

TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
RESCHEDULED, TUESDAY, NOVEMBER 15, 2022

11:00 A.M.

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ADJOURNMENT:

AGENDA ITEM REPORT

November 15, 2022

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Application by PPG BHT Owner, LLC to construct a 44-unit Multi-Family Development to be located at 10143 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: PPG BHT Owner, LLC

Folio: 13-2227-088-0001

Property Address: 10143 East Bay Harbor Drive

Zoning District: RM-1 Medium High Density

Legal Description: Lots 9-12, Block 4

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

Ayanidys Martinez

ATTACHMENTS

1.	BHI 10141-43 EBHD MFR DRC Staff Report #3 Nov 7 2022
2.	10141 EBH - LOI Revised 10.27.2022
3.	10141 EBH - Application Form
4.	10141 EBH - Response Narrative to October 13 DRC Comments
5.	10141 EBH - Drainage Calculations
6.	10141 EBH - Impact Analysis Report
7.	10141 EBH - Traffic Letter
8.	10141-43 EBH DRC Set 11.10.22

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

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

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

Date: November 7th, 2022

Subject: Site Development Plan Application – DRC Review #3
Proposed New Multiple-Family Development (44 DU)
Existing Bay Harbor Tower Site (30 DU)
10141-10143 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000024
MMPA Acct. No. 01-0702-1142

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE / AUTHORIZE** the proposed Site Development Plan application to move forward and be scheduled for a Design Review Board (DRB) meeting based on the submittal of revised plans that now comply with the Town's minimum Code requirements.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 10141–10143 East Bay Harbor Drive

Legal Description: Lots 9, 10, 11 and 12, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida. Containing approx. 45,000 sq. ft. / 1.033 acres (per survey).

PROJECT DESCRIPTION

On Aug. 25th, 2022, the applicant, PPG BHT Owner, LLC, submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed 7-story / forty-four (44) dwelling unit mid-rise residential development located at 10141-10143 East Bay Harbor Drive (EBHD). This waterfront site is comprised of four (4) platted lots that is 45,000 sq. ft. / 1.033 acres in size. The Town's DRC reviewed the applicant's initial submission package at their Sept. 13th, 2022, meeting and deferred action, as a number of Code / site design issues were identified. Subsequently, MMPA coordinated with the project architect on revisions to their initial plans to conceptually address the major issues (parking garage layout / breezeway design). On Oct. 4th, 2022, MMPA received a set of revised plans from the Town (dated Sept. 29th, 2022). The Town's DRC reviewed the applicant's revised submission package at their Oct. 13th, 2022, meeting and deferred action again, as a few remaining Code / site design issues were identified. On Nov. 1, 2022 MMPA received a set of revised plans from the Town (dated Oct. 27th, 2022). These plans appear to have addressed all of the remaining MMPA comments noted at the Oct. 13, 2022 DRC meeting. Unless other DRC members have remaining comments we feel this application is ready for scheduling before the Design Review Board (DRB).

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

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

and there are four (4) guest / loading spaces shown in the front yard area adjoining the driveways, and the lobby drop-off / valet service driveway that includes four (4) valet spaces and could accommodate several additional vehicles. On the building rooftop is a recreational facility with swimming pools, sundeck areas located on a raised deck above the main roof deck. Both men's & women's restroom facilities are also located on the rooftop. In addition, at grade level two (2) private terraces with a small pool are shown at the outer edges of the site along the waterfront.

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

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

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

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

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

development would be deemed consistent with the applicable FLUM designation of the property if the Town approves the project with 9 TDR units.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed is 75' (measured from BFE + 1' FBC freeboard to top of main roof deck) and the proposed building height is 75' to the main roof deck. As allowed a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. The latest set of revised plans (dated Oct. 27th, 2022) addressed all of our previous zoning comments. The proposed use of the property is consistent with this zoning classification.

PLATTING

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

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

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

Based on 44 DU the Code requires at least 88 parking spaces (2 per DU). As there are 4 lots and TDRs are requested at least 4 guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The latest revised site plan includes a total of 88 parking spaces. The parking garage / parking layout was redesigned as requested at the initial DRC meeting and includes some mechanical lifts (20 spaces), some tandem parking spaces (20 spaces), a few drive-aisle valet parallel spaces (8 parking spaces in the garage / 4 parking spaces along 12' driveway near lobby) and some traditional parking spaces (34 spaces). The DRB will need review / approve this alternative parking arrangement parking scheme. The plans call for all parking to be by valet 24/7. MMPA expressed reservations about the initial parking garage design and valet operations at the 1st DRC meeting; however, we feel the revised plans are much better and functional. The valet operations will now occur completely on site.

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

SITE PLAN / MISC. COMMENTS

Following are comments based on the latest revised plans dated October 27th, 2022, submitted to the Town for consideration:

1. As a reminder all alternative parking arrangements utilizing mechanical lifts / tandem parking spaces / parallel spaces / valet parking must be approved by the Design Review Board (DRB) pursuant to Sec. 23-30(f).
2. **Note** - The applicant is advised that the Town Council has been considering possible Zoning Code amendments that could ban or limit vehicle lifts from being used in the Town. As last discussed, there will be "grandfathered" dates for vesting based on submittal / DRB approvals, however, the details are still being resolved. There have also been discussions on limiting the percentage of vehicle lifts used (25%+/-). These are ongoing discussions. The site plan may have to be redesigned based on the Town Council's actions.
3. **Note** - Although the Code requires 2 parking spaces per DU, regardless of the number of bedrooms, this project anticipates very large DU sizes with mostly 3-4 bedrooms. In many Parking Codes the number of required parking spaces is based on the number of bedrooms – with more parking required for more bedrooms. While the plan technically meets the Town Code perhaps additional parking spaces might be considered for probable demand if households have more than 2 vehicles. FYI - The current site design is Code compliant.
4. **Note** - If the applicant is unsuccessful in obtaining approval from the DRB for the alternative parking garage design with vehicle lifts / tandem / valet spaces or possible Code changes to meet Code requirements for parking, the applicant should consider making a portion of the 2nd Level into a parking garage area like many others have done to avoid lifts / tandem / drive aisle designs. The DU are very large as proposed - but could be reduced in size slightly without losing density and accommodate the parking.
5. Sec. 23-24(d)(4) requires all exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to utilize some openings with substantial screening panels. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the staff report. If the DRB does not approve the request the project design will have to be adjusted.



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VIA ELECTRONIC MAIL & HAND DELIVERY

October 27, 2022

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

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

Dear Ms. Lasday:

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

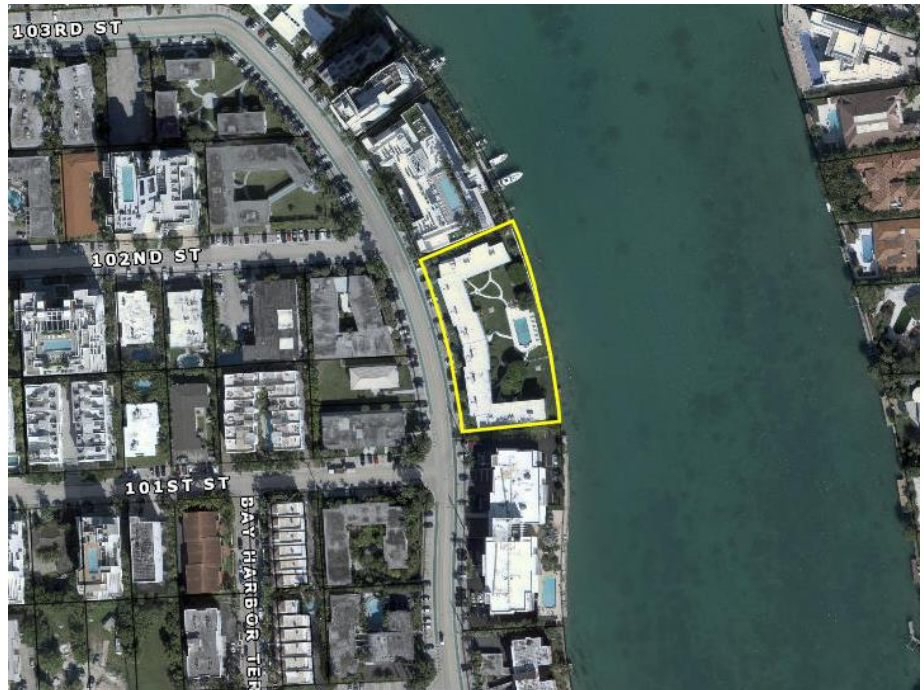


Figure 1

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

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

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

Where the Code requires a minimum of 9,000 square feet of open space on the ground floor, the Applicant is proposing to provide 9,764.12 square feet. Additionally, where the Code requires a minimum of 1,200 square feet of open space on the roof deck, the Applicant is proposing to provide 1,246.54 square feet.

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

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

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

Very truly yours,



Matthew Amster

Attachment

cc: Michael Mesa
Michael Miller
Maritza Haro, Esq.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/22/2022

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



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

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

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

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

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

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

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

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

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

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 13-2227-088-0001

Property Address:

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

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

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

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

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Property Information

Folio: 13-2227-088-0001

Property Address:

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

APPLICATION FOR SITE PLAN REVIEW



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

See Exhibit A.

Folio # 13-2227-088-0001

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

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

Project Description Bay Harbor Towers Units 44

Owner(s) Name PPG BHT Owner LLC

Mailing Address 501 Diplomat Parkway

City Hallandale Beach State FL Zip 33009

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

Signature of Owner Ari Pearl

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

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

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

Mailing Address 200 S. Biscayne Blvd, Suite 300

City Miami State FL Zip 33131

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

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

EXHIBIT "A"

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

PROJECT		10143 East Bay Harbor Dr	
MASTER PERMIT #:			
COMMENTS RESPONSES:		REVISION DRC CITY COMMENTS 10/10/2022	
CONSULTANT		REVISION DRC CITY COMMENTS 10/10/2022	RESPONSES
ARCHITECTURE	1	On Sheet A1.00 of the new plans in the Zoning Information I Site Data Table there is a breakdown of the proposed parking spaces by type. Based on our review this calculation data is correct. However, on Sheet A2.00 a similar parking breakdown calculation table does not match and is incorrect. Please revise the plans (Sheet A2.00) to present accurate information and be internally consistent.	Sheets and tables have been reviewed and revised to represent consistent and accurate information. Please see sheets A1.00, A2.00 & A3.00
	2	As a reminder all alternative parking arrangements utilizing mechanical lifts / tandem parking spaces / parallel spaces I valet parking must be approved by the ORB pursuant to Sec. 23-30(f).	Noted.
	3	On Sheet A2.00 and Sheet A3.00 there are errors with the rear yard swimming pool locations and referenced Code sections. For waterfront sites Sec. 23-12(15)(g)(i) applies - not subsection (iv) as that applies to non-waterfront lots. Pools / pool decks can be located not less than 5' to the rear PL/ seawall - the plans show 7'-8" for some reason. You can leave them as shown or relocate them. However, Sec. 23-12(15)(g)(i) prohibits pools from being placed in the minimum side setbacks - the plans show the 2 semi-private pools partially within the min. 22.5' side setbacks. Please revise the plans accordingly.	Pools have been relocated, respecting minimal setbacks of 22.5', and 6' from the seawall/property lines. A2.00 & A3.00.
	4	On Sheet A2.00 I Sheet A3.00 I others there are setback violations shown for the proposed 3' wide walkways along the side lot lines. Per Sec. 23-12(15)(b) no such walkway may be placed closer than 3' to a side lot line, as this area is needed for drainage and buffering. The plans provide no setback dimension but a 5' setback from the parking spaces is shown with a 3' width shown for the walkway leaving only 2'. Also, a physical barrier to screen the parking areas from the adjoining sites are required per Sec. 24-16. Please revise the plans accordingly.	The walkway has been removed, and the area between the parking and the side lot line has been completely landscaped to work with the property wall as a physical barrier. Please see A2.00 and A3.00 & A5.00-B
	5	On Sheet A2.00 I Sheet A3.00 I others there appears to be some type of private terraces near the semi-private swimming pools at grade level. Not enough detail is provided to determine Code compliance as to setbacks / materials/ roof coverings I height/ etc. The elevations seem to show a roofed structure - so setbacks are required. Please revise the plans accordingly. See Sec. 23-12(15)(e)(iii) for Code allowances.	Roofed Structure has been removed. Plans have been revised accordingly. A2.00 & A3.00.A5.01-B
	6	It appears that portions of the 5' raised rooftop pool deck do not meet the minimum 5' setback requirement from the edge of the main roof as required by Sec. 23-25(e). A parapet wall / railing not exceeding 5' above the roof deck is allowed at the edge of the main roof; however, if there is a raised pool deck, a similar safety railing / wall is allowed at the edge of the raised deck - but no closer than 5' to the edge of the main roof.	Please see sheet A5.00-B to find a detailed section of the area in compliance with this requirement.
	7	The applicant is advised again that the Town Council has been considering possible Zoning Code amendments that could ban all vehicle lifts from being used in the Town, with rare exceptions. As last discussed, there will be "grandfathered" dates for vesting based on submittal / DRB approvals, however, the details are still being resolved. The site plan may have to be redesigned based on the Town Council's actions.	Noted.
	8	Again, although the Town's Parking Code requires 2 parking spaces per DU, regardless of the number of bedrooms, this project anticipates very large DU sizes with mostly 3-4 bedrooms. In many Parking Codes the number of required parking spaces is based on the number of bedrooms - with more parking required for more bedrooms. While the plan technically meets the Town Code perhaps additional parking spaces should be considered to meet probable demand, if households have more than 2 vehicles.	Noted.
	9	If the applicant is unsuccessful in obtaining approval from the DRB for the alternative parking garage design with vehicle lifts / tandem I valet spaces, to meet Code requirements for parking, the applicant should consider making a portion of the 2nd Level into a parking garage like many others have done to avoid lifts / tandem I drive aisle design. The DU are very large as proposed - but could be reduced in size slightly without losing density and accommodate the parking.	Noted.

PROJECT 10143 East Bay Harbor Dr  KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING		
MASTER PERMIT #:		
COMMENTS RESPONSES: REVISION DRC CITY COMMENTS 10/10/2022		
	10	Sec. 23-24(d)(4) requires all exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to utilize some openings with substantial screening panels. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the staff report. If the ORB does not approve the request the project design will have to be adjusted. Noted.
	11	The revised preliminary Photometric Plans are not legible (print too small) to demonstrate compliance with Sec. 23-19 -there are footcandle readings for the yards/ rooftop noted, but the print is too small to read. Please revise the plans accordingly. Plans has been submitted with larger scale. Please see Photometrics dwgs.
	12	Again, no Impact Analysis Report (IAR) was submitted as required. See the previous attached table to be utilized. For traffic trip generation use ITE data (5.44 TPD / .36 AMPH I .44 PMPH per DU). This is required as part of the application - the applicant's response to this DRC #1 comments is "noted" - where is it? IAR is part of this submittal.
	13	Project will be subject to applicable impact fees for public schools (MDSB), local parks (Town), and utilities (County I Town). Noted.
	14	Still no concurrence calculations are being provided (drainage, water, sewer, traffic, solid waste, school, etc). This was requested during first review. Concurrence calculations are part of this submittal.
	15	No drainage report has been submitted (requested during first review). The storm evenet needs to be a 10yr, 24 hr storm event. Drainage report is part of this submittal.

10141-10143 E. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

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

RATIONAL METHOD PEAK RUNOFF CALCULATIONS

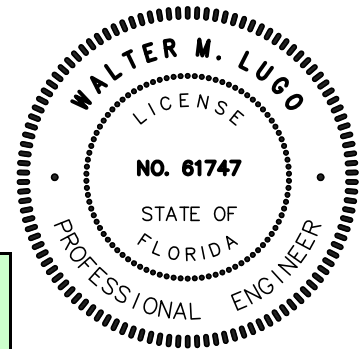
DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I" (INCH/HR)	PEAK RUNOFF (Q=CIA) (CFS)
BLDG	0.61	0.61	0.00	0.95	0.58	6.74	3.91

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=A01410C00000
 18124CFC7D40002651E,
 cn=Walter M Lugo
 Date: 2022.10.14 14:41:36 -04'00'



DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY (CFS)	SAFETY FACTOR
Site	4.17	3.72	0.610	3.91	2.00	7.43	1.90

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	3.91	352	6.70	3.50

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: Bay Harbor Towers

Location: 10141 - 10143 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 10141 - 10143 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 44-unit residential condominium building with 88 parking spaces.

Site Square Feet / Acreage: Approximately 45,000 SF / 1.03 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: 30 units x 200 gallons = 6,000 gallons

Proposed: 44 units x 200 gallons = 8,800 gallons

Net increase: + 2,800 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 30 units x 156 gallons = 4,680 gallons

Proposed: 44 units x 156 gallons = 6,864 gallons

Net increase: + 2,184 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 30 units x 0.632 tons = 19 tons

Proposed: 44 units x 0.632 tons = 28 tons

Net increase: + 9 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.

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

October 14, 2022

Mr. Ari Pearl
Member
Bay Harbor Towers Owner, LLC
501 Diplomat Pkwy
Hallandale Beach, FL 33009
(305) 747-6408
apearl@ppgdevelopment.com

RE: 10143 Bay Harbor Drive Traffic Statement - #22175

Dear Ari,

The proposed project is located at 10143 East Bay Harbor Drive, Bay Harbor Islands, Florida (see Exhibit 1 for the project location). The project proposes to replace a three-story, 30-unit residential building with an eight story, 44-unit residential building. Vehicular access to the site will be provided via two, two-way driveways located along East Bay Harbor Drive that provides access to / from the ground floor parking garage. Ingress to the one-way, northbound internal roadway leading to the drop-off / pick-up area is also provided via the southern driveway located on East Harbor Drive. See Attachment A for the project site plan.

Trip Generation

The proposed and existing project trip generation was calculated based on the rates / equations published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveway. (Trip generation worksheets are available in Attachment B).





 Project Location

Exhibit 1

Location Map

US census data states that 7.4% of the area uses alternative modes of transportation (4.5% transit, 2.9% walk, and 0% bike). As such, a 7.4% deduction was taken for other modes of transportation. Trip generation calculations were performed for the AM and PM peak hours of the adjacent street of a typical weekday. The existing and proposed project trip generation calculations are summarized in Exhibit 2. Trip generation documentation is available in Attachment B.

Exhibit 2: Project Trip Generation Summary

Proposed Uses

Proposed ITE Land Use Designation ¹	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) <i>Land Use Code: 221 (Not near</i>	44 DU	4	13	17	11	7	18
Total Gross Trips		4	13	17	11	7	18
Other Modes of Transportation ² 7.4%		0	-1	-1	-1	-1	-2
Net Proposed Trips		4	12	16	10	6	16

¹Based on ITE Trip Generation, 11th Edition.

²Based on US Census Tract 38.01 And Local Characteristics.

Existing

Existing ITE Land Use Designation ¹	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) <i>Land Use Code: 220 (Not near</i>	30 DU	3	9	12	7	5	12
Total Gross Trips		3	9	12	7	5	12
Other Modes of Transportation ² 7.4%		0	-1	-1	-1	0	-1
Net Existing Trips		3	8	11	6	5	11

¹Based on ITE Trip Generation, 11th Edition.

²Based on US Census Tract 38.01 And Local Characteristics.

Net Trip Difference

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Proposed	4	12	16	10	6	16
Existing	3	8	11	6	5	11
Net New External Trips	1	4	5	4	1	5

Project Trip Distribution and Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 616, shown in Exhibit 3. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The TAZ can be summarized as 36% to the northwest, 38% to the southwest, 12% to the northeast, and 14% to the southwest.

Exhibit 3: Cardinal Distribution Trips (TAZ 616)

DIRECTION	2015	2045	2024
NNE	7.7%	6.2%	7.25%
ENE	5.1%	4.0%	4.77%
ESE	0.0%	0.0%	0.00%
SSE	14.8%	11.6%	13.84%
SSW	19.8%	20.7%	20.07%
WSW	17.4%	20.1%	18.21%
WNW	11.2%	13.3%	11.83%
NNW	24.0%	24.1%	24.03%

For estimating the trip distribution for the project location, consideration was given to conditions such as the roadway network accessed by the project, driveway placement and land uses, minimal number of trips, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project traffic was distributed and assigned to the proposed driveways. Project trip distribution and assignment for the proposed project are shown in Exhibit 4.



Project Trip Distribution



Project Trip Assignment

00 AM
(00) PM

- Inbound
- Outbound
- Project Location

Exhibit 4

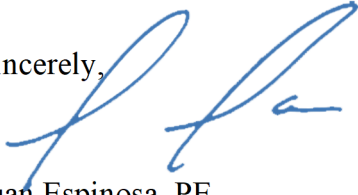
Project Trip Distribution & Assignment

Conclusions

The results of the trip generation analysis show that the proposed development will generate five (5) more AM peak hour trips and five (5) more PM peak hour trips when compared to the existing use. Therefore, the effects of the project on the adjacent roadway network will be *de minimis*.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

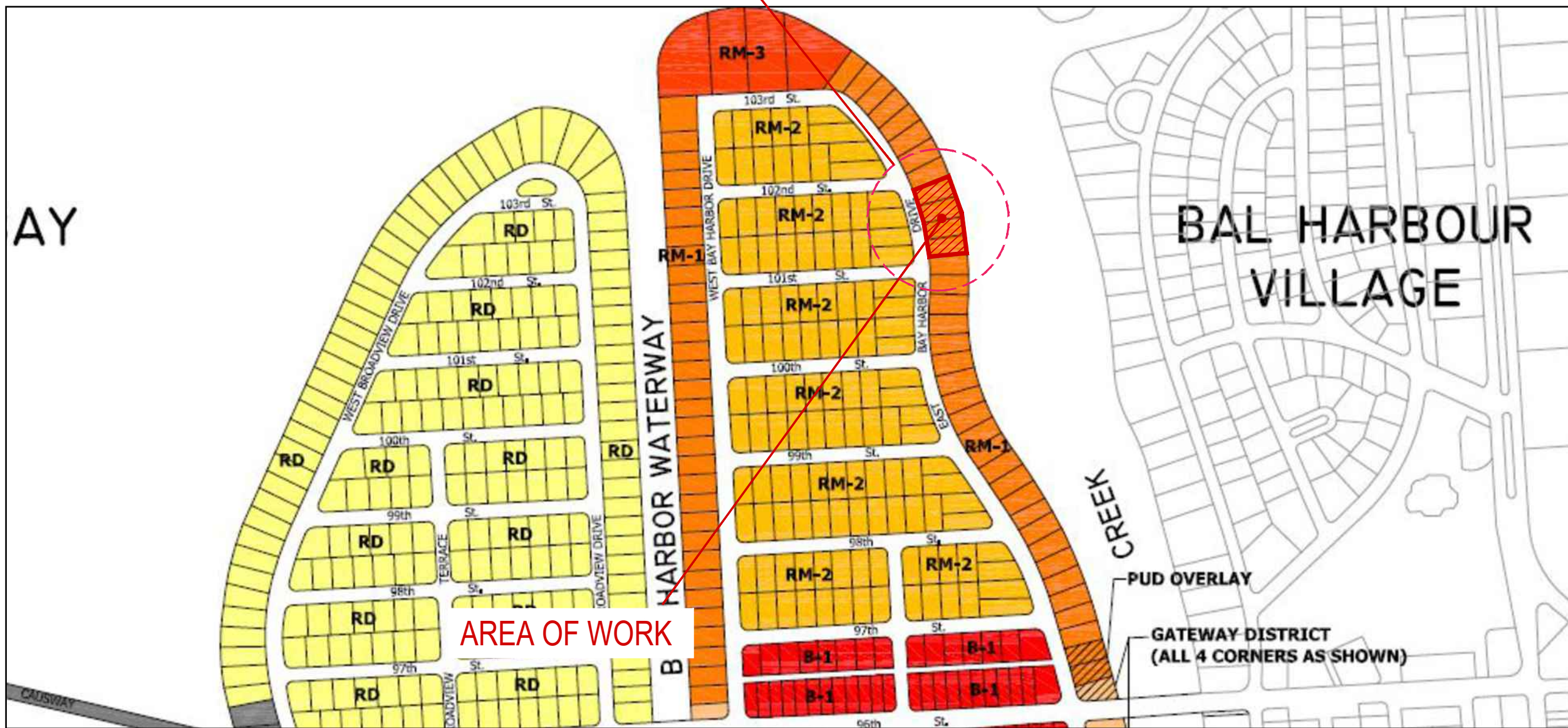


Juan Espinosa, PE
Vice-President – Transportation

w:\22\22175\trip generation letter\10143 bay harbour drive traffic letter_sept 2022.docx

Attachment A

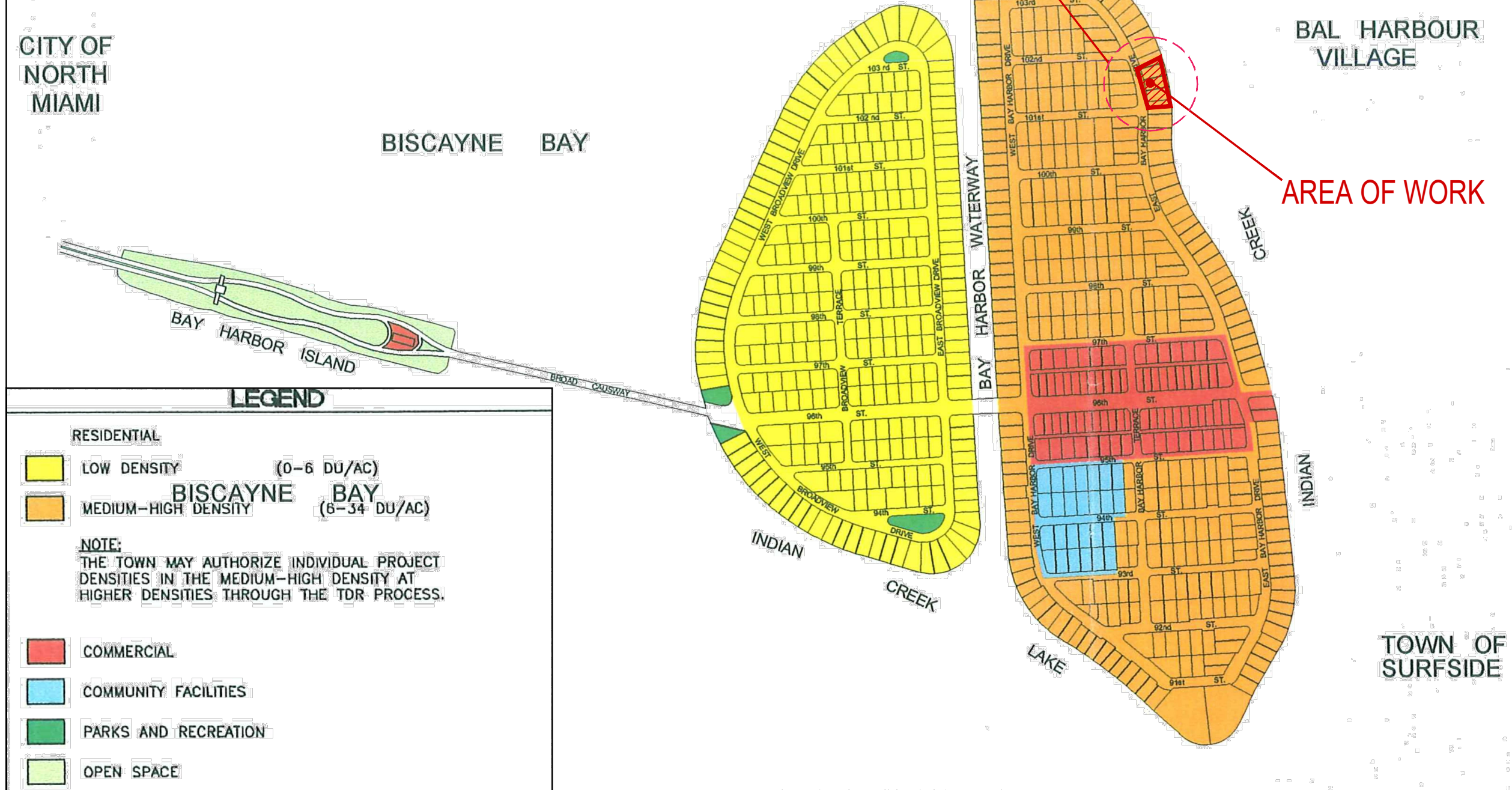
300-FOOT RADIUS FROM THE SITE



ZONING DESIGNATIONS MAP

N.T.S.

