR



E BATTEN SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

F 6' PRIVACY FENCE
VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
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DRB SET

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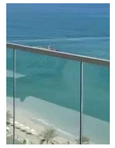
KOBI KARP
Lic. # AR0012578

KOBI KARP

NORTH ELEVATION

Date	09-27-2022	Sheet No.	A4.00
Scale			
Project	2227		

A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR

C ALUM. FRAMING
WARM GRAY COLOR FINISH

D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR EXTERIOR

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50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

F 6' PRIVACY FENCE
VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
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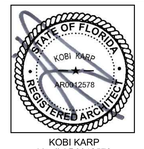


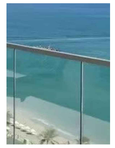
KOBI KARP
Lic. # AR0012578

KOBI KARP

WEST ELEVATION

Date	09-27-2022	Sheet No.	A4.01
Scale			
Project	2227		

A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR

C ALUM. FRAMING
WARM GRAY COLOR FINISH

D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR EXTERIOR

E BATTEN SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

F 6' PRIVACY FENCE
VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
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DRB SET

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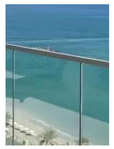
KOBI KARP

SOUTH ELEVATION

Date	09-27-2022	Sheet No.	A4.02
Scale			
Project	2227		

A GLAZING COLOR
LIGHT GRAY TINT



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CLEAR

C ALUM. FRAMING
WARM GRAY COLOR FINISH

D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

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PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

F 6' PRIVACY FENCE
VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
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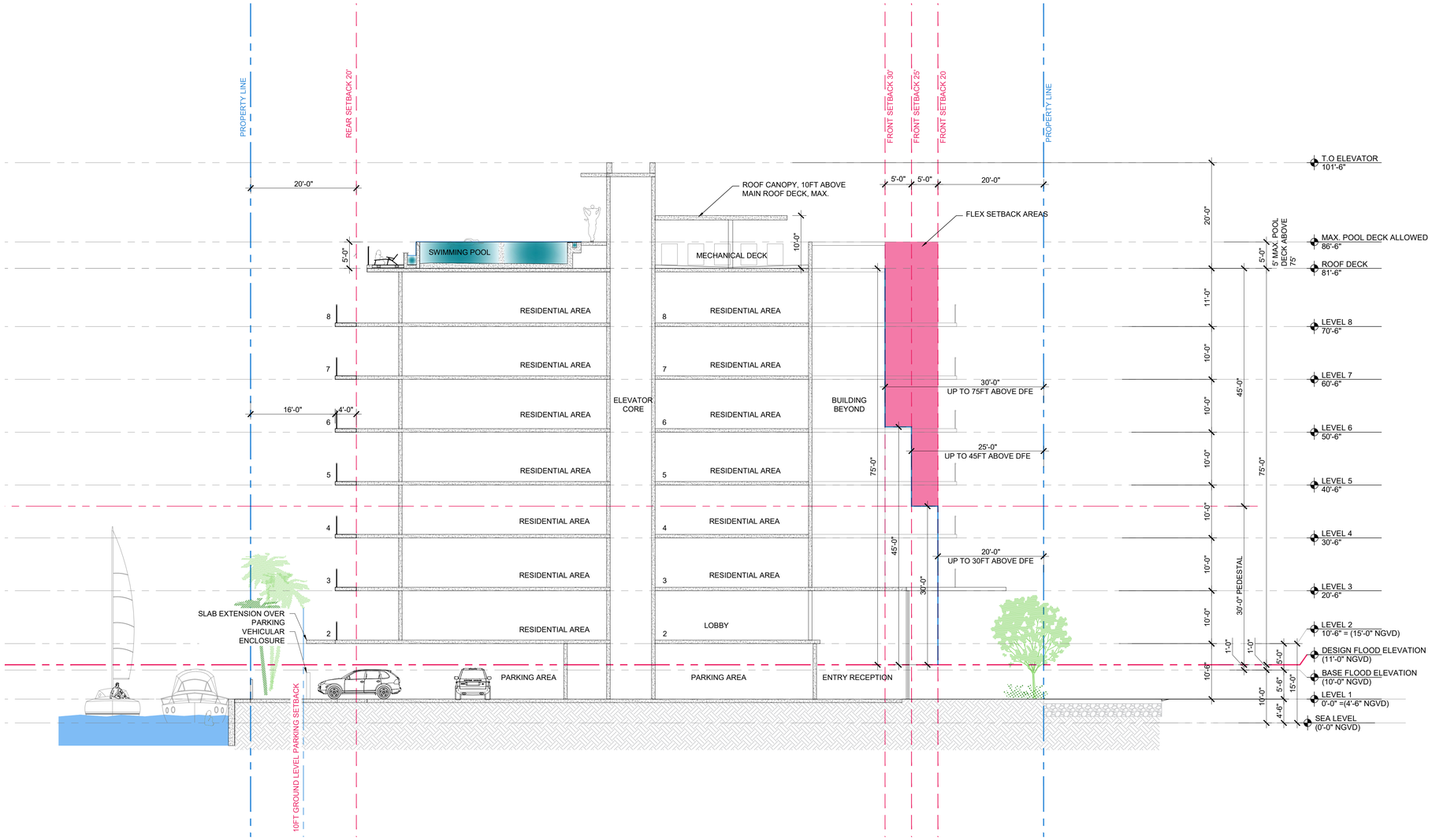
EAST ELEVATION

Date	09-27-2022	Sheet No.	A4.03
Scale			
Project	2227		



A BUILDING SECTION

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

Rev.	Date	Rev.	Date
1		9	
2		10	
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DRB SET

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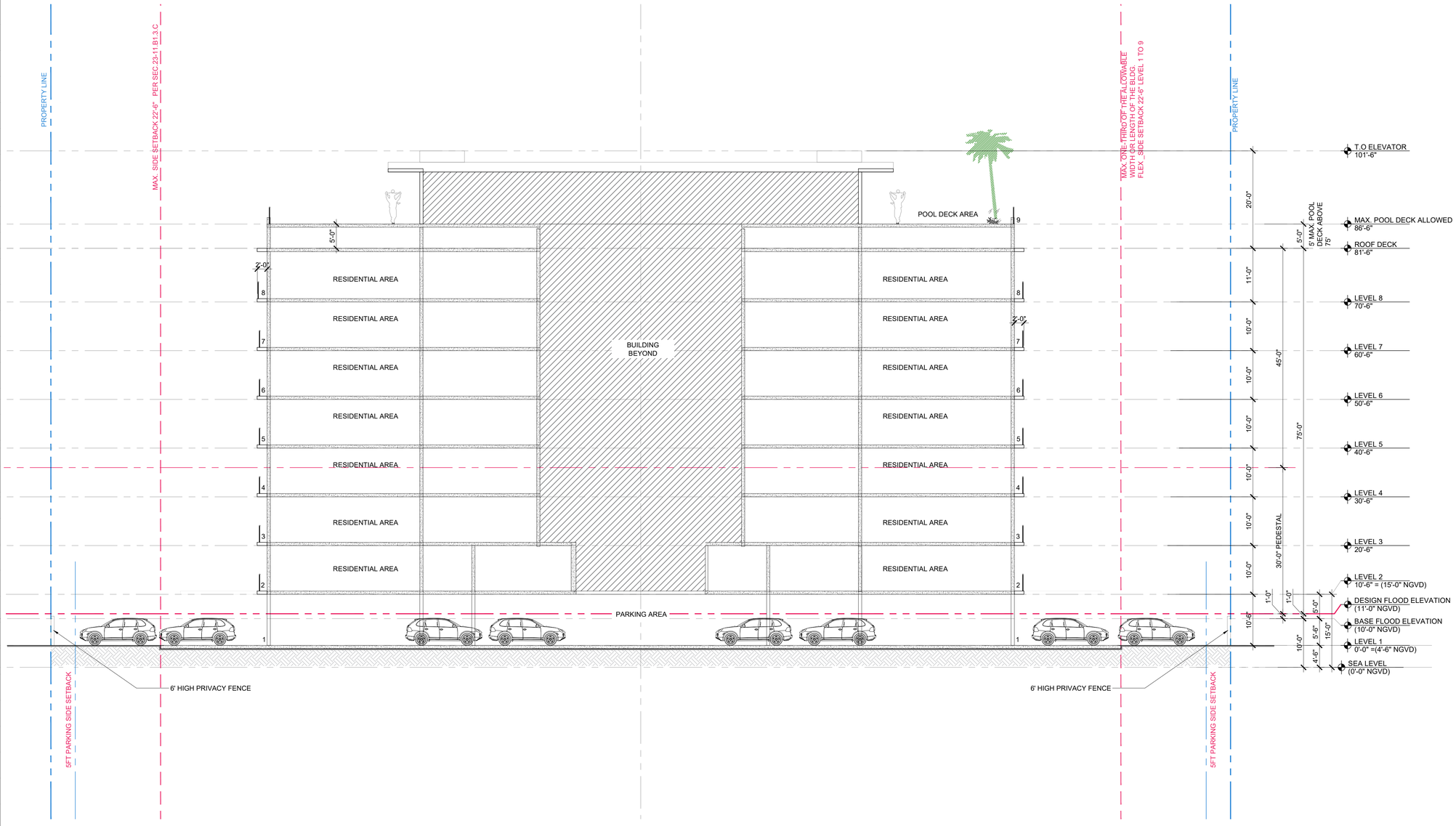
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

BUILDING SECTION - A

Date	09-27-2022	Sheet No.	A5.00
Scale			
Project	2227		



B BUILDING SECTION

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

Rev.	Date	Rev.	Date
1		9	
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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Lic. # AR0012578