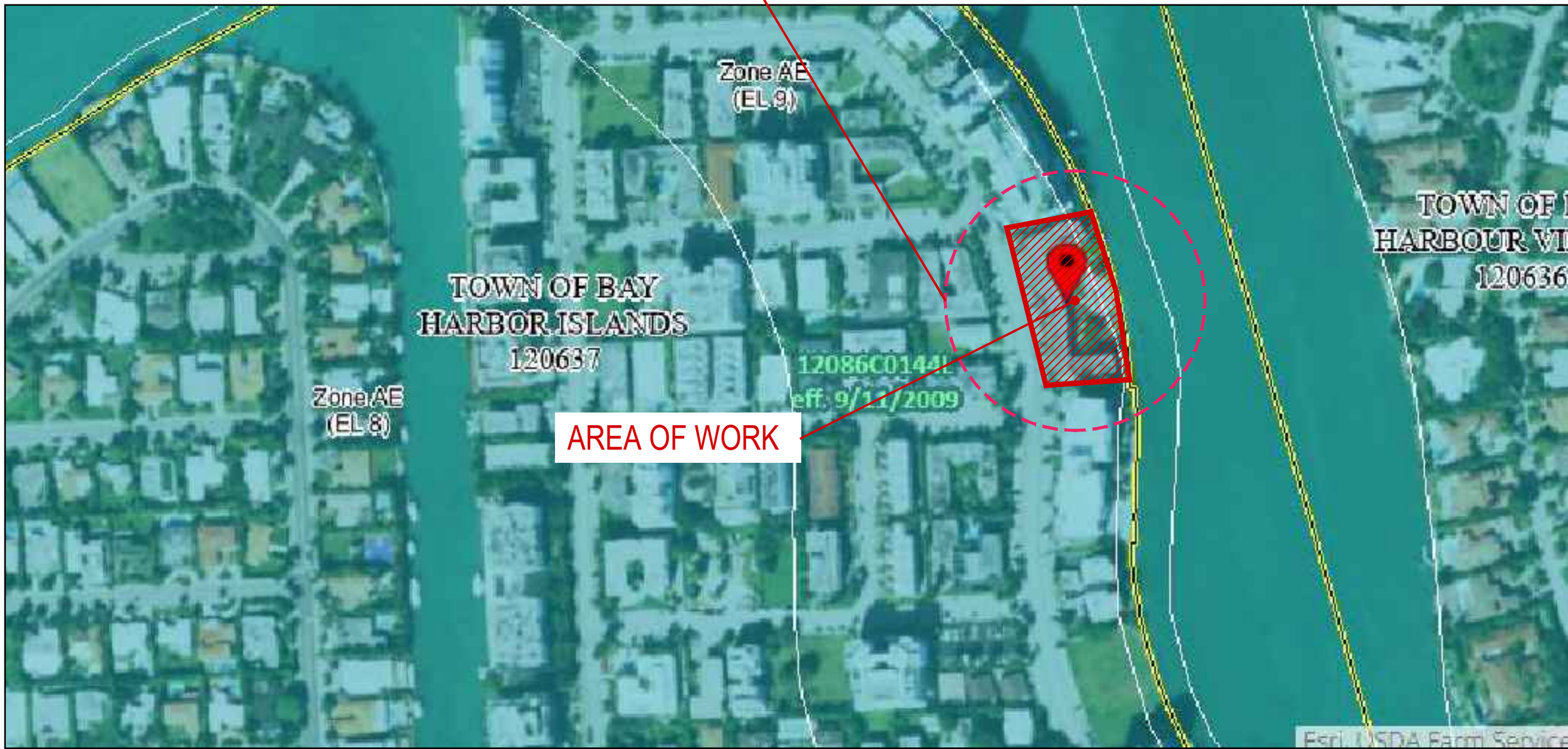
300-FOOT RADIUS FROM THE SITE



FUTURE LAND USE MAP

N.T.S.

300-FOOT RADIUS FROM THE SITE



FLOOD MAP

N.T.S.

ZONING INFORMATION

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

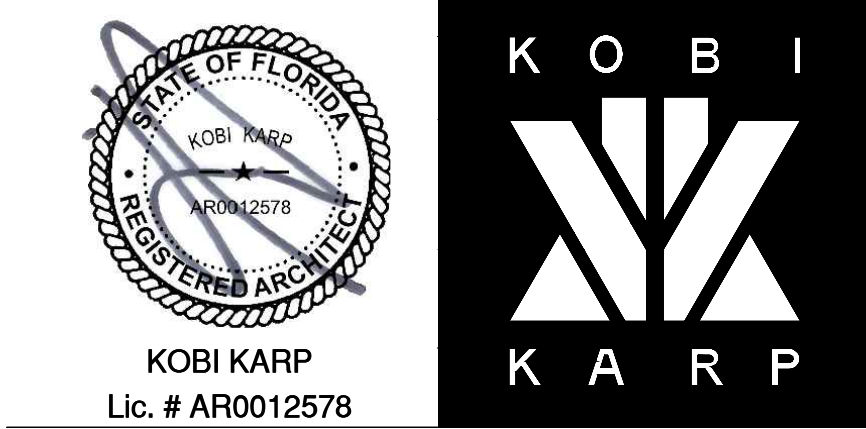
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email: info@ppgdevelopment.com

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

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

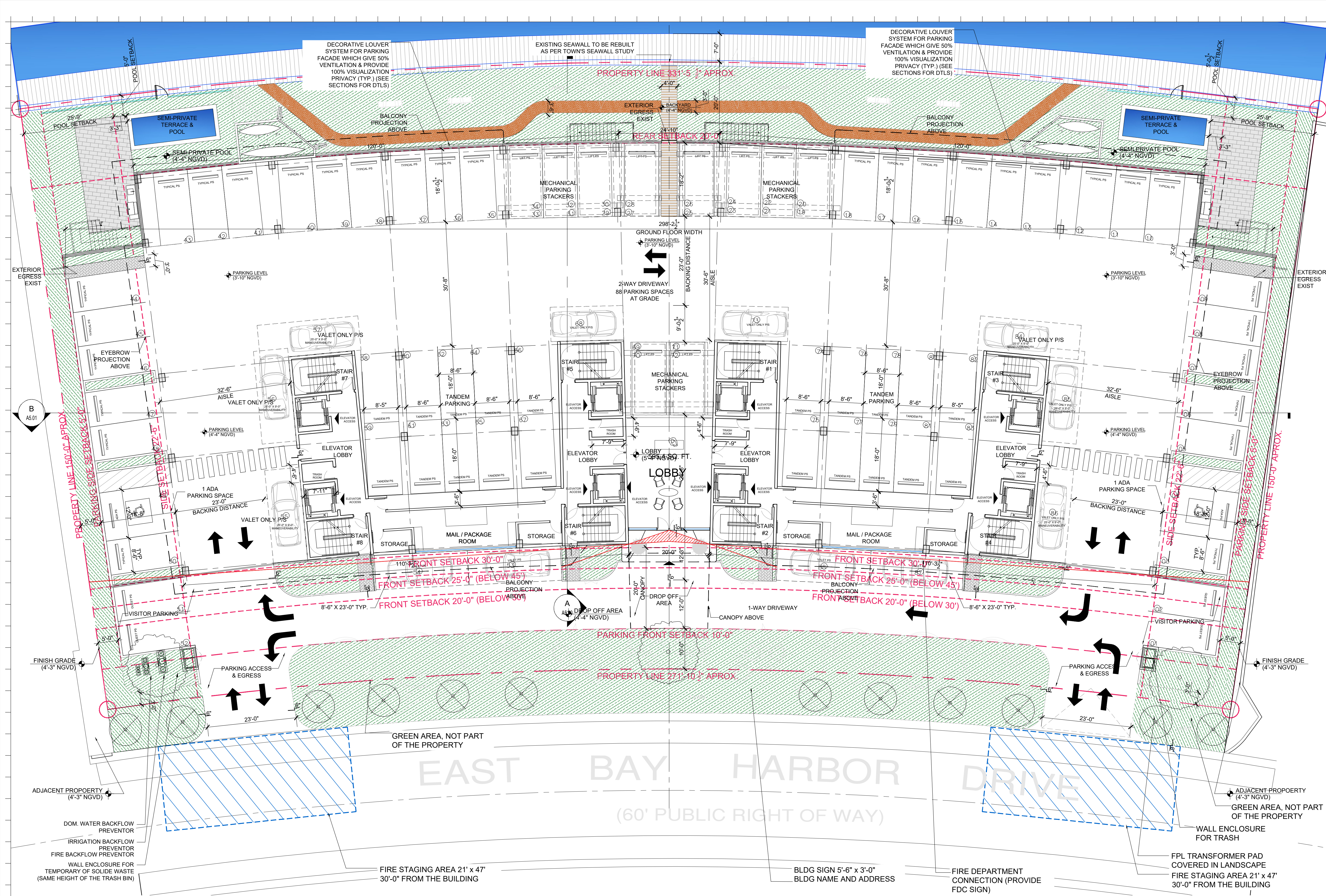
Consultant: Kobi Karp Architecture and Interior Design, Inc.
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th Street
Address: Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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



PROJECT DATA

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



Rev.	Date	Rev.	Date

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ZONING
100% Submission

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

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

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

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

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

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



KOBİ KARP
Lic. # AR0012578



SITE PLAN

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

FIRE STAGING NOTE FIRE STAGING AREA DIM. 21' MIN. 47' MIN. GENERAL NOTES: EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS *FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES *F.C.R. = FIRE COMMAND ROOM LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE	PARKING BREAKDOWN PARKING SPACES REGULAR P/S: 34 TANDEM P/S: 20 DRIVE-AISLE VALET ONLY PARALLEL: 12 MECH. STACKERS P/S: 20 ADA PARKING SPACES: 2 TOTAL: 88 (4 VISITOR P/S INCLUDED IN THIS CALCULATION)	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" (5'-4" NGVD) F.F.E (Level 2) = 10'-10" (14'-4" NGVD) EQUIP. LEVEL = 10'-10" (16'-2" NGVD) FLOOD ZONE = ZONE AE (EL 9'NGVD) B.F.E = 9'-0" NGVD D.F.E = 9'-0" + 1'-0" = 10'-0" NGVD MAX. CROWN OF ROAD = 4.24' NGVD MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD MIN. ADJACENT GRADE (SOUTH) = 5.40' NGVD	NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA. PLAN NORTH A SITE PLAN Scale: 3/32" = 1'-0"
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Attachment B

Scenario - 1

Scenario Name: Proposed

User Group:

Dev. phase: 1

No. of Years to Project 0

Traffic :

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221(1) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	44	Weekday, Peak Hour of Adjacent	Average	4	13	17
Data Source: Trip Generation Manual, 11th Ed					0.37	23%	77%	
221(2) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	44	Weekday, Peak Hour of Adjacent	Best Fit (LIN)	11	7	18
Data Source: Trip Generation Manual, 11th Ed					$T = 0.39(X) + 0.34$	61%	39%	

Scenario - 2

Scenario Name: Existing

User Group:

Dev. phase: 1

No. of Years to Project 0

Traffic :

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221(1) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	30	Weekday, Peak Hour of Adjacent	Average	3	9	12
Data Source: Trip Generation Manual, 11th Ed					0.37	23%	77%	
221(2) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	30	Weekday, Peak Hour of Adjacent	Best Fit (LIN)	7	5	12
Data Source: Trip Generation Manual, 11th Ed					$T = 0.39(X) + 0.34$	61%	39%	



COMMUTING CHARACTERISTICS BY SEX

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 38.01, Miami-Dade County, Florida						
Label	Total	Male		Female		
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	2,965	±226	1,514	±194	1,451	±292
MEANS OF TRANSPORTATION TO WORK						
Car, truck, or van	73.5%	±8.8	72.9%	±13.4	74.1%	±9.8
Drove alone	63.2%	±8.6	69.9%	±13.2	56.2%	±12.0
Carpooled	10.2%	±5.7	2.9%	±3.7	17.8%	±11.4
In 2-person carpool	9.3%	±4.9	2.9%	±3.7	16.1%	±9.7
In 3-person carpool	0.0%	±1.6	0.0%	±3.1	0.0%	±3.2
In 4-or-more person carpool	0.9%	±1.4	0.0%	±3.1	1.8%	±2.9
Workers per car, truck, or van	1.08	±0.05	1.02	±0.03	1.15	±0.11
Public transportation (excluding taxicab)	4.5%	±3.6	2.9%	±3.2	6.1%	±6.3
Walked	2.9%	±2.8	1.3%	±2.1	4.5%	±4.0
Bicycle	0.0%	±1.6	0.0%	±3.1	0.0%	±3.2
Taxicab, motorcycle, or other means	6.8%	±6.6	12.5%	±12.7	0.8%	±1.2
Worked from home	12.4%	±6.7	10.4%	±6.8	14.5%	±11.4
PLACE OF WORK						
Workers 16 years and over who did not work from home	2,598	±317	1,357	±201	1,241	±374
VEHICLES AVAILABLE						
PERCENT ALLOCATED						

Table Notes

COMMUTING CHARACTERISTICS BY SEX

Survey/Program: American Community Survey
Year: 2020
Estimates: 5-Year
Table ID: S0801

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 12 selected states are Connecticut, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, and Wisconsin.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.
- N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.
- (X) The estimate or margin of error is not applicable or not available.
- median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")
- median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").
- ** The margin of error could not be computed because there were an insufficient number of sample observations.
- *** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.
- ***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/30/2022

	Folio	Sub-Division	Owner	Address
1	13-2227-088-0001 (Reference)	BAY HARBOR TOWERS CONDO	REFERENCE ONLY	Bay Harbor Islands
2	13-2227-088-0010	BAY HARBOR TOWERS CONDO	MICHAEL E LOPEZ	10141 E BAY HARBOR DR UNIT: 1A Bay Harbor Islands
3	13-2227-088-0020	BAY HARBOR TOWERS CONDO	MICHAEL LOPEZ	10141 E BAY HARBOR DR UNIT: 2-A Bay Harbor Islands
4	13-2227-088-0030	BAY HARBOR TOWERS CONDO	JACQUELINE MAMBER	10141 E BAY HARBOR DR UNIT: 3A Bay Harbor Islands
5	13-2227-088-0040	BAY HARBOR TOWERS CONDO	BARAK GROUP LLC	10141 E BAY HARBOR DR UNIT: 4A Bay Harbor Islands
6	13-2227-088-0050	BAY HARBOR TOWERS CONDO	CORINNE A GUILLARD & GILLES P PRADO (JTRS)	10141 E BAY HARBOR DR UNIT: 5A Bay Harbor Islands
7	13-2227-088-0060	BAY HARBOR TOWERS CONDO	RICHARD FINLINSON &W SHARON	10143 E BAY HARBOR DR UNIT: 6A Bay Harbor Islands
8	13-2227-088-0070	BAY HARBOR TOWERS CONDO	CHARLES BURDUMY SR TRS	10143 E BAY HARBOR DR UNIT: 7A Bay Harbor Islands
9	13-2227-088-0080	BAY HARBOR TOWERS CONDO	CHARLES BURDUMY SR TRS KATHERINE BURDUMY	10143 E BAY HARBOR DR UNIT: 8A Bay Harbor Islands
10	13-2227-088-0090	BAY HARBOR TOWERS CONDO	BY MY OWN INVESTMENTS INC	10143 E BAY HARBOR DR UNIT: 9A Bay Harbor Islands
11	13-2227-088-0100	BAY HARBOR TOWERS CONDO	COVE RE BAY HARBOR TOWERS PROPERTY 10A LLC	10143 E BAY HARBOR DR UNIT: 10A Bay Harbor Islands
12	13-2227-088-0110	BAY HARBOR TOWERS CONDO	LISA OWEIS	10141 E BAY HARBOR DR UNIT: 1B Bay Harbor Islands
13	13-2227-088-0120	BAY HARBOR TOWERS CONDO	GERARDO SCHLOSBERG TRS CRYSTAL BROOK REVOCABLE TRUST	10141 E BAY HARBOR DR UNIT: 2B Bay Harbor Islands
14	13-2227-088-0130	BAY HARBOR TOWERS CONDO	COVE RE BAY HARBOR TOWERS LLC	10141 E BAY HARBOR DR UNIT: 3B Bay Harbor Islands
15	13-2227-088-0140	BAY HARBOR TOWERS CONDO	LUIS F BARNEY	10141 E BAY HARBOR DR UNIT: 4B Bay Harbor Islands
16	13-2227-088-0150	BAY HARBOR TOWERS CONDO	VIVIAN HAYDAR	10141 E BAY HARBOR DR UNIT: 5-B Bay Harbor Islands
17	13-2227-088-0160	BAY HARBOR TOWERS CONDO	SUNSET BAY DELAWARE LLC	10143 E BAY HARBOR DR UNIT: 6B Bay Harbor Islands
18	13-2227-088-0170	BAY HARBOR TOWERS CONDO	ANDREW MAMBER &W JACQUELINE	10143 E BAY HARBOR DR UNIT: 7B Bay Harbor Islands
19	13-2227-088-0180	BAY HARBOR TOWERS CONDO	VICTOR NIETO CARMEN NIETO	10143 E BAY HARBOR DR UNIT: 8B Bay Harbor Islands
20	13-2227-088-0190	BAY HARBOR TOWERS CONDO	IAN MORRISON	10143 E BAY HARBOR DR UNIT: 9B Bay Harbor Islands
21	13-2227-088-0200	BAY HARBOR TOWERS CONDO	MICHAEL P LINVILLE & CESAR E MARTINEZ JTRS	10143 E BAY HARBOR DR UNIT: 10-B Bay Harbor Islands

22	13-2227-088-0210	BAY HARBOR TOWERS CONDO	MIDDLESOUND LANDING INC	10141 E BAY HARBOR DR UNIT: 1C Bay Harbor Islands
23	13-2227-088-0220	BAY HARBOR TOWERS CONDO	BARBARA LIDIA MENENDEZ	10141 E BAY HARBOR DR UNIT: 2C Bay Harbor Islands
24	13-2227-088-0230	BAY HARBOR TOWERS CONDO	J D REALTY PALM BEACH	10141 E BAY HARBOR DR UNIT: 3C Bay Harbor Islands
25	13-2227-088-0240	BAY HARBOR TOWERS CONDO	GINETTE M PIRALLO	10141 E BAY HARBOR DR UNIT: 4C Bay Harbor Islands
26	13-2227-088-0250	BAY HARBOR TOWERS CONDO	MARIO EGOZI	10141 E BAY HARBOR DR UNIT: 5C Bay Harbor Islands
27	13-2227-088-0260	BAY HARBOR TOWERS CONDO	MARIE T DAUMY TRS GASTON O DAUMY TRS	10143 E BAY HARBOR DR UNIT: 6C Bay Harbor Islands
28	13-2227-088-0270	BAY HARBOR TOWERS CONDO	SEAN M HANLEY	10143 E BAY HARBOR DR UNIT: 7C Bay Harbor Islands
29	13-2227-088-0280	BAY HARBOR TOWERS CONDO	ITZHAK BARAK MAYA BARAK	10143 E BAY HARBOR DR UNIT: 8- C Bay Harbor Islands
30	13-2227-088-0290	BAY HARBOR TOWERS CONDO	MARY L KENNEFICK TRS	10143 E BAY HARBOR DR UNIT: 9C Bay Harbor Islands
31	13-2227-088-0300	BAY HARBOR TOWERS CONDO	GINETTE P PIRALLO	10143 E BAY HARBOR DR UNIT: 10C Bay Harbor Islands

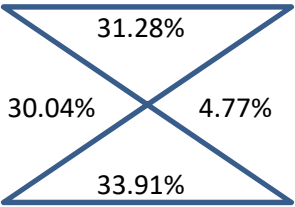
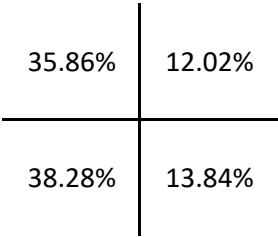
Attachment C

Cardinal Distribution
10141 East Bay Harbor Drive

22175

TAZ 616

DIRECTION	2015	2045	2024
NNE	7.7%	6.2%	7.25%
ENE	5.1%	4.0%	4.77%
ESE	0.0%	0.0%	0.00%
SSE	14.8%	11.6%	13.84%
SSW	19.8%	20.7%	20.07%
WSW	17.4%	20.1%	18.21%
WNW	11.2%	13.3%	11.83%
NNW	24.0%	24.1%	24.03%
	100%	100%	100%



DIRECTIONAL TRIP DISTRIBUTION REPORT

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
599	3499	Trips	591	34	0	13	16	316	294	397	1,717
599	3499	Percent	35.6	2.0	0.0	0.8	1.0	19.0	17.7	23.9	
600	3500	Trips	1,964	258	20	47	84	1,205	1,079	998	5,795
600	3500	Percent	34.7	4.6	0.4	0.8	1.5	21.3	19.1	17.7	
601	3501	Trips	70	-	-	28	277	290	175	257	1,104
601	3501	Percent	6.4	-	-	2.5	25.3	26.4	15.9	23.5	
602	3502	Trips	67	17	-	103	540	455	472	464	2,181
602	3502	Percent	3.2	0.8	-	4.9	25.5	21.5	22.3	21.9	
603	3503	Trips	27	-	-	3	177	160	92	111	570
603	3503	Percent	4.8	-	-	0.5	31.0	28.1	16.2	19.5	
604	3504	Trips	45	-	-	6	506	334	458	381	1,779
604	3504	Percent	2.6	-	-	0.4	29.3	19.3	26.5	22.0	
605	3505	Trips	136	16	-	144	498	321	433	386	1,958
605	3505	Percent	7.0	0.8	-	7.4	25.7	16.6	22.4	20.0	
606	3506	Trips	830	-	-	845	1,407	1,998	1,040	2,384	9,052
606	3506	Percent	9.8	-	-	9.9	16.5	23.5	12.2	28.0	
607	3507	Trips	197	83	-	165	848	498	671	627	3,154
607	3507	Percent	6.4	2.7	-	5.4	27.5	16.1	21.7	20.3	
608	3508	Trips	109	-	-	17	655	545	562	535	2,497
608	3508	Percent	4.5	-	-	0.7	27.0	22.5	23.2	22.1	
609	3509	Trips	80	-	-	30	482	700	242	744	2,414
609	3509	Percent	3.5	-	-	1.3	21.2	30.7	10.6	32.7	
610	3510	Trips	576	187	-	313	1,639	1,859	1,152	2,527	9,381
610	3510	Percent	7.0	2.3	-	3.8	19.9	22.5	14.0	30.6	
611	3511	Trips	344	38	-	107	861	847	782	1,269	4,444
611	3511	Percent	8.1	0.9	-	2.5	20.3	20.0	18.4	29.9	
612	3512	Trips	102	-	-	38	497	479	354	809	2,324
612	3512	Percent	4.5	-	-	1.7	21.8	21.0	15.5	35.5	
613	3513	Trips	50	-	-	45	147	146	130	221	738
613	3513	Percent	6.8	-	-	6.1	19.9	19.8	17.6	30.0	
614	3514	Trips	107	-	-	231	720	908	522	868	3,436
614	3514	Percent	3.2	-	-	6.9	21.5	27.1	15.6	25.9	
615	3515	Trips	748	321	-	855	1,825	1,774	1,120	2,278	9,551
615	3515	Percent	8.4	3.6	-	9.6	20.5	19.9	12.6	25.5	
616	3516	Trips	631	418	-	1,214	1,619	1,428	921	1,966	9,585
616	3516	Percent	7.7	5.1	-	14.8	19.8	17.4	11.2	24.0	
617	3517	Trips	18	4	17	9	11	16	6	43	125
617	3517	Percent	14.3	3.3	13.7	7.4	9.0	13.1	4.7	34.7	
618	3518	Trips	243	105	-	241	640	556	295	599	2,736
618	3518	Percent	9.1	3.9	-	9.0	23.9	20.8	11.0	22.4	
619	3519	Trips	114	-	-	442	1,579	1,258	675	2,112	6,703
619	3519	Percent	1.8	-	-	7.2	25.6	20.4	10.9	34.2	
620	3520	Trips	85	-	-	385	1,902	1,775	809	2,132	7,584
620	3520	Percent	1.2	-	-	5.4	26.8	25.1	11.4	30.1	
621	3521	Trips	411	-	112	336	917	877	409	774	3,916
621	3521	Percent	10.7	-	2.9	8.8	23.9	22.9	10.7	20.2	
622	3522	Trips	725	-	-	733	1,372	1,695	887	1,623	7,653
622	3522	Percent	10.3	-	-	10.4	19.5	24.1	12.6	23.1	
623	3523	Trips	394	243	139	749	727	1,431	755	921	5,657
623	3523	Percent	7.4	4.5	2.6	14.0	13.6	26.7	14.1	17.2	
624	3524	Trips	1,100	613	112	625	1,542	2,663	1,706	1,821	11,072
624	3524	Percent	10.8	6.0	1.1	6.1	15.2	26.2	16.8	17.9	