K O B I K A R P

BUILDING SECTION - B

Date	09-27-2022	Sheet No.	A5.01
Scale			
Project	2227		

C BUILDING SECTION

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

Rev.	Date	Rev.	Date
1		9	
2		10	
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STATE OF FLORIDA
KOBI KARP
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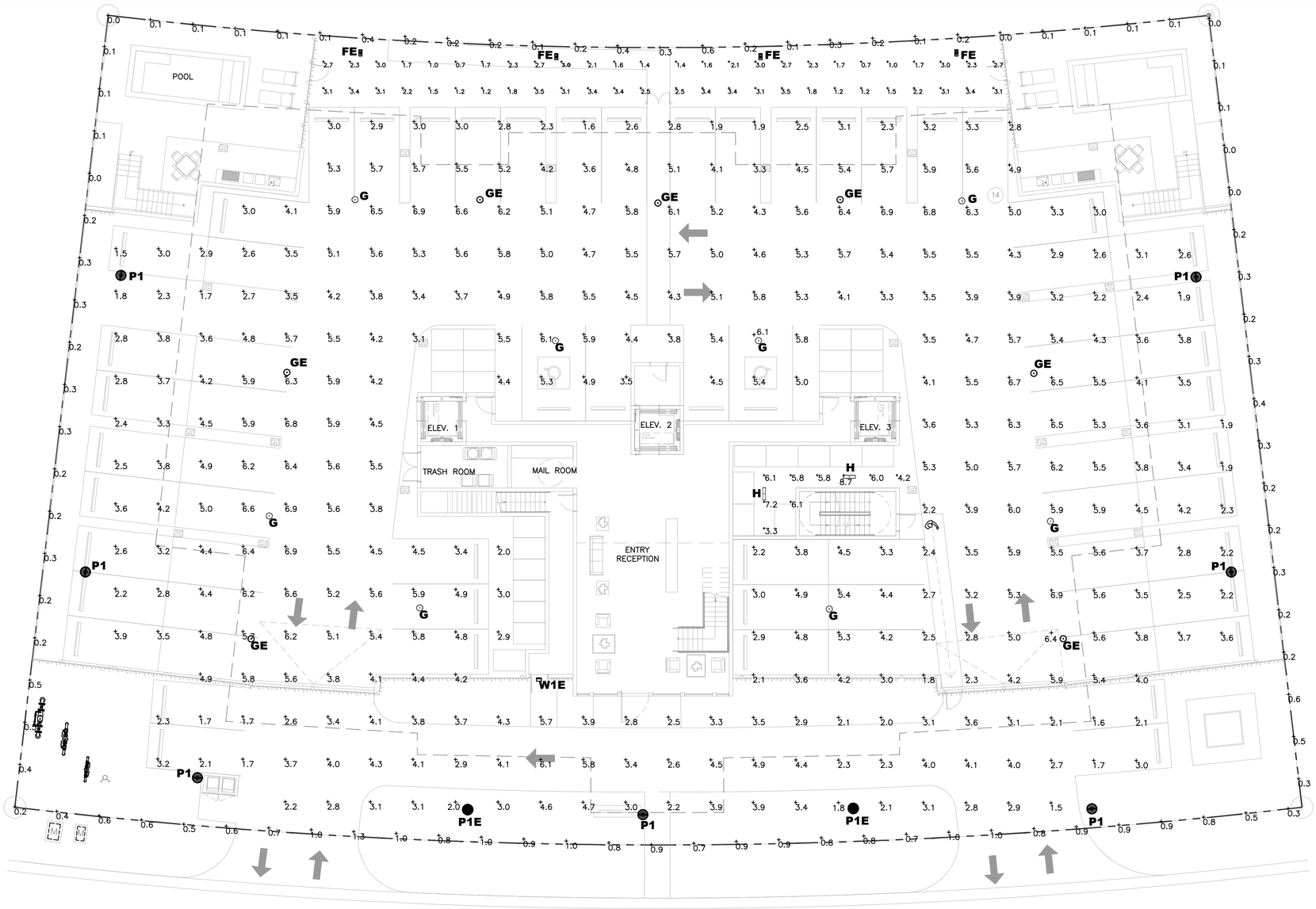
K O B I
K A R P

BUILDING SECTION - C

Date	09-27-2022	Sheet No.	A5.02
Scale			
Project	2227		



1 GROUND FLOOR-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	ILLUMINANCE	Fc	4.17	6.9	1.5	2.78	4.60
REAR WALKING AREA	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63	11.33
SPILL	ILLUMINANCE	Fc	0.39	1.3	0.0	N.A.	N.A.
STORAGE AREA	ILLUMINANCE	Fc	5.91	8.7	3.3	1.79	2.64

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	4	FE	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	GENERATOR	0.900	1234	11
	8	G	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	N/A	0.900	4590	33.96
	7	GE	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	GENERATOR	0.900	4590	33.96
	2	H	SINGLE	LITHONIA LIGHTING	FEM L24 2000LM LPAFL WD 80CRI 30K	SURFACE	N/A	0.760	1979	13.36
	7	P1	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3774	52
	2	P1E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1179	11.17

JAIMES REYES-GAVILAN No. 48181 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016

TEL 305.828.0644
FAX 305.828.6484

Email: office@reyesgavilaneng.com
www.reyesgavilaneng.com
C.A. No. 8464/ P.E. No. 48181

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ZONING PHASE

--

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KOBI KARP
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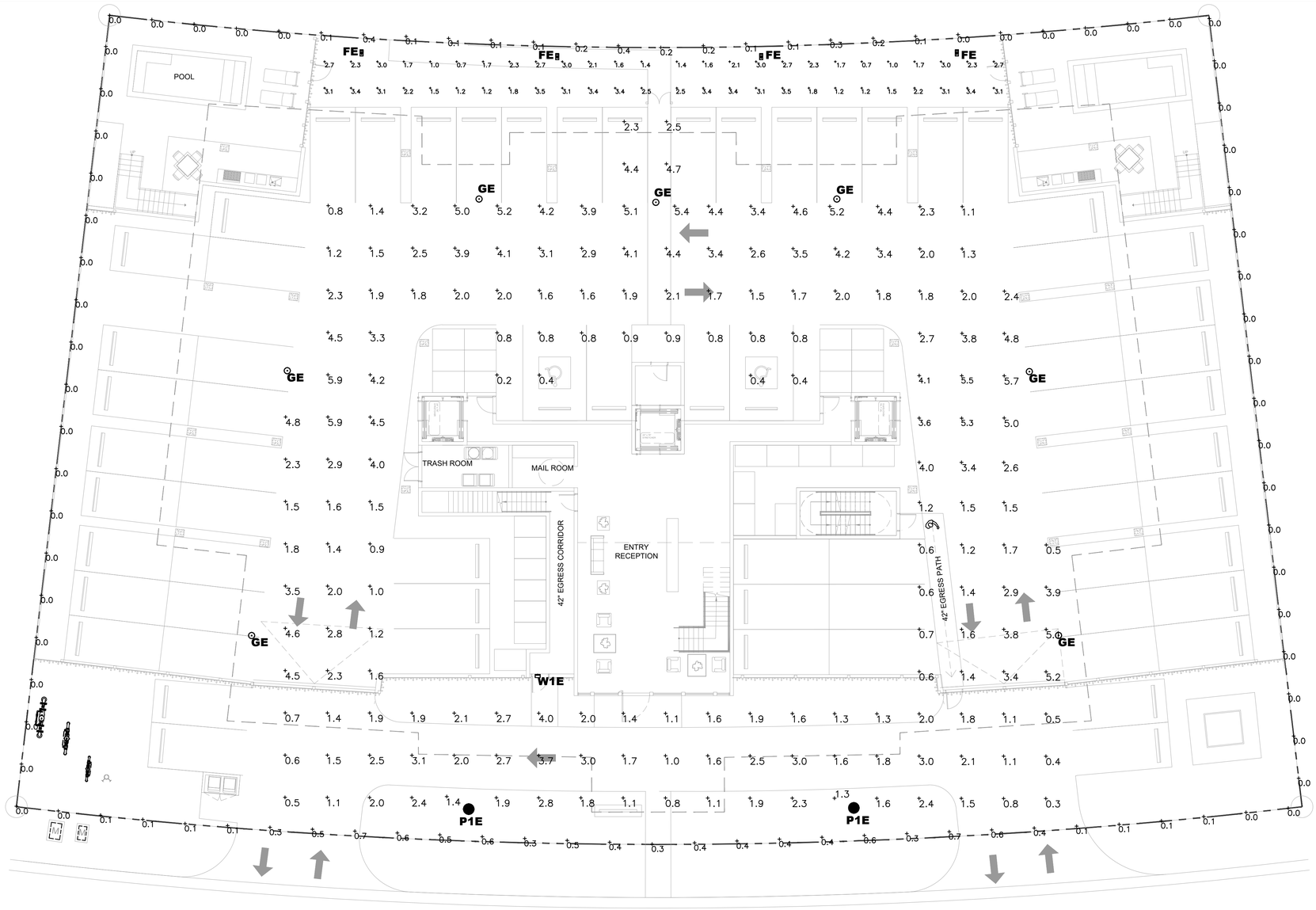
KOBI KARP

PHOTOMETRIC PLAN

Date	08-25-2022	Sheet No.
Scale		PH-1
Project	2227	



1 GROUND FLOOR-EMERGENCY PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE_EM	ILLUMINANCE	Fc	2.31	5.9	0.2	11.55	29.50
REAR WALKING AREA_EM	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63	11.33
SPILL	ILLUMINANCE	Fc	0.13	0.7	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	4	F1E	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	GENERATOR	0.900	1234	11
	7	GE	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	GENERATOR	0.900	4590	33.96
	2	P1E	SINGLE	SUN VALLEY LIGHTING	VPR-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1179	11.17

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
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FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilaneengineers.com
C.A. No. 8464/ P.E. No. 48181

Rev.	Date	Rev.	Date
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ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne Bl.VD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

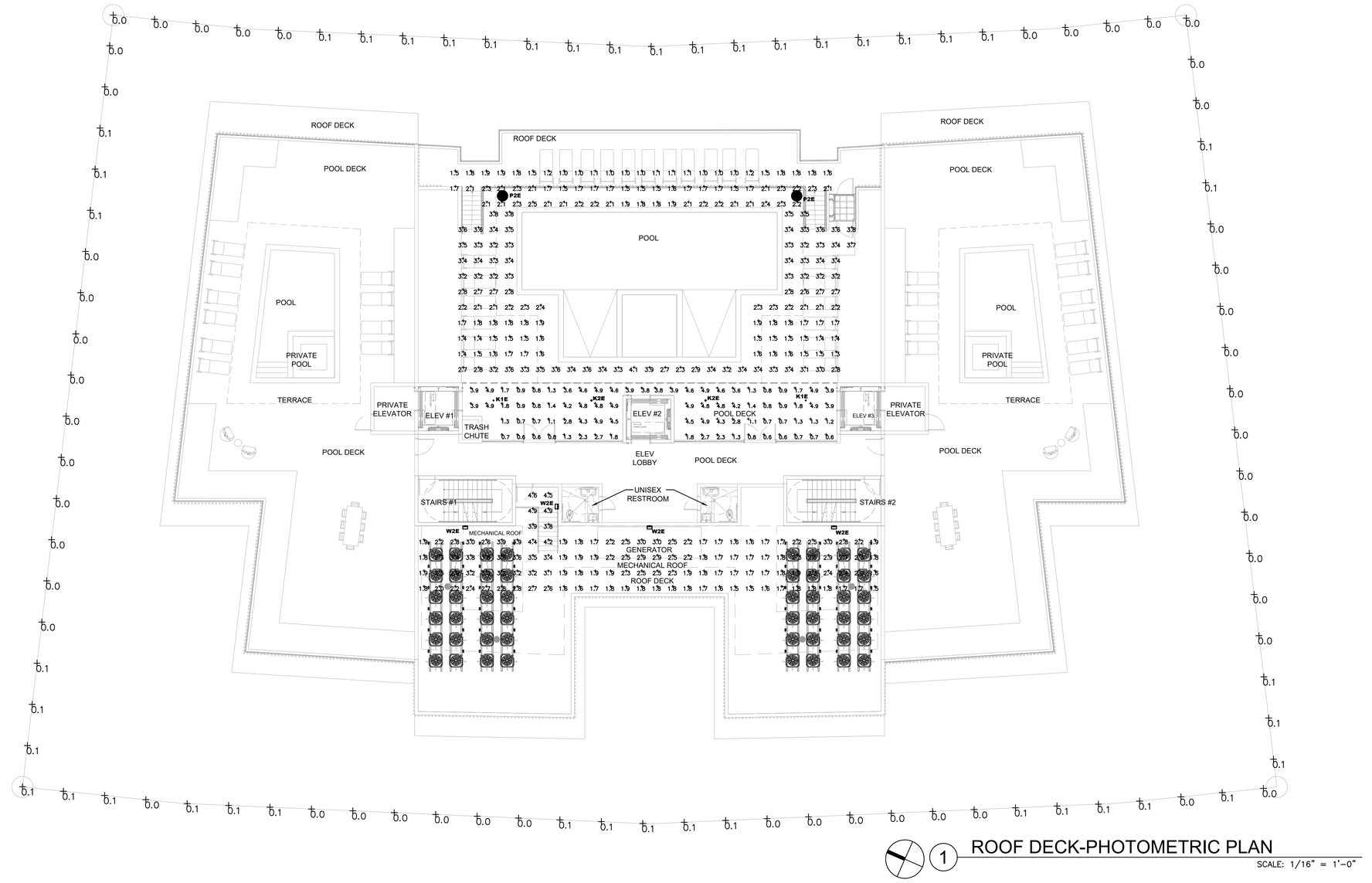
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

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

KOBI KARP
Lic. # AR0012578

PHOTOMETRIC PLAN

Date	08-25-2022	Sheet No. PH-2
Scale		
Project	2227	



1 ROOF DECK-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH ROOF AREA	ILLUMINANCE	Fc	2.40	4.9	1.5	1.60	3.27
SPILL	ILLUMINANCE	Fc	0.05	0.1	0.0	N.A.	N.A.
POOL DECK	ILLUMINANCE	Fc	2.9	4.9	1.0	2.9	4.9

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	K1E	SINGLE	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	2	P2E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-525mA-30K	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	6551	75
	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922	18.98

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Tel: 951-564-5016

CIVIL ENGINEER:

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Tel: 786-518-2008

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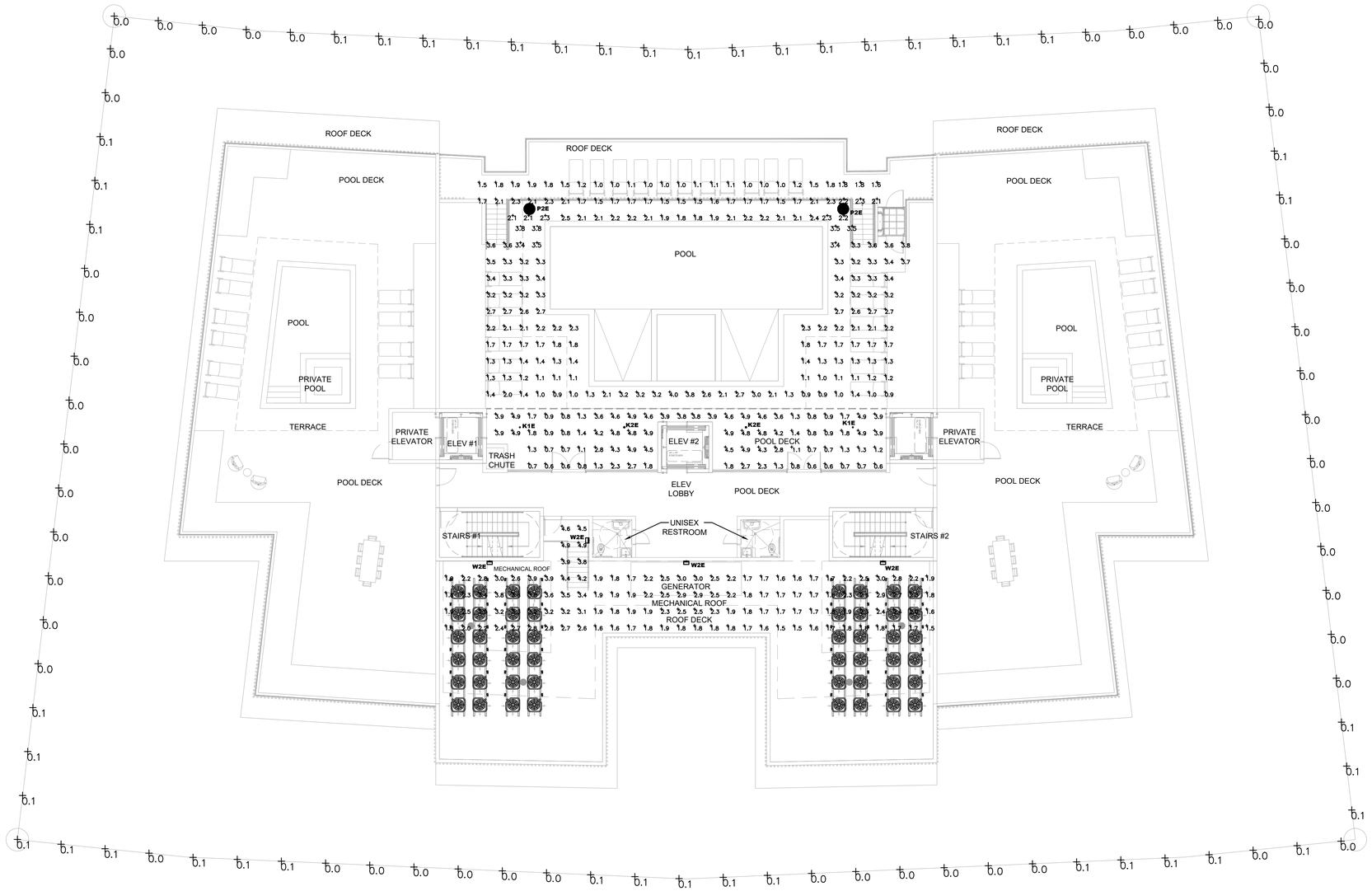
PHOTOMETRIC PLAN

Date	08-25-2022	Sheet No.
Scale		PH-3
Project	2227	



1 ROOF DECK-EMERGENCY PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH ROOF AREA	ILLUMINANCE	Fc	2.40	4.9	1.5	1.60	3.27
SPILL	ILLUMINANCE	Fc	0.05	0.1	0.0	N.A.	N.A.
POOL DECK	ILLUMINANCE	Fc	3.0	4.9	0.9	3.33	5.4

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	K1E	SINGLE	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	2	P2E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-525mA-30K	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	6551	75
	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922	18.98

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ARISTIDES REYES-GAVILAN No. 48181 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

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C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC PLAN

Date	08-25-2022	Sheet No.
Scale		PH-4
Project	2227	

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
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 9927 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.77 Acres / 33,750 SF

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area =33,750 SF x 20%= 6,750 SF 20% (BHI - Sec. 23-11)	6,750 SF (20%)Min	6,892SF (25%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 6,750 SF x 60% =4,050 SF	Max 4,050 SF (60%)	4,046 SF (60%)
II.	**Shade Trees**		
A.	**Required Shade Trees**		
1.	28 shade trees/acre: 28 X 0.77 = 21.56 = 22 (Min. 12' in height / 4' clear wood / 2 ½" caliper)	22	1 existing + 42 new
	(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)	6	12 palms @ 3:1= 4 trees
	(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16		Total 47 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(a)(2))	11	47
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	11	47
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	22	47
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2))		
	Number of Different Tree Species based on Quantity		
	16-20 required shade trees/ 5 shade tree species Needed	5	9
C.	**Tree Heights**		
1.	Number of Stories of building (9)		
2.	Number of shade trees required 22 (from Sec. (II)(A)(1) above)		
3.	Shade tree heights required:		
	14-16 ft. - ___25___% or __5.5____ shade trees	6	4 (CD)+ 18 (SB), 8 (LA)=3(
	16-18 ft. - ___50___% or __11____ shade trees	11	8 (LA) + 4 (CE) = 12
	18-20 ft. - ____25__% or __5.5____ shade trees	6	8 (GL) + 10 Palms= 18

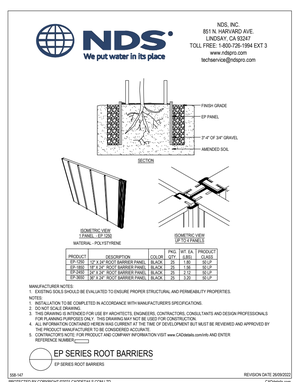
Size of Tree Species in Relationship to Building Height

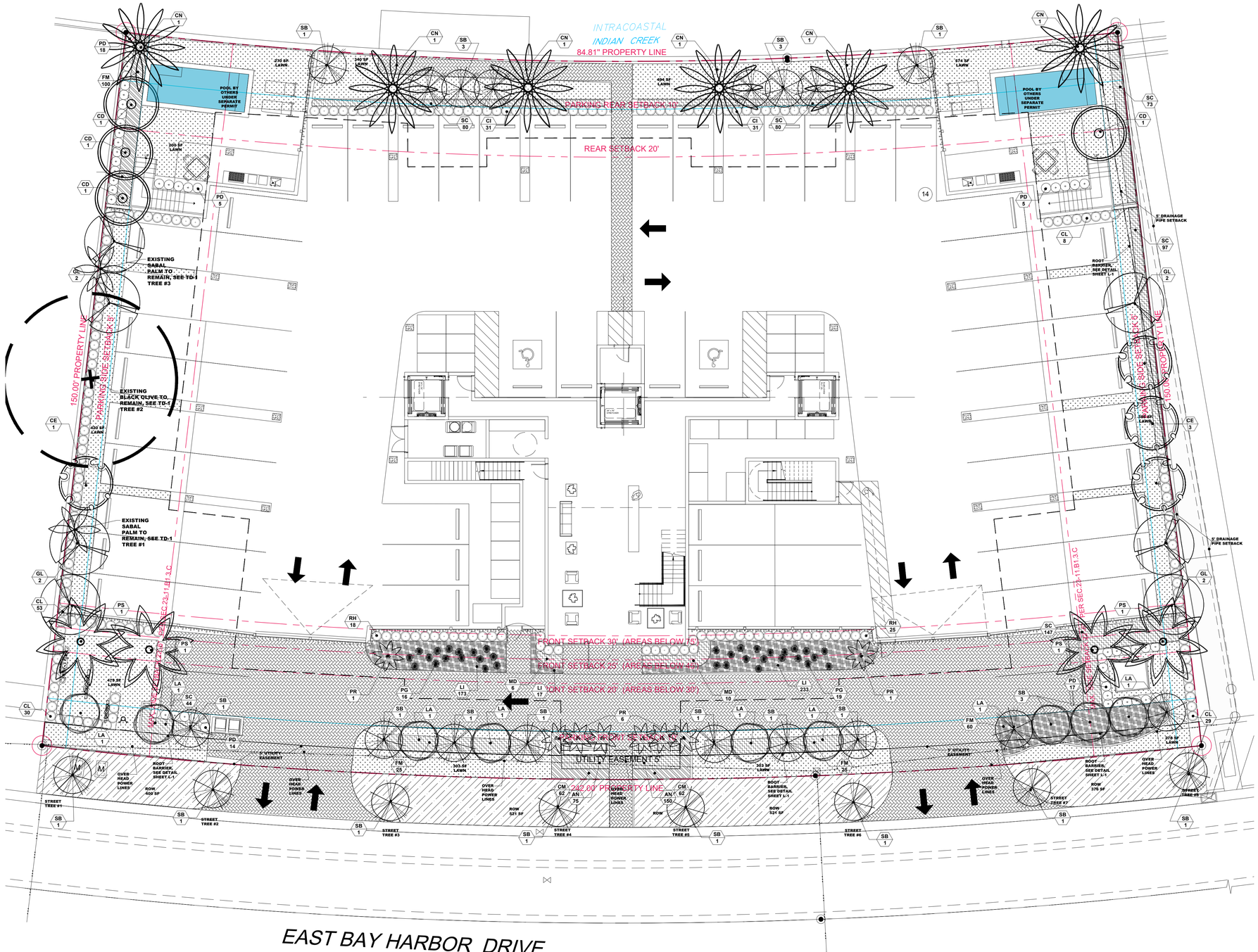
No. Stories	Min.	Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft
5 plus	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
1.	Street Trees @ 1:35' Width of lot 242' / 35' = 6.9 = 7 (15' min height / 6' clear wood / 2 ½" caliper) (Under Powerlines)	7	8 (SB under powerlines)
IV.	**Shrubs Required**		
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))	220	1,058
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	66	703
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	66	703
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
VI.	**Parking Lot Landscaping (If applicable)**	**Required**	**Provided**
1.	10 SF / parking space: 10 x _____ spaces = _____SF (MDC - Sec. 18A-6(J))	n/a	n/a
2.	Shade Trees Required (MDC - Sec. 18A-6(J))	n/a	n/a
3.	Shrubs Required (MDC - Sec. 18A-6(I))	n/a	n/a
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(a)(2)(f))		
	Number of trees near power lines	7	8 (SB)
VIII.	**Florida Friendly Landscaping** (MDC - Sec. 18A-2(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.





PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	225	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	120	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	62	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
CM	184	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
PD	41	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	210	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	521	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	16	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
RH	43	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
PR	8	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	37	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	423	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	4,046 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	1,818 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PS/ 4		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' O.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
CE/ 4		CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
GL/ 8		BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	18'-20' HT. X 8' SPR X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
CD/ 4		COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14'-16' HT. X 6' SPR X 4' CLEAR WOOD.,3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
CN/ 6		COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
SB/ 18		CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	14' HT. X 5' SPR X 4' CLEAR WOOD.,2" CAL, FG, BB, FF/ SINGLE MAIN LEADER
LA/ 8		LAGERSTROEMIA INDICA' TUSCARORA' CRAPE MYRTLE	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

SB/ 8		CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD.,2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER

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

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

Landscape Plan

SCALE 3/32" =1'-0"

LOT AREA	OPEN SPACE 20% OF LOT MIN.		
	MINIMUM	PROPOSED	%
33,750 SF.	6,750 SF.	6,797 SF.	20 %

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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Project:

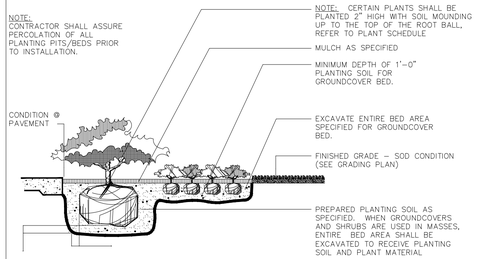
Landscape Plan
Ground Level Landscape Plan
9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Revisions:

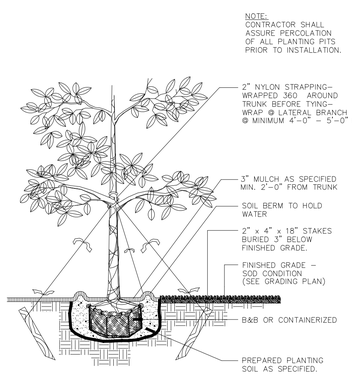
Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666887
STATE OF FLORIDA
MANUEL C ALONSO

Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

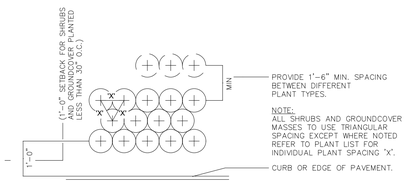
L-1



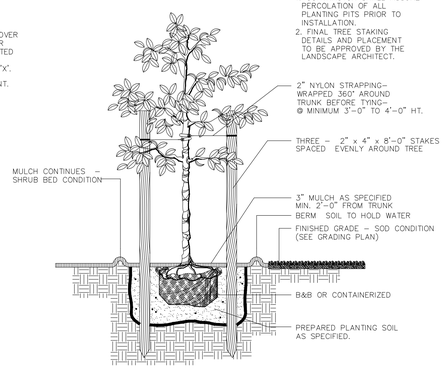
SHRUB / GROUNDCOVER



LARGE TREE



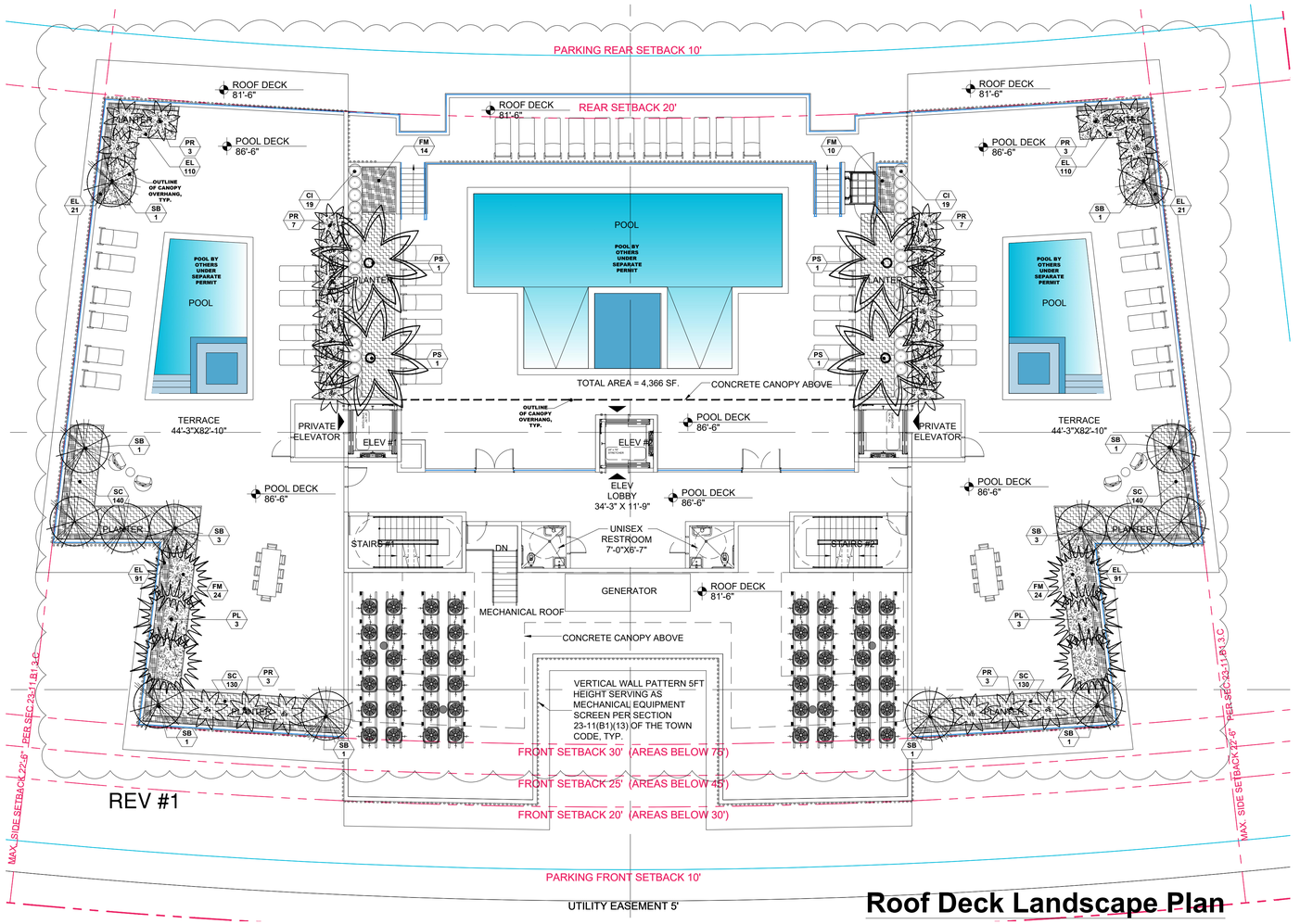
TYPICAL PLANT SPACING



SMALL TREE DETAIL

LANDSCAPE NOTES

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



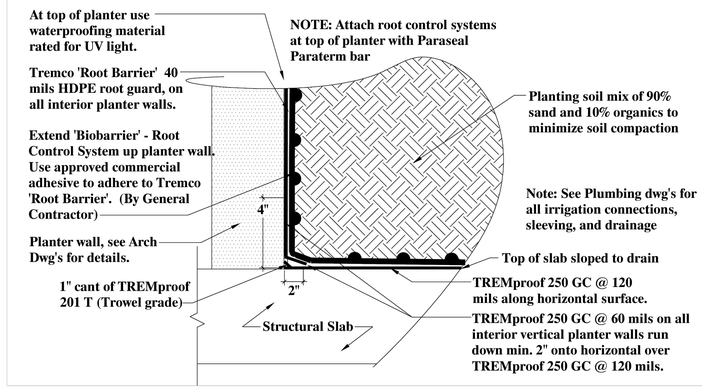
REV #1

Roof Deck Landscape Plan

SCALE1/8" =1'-0"

LOT AREA	OPEN SPACE 20% OF LOT MIN.		
	MINIMUM	PROPOSED	%
33,750 SF.	6,750 SF.	6,797 SF.	20 %

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



Roof Deck Planter Section

SCALE1/8" =1'-0"

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	38	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PR	26	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
FM	76	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	540	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	262	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	SB/ 14	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PL/ 4	PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	12' HT. X 5' SPR.,2.5" CAL,FG, BB, FF/ MULTITRUNK

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Roofdeck Level Landscape Plan

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal: REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA0002033 STATE OF FLORIDA MANUEL C ALONSO — LA0002033

Drawing: Landscape Plan

Date: 07.15.2022

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

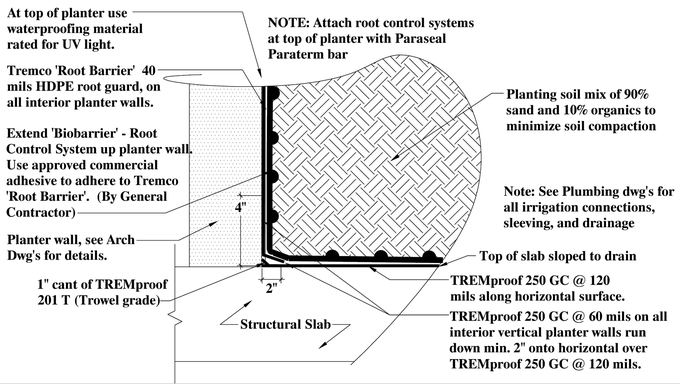
Drawn by: JRP

Sheet No.:

L-2

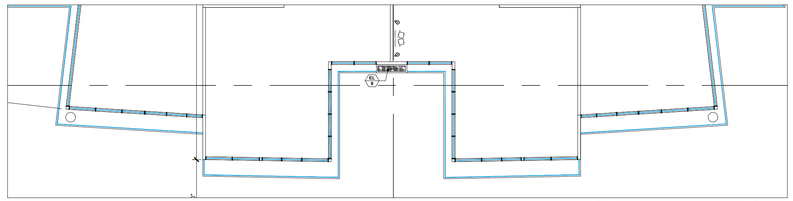
PLANT SCHEDULE LEVELS 2, 3, 4, 5, 6, 7, 8					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	568	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



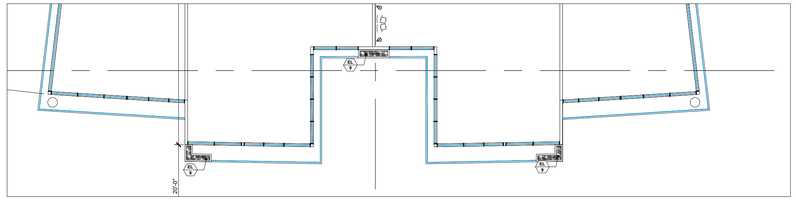
Typical Planter Section

SCALE1/8" =1'-0"



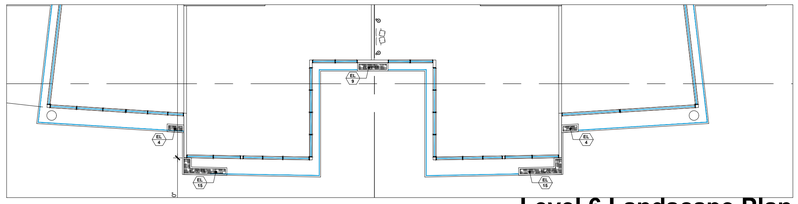
Level 8 Landscape Plan

SCALE 3/32" =1'-0"



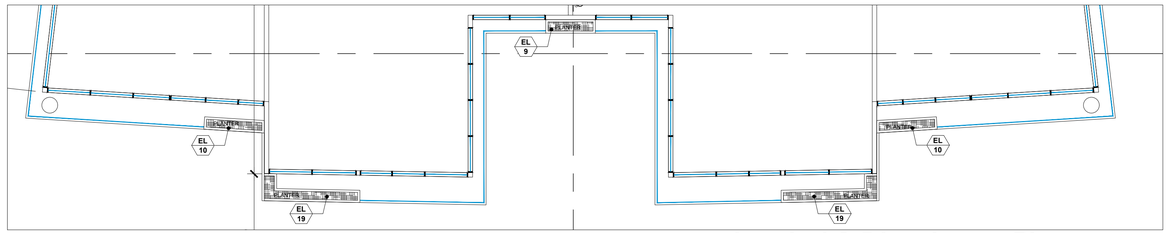
Level 7 Landscape Plan

SCALE 3/32" =1'-0"



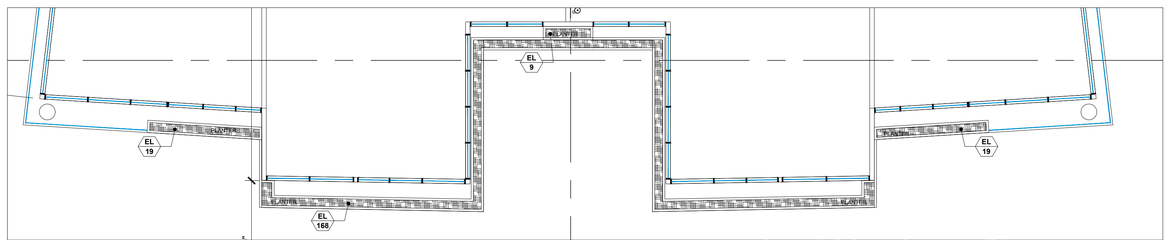
Level 6 Landscape Plan

SCALE 3/32" =1'-0"



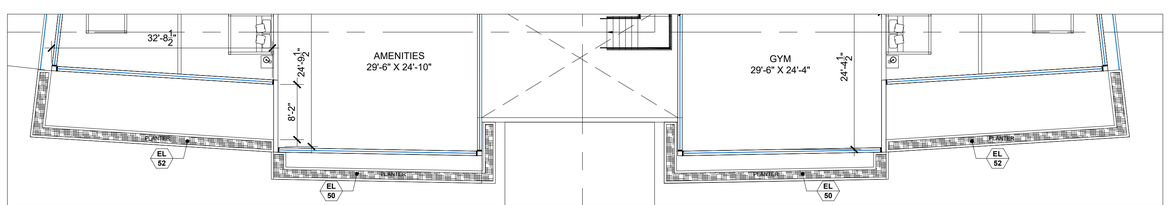
Levels 4 & 5 Landscape Plan

SCALE 3/32" =1'-0"



Level 3 Landscape Plan

SCALE 3/32" =1'-0"



Level 2 Landscape Plan

SCALE 3/32" =1'-0"

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Project:

Levels 2, 3, 4, 5, 6, 7 & 8 Landscape Plans

9927 EAST BAY HARBOR DRIVE

BAY HARBOR, FL 33154

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
AGREEMENT
DATE
OF
FLORIDA
MANUEL C ALONSO

Drawing: Landscape Plan

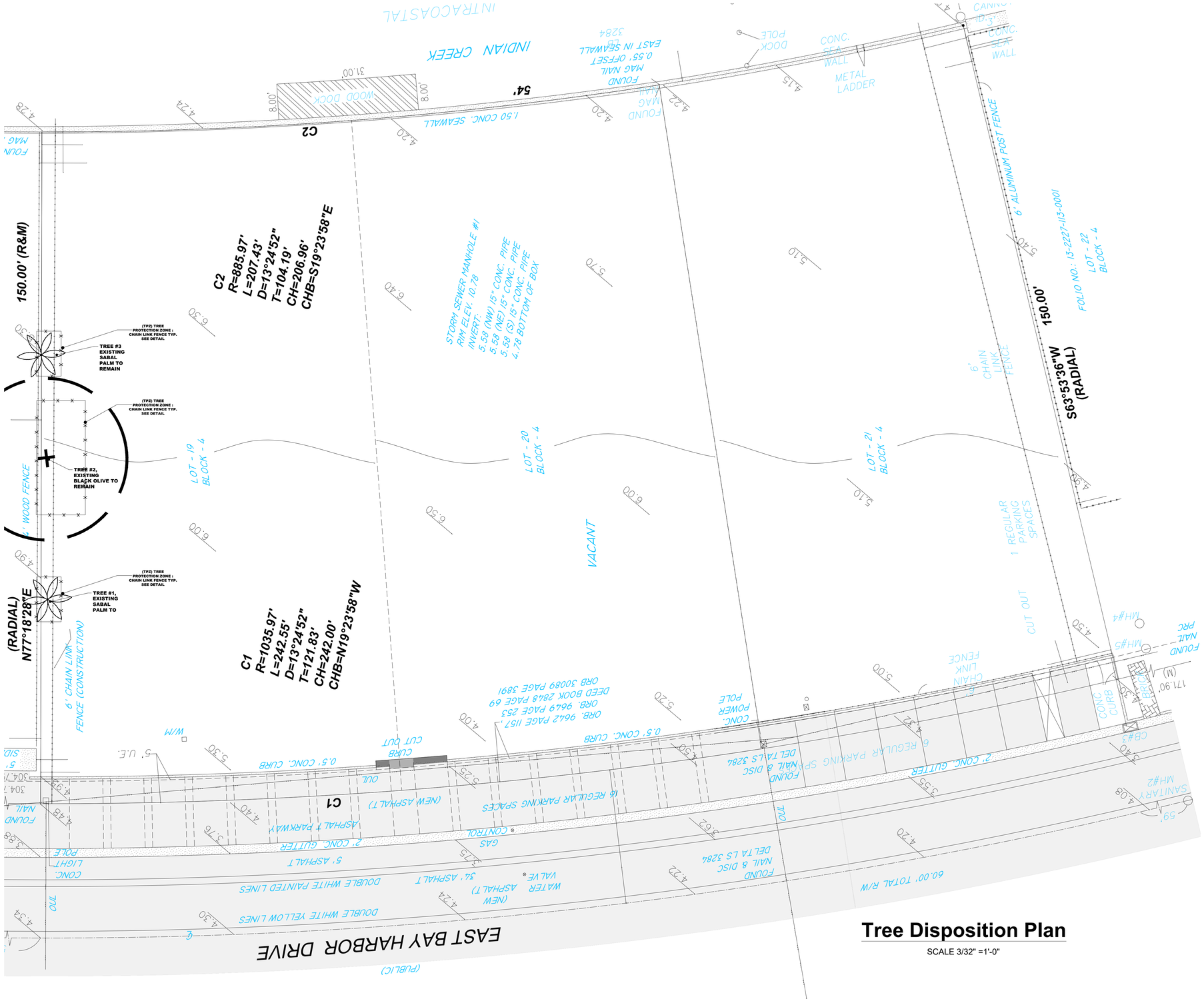
Date: 07.15.2022

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

Drawn by: JRP

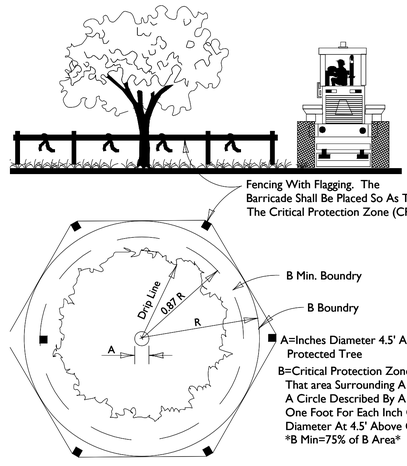
Sheet No.:

L-3



Tree Disposition Plan

SCALE 3/32" =1'-0"



TREE PROTECTION DETAIL

NTS.

* THIS DETAIL APPLIES TO ALL TREES THAT WILL REMAIN OR BE RELOCATED

No.	EXISTING TREE SCHEDULE	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)	CONDITION	ACTION
1	*SABAL PALMETTO/ SABAL PALM	1.0'	35'	10.0'	GOOD	REMAIN
2	BUCIDA BURCERAS/ BLACK OLIVE	2.5'	60'	20.0'	GOOD	REMAIN
3	*SABAL PALMETTO/ SABAL PALM	1.0'	35'	10.0'	GOOD	REMAIN

*DENOTES NATIVE SPECIES

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Tree Disposition Plan

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALVAREZ
LA6666666
9 / 26 / 22
STATE OF FLORIDA

Drawing: Tree Disposition Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1

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 ENGINNEER 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-TRROUGH 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.

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

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 SWEPT 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.