DIRECTIONAL TRIP DISTRIBUTION REPORT

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
599	3499	Trips	392	108	7	13	41	341	344	485	1,765
599	3499	Percent	22.6	6.2	0.4	0.8	2.4	19.7	19.9	28.0	
600	3500	Trips	1,603	330	17	42	94	1,157	1,332	1,506	6,163
600	3500	Percent	26.4	5.4	0.3	0.7	1.6	19.0	21.9	24.8	
601	3501	Trips	73	-	-	36	470	342	267	332	1,552
601	3501	Percent	4.8	-	-	2.4	30.9	22.5	17.5	21.8	
602	3502	Trips	62	6	-	148	713	574	523	476	2,566
602	3502	Percent	2.5	0.3	-	5.9	28.5	22.9	20.9	19.0	
603	3503	Trips	14	-	-	1	337	258	161	172	980
603	3503	Percent	1.5	-	-	0.1	35.7	27.4	17.1	18.3	
604	3504	Trips	64	-	-	41	951	737	707	668	3,445
604	3504	Percent	2.0	-	-	1.3	30.0	23.3	22.3	21.1	
605	3505	Trips	99	36	-	135	670	549	585	509	2,652
605	3505	Percent	3.8	1.4	-	5.2	25.9	21.2	22.7	19.7	
606	3506	Trips	643	-	-	754	1,891	2,383	1,151	2,389	9,786
606	3506	Percent	7.0	-	-	8.2	20.5	25.9	12.5	25.9	
607	3507	Trips	188	140	-	182	1,171	780	868	741	4,188
607	3507	Percent	4.6	3.4	-	4.5	28.8	19.2	21.3	18.2	
608	3508	Trips	110	-	-	48	1,108	1,101	706	785	3,985
608	3508	Percent	2.9	-	-	1.2	28.7	28.5	18.3	20.4	
609	3509	Trips	86	-	-	37	718	953	371	839	3,169
609	3509	Percent	2.9	-	-	1.2	23.9	31.7	12.3	27.9	
610	3510	Trips	681	182	-	382	2,239	2,515	1,391	2,792	12,047
610	3510	Percent	6.7	1.8	-	3.8	22.0	24.7	13.7	27.4	
611	3511	Trips	449	13	-	118	1,000	1,197	848	1,206	5,036
611	3511	Percent	9.3	0.3	-	2.4	20.7	24.8	17.6	25.0	
612	3512	Trips	74	-	-	56	640	617	408	906	2,773
612	3512	Percent	2.8	-	-	2.1	23.7	22.9	15.1	33.6	
613	3513	Trips	42	-	-	27	203	188	128	185	774
613	3513	Percent	5.5	-	-	3.5	26.3	24.2	16.5	24.0	
614	3514	Trips	160	-	-	231	1,441	1,400	1,004	1,429	5,961
614	3514	Percent	2.8	-	-	4.1	25.4	24.7	17.7	25.2	
615	3515	Trips	657	228	-	698	1,586	1,570	1,040	1,804	7,950
615	3515	Percent	8.7	3.0	-	9.2	20.9	20.7	13.7	23.8	
616	3516	Trips	663	430	-	1,243	2,224	2,161	1,427	2,581	12,275
616	3516	Percent	6.2	4.0	-	11.6	20.7	20.1	13.3	24.1	
617	3517	Trips	13	10	12	23	29	51	31	41	219
617	3517	Percent	6.4	4.8	5.8	10.9	13.8	24.0	14.9	19.5	
618	3518	Trips	155	54	-	218	768	639	484	831	3,208
618	3518	Percent	4.9	1.7	-	6.9	24.4	20.3	15.4	26.4	
619	3519	Trips	148	-	-	378	1,965	1,591	822	2,087	7,426
619	3519	Percent	2.1	-	-	5.4	28.1	22.8	11.8	29.9	
620	3520	Trips	101	-	-	236	1,860	2,343	1,013	2,177	8,233
620	3520	Percent	1.3	-	-	3.1	24.1	30.3	13.1	28.2	
621	3521	Trips	349	-	81	272	1,070	1,011	417	959	4,287
621	3521	Percent	8.4	-	1.9	6.6	25.7	24.3	10.0	23.1	
622	3522	Trips	552	-	-	687	1,638	2,319	1,127	2,032	8,893
622	3522	Percent	6.6	-	-	8.2	19.6	27.8	13.5	24.3	
623	3523	Trips	475	123	70	728	1,143	1,694	801	1,023	6,274
623	3523	Percent	7.8	2.0	1.2	12.0	18.9	28.0	13.2	16.9	
624	3524	Trips	1,356	409	98	912	2,505	3,276	2,354	2,063	13,940
624	3524	Percent	10.5	3.2	0.8	7.0	19.3	25.3	18.1	15.9	

10143 BAY HARBOR DRIVE

10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE BOARD SUBMITTAL

DATE: 10-27-2022



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

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

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

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

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

OWNER	TRAFFIC CONSULTANT	ARCHITECTS
PPG Development LLC	DAVID PLUMMER & ASSOCIATES	KOBI KARP ARCHITECTURE &
501 Diplomat Parkway	1750 PONCE DE LEON BLVD ,	INTERIOR DESIGN
Hallandale Beach FL, 33009	CORAL GABLES , FL 33134	571 NW 28th STREET
917-439-8717	TEL: 305-447-0900	MIAMI, FL 33127
		TEL: 305.573.1818

DRAWING INDEX			DRB SUBMITTAL 08-25-2022	DRB SUBMITTAL 09-29-2022	DRB SUBMITTAL 10-27-2022
PROJECT:2248 10143 Bay Harbor Dr					
DRB SUBMITTAL DATE: 10-27-2022 Date (Revision):					
Discipline	Sheet	Description			
Arch. KKAIID	A0.00	COVER	X	X	X
		SURVEY	X	X	X
	A1.00	PROJECT DATA	X	X	X
	A1.01	OPEN AREA CALCULATIONS	X	X	X
	A1.02	BUILDING ARTICULATION DIAGRAM	X	X	X
	A1.03	CONTEXT SITE MAP	X	X	X
	A1.04	CONTEXT PHOTOS	X	X	X
	A1.05	SURROUNDING BUILDINGS	X	X	X
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	X
	A1.07	RENDERING_VIEW FROM THE BAY	X	X	X
	A1.08	RENDERING _BREEZEWAY VIEW	X	X	X
	A2.00	SITE PLAN	X	X	X
	A3.00	GROUND FLOOR	X	X	X
	A3.01	FLOOR PLAN - LEVEL 1	X	X	X
	A3.02	FLOOR PLAN - LEVEL 2	X	X	X
	A3.03	FLOOR PLAN - LEVEL 3			X
	A3.04	FLOOR PLAN - LEVEL 4	X	X	X
	A3.05	FLOOR PLAN - LEVEL 5			X
	A3.06	FLOOR PLAN - LEVEL 6	X	X	X
	A3.07	FLOOR PLAN - LEVEL7	X	X	X
	A3.08	FLOOR PLAN - ROOF DECK	X	X	X
	A4.00	MATERIALS BOARD	X	X	X
	A4.01	BUILDING COLOR ELEVATION - WEST	X	X	X
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X	X	X
	A4.03	BUILDING COLOR ELEVATION - EAST	X	X	X
	A4.04	BUILDING COLOR ELEVATION - NORTH	X	X	X
	A5.00	BUILDING SECTION "A"	X	X	X
	A5.01	BUILDING SECTION "A"	X	X	X
	A6.00	MECHANICAL LIFT SPECS			X
LANDSCAPE BH & A	L-0	COVER SHEET + INDEX	X	X	X
	L1	TREE DISPOSITION PLAN	X	X	X
	L1.1	TREE DISPOSITION SCHEDULE	X	X	X
	L1.2	TREE MITIGATION PLAN AND SCHEDULE	X	X	X
	L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	X	X
	L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X	X	X
	L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	X	X
	L-5.1	UNDERSTOY PLANTING PLAN GROUND FLOOR	X	X	X
	L-5.2	PLANTING PLAN ROOFTOP	X	X	X
	L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X	X	X
	L-5.4	PLANTING DETAILS	X	X	X
	L-5.5	GENERAL LANDSCAPE NOTES	X	X	X
CIVIL OCEAN BKG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	X
	C201	PAVING GRADING AND DRAINAGE PLAN	X	X	X
	C300	WATER AND SEWER PLAN	X	X	X
	C301	WATER AND SEWER PLAN	X	X	X
	C400	DRAINAGE DETAILS	X	X	X
PHOTOGRAPHY	PH-100	LANDSCAPE PHOTOMETRIC PLAN	X	X	X
	PH-200	ROOF PHOTOMETRIC PLAN	X	X	X
	PH-300	PARKING GARAGE PHOTOMETRIC PLAN	X	X	X
	PH-400	LIGHTING CUT SHEETS			X
	PH-4.10	LIGHTING CUT SHEETS			X
	PH-4.20	LIGHTING CUT SHEETS			X
	PH-4.30	LIGHTING CUT SHEETS			X
	PH-4.40	LIGHTING CUT SHEETS			X
	PH-4.50	LIGHTING CUT SHEETS			X

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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

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

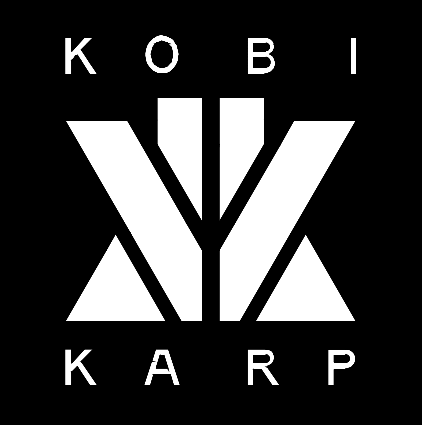
Consultant: Photometrics.
Name: Photometrics.
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Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
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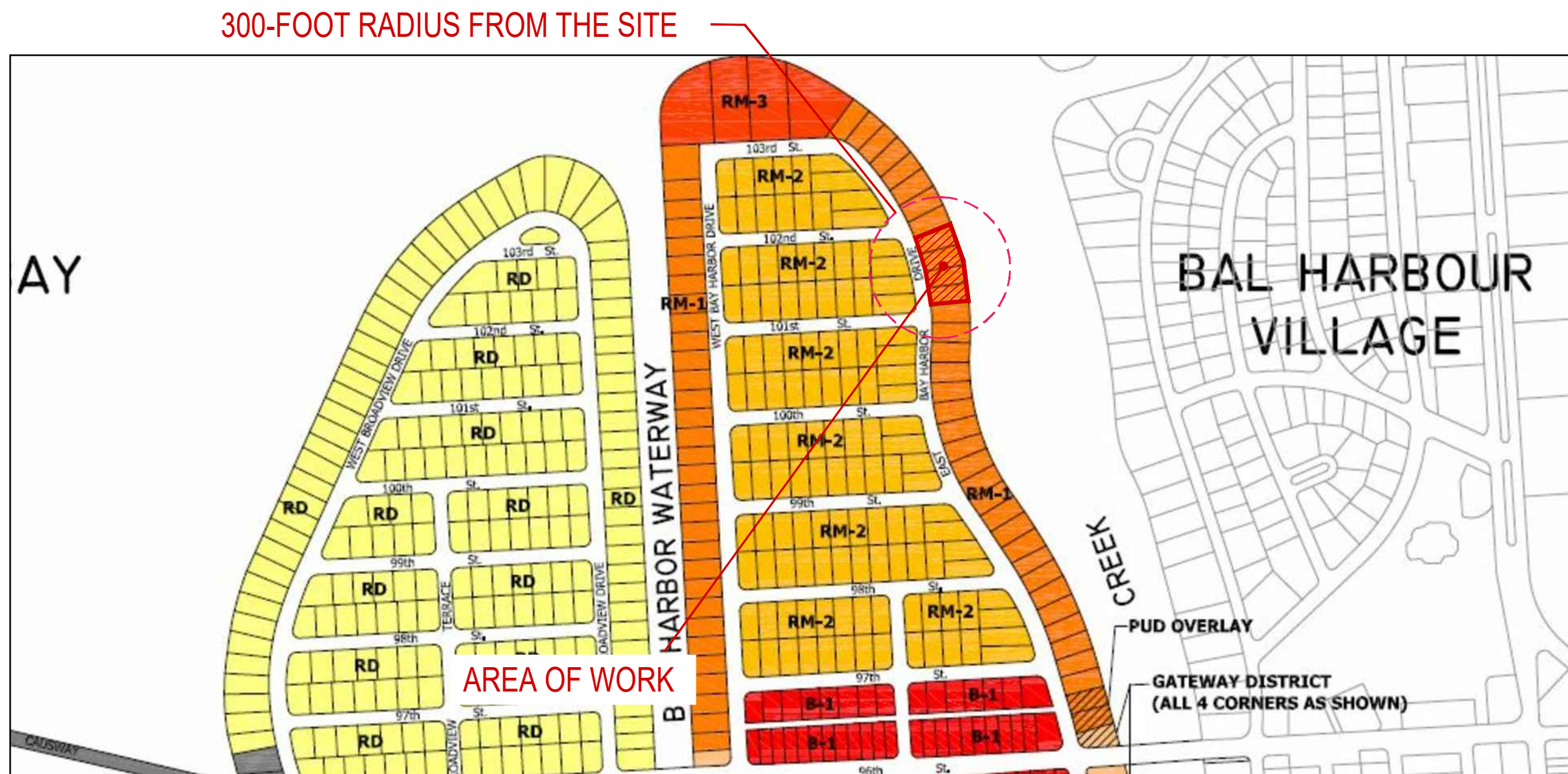


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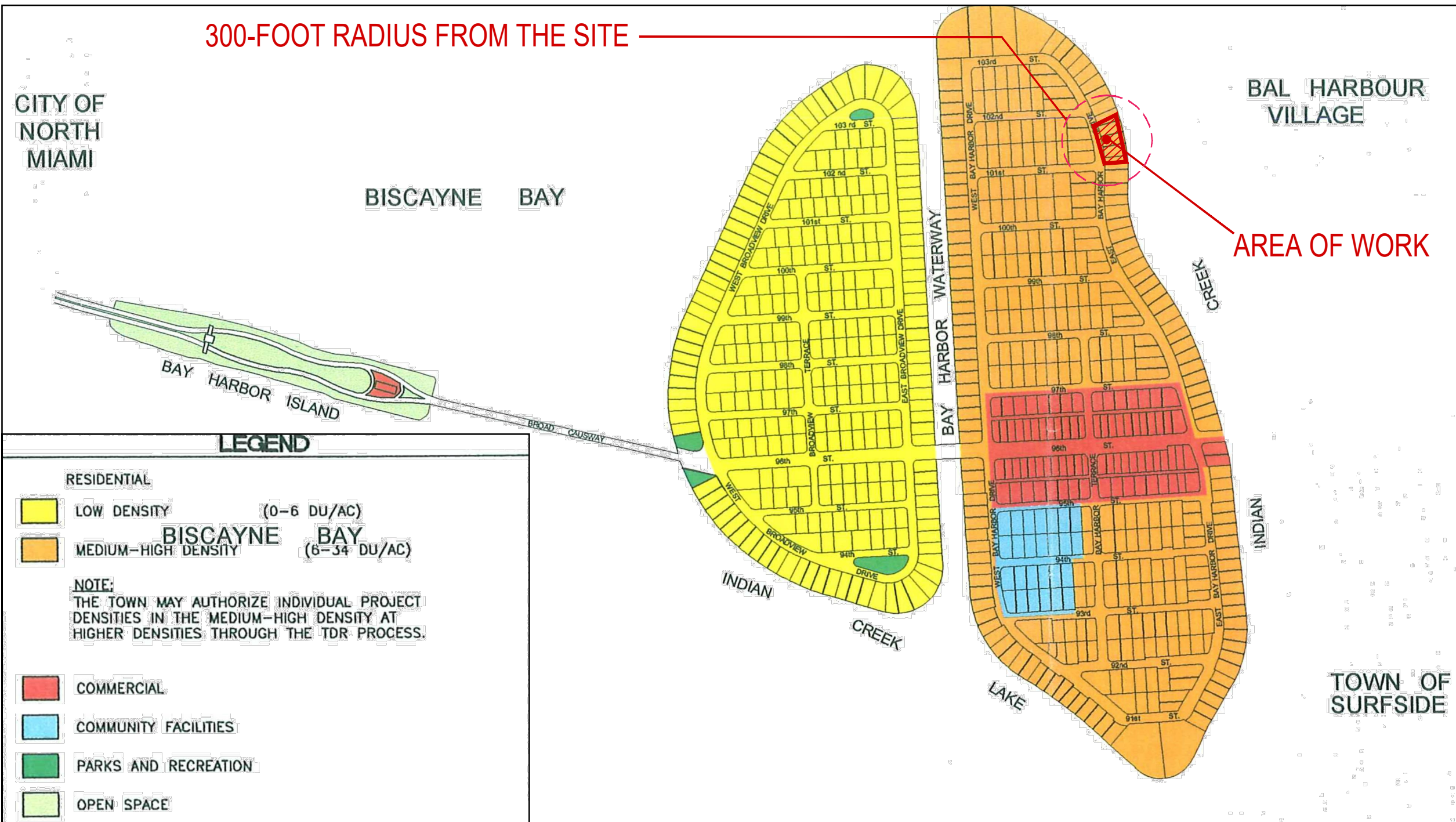


COVER

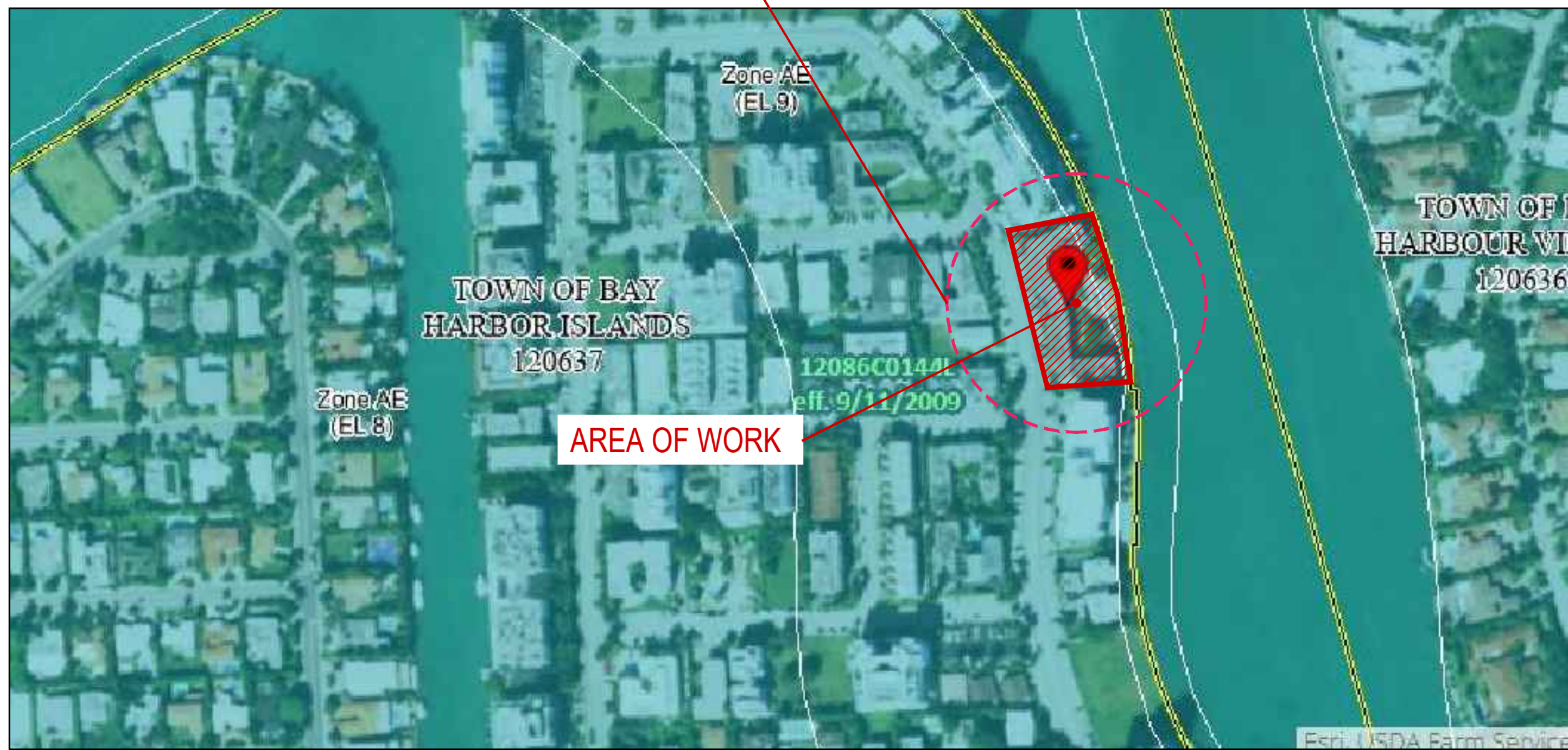
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1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 10143 BAY HARBOR DRIVE PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 45,000 SF (1.03 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD										
	SITE REQUIREMENTS										
		ALLOWED / REQUIRED	PROPOSED								
	A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)								
	B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)								
	C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK								
	D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX 120' & 120' SEPARATED BY CODE COMPLIANT BREEZEWAY.	120'-0"								
E) BUILDING ARTICULATION CODE REQ.	CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.									
F) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,764,12 SF=21.69%									
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,246.54 SF = 15.58%									
2	SETBACK REQUIREMENTS										
		ALLOWED / REQUIRED	PROPOSED								
	A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET								
	C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET								
	D) REAR YARD SETBACK	20 FEET	20 FEET								
	E) FLEX SETBACKS										
	NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET								
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET									
3	AREA BREAKDOWN										
	LEVEL	TOTAL AREA	SELLABLE AREA								
	LEVEL GROUND (PARKING)	45,000 SF	-								
	LEVEL 1	24,625 SF	16,225 SF								
	LEVEL 2	24,682 SF	18,894 SF								
	LEVEL 3	24,682 SF	18,894 SF								
	LEVEL 4	22,528 SF	19,010 SF								
	LEVEL 5	22,528 SF	19,010 SF								
	LEVEL 6	22,528 SF	19,010 SF								
	LEVEL 7	22,524 SF	19,077SF								
	LEVEL ROOF DECK	21,381 SF	10,331SF								
	GRANDTOTAL	210,160 SF	140,454 SF								
	4	# OF UNIT BREAKDOWN									
LEVELS		UNITS PER FLOOR	SUBTOTAL UNITS								
-		-	-								
LEVEL 1		6 RESIDENTIAL UNITS	6 UNITS								
LEVEL 2-3		8 RESIDENTIAL UNITS	16 UNITS								
LEVEL 4-6		6 RESIDENTIAL UNITS	6 UNITS x 3 LEVELS = 18 UNITS								
LEVEL 7		4 RESIDENTIAL UNITS	4 UNITS								
GRANDTOTAL		TOTAL UNITS = 44 UNITS									
5	UNIT MIX CHART										
	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	
	GROUND	-	-	-	-	4-6	-	-	-	-	
	1	1A&1D	4	1,550 SF	3,444.28 SF		4A&4D	4	1,550 SF	3,393.22 SF	
		1B&1E	3	1,350 SF	2,658.80 SF		4B&4E	3	1,350 SF	2,807.44 SF	
		1C&1F	2	1,150 SF	1,933.78 SF		4C&4F	4	1,550 SF	3,260.83 SF	
	2-3	2A&2E	3	1,350 SF	2,699.72 SF	7	7A&7C	5	1,750 SF	4,210.94 SF	
		2B&2F	2	1,150 SF	2,381.87 SF		7B&7D	5	1,750 SF	5,278.68 SF	
		2C&2G	2	1,150 SF	2,207.77 SF						
		2D&2H	2	1,150 SF	2,094.30 SF						
	6	PARKING REQUIREMENTS									
		AREA / UNIT		PARKING RATE		REQUIRED	PROPOSED		PARKING BREAKDOWN		
		RESIDENTIAL	44 UNITS	2 P.S. x UNIT		88 P.S.	84 P.S.		PARKING SPACES		
VISITOR			4 P.S. PER ZONING CODE SEC 23-24 (c)(3).		04 P.S.	04 P.S.		REGULAR P/S: 34			
TOTAL PARKING				88 P.S.	88 P.S.		TANDEM P/S: 20				
PARKING PER FLOORS				TOTAL OF PARKING		MECH. STACKERS P/S: 20					
LEVEL 1 86 P.S. + 2 ACCESSIBLE P.S. = 88 P.S.				88 P.S.		ADA PARKING SPACES: 2					
						TOTAL: 88					
						(4 VISITOR P/S INCLUDED IN THIS CALCULATION)					

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ZONING

100% Submission

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

Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
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Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
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Consultant: Photometrics.
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Tel:
Email:

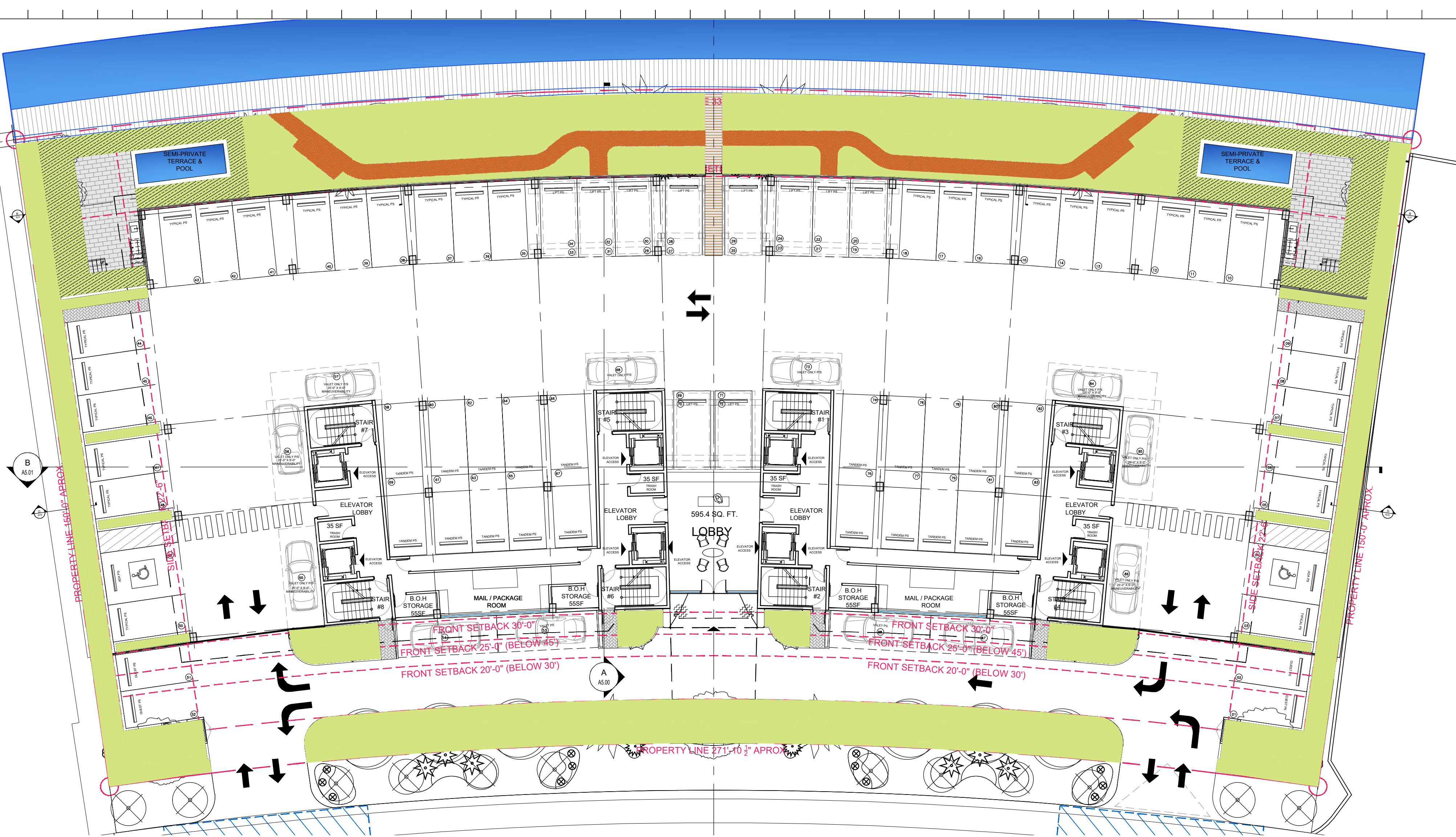
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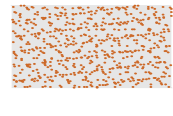
Architect: Kobi Karp Architecture and Interior Design, Inc.
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PROJECT DATA

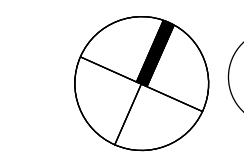
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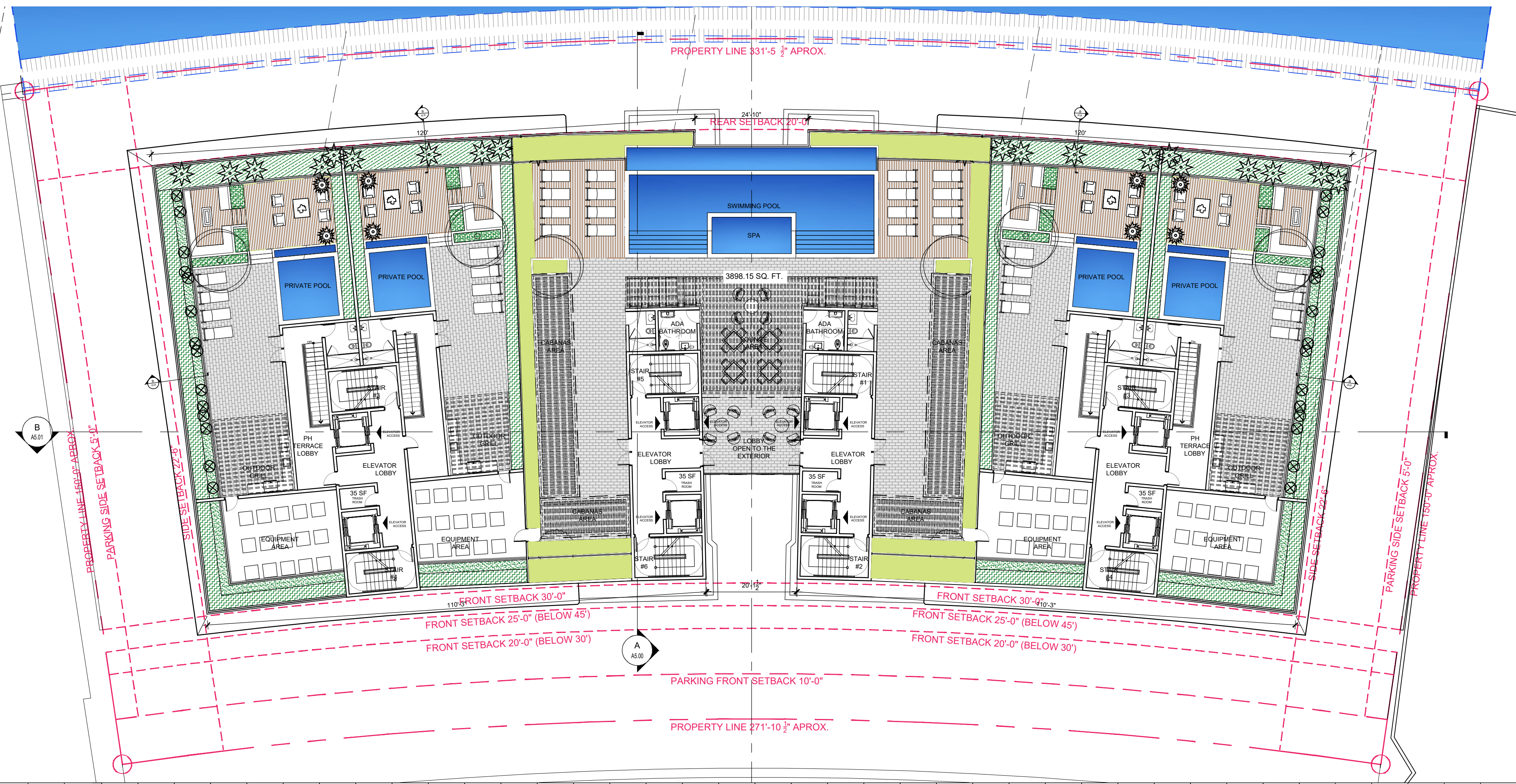


LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
45,000 SF.	9,000 SF.	9,137.52 SF.	20.30 %	
		626.6 SF. GRAVEL	1.39 %	

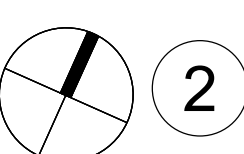
TOTAL: 9,764.12 SF=21.69%

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 7,810.04 SF
SEMI-PRIVATE AREA: 1,327.48 SF
GRAVEL: 626.6 SF
TOTAL: 9,764.12 SF

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



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
8,000 SF.	1,200 SF.	1,246.54 SF.	15.58 %	

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

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100% Submission

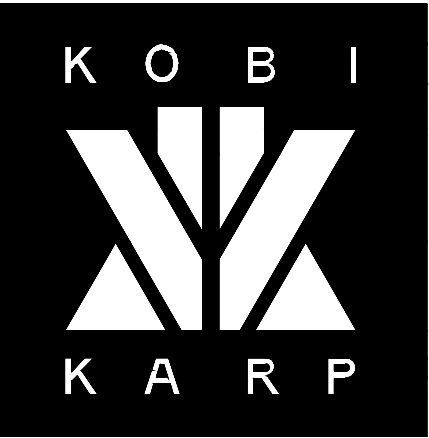
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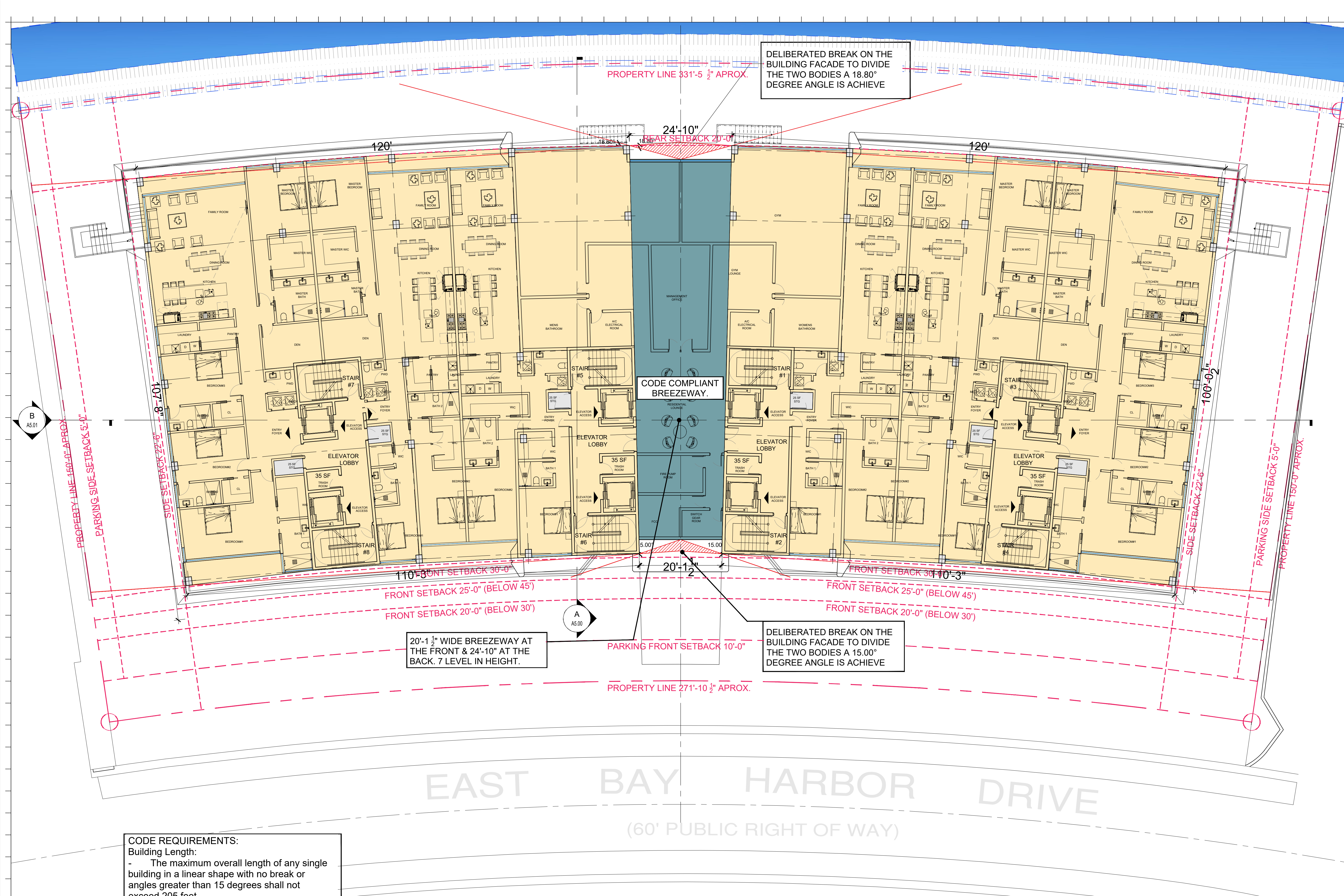
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OPEN AREA CALCULATION

Date	10-27-2022	Sheet No.
Scale		A1.01
Project	0000	



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

PROPERTY LINE 331'-5 1/2" APROX.

24'-10"

REAR SETBACK 20'-0"

CODE COMPLIANT BREEZEWAY.

20'-12"

PARKING FRONT SETBACK 10'-0"

PROPERTY LINE 271'-10 1/2" APROX.

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

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

110'-3" FRONT SETBACK 30'-0"

FRONT SETBACK 25'-0" (BELOW 45')

FRONT SETBACK 20'-0" (BELOW 30')

FRONT SETBACK 30'-10'-3"

FRONT SETBACK 25'-0" (BELOW 45')

FRONT SETBACK 20'-0" (BELOW 30')

100'-0'-2"

PARKING SIDE SETBACK 5'-0"

PROPERTY LINE 150'-0" APROX.

PROPERTY LINE 160'-0" APROX.

PARKING SIDE SETBACK 5'-0"

107'-8"-22'-6"

SIDE SETBACK 22'-6"

EAST BAY HARBOR DRIVE
(60' PUBLIC RIGHT OF WAY)

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

Rev.	Date	Rev.	Date

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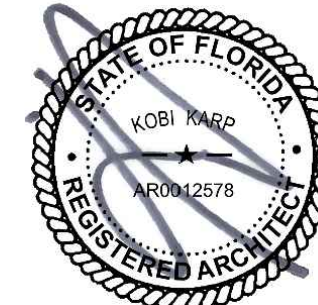
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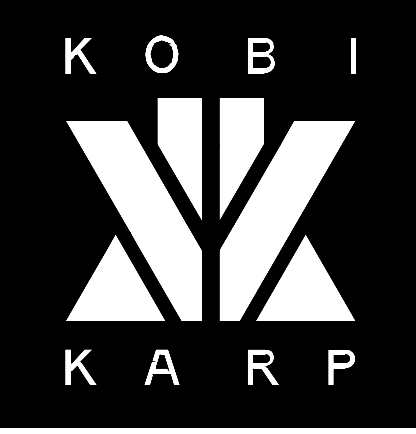
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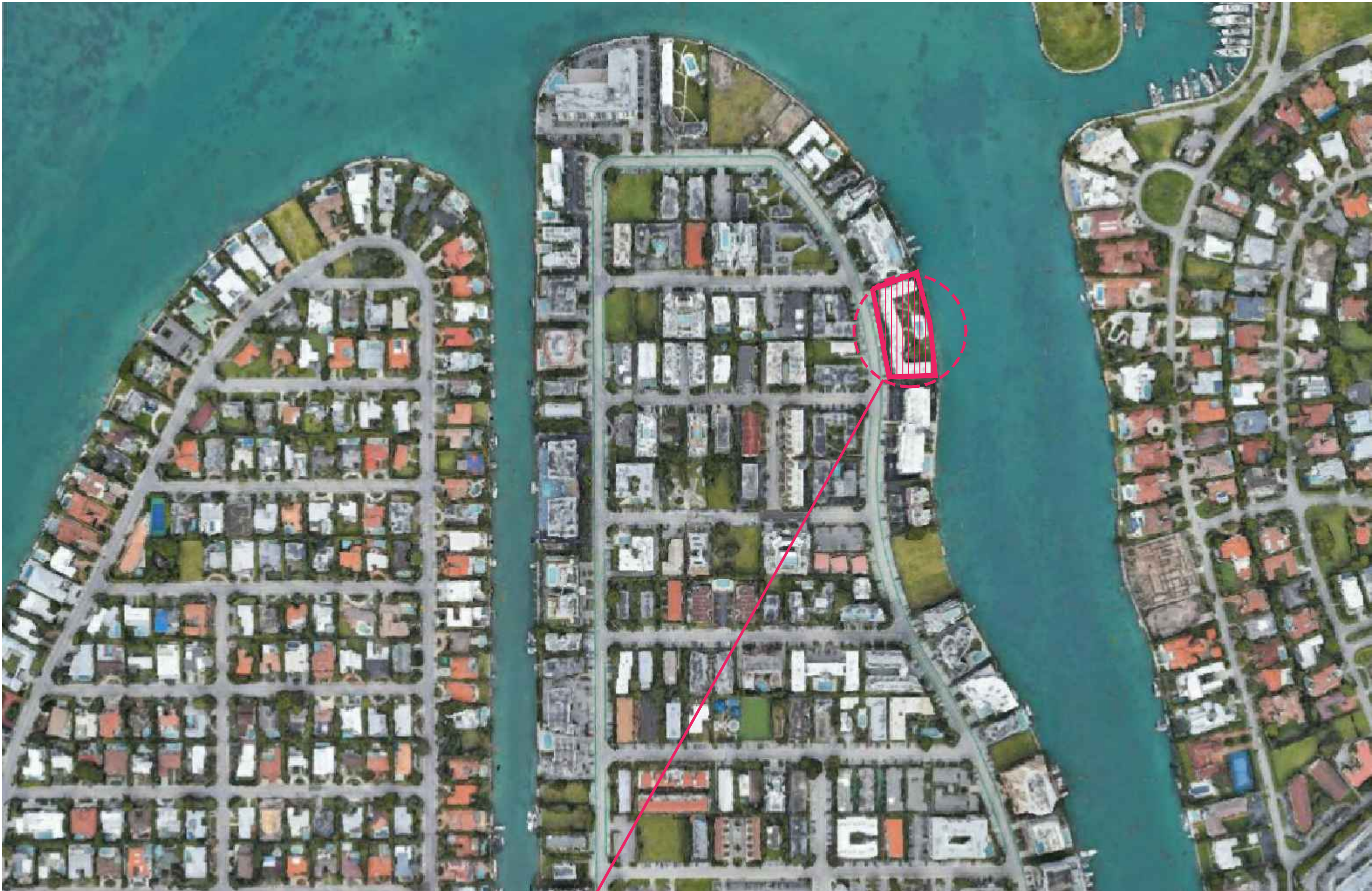


KOBİ KARP
Lic. # AR0012578



BUILDING ARTICULATION DIAGRAM

Date	10-27-2022	Sheet No.
Scale		A1.02
Project	0000	



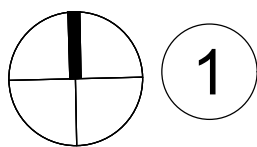
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SITE



SITE



CONTEXT SITE MAP

SCALE: N.T.S.

Rev.	Date	Rev.	Date

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100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
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Email: Tel: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Architect:
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571 NW 28th Street
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KOBİ KARP
Lic. # AR0012578



CONTEXT SITE MAP

Date	10-27-2022	Sheet No.
Scale		A1.03
Project	0000	



1 PROPERTY VIEW
SCALE: N.T.S.



2 STREET VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date

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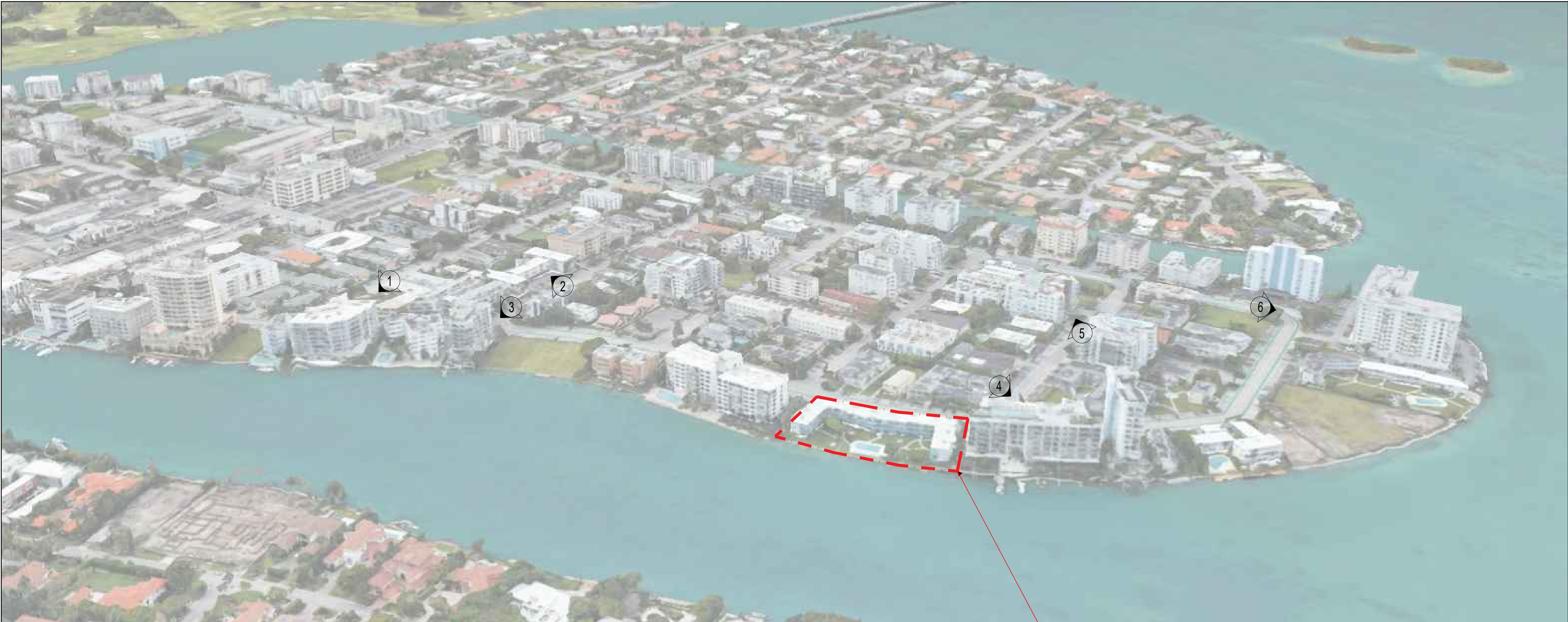
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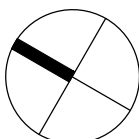


CONTEXT PHOTOS

Date	10-27-2022	Sheet No.
Scale		A1.04
Project	0000	

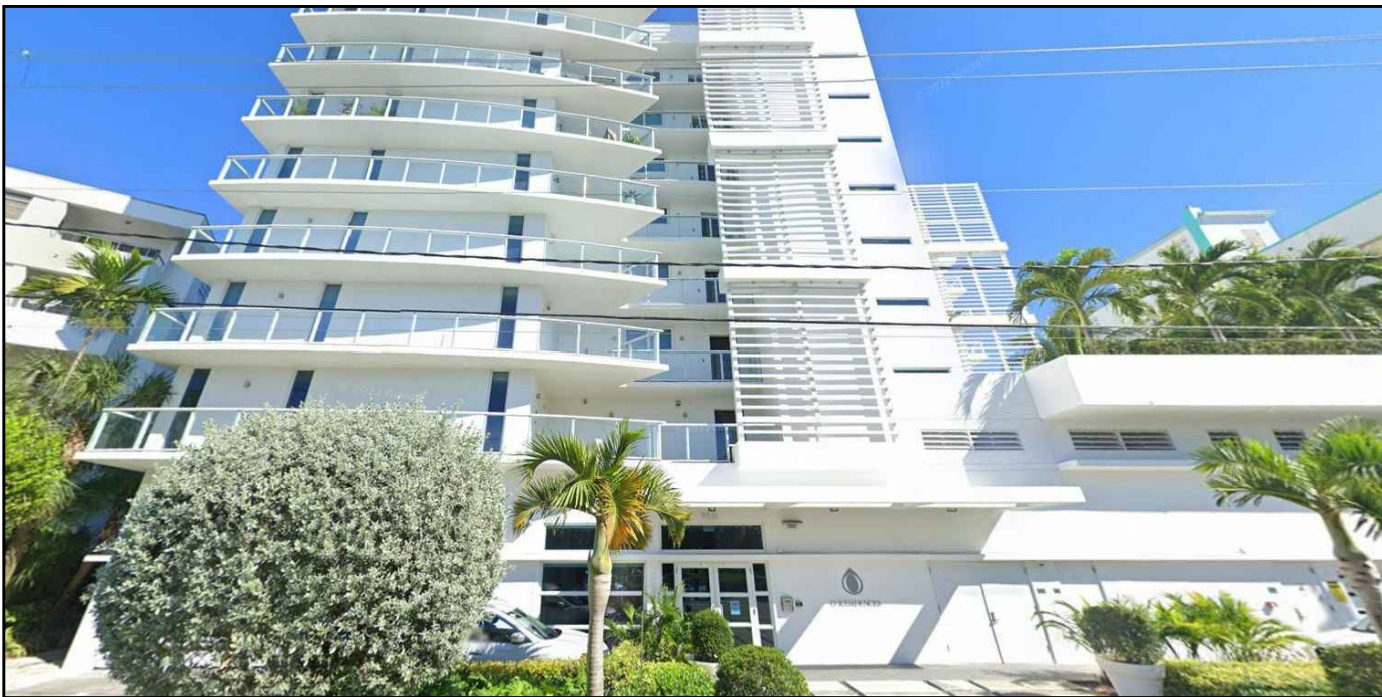


SITE



1 SURROUNDING BUILDINGS

SCALE: N.T.S.



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



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



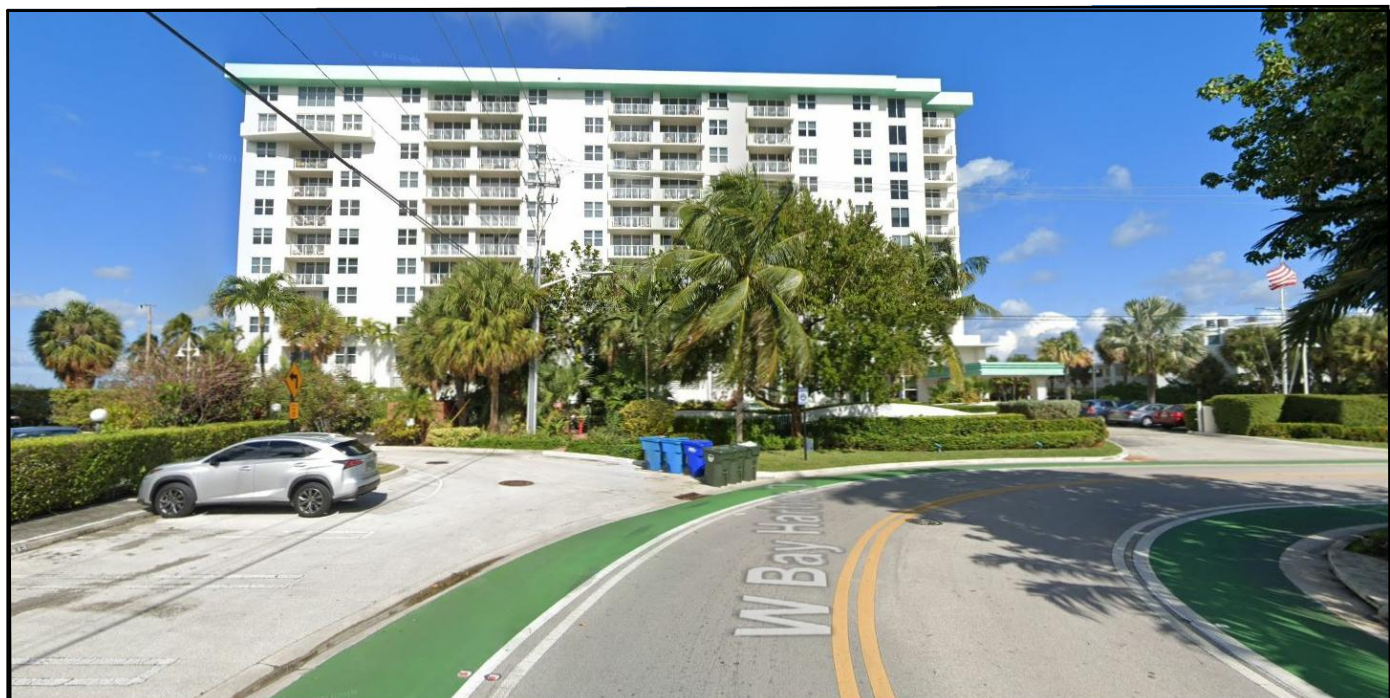
3 9901 E BAY HARBOR DR
SCALE: N.T.S.