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ZONING PHASE

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9955 EAST BAY HARBOR DRIVE

9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

Date	06-16-2022	Sheet No.	C100
Scale			
Project	2227		

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Phone: 786-203-5252 (Cell), 786-418-2006 (Office)
Email: wlugo@oceanengineeringinc.com

INDIAN CREEK
INTRACOASTAL

DRAIN PIPE #6

FOLIO NO.: 13-2227-025-0001
LOT - 18
BLOCK - 4

FOLIO NO.: 13-2227-113-0001
LOT - 22
BLOCK - 4

LOT - 19
BLOCK - 4

LOT - 20
BLOCK - 4

LOT - 21
BLOCK - 4

LOT LINE

LOT LINE

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=4.5' NGVD

PROP. 6' PERIMETER PRIVACY FENCE. SEE ARCH PLANS FOR DETAILS

EXIST. 6' ALUMINUM POST FENCE

EXIST. 4' WOOD FENCE

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

FLOOR OVERHEAD

ST-2
PROP. 24" NYLOPLAST DRAIN BASIN W/STD. GRATE
RIM. EL: 4.50'
INV. EL: 2.20' 6"ø HDPE;(W)
INV. EL: 2.00' 12"ø HDPE;(S)

ST-3
PROP. 24" NYLOPLAST DRAIN BASIN W/STD. GRATE
RIM. EL: 4.50'
INV. EL: 2.20' 6"ø HDPE;(W)
INV. EL: 2.00' 12"ø HDPE;(N)

PROP. 10"ø SDR35 RWL (SEE MEP PLANS FOR CONT.)

PROP. DRAINAGE WELL (SEE DETAILS ON SHT. C400)

PROP. 6"ø SDR35 OVERFLOW

DW-2

DW-1

136LF OF PROP. 24"ø SOLID STORM PIPE

116LF OF PROP. 12"ø HDPE EXFILT. TRENCH.

PROP. FPL TRANSFORMER PAD

10LF OF EXIST EASEMENT

EXIST. STORM MH#4

OVERHEAD ELECTRIC LINE

EXIST 5' UTILITY EASEMENT

EXIST. 2' CON GUTTER

EXIST. SAN MH#1
RIM ELE.=4.32'
INV. ELEV.=0.32'(NI) 8"ø
INV. ELEV.=0.12'(SE) 8"ø
(AS PER SURVEY)

WALL ENCLOSURE FOR TEMPORARY SOLID WASTE. SEE ARCH PLANS FOR DETAILS

PROP. 24" WIDE SOLID WHITE THERMOPLASTIC STOP BAR.

PROP. (R1-1) STOP SIGN

ST-1
PROP. 23LF OF 6" ZURN Z886 TRENCH DRAIN W/H10 RATED GRADE

LOCATION OF MONUMENT SIGN. SEE ARCH PLANS FOR DETAILS)

ORB. 9642 PAGE 1157
ORB. 9649 PAGE 253
DEED BOOK 2848 PAGE 69
ORB 30089 PAGE 389

EXIST. GAS MAIN

GAS CONTROL

WATER VALVE

EXIST. 10"ø WM

EXIST. 8"ø SAN SEW

PROP. (R1-1) STOP SIGN

EXIST. 2' CON GUTTER

PROP. 24" WIDE SOLID WHITE THERMOPLASTIC STOP BAR.

ST-4
PROP. 23LF OF 6" ZURN Z886 TRENCH DRAIN W/H10 RATED GRADE

EXIST. ATT CABLE
EXIST. TV CABLE

EXIST CB#3
RIM ELE.=3.20'
INV. ELEV.=0.30'(NE) 18"ø
INV. ELEV.=0.62'(SW) 12"ø
(AS PER SURVEY)

EXIST. STORM SEWER MH#
RIM ELE.=3.89'
INV. ELEV.=1.44'(SW) 6"ø
INV. ELEV.=1.49'(W) 6"ø
(AS PER SURVEY)

EXIST. SAN MH#2
RIM ELE.=3.85'
INV. ELEV.=-1.80'(NW) 8"ø
INV. ELEV.=-0.95'(W) 8"ø
INV. ELEV.=-1.80'(SE) 8"ø
(AS PER SURVEY)

EAST BAY HARBOR DRIVE
60.00' TOTAL R/W

EXIST. STORM SEWER MAIN

PROP. 6' PERIMETER PRIVACY FENCE. SEE ARCH PLANS FOR DETAILS

PROP. 10"ø SDR35 RWL (SEE MEP PLANS FOR CONT.)

PROP. DRAINAGE WELL (SEE DETAILS ON SHT. C400)

PROP. 6"ø SDR35 OVERFLOW

SECTION A-A
N.T.S.

PROP. STORM WATER RETENTION SWALE. SIDE SLOPES NOT TO EXCEED 1':4' MAX (TYP)

PROP. BUILDING

P/L

PROP. 6' PERIMETER PRIVACY FENCE. SEE ARCH PLANS FOR DETAILS

CONSTRUCT A BERM 6" HIGHER THAN EXIST. GRADE ALONG P/L WHERE A WALL DOES NOT EXIST.

EXIST. FENCE TO REMAIN

EXIST. GROUND

1 4(MAX.) 1 4(MAX.) 6"

SECTION B-B
N.T.S.

PROP. STORM WATER RETENTION SWALE. SIDE SLOPES NOT TO EXCEED 1':4' MAX (TYP)

PROP. BUILDING

P/L

EXIST. SEAWALL TO BE REBUILT AS PER TOWN'S SEAWALL STUDY

6" MIN

SEAWARD

1 4(MAX.) 1 4(MAX.)

SECTION C-C
N.T.S.

PROP. 6' PERIMETER PRIVACY FENCE. SEE ARCH PLANS FOR DETAILS

CONSTRUCT A BERM 6" HIGHER THAN EXIST. GRADE ALONG P/L WHERE A WALL DOES NOT EXIST.

EXIST. GROUND

EXIST. FENCE TO REMAIN

PROP. STORM WATER RETENTION SWALE. SIDE SLOPES NOT TO EXCEED 1':4' MAX (TYP)

PROP. BUILDING

P/L

1 4(MAX.) 1 4(MAX.) 6"

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. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

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ZONING PHASE

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9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -----

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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date	06-16-2022	Sheet No.
Scale		C200
Project	2227	

INDIAN CREEK
INTRACOASTAL

FOLIO NO.: 13-2227-025-0001
LOT - 18
BLOCK - 4

LOT - 19
BLOCK - 4

LOT - 20
BLOCK - 4

LOT - 21
BLOCK - 4

FOLIO NO.: 13-2227-113-0001
LOT - 22
BLOCK - 4

LOT LINE

LOT LINE

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=4.5' NGVD

EXIST. 6' ALUMINUM POST FENCE

EXIST. WOOD FENCE

EXIST. STORM SEWER MAIN

DRAIN PIPE #6

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

10 LF OF EXIST EASEMENT

EXIST. STORM MH#5

PROP. 6"ø DDCV FOR FIRE LINE

SEE MEP PLANS FOR CONT.

PROP. 2"ø R.P.Z.B. FOR IRRIG. WTR SVC.

PROP. 4"ø R.P.Z.B. FOR DOM. WTR SVC.

PROP. FDC. SEE MEP PLANS FOR CONT.

WALL ENCLOSURE FOR TEMPORARY SOLID WASTE. SEE ARCH PLANS FOR DETAILS

5' EXIST UTILITY EASEMENT

PROP. 4"ø WTR. METER FOR DOM. SVC. LINE

PROP. 2"ø WTR. METER FOR IRRIG. SVC. LINE

PROP. 6" G.V.

PROP. 4" G.V.

EXIST. SAN MH#1
RIM ELE.=4.32'
INV. ELEV.=0.32'(N) 8"ø
INV. ELEV.=0.12'(SE) 8"ø
(AS PER SURVEY)

EXIST. FIRE HYDRANT TO REMAIN

CONNECT. PROP. 2"ø IRRIG. SVC. LINE TO EXIST 10"ø WM WITH A 2"ø DOUBLE STRAP SADDLE W/2"ø CORP. STOP

CONNECT. PROP. 4"ø DOM LINE TO EXIST 10"ø W.M WITH 10"X4" T.S AND 4" M.J. T.V

CONNECT. PROP. 6"ø C900 FIRE LINE TO EXIST 10"ø W.M WITH 10"X6" T.S AND 6" M.J. T.V

EXISTING SANITARY SEWER LATERAL SHALL BE TELEVISED TO CONFIRM ITS CONDITION. FIELD RESULTS SHALL BE SUBMITTED TO CITY TO DETERMINE IF THE LATERAL CAN BE REUSED.

SEE MEP PLANS FOR CONT.

LOCATE EXIST. 6"ø SAN. SEW. LAT. & INSTALL 6"ø C.O. & 6"ø SDR35 SAN. SEW. LAT. SLOPED @ ⅛"/FT MIN.

ORB. 9642 PAGE 1157
ORB. 9649 PAGE 253
DEED BOOK 2848 PAGE 69
ORB 30089 PAGE 389

LOCATION OF MONUMENT SIGN. SEE ARCH PLANS FOR DETAILS)

EXIST. GAS MAIN

GAS CONTROL

EXIST. WATER SERVICE LINE TO BE REMOVED TO THE CURB STOP

EXIST. 10"ø WM

WATER VALVE

EXIST. 8"ø WM

EAST BAY HARBOR DRIVE
60.00' TOTAL R/W

EXIST. 8"ø SAN SEW.

FLOOR OVERHEAD

PROP. FPL TRANSFORMER PAD

SEE MEP PLANS FOR CONT.

EXIST. ATT CABLE

EXIST. TV CABLE

EXIST. GAS

EXIST. STORM MH#5

EXIST. STORM SEWER MH#5
RIM ELE.=3.89'
INV. ELEV.=1.44'(SW) 6"ø
INV. ELEV.=1.49'(W) 6"ø
(AS PER SURVEY)

LOCATE EXIST. 6"ø SAN. SEW. LAT. & INSTALL 6"ø C.O. & 6"ø SDR35 SAN. SEW. LAT. SLOPED @ ⅛"/FT MIN.

EXISTING SANITARY SEWER LATERAL SHALL BE TELEVISED TO CONFIRM ITS CONDITION. FIELD RESULTS SHALL BE SUBMITTED TO CITY TO DETERMINE IF THE LATERAL CAN BE REUSED.