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



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



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

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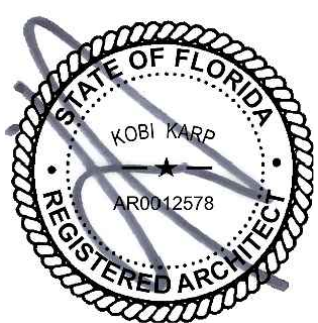
Owner: PPG Development LLC.
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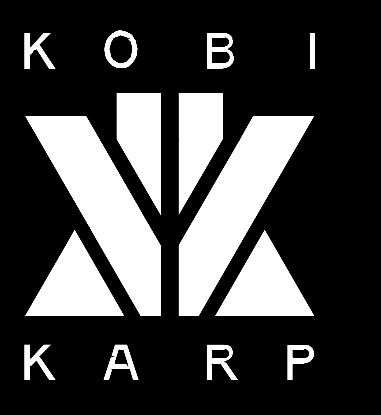
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SURROUNDING BUILDING

Date	10-27-2022	Sheet No.
Scale		A1.05
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RENDERING _VIEW FROM THE STREET

Date	10-27-2022	Sheet No.
Scale		A1.06
Project	0000	



10143 E BAY HARBOR DRIVE, FL. 33154

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1 RENDERING_VIEW FROM THE BAY

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RENDERING_VIEW FROM THE BAY

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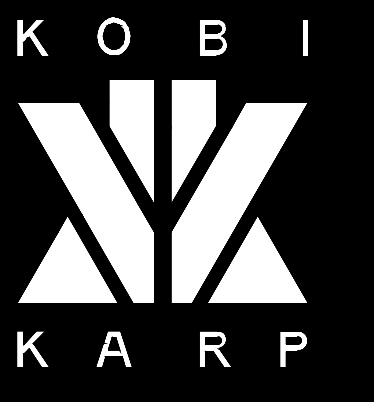
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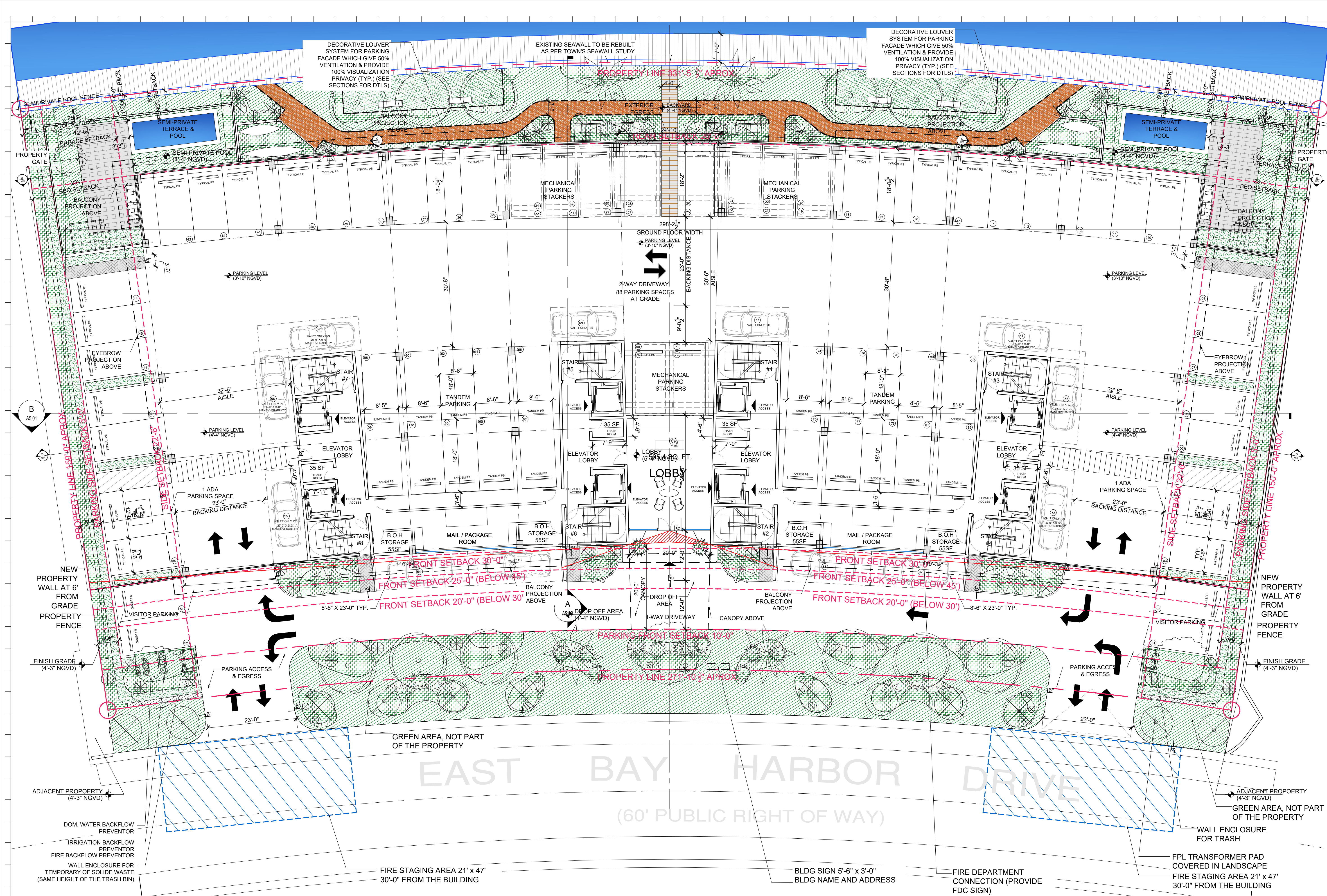


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RENDERING_BREEZEWAY VIEW

Date	10-27-2022	Sheet No.
Scale		A1.08
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Consultant:
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Address:
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Email:

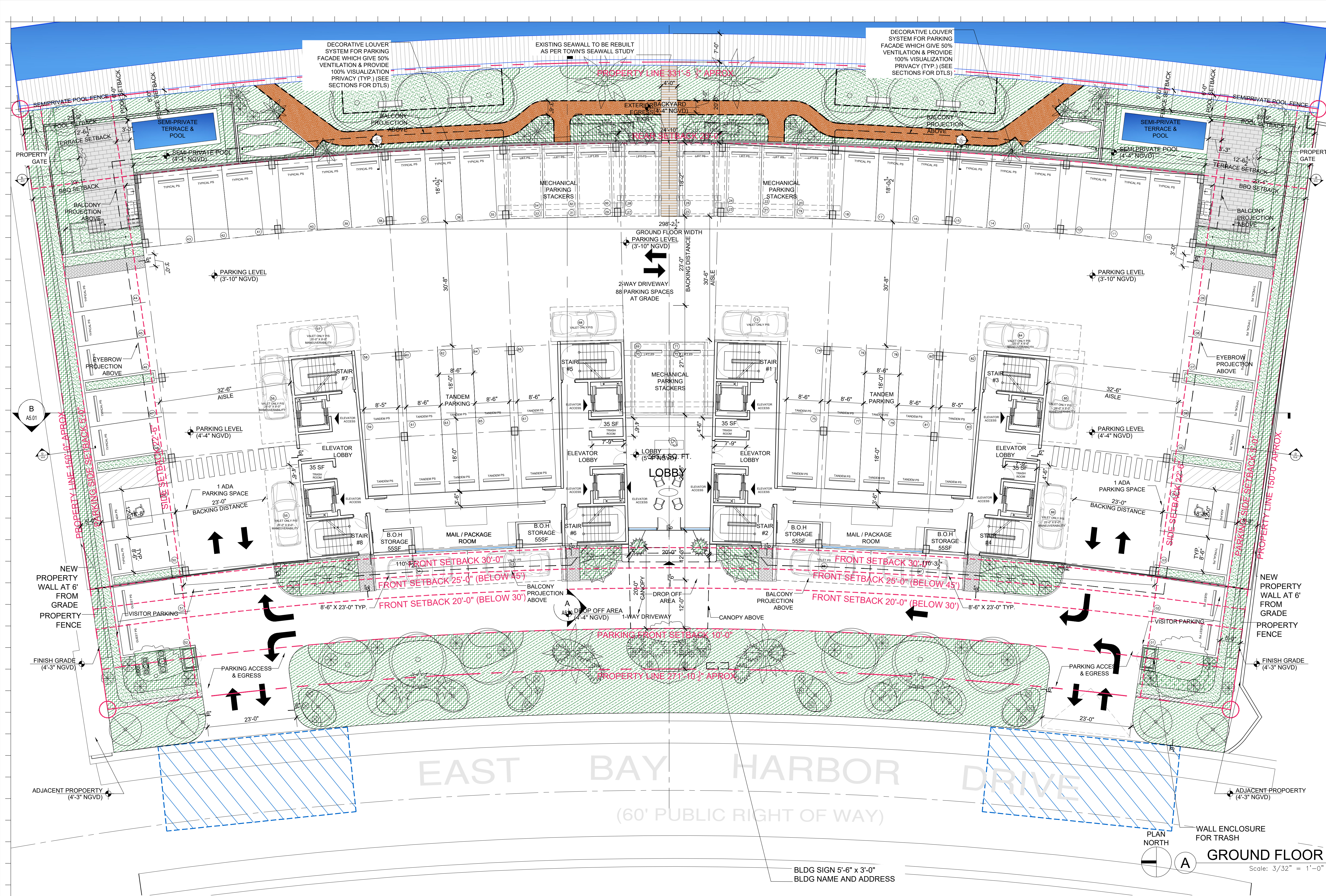
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SITE PLAN

Date	10-27-2022	Sheet No.	A2.00
Scale			
Project	0000		

FIRE STAGING NOTE FIRE STAGING AREA DIM. 21' MIN. 47' MIN. GENERAL NOTES: EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS *FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES *F.C.R. = FIRE COMMAND ROOM LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE	PARKING BREAKDOWN PARKING SPACES REGULAR P/S: 34 TANDEM P/S: 20 DRIVE-AISLE VALET ONLY PARALLEL: 12 MECH. STACKERS P/S: 20 ADA PARKING SPACES: 2 TOTAL: 88 (4 VISITOR P/S INCLUDED IN THIS CALCULATION)	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" (5'-4" NGVD) F.F.E (Level 2) = 10'-10" (14'-4" NGVD) EQUIP. LEVEL = 10'-10" (16'-2" NGVD) FLOOD ZONE = ZONE AE (EL 9'NGVD) B.F.E = 9'-0" NGVD D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD MAX. CROWN OF ROAD = 4.24' NGVD MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD MIN. ADJACENT GRADE (SOUTH) = 5.40' NGVD	NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA. PLAN NORTH A SITE PLAN Scale: 3/32" = 1'-0"
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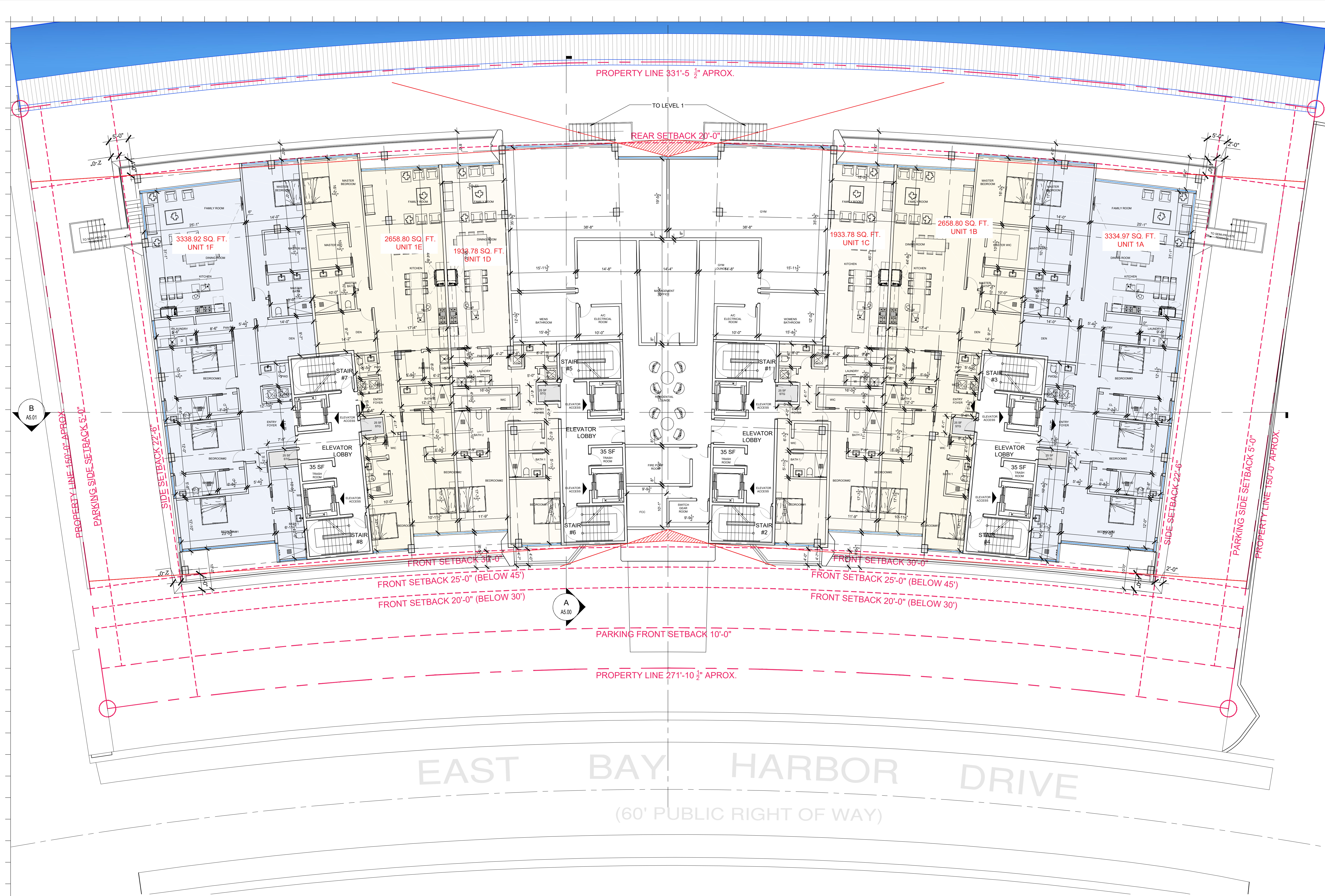
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GROUND FLOOR

Date	10-27-2022	Sheet No.
Scale		A3.00
Project	0000	

FIRE STAGING NOTE		PARKING BREAKDOWN	FLOODPROOFING		FLOOD LEGEND	NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
FIRE STAGING AREA DIM. 21' MIN. 47' MIN. GENERAL NOTES: EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS *FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES *F.C.R. = FIRE COMMAND ROOM LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE		PARKING SPACES REGULAR P/S: 34 TANDEM P/S: 20 DRIVE-AISLE VALET ONLY PARALLEL: 12 MECH. STACKERS P/S: 20 ADA PARKING SPACES: 2 TOTAL: 88 (4 VISITOR P/S INCLUDED IN THIS CALCULATION)	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	F.F.E (Level 1) = 0'-0" (5'-4" NGVD) F.F.E (Level 2) = 10'-10" (14'-4" NGVD) EQUIP. LEVEL = 10'-10" (16'-2" NGVD) FLOOD ZONE = ZONE AE (EL 9'NGVD) B.F.E. = 9'-0" NGVD D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD MAX. CROWN OF ROAD = 4.24' NGVD MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD MIN. ADJACENT GRADE (SOUTH) = 5.40' NGVD	



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LEVEL 1 - AMENITIES

Date	10-27-2022	Sheet No.
Scale		A3.01
Project	0000	

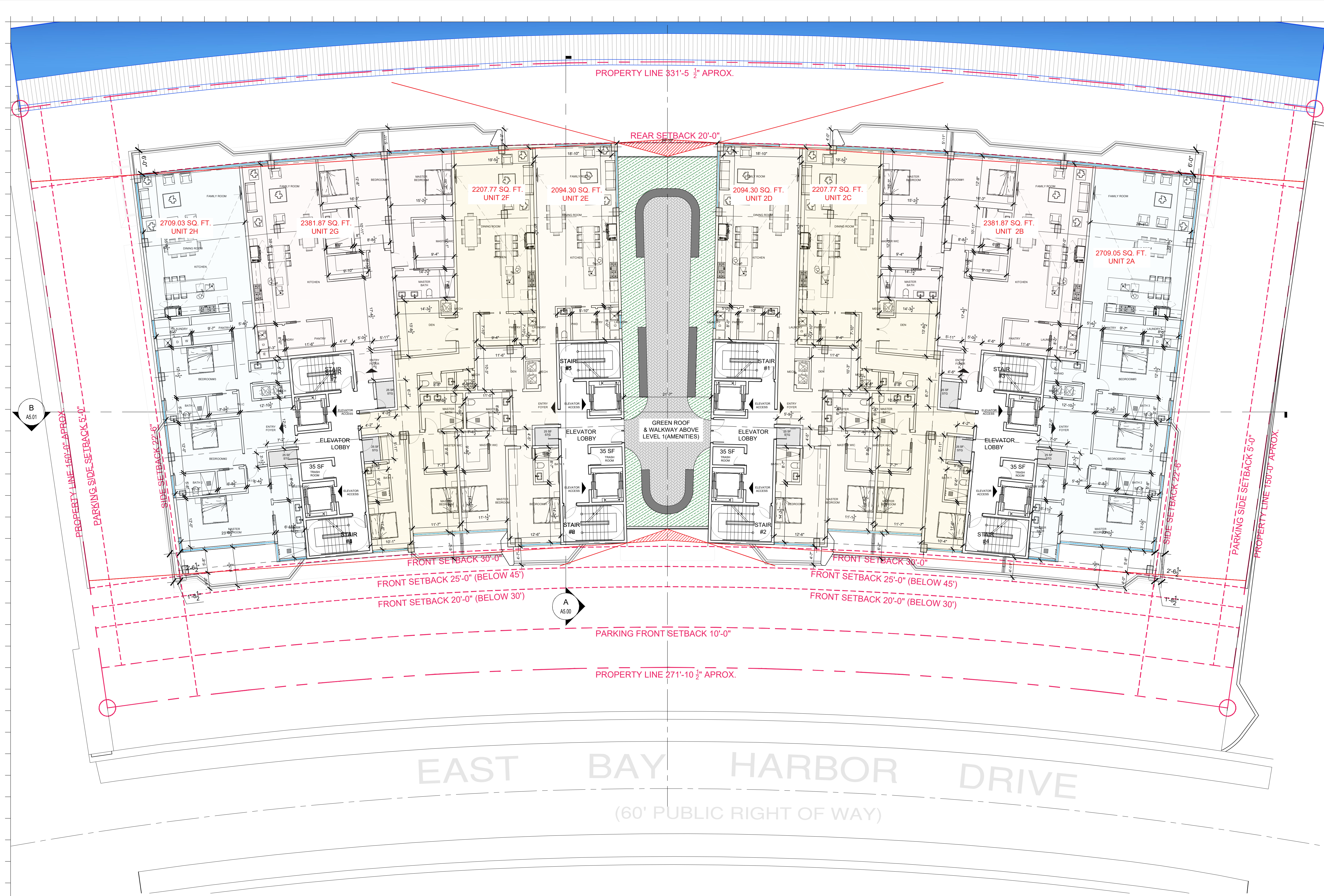


A

LEVEL 1

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

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
1	1A&1D	4	1,550 SF	3,444.28 SF	25 SF
	1B&1E	3	1,350 SF	2,658.80 SF	25 SF
	1C&1F	2	1,150 SF	1,933.78 SF	25 SF



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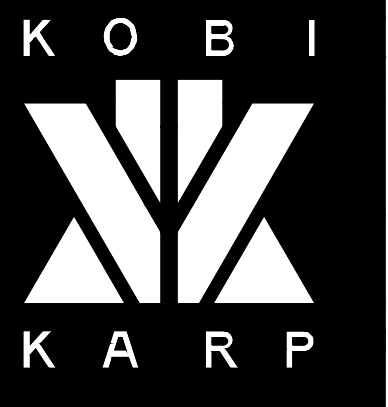
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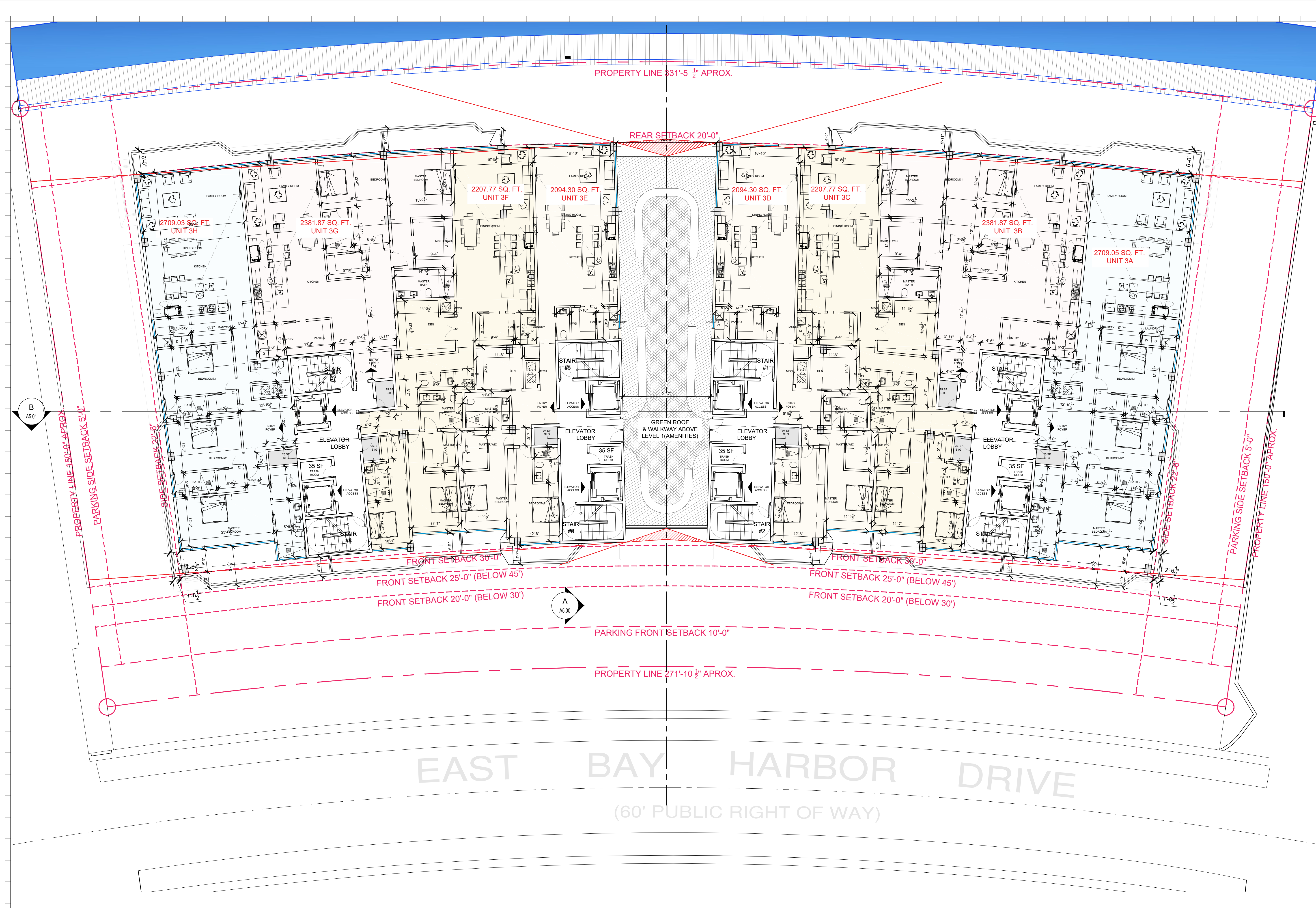
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Date	10-27-2022	Sheet No.
Scale		A3.02
Project	0000	

PLAN NORTH
A
LEVEL 2
Scale: 3/32" = 1'-0"

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
2	2A&2E	3	1,350 SF	2,699.72 SF	25 SF
	2B&2F	2	1,150 SF	2,381.87 SF	25 SF
	2C&2G	2	1,150 SF	2,207.77 SF	25 SF
	2D&2H	2	1,150 SF	2,094.30 SF	25 SF



Rev.	Date Rev.	Date

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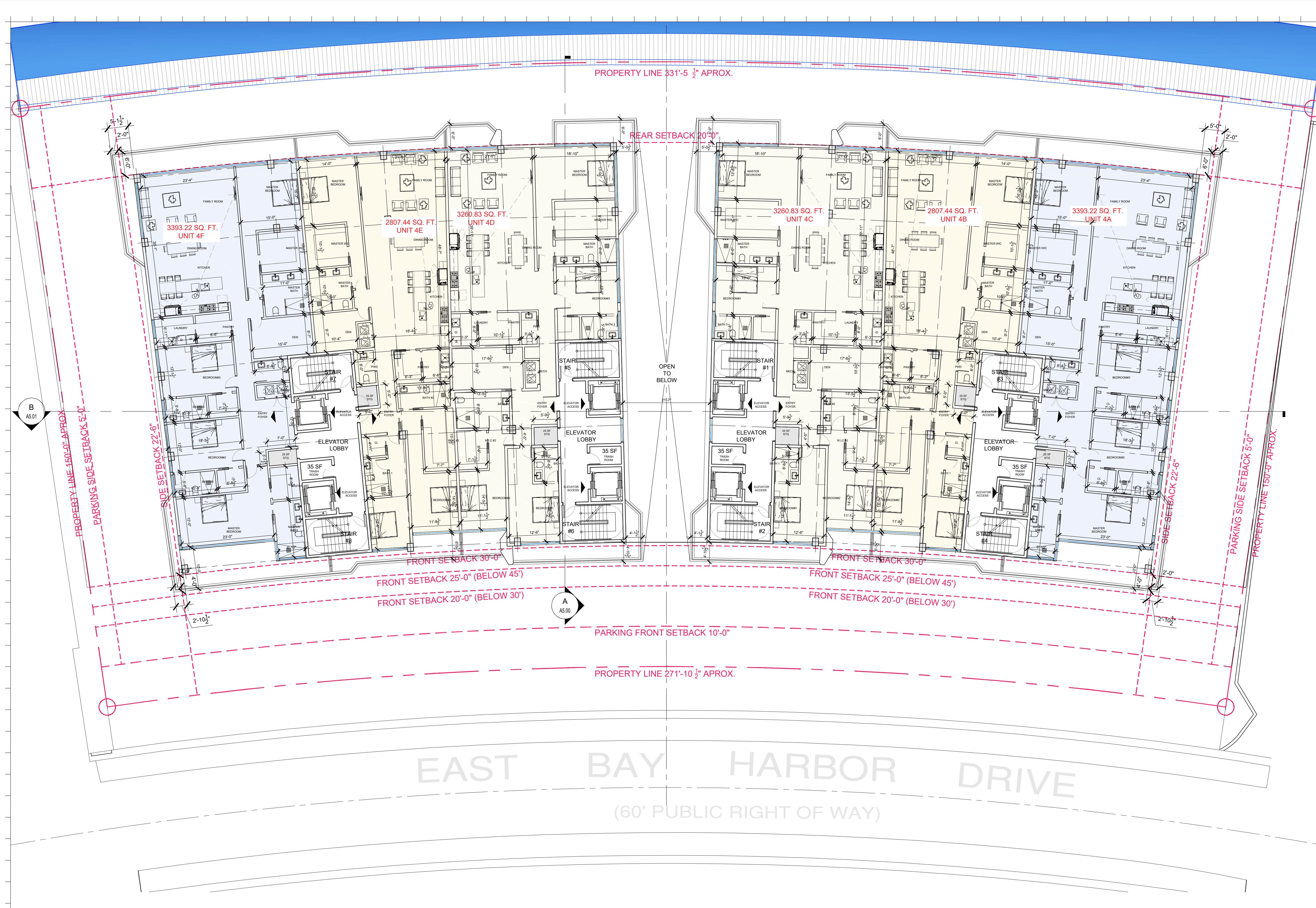


LEVEL 3

Date	10-27-2022	Sheet No.
Scale		A3.03
Project	0000	

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
3	3A&3E	3	1,350 SF	2,699.72 SF	25 SF
	3B&3F	2	1,150 SF	2,381.87 SF	25 SF
	3C&3G	2	1,150 SF	2,207.77 SF	25 SF
	3D&3H	2	1,150 SF	2,094.30 SF	25 SF

PLAN NORTH
A
LEVEL 3
Scale: 3/32" = 1'-0"



Rev.	Date	Rev.	Date

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

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

Consultant: Landscape Architecture.
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Address: Miami Beach, FL 33138
Tel.: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
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Address:
Address:
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Consultant:
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Address:
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Architect:
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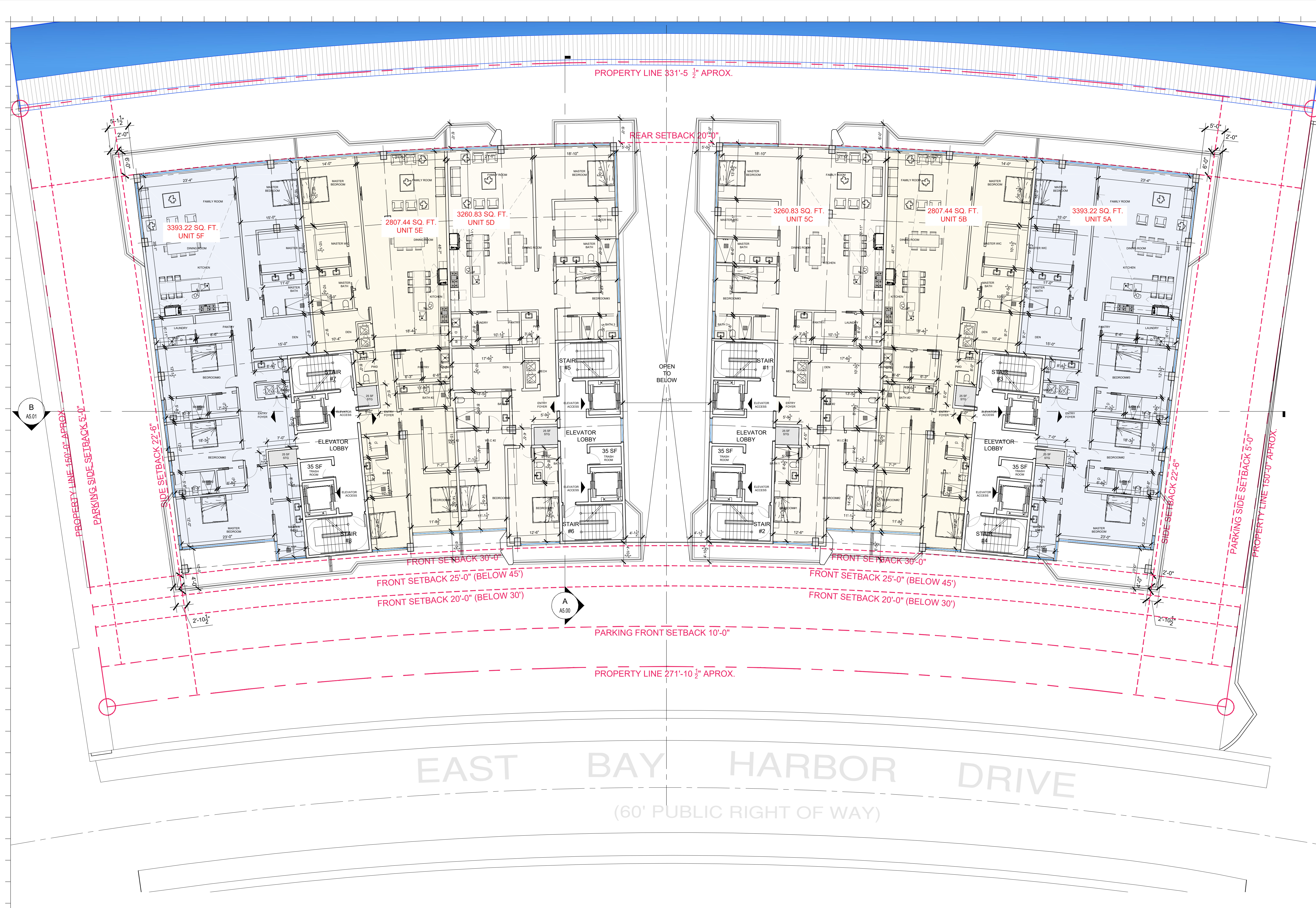
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Lic. # AR0012576



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
4	4A&4D	4	1,550 SF	3,393.22 SF	25 SF
	4B&4E	3	1,350 SF	2,807.44 SF	25 SF
	4C&4F	4	1,550 SF	3,260.83 SF	25 SF

PLAN NORTH
A
LEVEL 4
Scale: 3/32" = 1'-0"

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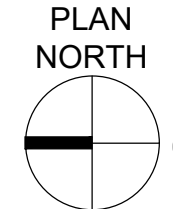


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Lic. # AR0012578



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
5	5A&5D	4	1,550 SF	3,393.22 SF	25 SF
	5B&5E	3	1,350 SF	2,807.44 SF	25 SF
	5C&5F	4	1,550 SF	3,260.83 SF	25 SF

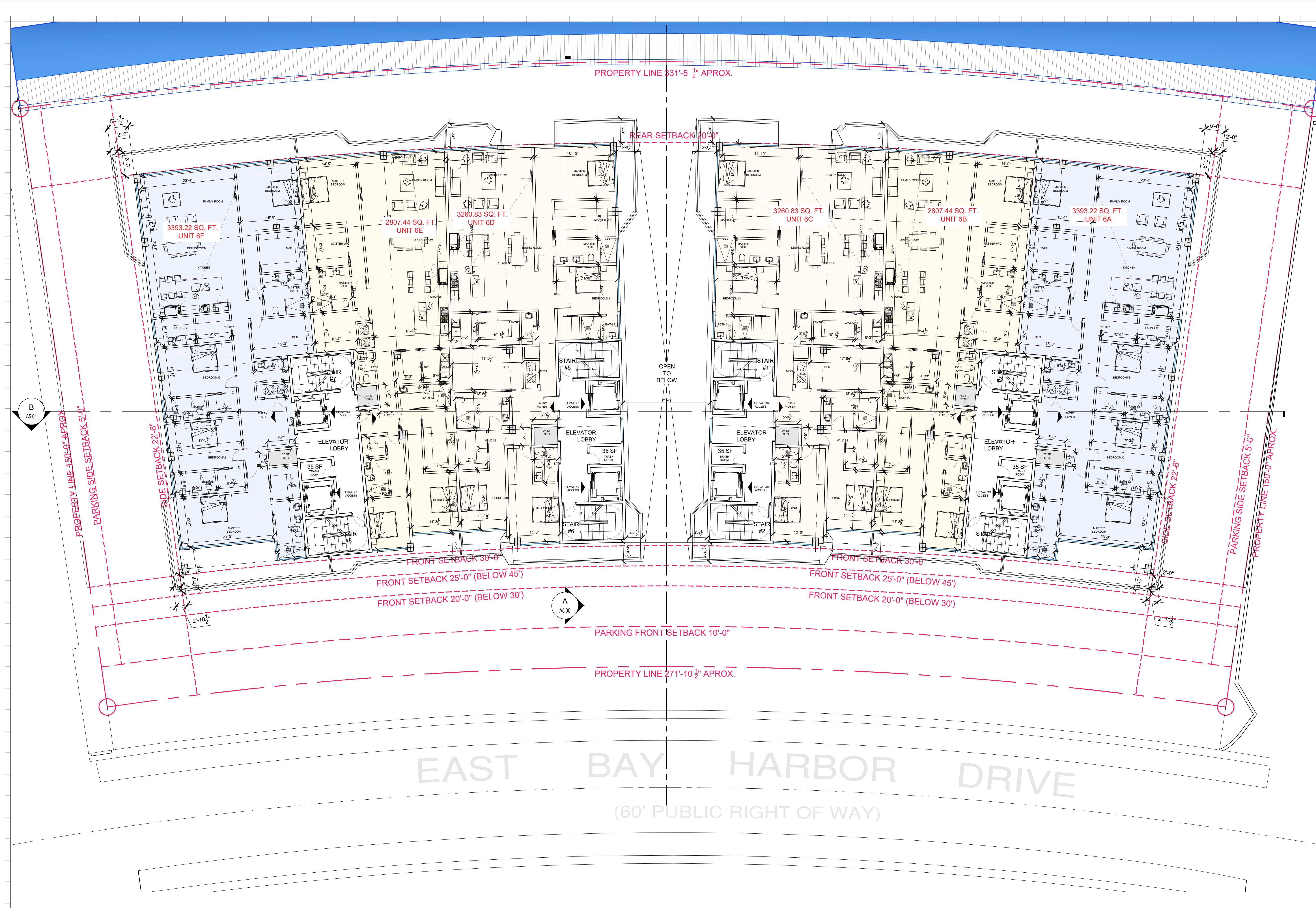


PLAN NORTH

LEVEL 5

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

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Scale			
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Email:

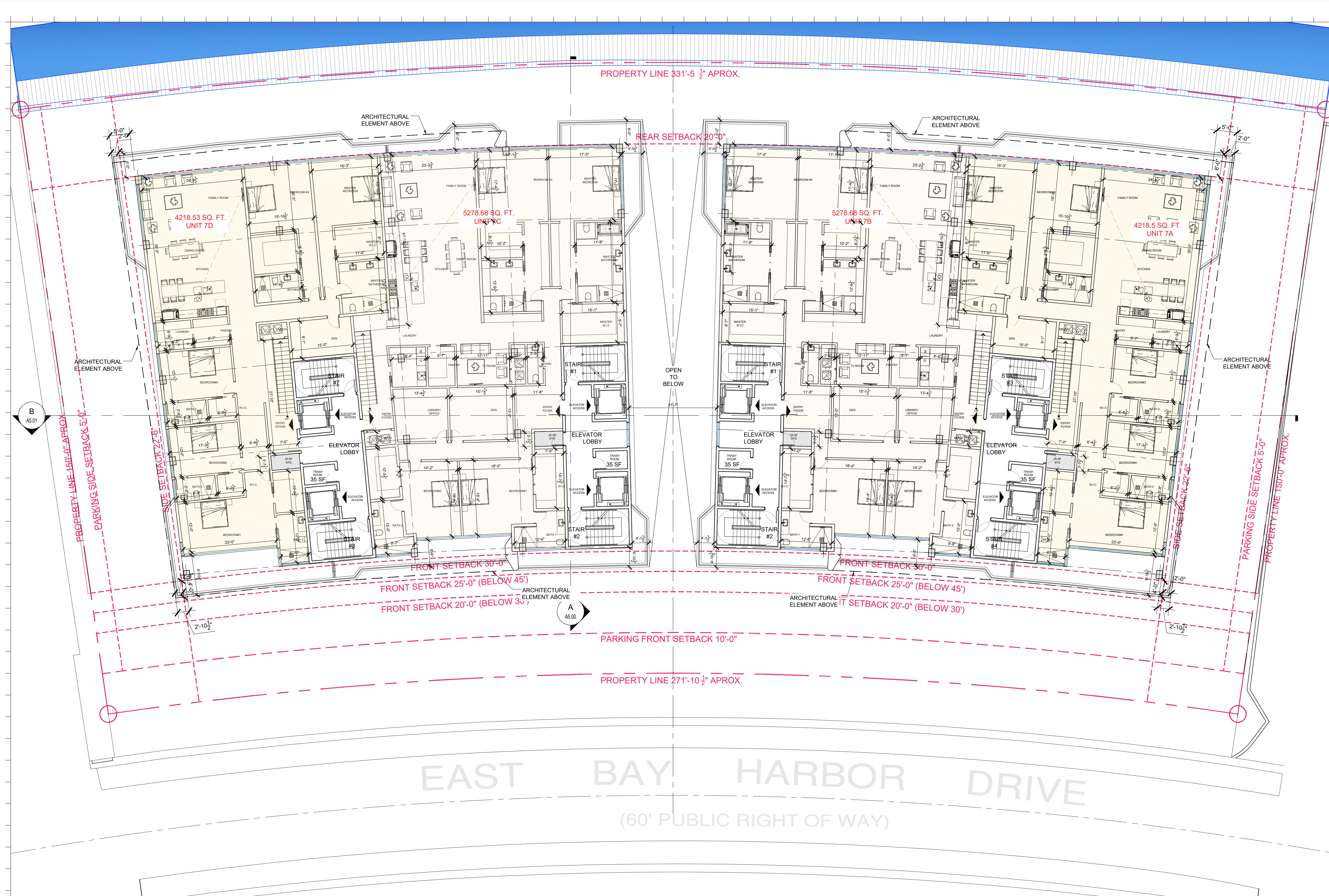
Architect: Kobi Karp Architecture and Interior Design, Inc.
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LEVEL 6		
Date	10-27-2022	Sheet No.
Scale		A3.06
Project	0000	

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
6	6A&6D	4	1,550 SF	3,393.22 SF	25 SF
	6B&6E	3	1,350 SF	2,807.44 SF	25 SF
	6C&6F	4	1,550 SF	3,260.83 SF	25 SF

PLAN NORTH
A
LEVEL 6
Scale: 3/32" = 1'-0"



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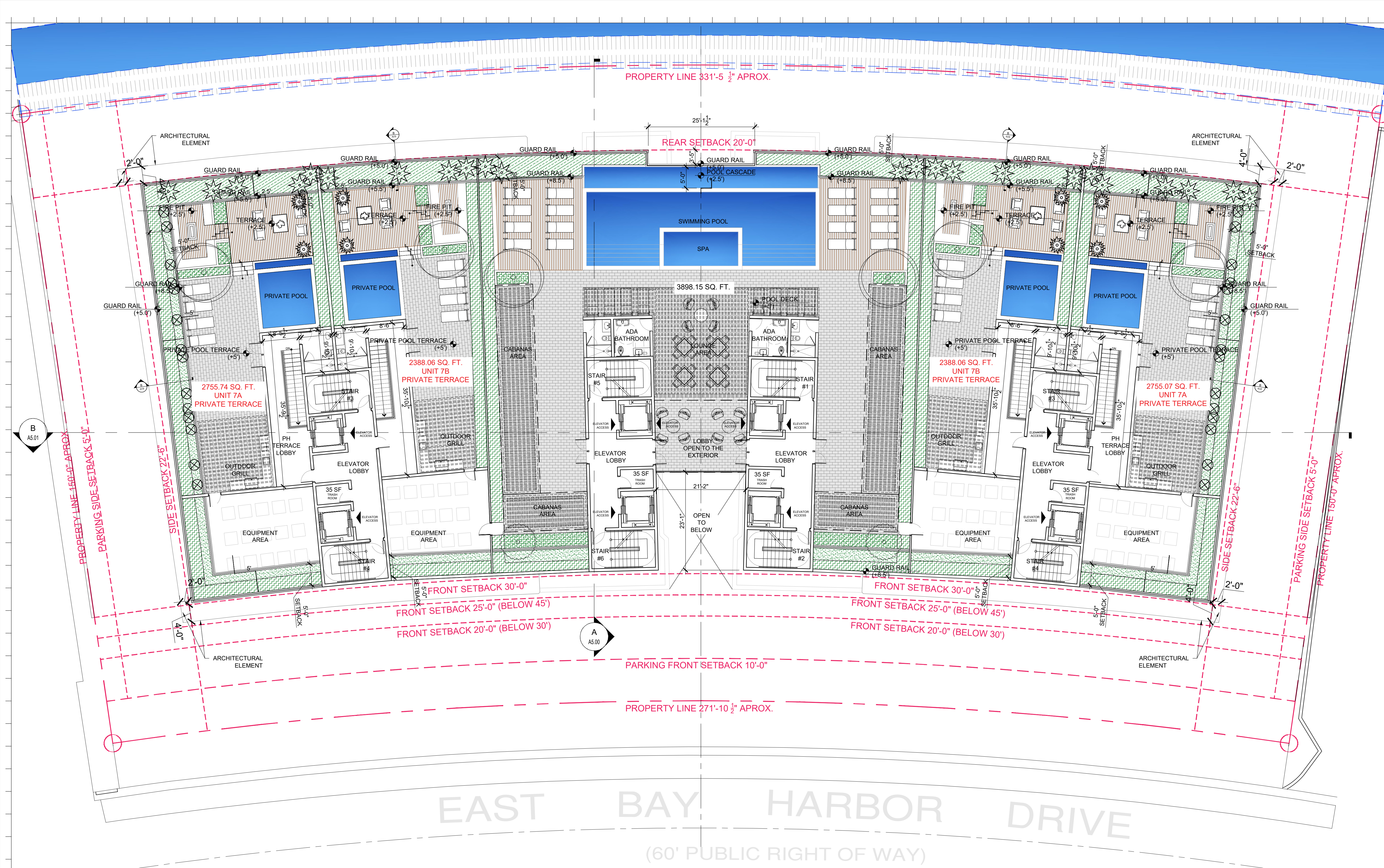
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Lic. # AR0012578

LEVEL 7 - PENTHOUSES

Date	10-27-2022	Sheet No.
Scale		A3.07
Project	0000	

PLAN NORTH
A
LEVEL 7 - PENTHOUSES
Scale: 3/32" = 1'-0"

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
7	7A&7C	5	1,750 SF	4,210.94 SF	25 SF
	7B&7D	5	1,750 SF	5,278.68 SF	25 SF



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Consultant: Photometrics.
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Email:

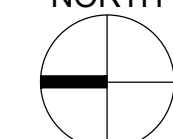
Architect: Kobi Karp Architecture and Interior Design, Inc.
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ROOF DECK

Date	10-27-2022	Sheet No.
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PLAN NORTH

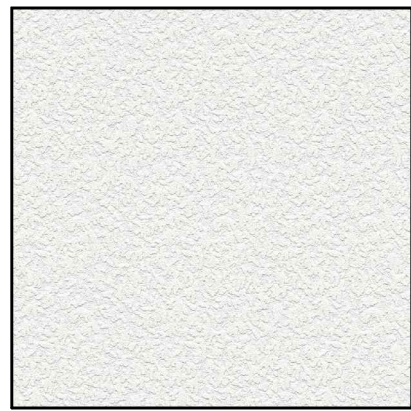
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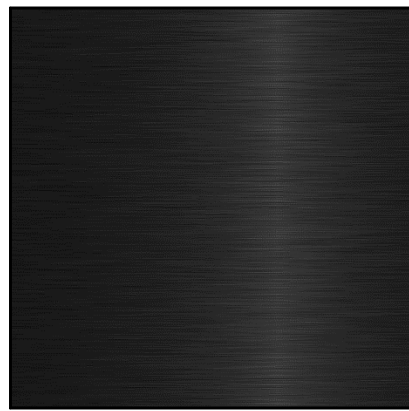
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A GREY STUCCO



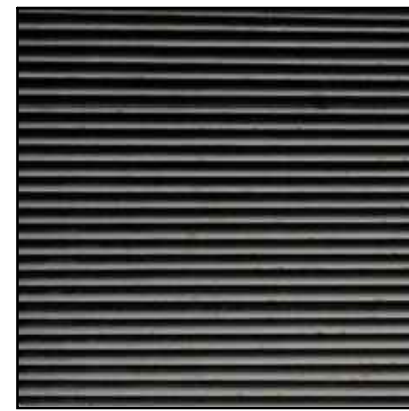
B WHITE STUCCO



C ALUM. FRAMING
DARK
METALLIC COLOR



D TRANSPARENT
GLAZING



E ALUM LOUVERS & PRIVATE
FENCES
DARK METALLIC COLOR

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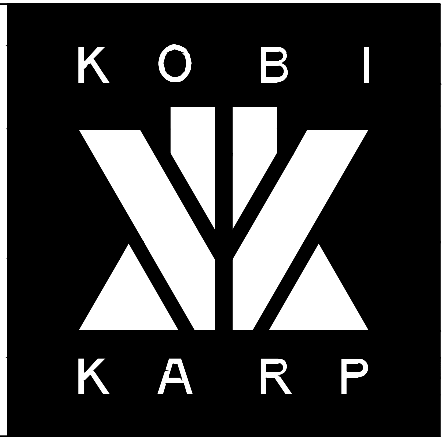
Consultant: Photometrics.
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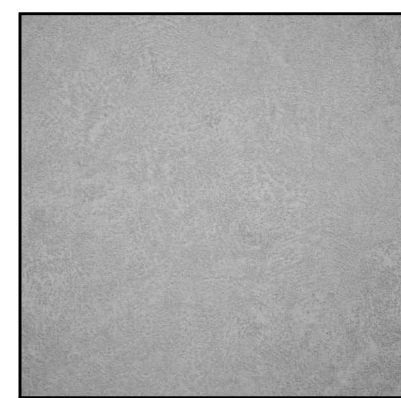


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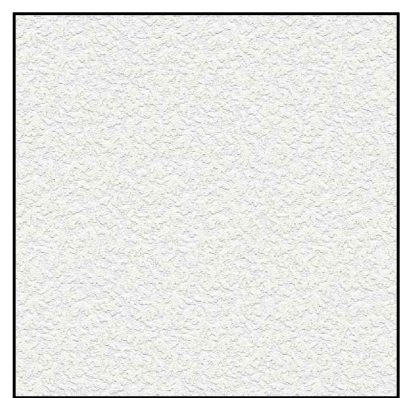


MATERIALS BOARD

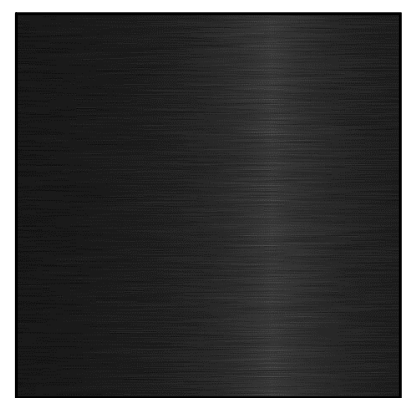
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

1 BUILDING COLOR ELEVATION-WEST
SCALE: 3/32" = 1'-0"

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BAY HARBOR ISLANDS, FL 33154

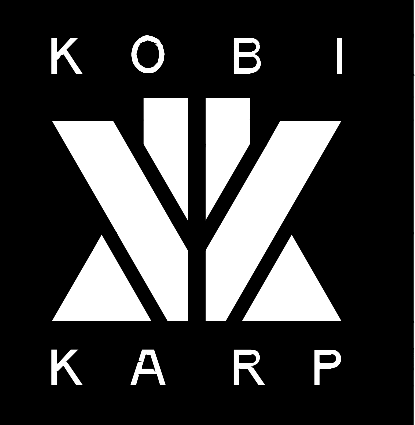
Owner: PPG Development LLC.
Name: PPG Development LLC.
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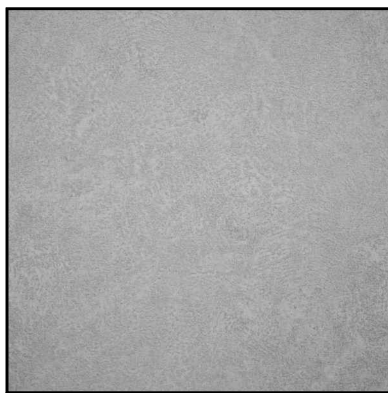
Consultant:
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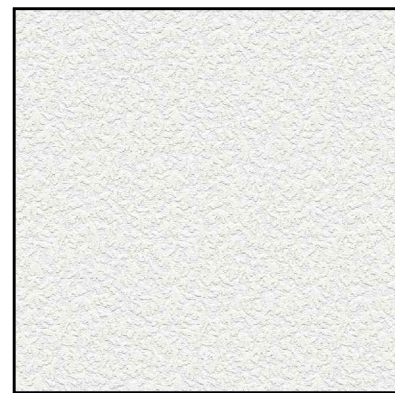


BUILDING COLOR ELEVATION - WEST

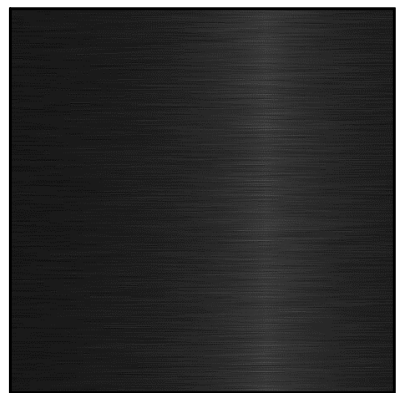
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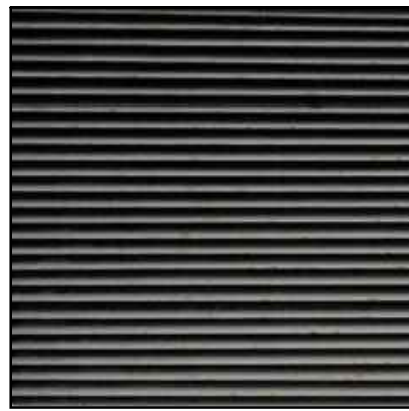
B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

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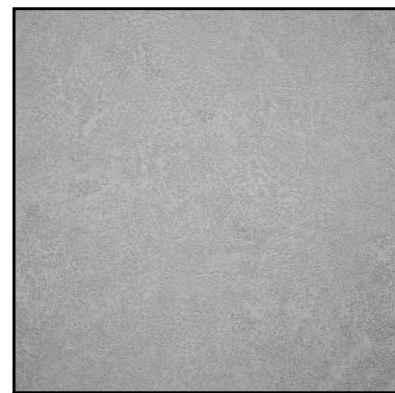
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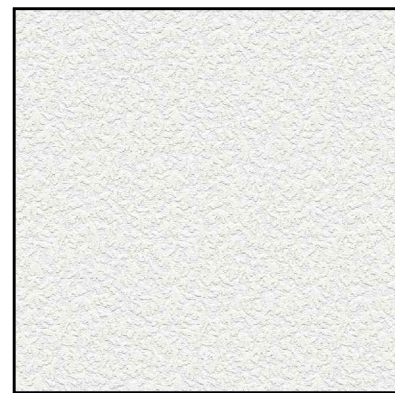


BUILDING COLOR ELEVATION - SOUTH

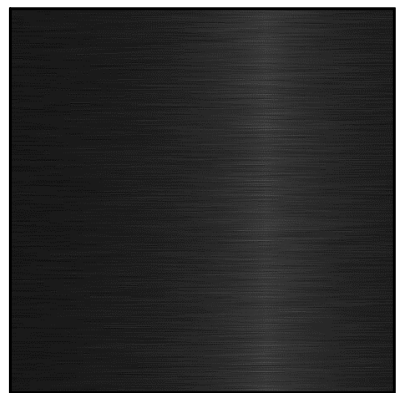
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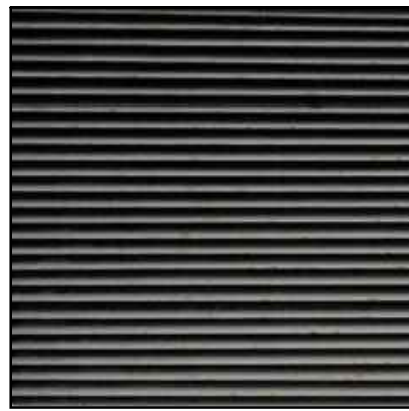
B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