EXIST CB#3
RIM ELE.=3.20'
INV. ELEV.=0.30'(NE) 18"Ø
INV. ELEV.=0.60'(SW) 12"Ø
(AS PER SURVEY)

EXIST. SAN MH#2
RIM ELE.=3.85'
INV. ELEV.=-1.80'(NW) 8"ø
INV. ELEV.=--0.95'(W) 8"ø
INV. ELEV.=-1.80'(SE) 8"ø
(AS PER SURVEY)

LEGEND:

R/W ——— P.L. R/W LINE / PROPERTY LINE

——·——·—— C.L. CENTER LINE

EXISTING CURBING

4.1 EXISTING ELEVATIONS (NGVD)

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Email: wlugo@oceanengineeringinc.com

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Tel: ----------
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CIVIL ENGINEER:
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Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

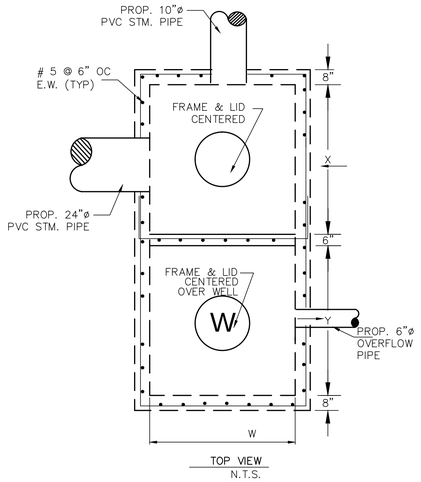
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

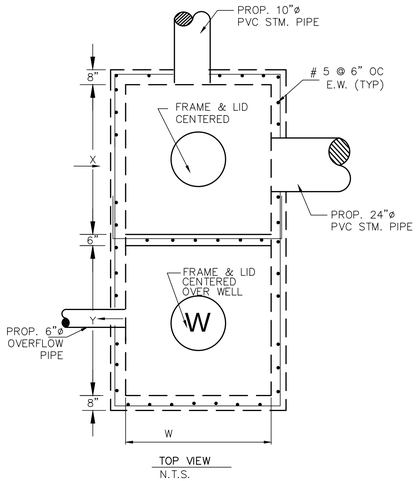
WATER AND SEWER PLAN

Date	06-16-2022	Sheet No. C300
Scale		
Project	2227	



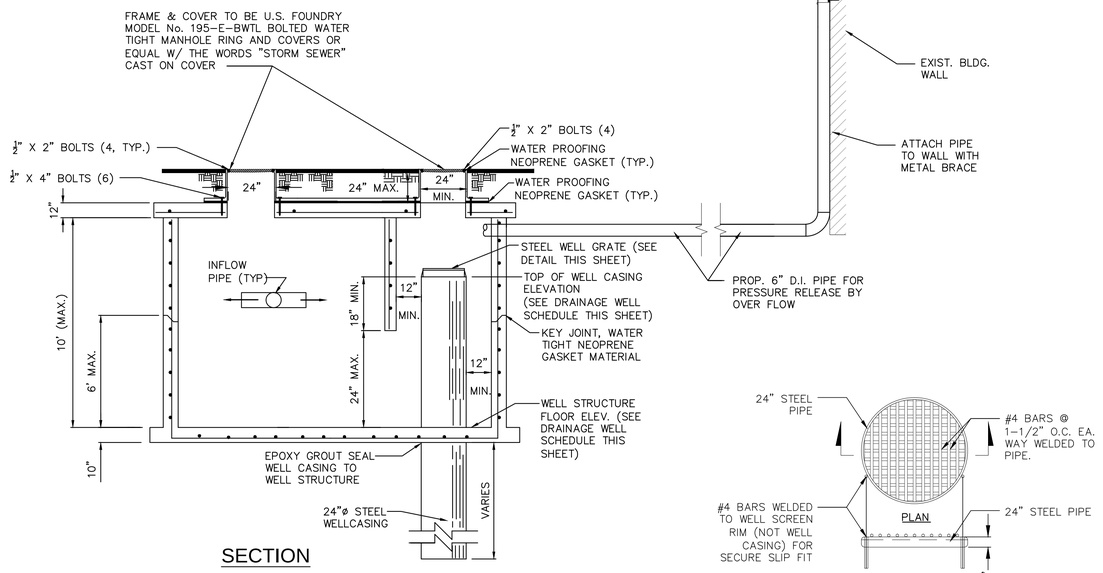
TOP VIEW
N.T.S.

DW-1



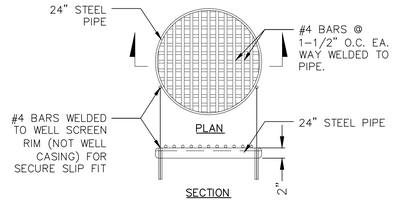
TOP VIEW
N.T.S.

DW-2



SECTION

STORM DRAINAGE DISPOSAL WELL
N.T.S.



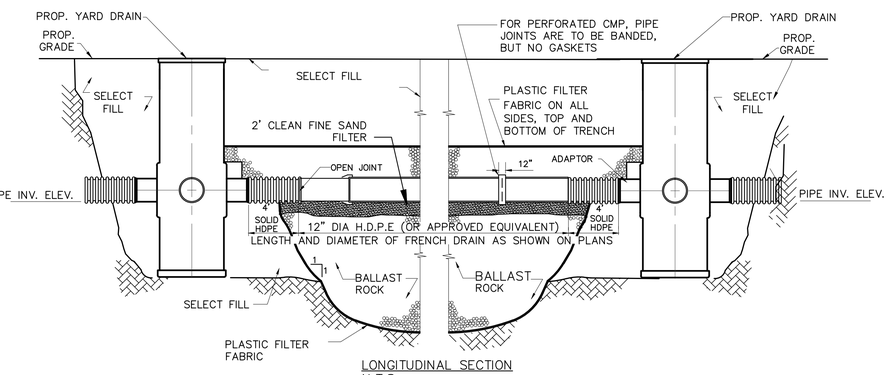
STEEL WELL GRATE DETAIL
N.T.S.

NOTES FOR DRAINAGE WELL :

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

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT E	INVERT N	INVERT W	INVERT OVER FLOW	M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'	2.10'		2.30'	4.30'	2.20'	-1.30'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'		2.10'	2.10'	2.30'				

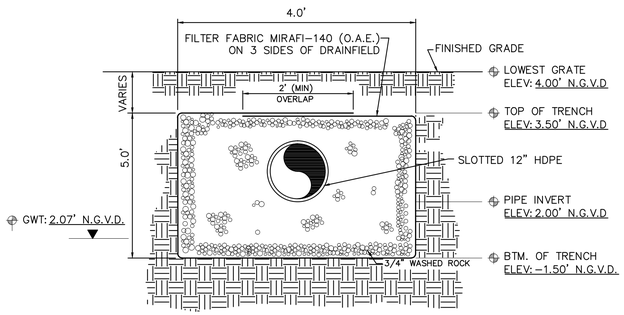


LONGITUDINAL SECTION
N.T.S.

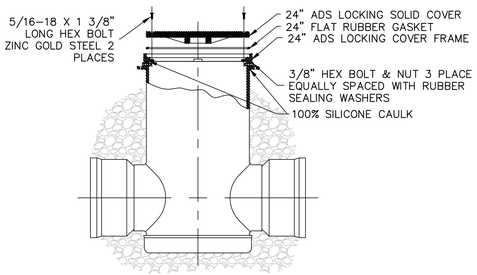
NOTE:

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



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



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

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9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
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Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
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Tel:
Email:

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

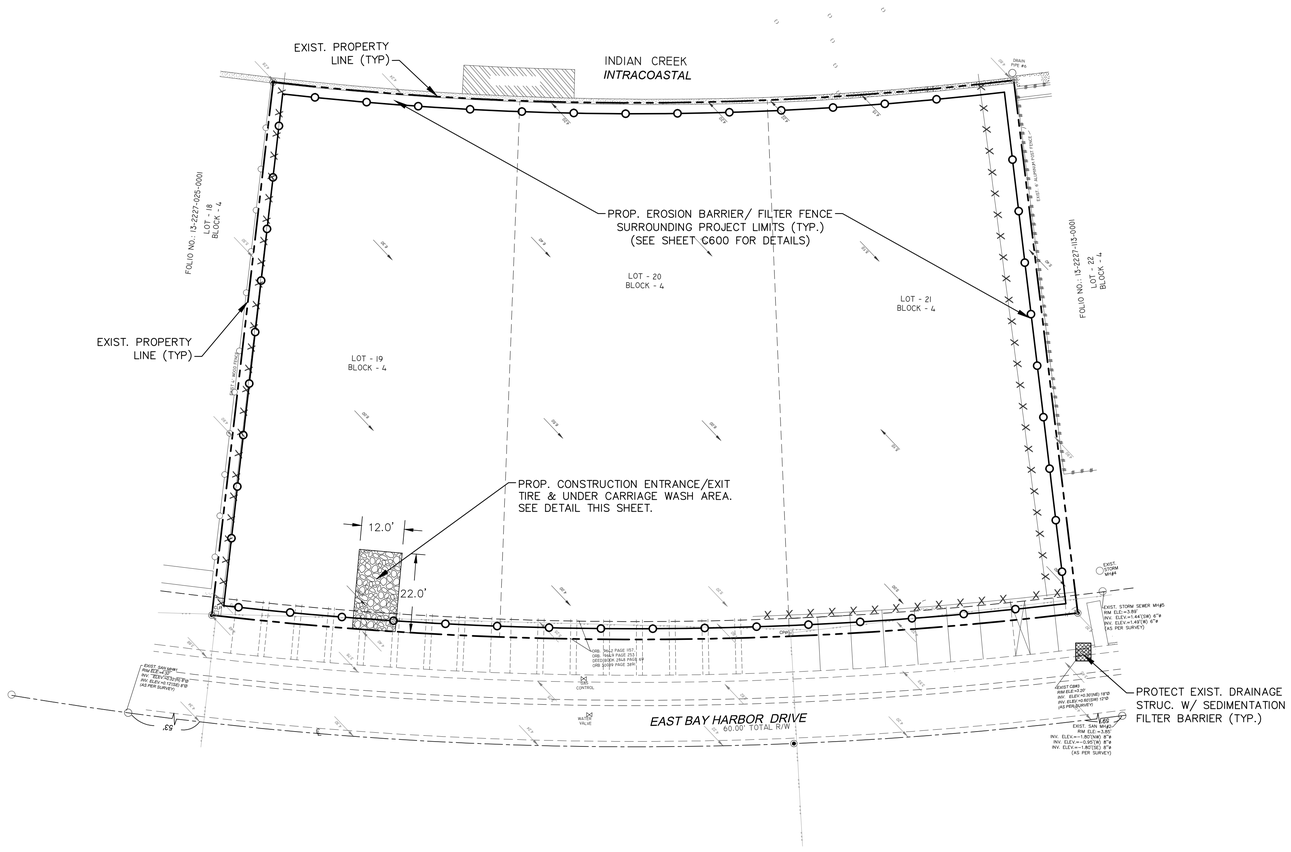
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

Date: 06-14-2022	Sheet No. C400
Scale:	
Project: 2229	



GRAPHIC SCALE

0 10 20 40

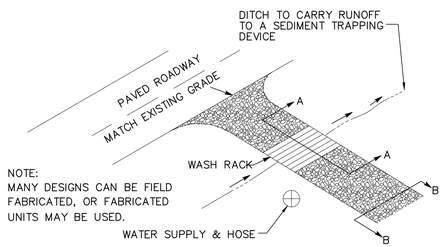
(IN FEET)
1" = 20'

LEGEND:

- R/W — — P.L. — R/W LINE / PROPERTY LINE
- —·—·— C.L. —·—·— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

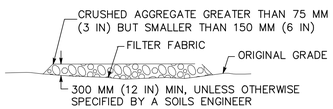
NOTES:

1. 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.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



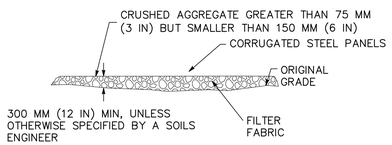
TYPICAL TIRE WASH

NOT TO SCALE



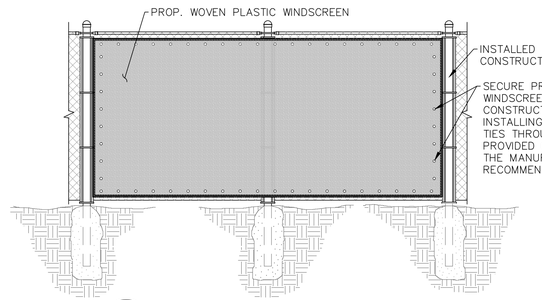
SECTION B–B

NTS



SECTION A–A

NOT TO SCALE



1 WINDSCREEN DETAIL

N.T.S.