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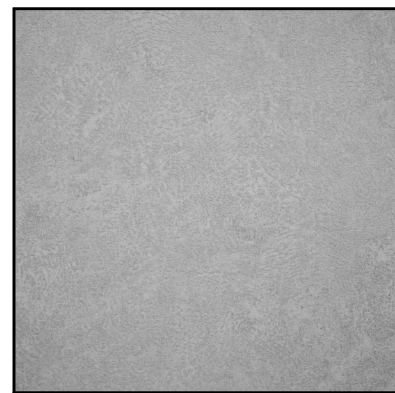
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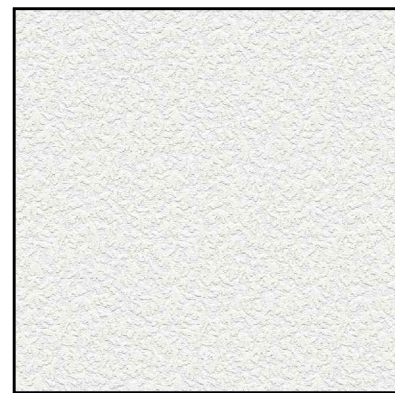


BUILDING COLOR ELEVATION - EAST

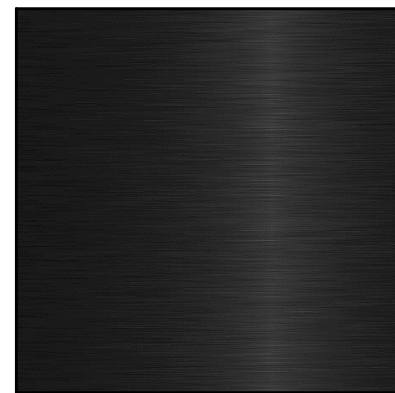
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

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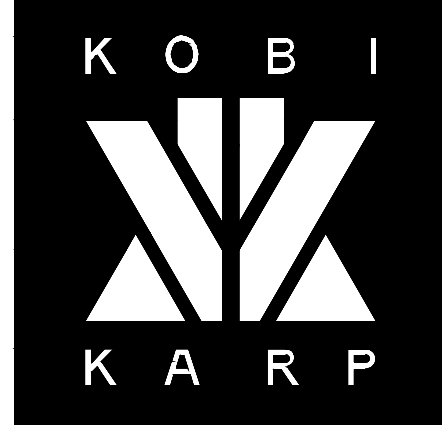
Owner: PPG Development LLC.
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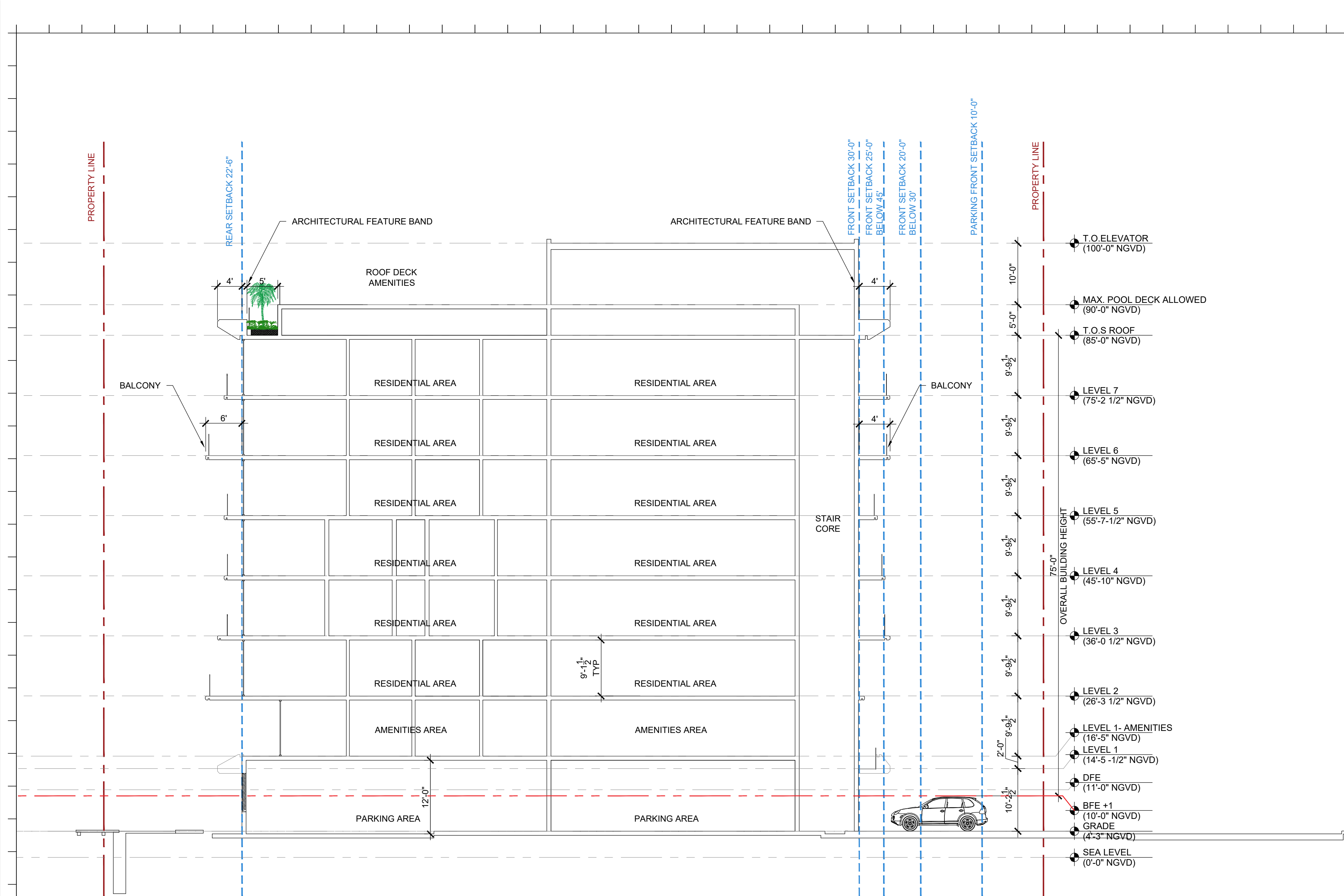
Consultant:
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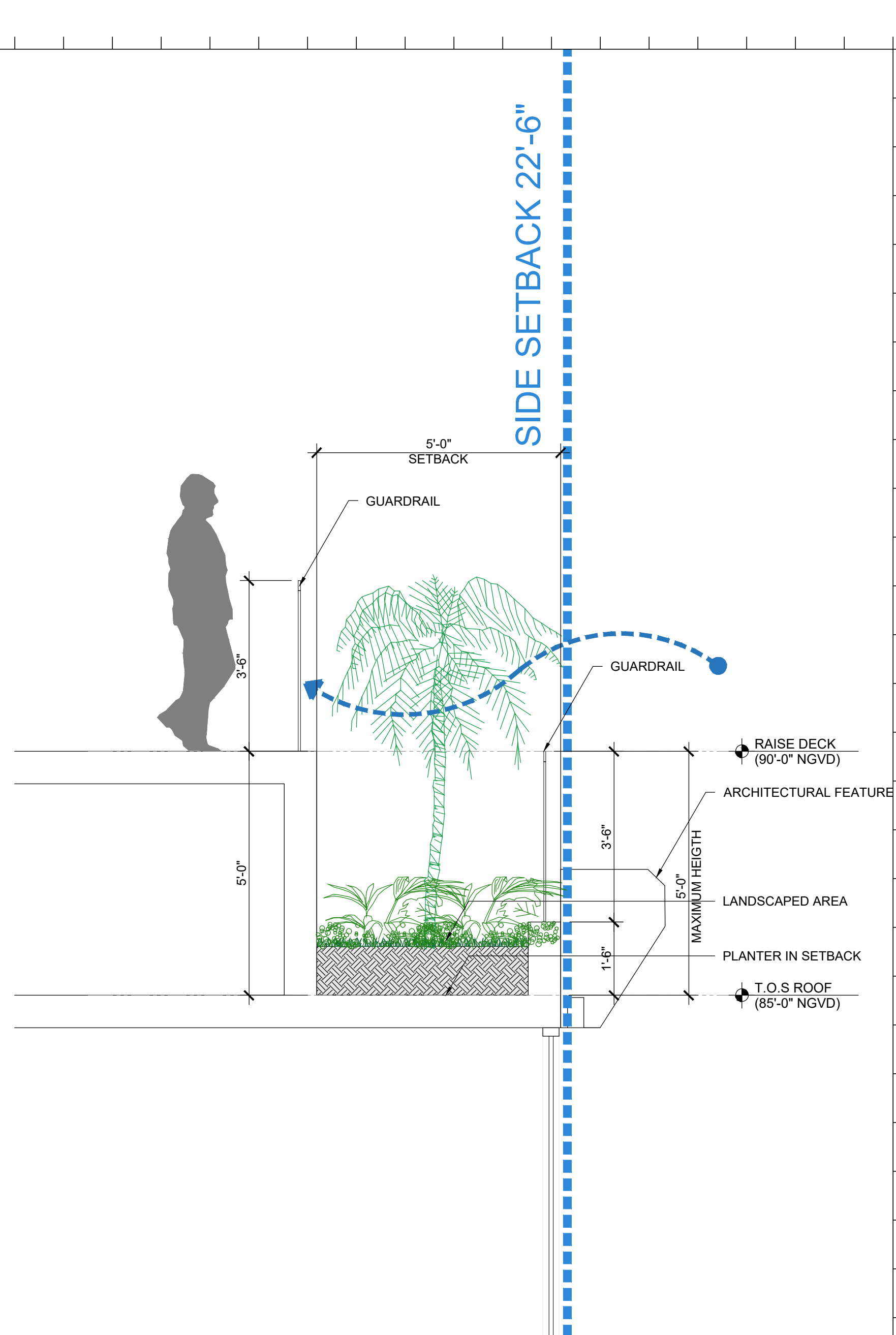


BUILDING COLOR ELEVATION - NORTH

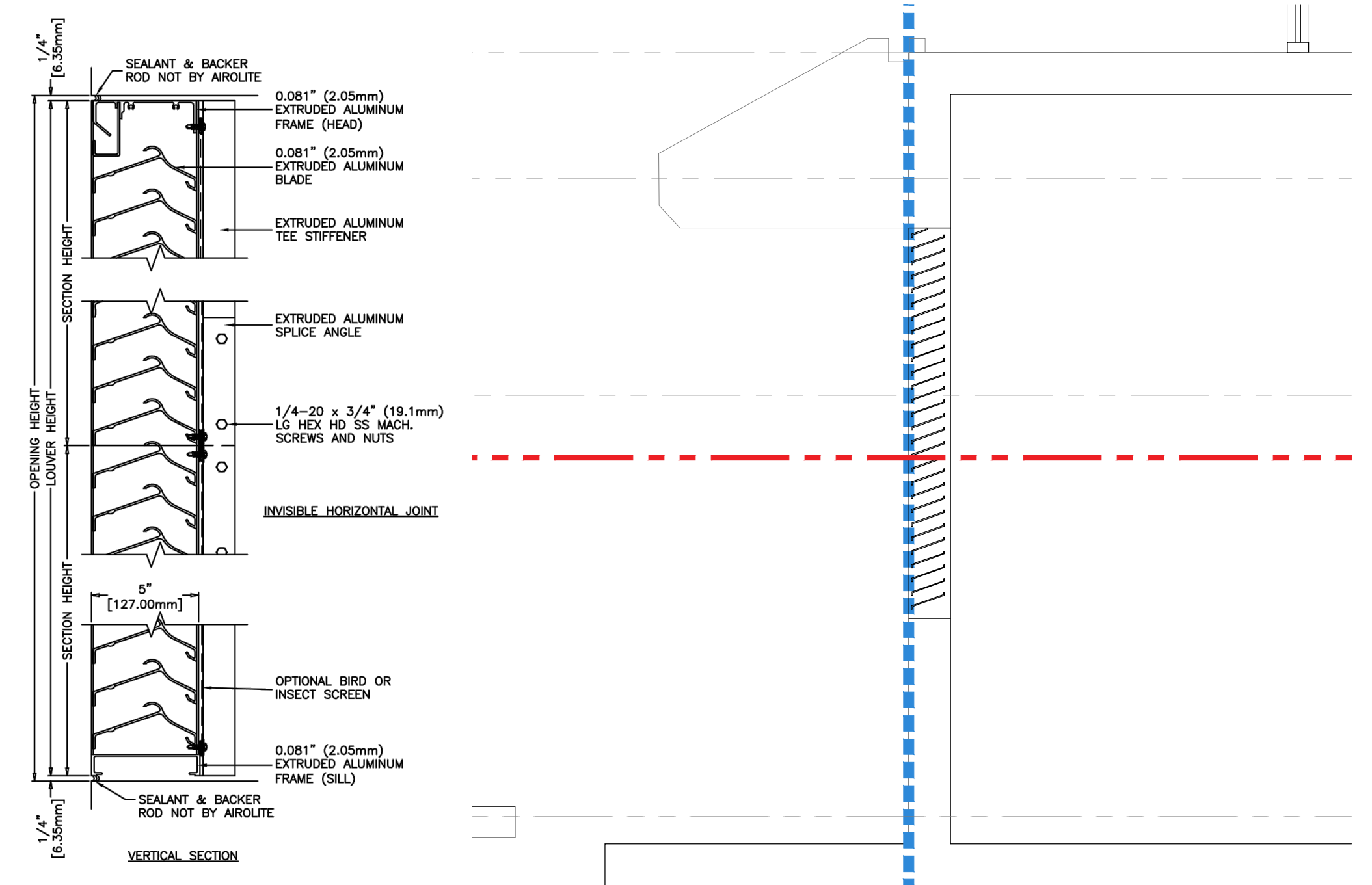
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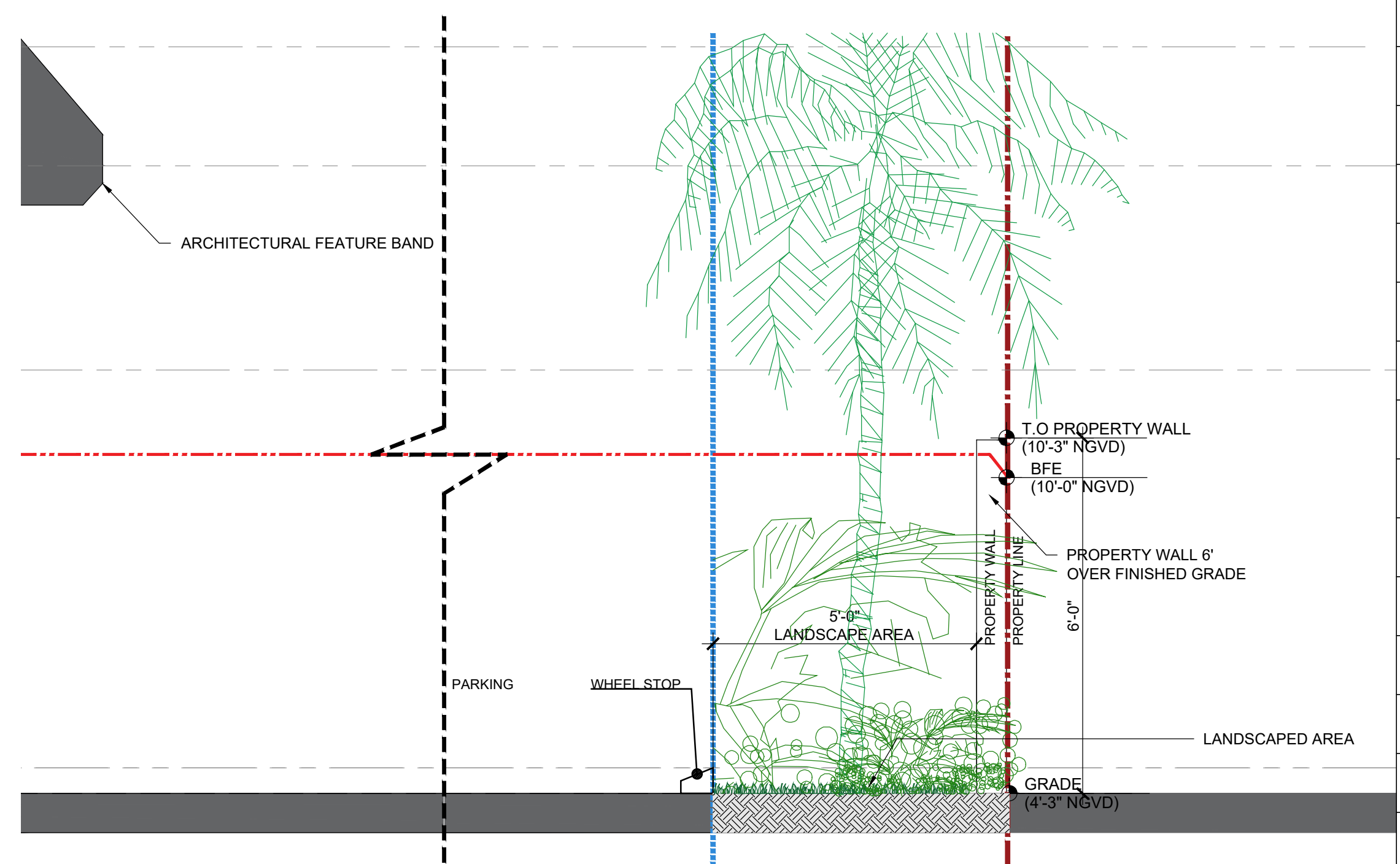
A BUILDING SECTION
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B POOL DECK DETAIL
SCALE: 1/2" = 1'-0"



C LOUVERS DETAIL @ BACKYARD
SCALE: 1/2" = 1'-0"



D SIDE YARD SECTION
SCALE: 1/2" = 1'-0"

Rev.	Date	Rev.	Date

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

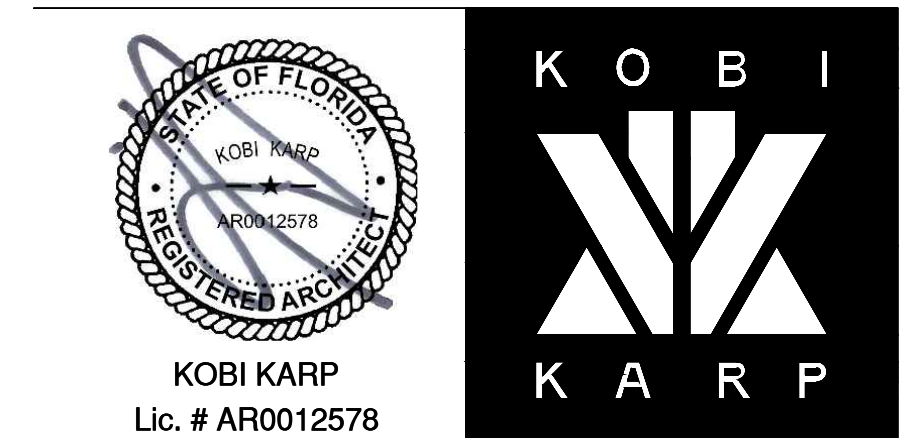
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email:

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

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

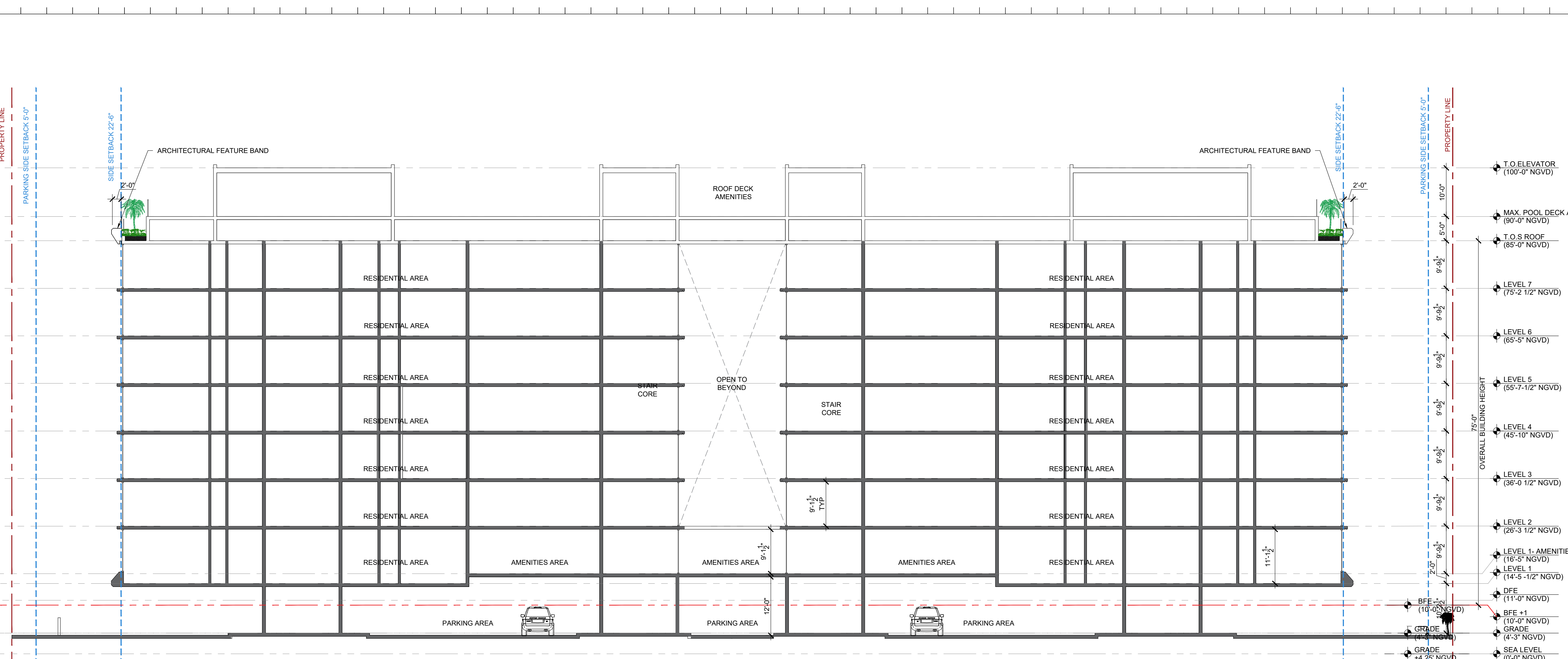
Consultant:
Name:
Address:
Address:
Tel:
Email:

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



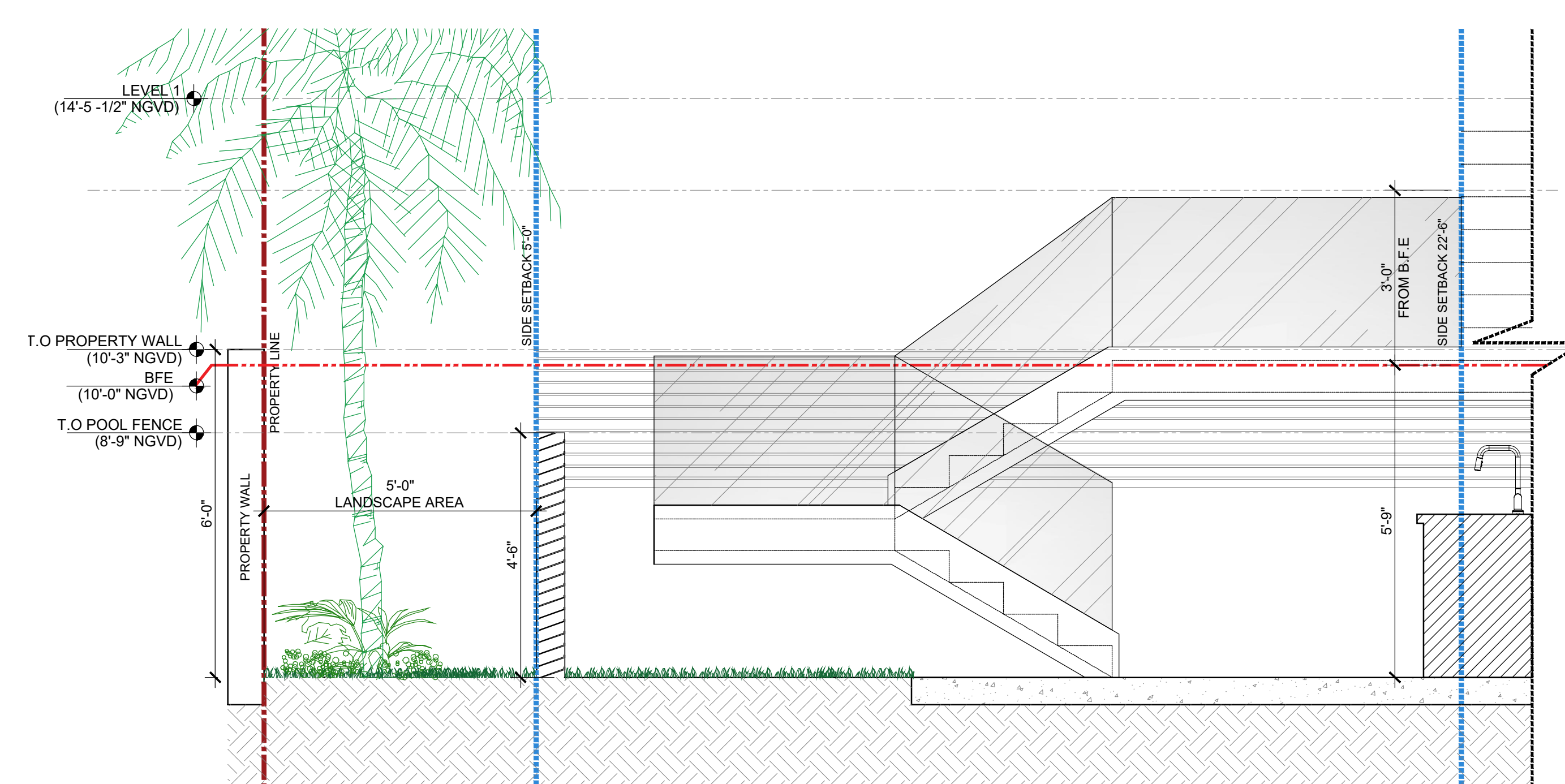
BUILDING SECTION "A"

Date	10-27-2022	Sheet No.
Scale		A5.00
Project	0000	



A BUILDING SECTION

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



B ENLARGE SEMIPRIVATE POOL DTL

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

Rev.	Date	Rev.	Date

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BAY HARBOR TOWERS
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BAY HARBOR ISLANDS, FL 33154

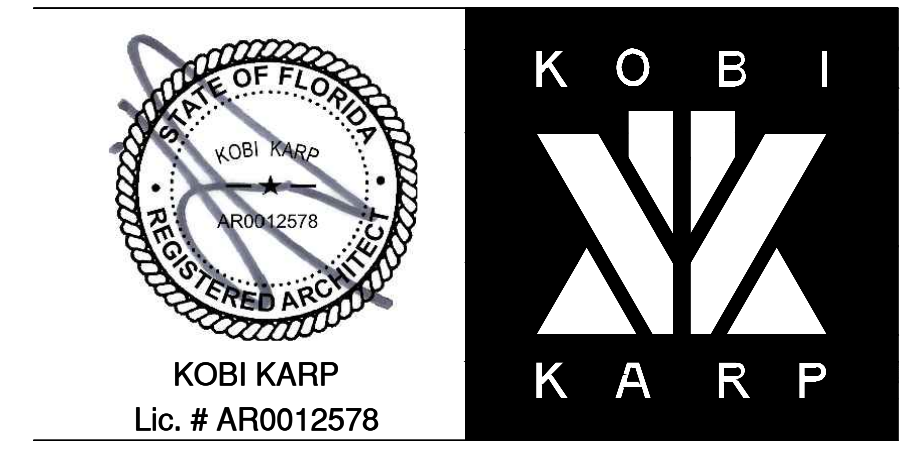
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BUILDING SECTION "B"

Date	10-27-2022	Sheet No.
Scale		A5.01
Project	0000	



Page 1
Section
Car data

Page 2
Height
dimensions

Page 3
Function
Width
dimensions
without door

Page 4
Width
dimensions
without door

Page 5
Width
dimensions
without door

Page 6
Width
dimensions
with door
Approach

Page 7
Load plan

Page 8
Installation

Page 9
Electrical
installation

Page 10
Technical
data

Page 11
To be performed by the customer

Page 12
Description



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www.multiparking.com

PRODUCT DATA

singlevario 2061

2000 kg ¹ / 2600 kg ²

Loadable up to 2600 kg [5730 lbs] A system for all height! Subsequently adjustable!