NOTES:

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

Rev.	Date	Rev.	Date
1		9	
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ZONING PHASE

--

9955 EAST BAY HARBOR DRIVE

9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

Date	06-16-2022	Sheet No.	C500
Scale			
Project	2227		

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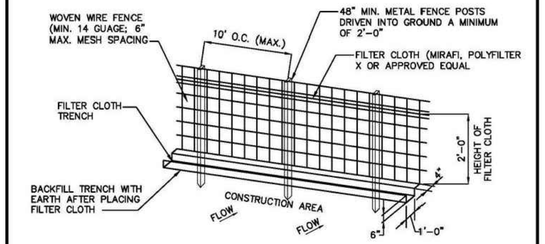
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
3101 BISCAYNE BLVD UNIT 909, MIAMI FL, 33138
Phone: 786-253-5202 (Cell), 786-518-2006 (Office)
Email: walu@oceanengineerginc.com



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

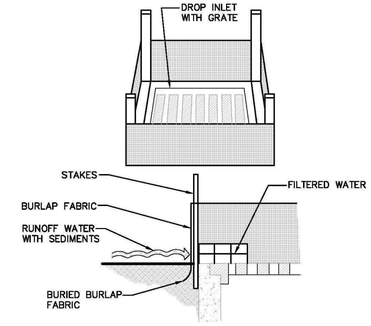
FILTER FENCE
N.T.S.

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.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CON-STRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITTABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

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 OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 506, MIAMI FL, 33138
Phone: 786-203-5252 (Cell), 786-618-2006 (Office)
Email: wlugo@oceanengineeringinc.com

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ZONING PHASE

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9955 EAST BAY HARBOR DRIVE
9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date	06-16-2022	Sheet No.	C600
Scale			
Project	2227		

AGENDA ITEM REPORT
November 1, 2022

ITEM NUMBER: 5.

ITEM: Approval of the minutes of the Board meeting held on September 6, 2022 (Item #5)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	09.06.2022 Design Review Board Meeting

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Design Review Board Meeting was held on September 6, 2022, at 7:00 p.m. in the Town Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Janet Adler Board Member Alan Bebchik
Board Member Jed Frankel

Board Members Matthew Barnard and Wesley Kean were absent.

1. **Request for approval of a revision to a new single-family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, and April 7, 2022 (revisions), the Board approved the site plan for a new single-family home. The owner is proposing some architectural changes to the previously approved gazebo structure, pool deck and driveway.**

Discussion took place regarding the changes to the previously reviewed development plans to extend the pool deck area by seven (7) feet, removal of slab area, and reduction in the pervious area in the front yard to allow extra pervious in the back yard. It was mentioned that the gazebo must meet the Code setback requirements and must be approved by the Board.

ACTION: Jed Frankel made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report. Board Member Janet Adler seconded the motion, and it passed unanimously.

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

Following discussion, comments were made that the proposed home was similar to the home next door, which was recently built by the same architect and that the roof was not usable. Inquiries were then made about the differences, hardscapes, the height of the roof, and the landscaping.

ACTION: Board Member Bebchick made a motion to approve the request with the conditions stated in the Town Planner's Staff Report. Board Member Frankel seconded the motion, and it passed unanimously.

DRAFT

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

Comments were made regarding the house as an open nice space, but not a great view for the neighbors. There was discussion about the landscaping and the layout; the applicant's desire to have the back door open to view outside; not always closing the top shutters; and the movable shutters in bedrooms.

ACTION: Board Member Bebchick made a motion to approve the request with the conditions stated in the Town Planner's Staff Report. Board Member Frankel seconded the motion, and it passed unanimously.

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

Developer, 9201 West, LLC, submitted a new site development application, which proposed construction of a new five (5) dwelling unit townhouse development. The site design proposed a three-story high triangular-shaped building positioned east/west facing West Bay Harbor Drive two upper floors of residential over one ground floor with two car garages, with dwelling units ranging in size between 3,945 and 5,054 square feet of a/c space plus garages, and balconies, etc. The plans also included individual passive recreation areas, each with a sun deck, wet bar, and an expansive open terrace for the rooftop. The site would have three (3) extra TDR units.

PUBLIC COMMENT:

Resident Stacy Laurie came forward to address the Board and commented on the home being able to accommodate 55 people, which was too high of a density. She expressed concern that rooftops with sundecks usually have noise, asked if parking will be on the street, and what will be done to prevent flooding.

Resident Paul Basil came forward to address the Board and commented on guest parking, garbage cans, drainage; and he also expressed concerns about flooding. He suggested the proposed brick pavers be changed to a permeable substance and that more lush trees and texture be placed in the front.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and commented on there being too much density and on FPL lines.

DRAFT

Richard Kroup came forward to address the Board and commented on the design stating that two (2) six-bedroom on each end and three (3) five-bedroom units in the middle were too much. He spoke about parking problems and the potential for 20 cars to be parked there, which would be too congested for the property.

Town Staff responded to inquiries from the Board regarding drainage, removal of asphalt and having green area for swale, catch basins and wells added to capture water. It was mentioned that two parking spaces are required per unit and the proposal calls for a two-car parking garage plus a driveway, potentially having four parking spaces. As for density, the units are now bigger. The rooftop has an open sundeck, similar to other developments and there is no pool or jacuzzi. And a pool cannot be installed due to the size of the structure. Guest parking is not required for single lot developments, and the townhomes have four (4) available spaces.

Garbage – multi-family has a temporary storage facility that will be taken out on trash day only, and the structure will be closed in with landscaping.

Elevations – The plans comply with FEMA regulations. Open Space – 20% required and 36% is being provided.

The developer came forward and responded to comments as follows:

- The Lot allows for development of 13 units, and they are only requesting five (5) units.
- There will be two (2) spaces of parking and outside for parking per unit.
- The addition of very lush landscaping.
- Photometrics – The lighting will shine down; not to the sky or to other properties.
- Drainage – A deep well was proposed; less water to remain than empty lot. DERM's approval will be required.
- Landscaping – There will be seven (7) 15 foot-tall Mahogany trees in the front yard, some smaller trees, and all new landscaping with relocation of some trees.
- Materials will be of stucco in different colors; the balcony and railings will be in a different color, with classy clean look in timeless style.
- Garages – The garage is not to be used for storage due to flood level. The units are big enough to have storage space.
- Foliage – The terraces/balconies, landscaped area in the roof. Residents will add plants for privacy.

ACTION: Board Member Bebchik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report, inclusion of Airbnb restrictions in the Condominium Association documents, and that the landscaping includes at least seven (7) 15-foot-tall trees. Janet Adler seconded the motion, which passed unanimously.

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

The Developer came forward and explained the project as a rental building with two-bedroom units, mechanical lifts, and 24/7 valet parking.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and commented on the mention of parking lifts.

PUBLIC COMMENT CLOSED

There was discussion among the Board Members regarding the project giving a feel of being very congested; inquiries about mechanical lifts; the breezeway not feeling genuine; balconies within the breezeway; and louvers by the front detract from the breezeway; which doesn't look like a breezeway.

Board Member Frankel stated that the breezeway requirement was not met.

Board Member Bebchik suggested removal of some of the guest parking to add better circulation.

Chair Hurwitz stated that he was conflicted, as he had a problem with the breezeway, the parking, and with the minimal landscaping, which was too dense; he also had an issue with the mechanical lifts, but felt they were needed; plus, the project appeared overloaded.

In response to the Board's comments, the developer stated that they will be using enclosed lifts, which tenants cannot operate; there will be no self-parking-only valet; described the lanai terraces and open bridge by breezeway; going with alternate design; the drop off area can be expanded, and more green space added; the circulation can be improved; will underground all FPL lines for the block, including neighbors.

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The Town Planner's Staff Report recommended approval subject to certain conditions outlined in the report.

Board Member Bebchik made a motion to defer the project, and Jed Frankel seconded the motion.

Comments were made that two (2) guest parking spots on the west could be relocated to the area to the northeast with the patch of grass; returning the landscape strip to 10 feet; and making improvements to the breezeway.

ACTION: Board Member Bebchik made a motion to defer the project. Board Member Frankel seconded the motion, which passed unanimously.

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

The applicant came forward and explained the revisions to the Site Development Plan as follows:

- Outdoor Seating – Allowed for restaurant for outdoor dining. Extension of first floor; weathering materials will be provided for outdoor eating area. The rooftop will be opened to midnight on weekends and until 11:00 p.m. weekdays.
- Restaurant on top floor, in addition to lower floor, requires Town Council's approval.
- Offices – Outdoor spaces need to add balconies.
- Use – The proposed use has changed. Lunch time is being added to first floor restaurant, in addition to dinner time seating that was previously approved.
- An analysis of the parking is needed for lunch time lower-level restaurant and for the proposed top floor restaurant, for which the Town Council's approval is required. Increase houses for lunch time hours will be needed.

- It was clarified that the requests pertaining to use, extra parking, and hours (including lunch time hours) require approval of the Town Council.

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Town Staff commented as follows:

- Significant changes are being proposed.
- Seating – More seating is available on the ground floor. Rooftop is added to provide for outdoor seating; maintain boardwalk; tabletop service on roof.
- Parking Code – concurrent parking, restaurant at 6:00 p.m. Problem if open for lunch time.
- Balconies, rooftop activation.

PUBLIC COMMENT

A resident came forward and expressed concern regarding noise from the generator and air conditioning as she lives on the 9th floor of an adjacent building and will have a view of the restaurant.

Frances Neuhut, 1060 Kane Concourse, came forward and stated that the zoning issue should be brought before the Town Council, not before the Design Review Board. She also commented about flood map issue.

PUBLIC COMMENT CLOSED

Board Members Bebchik and Frankel both commented that parking clarification was needed; the building will have valet the entire time during operation; tenants will be able to park in the building directly; lunch time patrons will need to use the valet parking; and on reduction of parking spaces with the revised plans. Board Member Bebchik further commented on ADA compliance and materials clarification. He liked the changes with an Asian New York restaurant and that the owners had 30 years in business.

Board Member Adler commented on the south side of the building, four tenants per floor, with 20 tenants maximum.

ACTION: Board Member Bebchik made a motion to approve the request with all of the conditions outlined in the Staff Report plus the proposed parking modification as presented. Board Member Frankel expressed concern regarding lunch time hours, parking, and use. Board Member Adler stated that it was an important building and had no problems with the restaurants. She had a problem with the building not being meaningful and giving something back to the town. Chair Hurwitz seconded the motion, which failed 2-2. The votes were as follows: Janet Adler and Jed Frankel opposed. Stephen Hurwitz and Alan Bebchik voted Yes.

7. Regular Meeting - June 7, 2022

Regular Meeting –July 5, 2022
Regular Meeting - May 17, 2022

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Regular Meeting - May 3, 2022
Regular Meeting - April 7, 2022
Regular Meeting - February 1, 2022
Regular Meeting - January 4, 2022

Approval of the Minutes were deferred to the next Board Meeting.

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