Dimensions

All space requirements are minimum finished dimensions.

Tolerances for space requirements $\pm \frac{3}{4}$ [“] ³

EB (single platform) = 2 vehicles

Dimensions: cm [ft] (1 cm = 0,393 in)

Weights: kg [lbs] (1 kg = 2.2 lbs)

Forces: kN [lbf] (1 kN = 224.8 lbf)

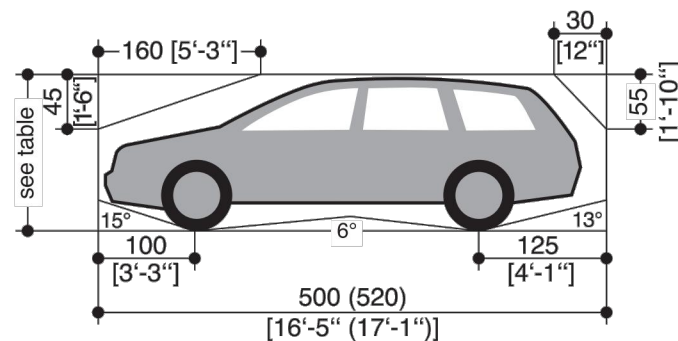
Temperature: °C [°F] (0° C = 32° F)

Suitable for

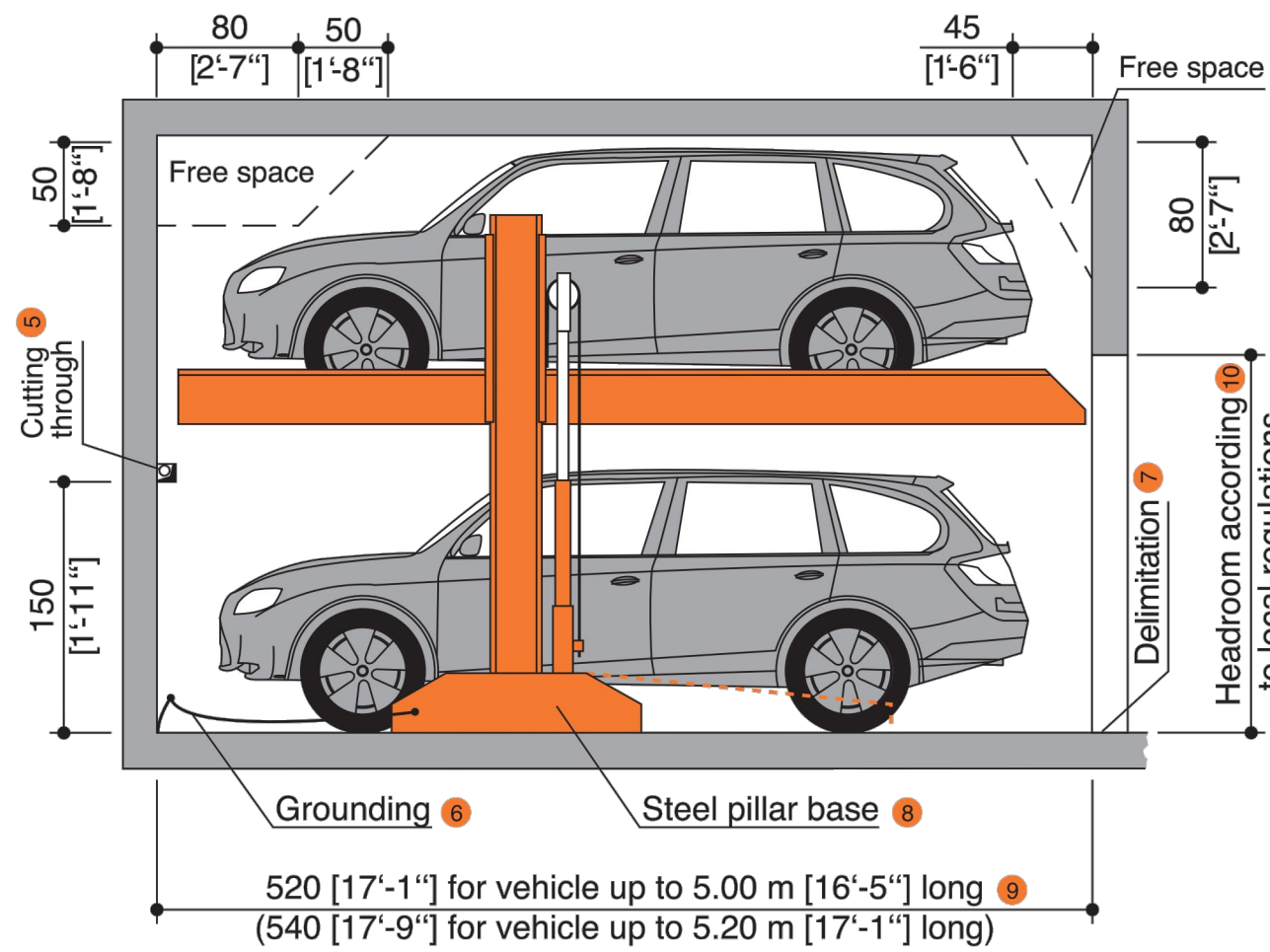
Standard passenger cars:
Limousine, Station Wagon, SUV, Van
according to clearance and maximum surface load.

	Standard	Special ²
Width	190 cm [6'-3"] ⁴	190 cm [6'-3"] ⁴
Weight	max. 2000 kg [max. 4400 lbs]	max. 2600 kg [max. 5730 lbs]
Wheel load	max. 500 kg [max. 1100 lbs]	max. 650 kg [max. 1430 lbs]

Clearance profile



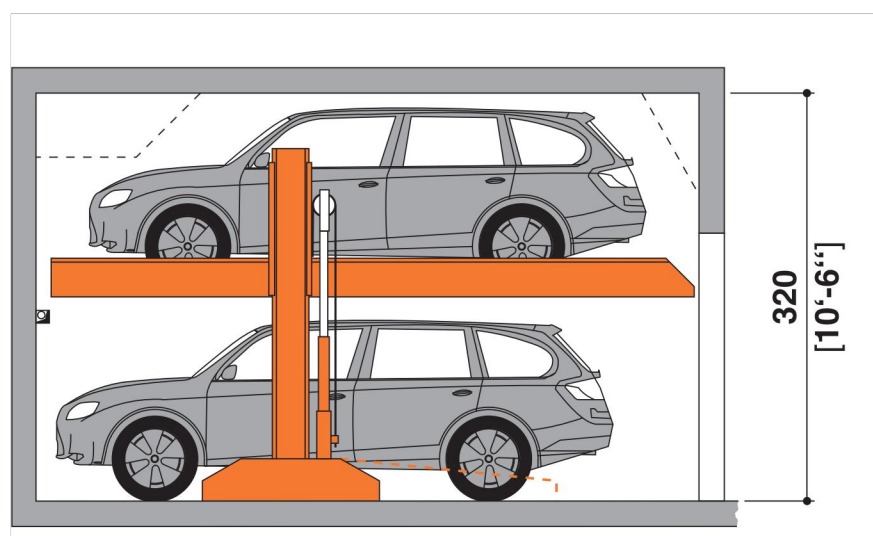
Garage without door (basement garage)



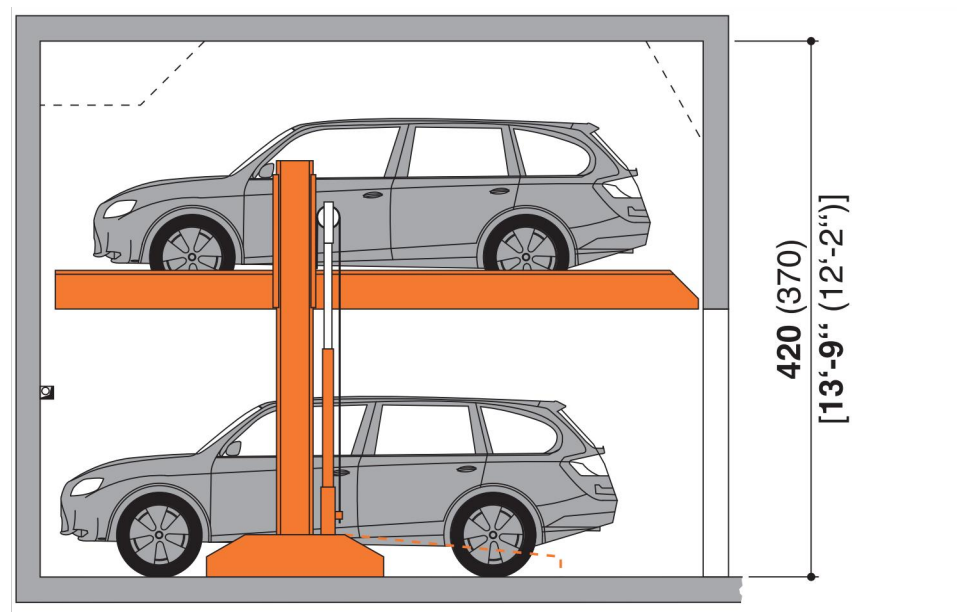
Before lowering the platform, the vehicle parked on the lower parking space must be driven off!

Height dimensions

See page 2 for all height dimensions.



Smallest type



Biggest type

- Standard type
- Special system: maximum load for extra charge.
- To follow the minimum finished dimensions, make sure to consider the tolerances according to VOB, part C (DIN 18330 and 18331) and the DIN 18202.
- Car width for platform width 230 cm [7'-7"]. If wider platforms are used it is also possible to park wider cars.
- For dividing walls: cutting through 10 x 10 cm [4" x 4"].
- Potential equalization from foundation grounding connection to system (provided by the customer).

- In compliance with DIN EN 14010, 10 cm [4"] wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see „Load Plan“ Page 7)
- Variable steel pillar bases in two sizes (see „Load Plan“ Page 7).
- For convenient use of your parking space and due to the fact that the cars keep becoming longer we recommend a length of 540 cm [17'-9"].
- Must be at least as high as the greatest car height + 5 cm [+ 2"].

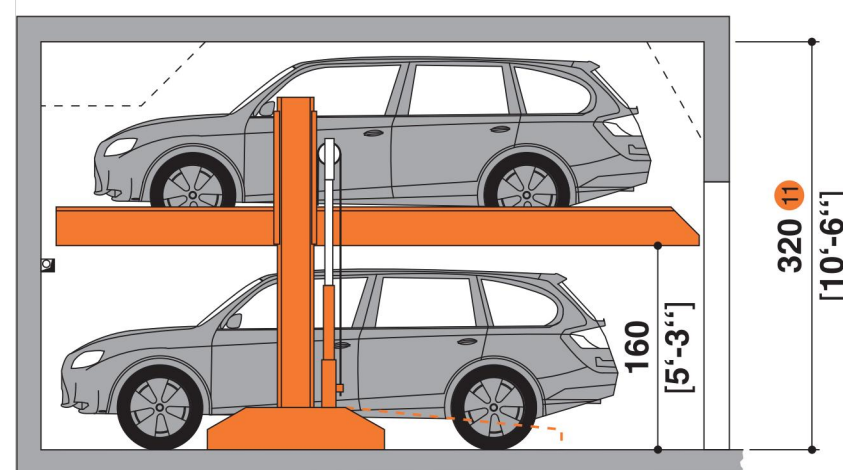
SingleVario 2061 | Code number 584.69.890-010 | Version 09.2018

SingleVario 2061 | Code number 584.69.890-010 | Version 09.2018

Page 2 of 12

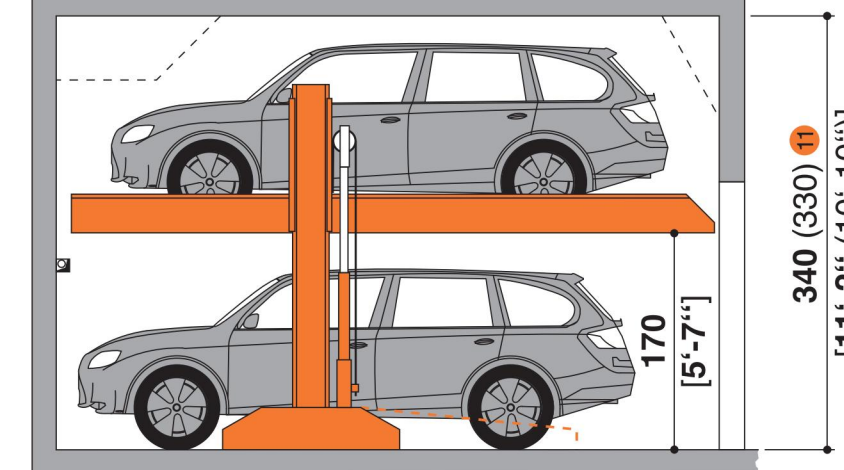
Height dimensions for garage without door (basement garage)

2061-160 [5'-3"]



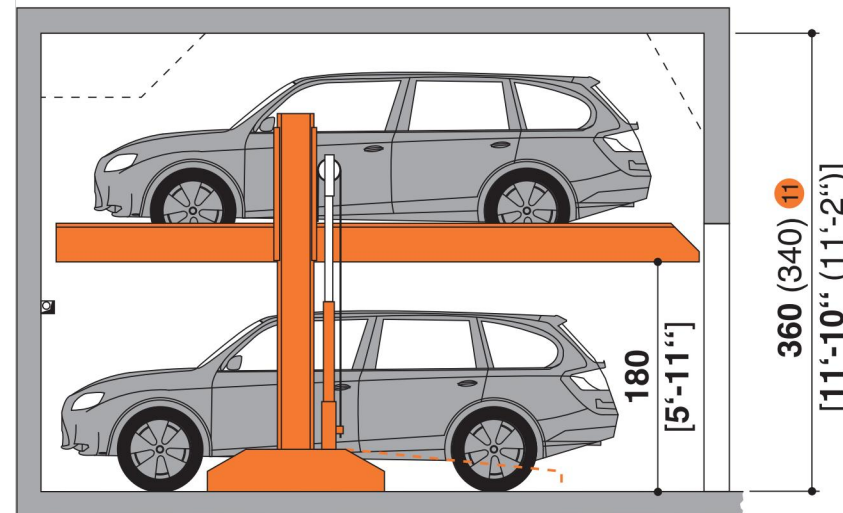
Height	Car height upper level	Car height lower level
320 [10'-6"]	150 [4'-11"]	150 [4'-11"]

2061-170 [5'-7"]



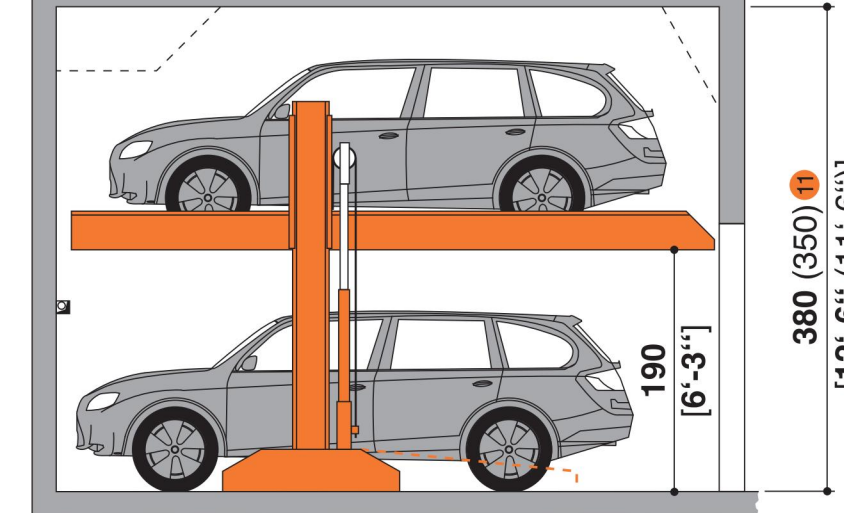
Height	Car height upper level	Car height lower level
340 [11'-2"] (330) [10'-10"]	160 [5'-3"] 150 [4'-11"]	160 [5'-3"] 160 [5'-3"]

2061-180 [5'-11"]



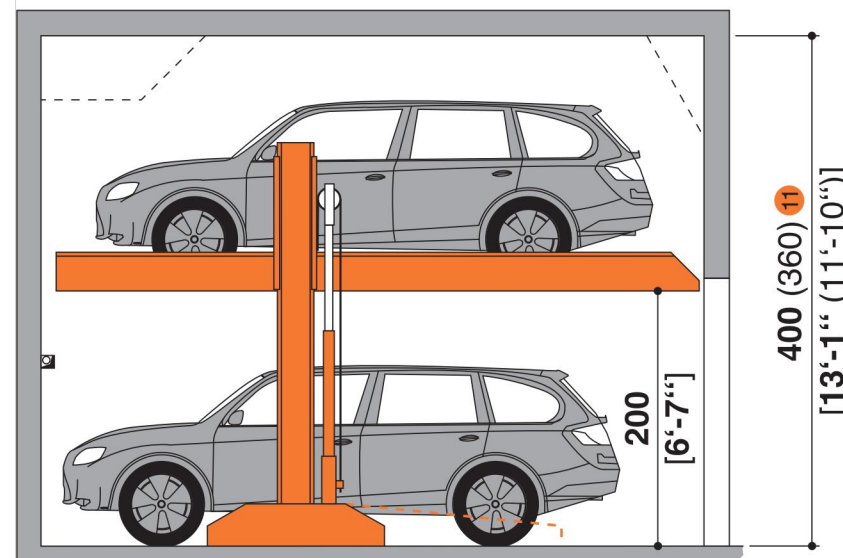
Height	Car height upper level	Car height lower level
360 [11'-10"] (340) [11'-2"]	170 [5'-7"] 150 [4'-11"]	170 [5'-7"] 170 [5'-7"]

2061-190 [6'-3"]



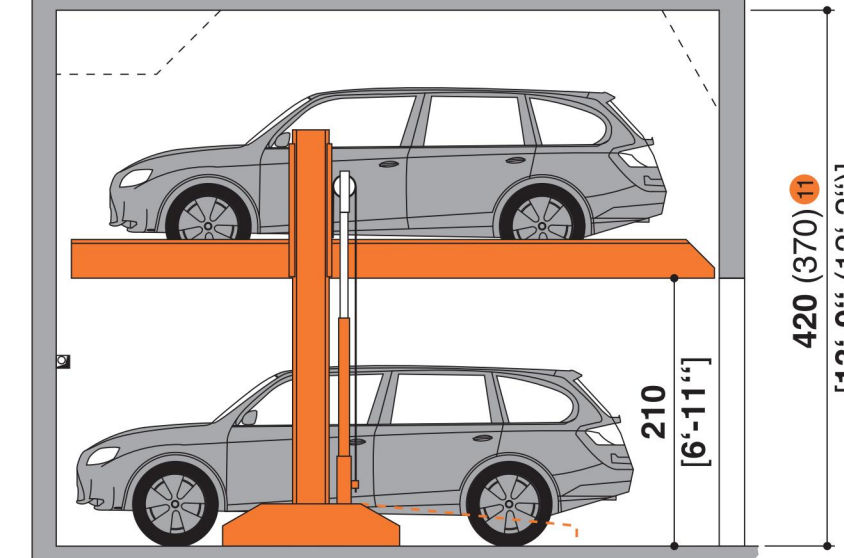
Height	Car height upper level	Car height lower level
380 [12'-6"] (350) [11'-6"]	180 [5'-11"] 150 [4'-11"]	180 [5'-11"] 180 [5'-11"]

2061-200 [6'-7"]



Height	Car height upper level	Car height lower level
400 [13'-1"] (360) [11'-10"]	190 [6'-3"] 150 [4'-11"]	190 [6'-3"] 190 [6'-3"]

2061-210 [6'-11"]



Height	Car height upper level	Car height lower level
420 [13'-9"] (370) [12'-2"]	200 [6'-7"] 150 [4'-11"]	200 [6'-7"] 200 [6'-7"]

¹¹ If a higher ceiling height is available higher cars can be parked.

Rev.	Date	Rev.	Date

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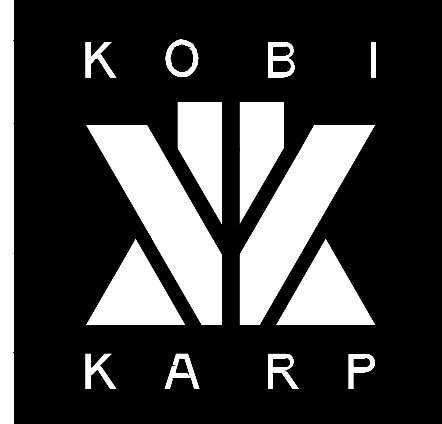
Consultant: Photometrics.
Name: Photometrics.
Address: Photometrics
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Email: Photometrics

Consultant: Name:
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KOBİ KARP
Lic. # AR0012578



MECHANICAL LIFT SPECS

Date	10-27-2022	Sheet No.
Scale		A6.00
Project	0000	

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

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

II. PRECONSTRUCTION RESPONSIBILITIES

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

III. INSPECTION AND TESTING

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

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

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

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

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

VI. PROJECT CLOSE OUT:

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

VII. STORM DRAINAGE

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

VII. PAVING

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

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

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

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Email

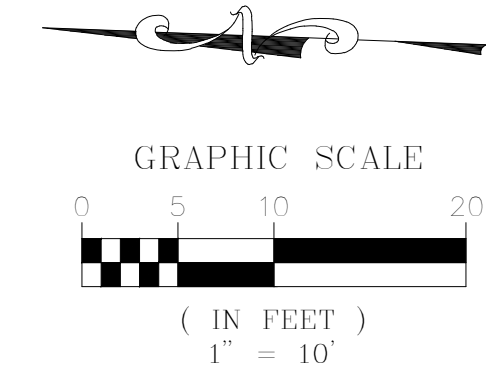
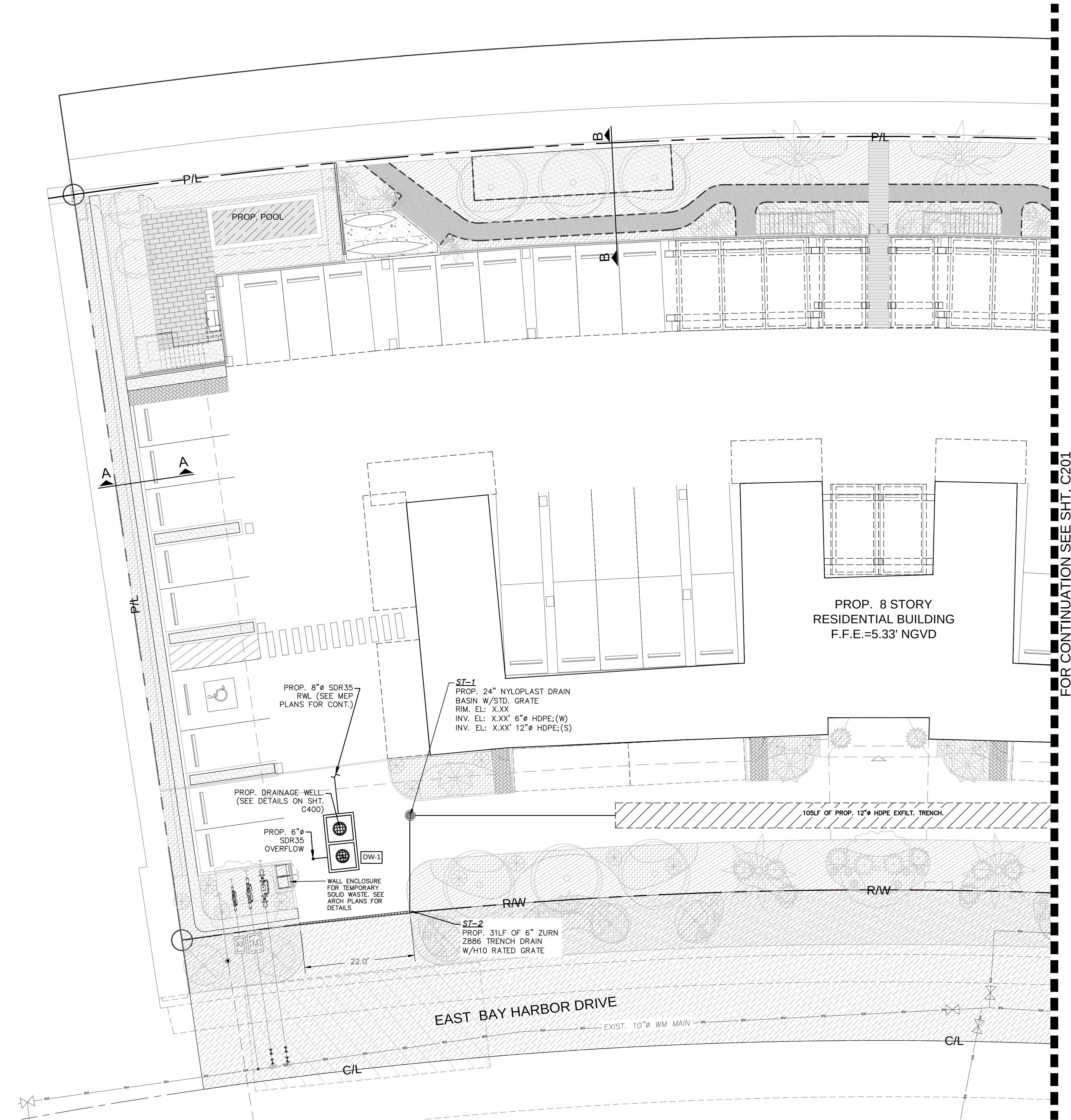
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



GENERAL NOTES AND SPECIFICATIONS

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





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

Rev.	Date	Rev.	Date
CITY COMMENTS	8/15/22		

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

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

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

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

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

Architect: Kobi Karp Architecture and Interior Design, Inc.
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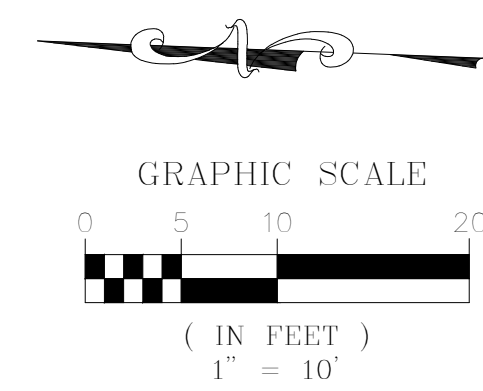
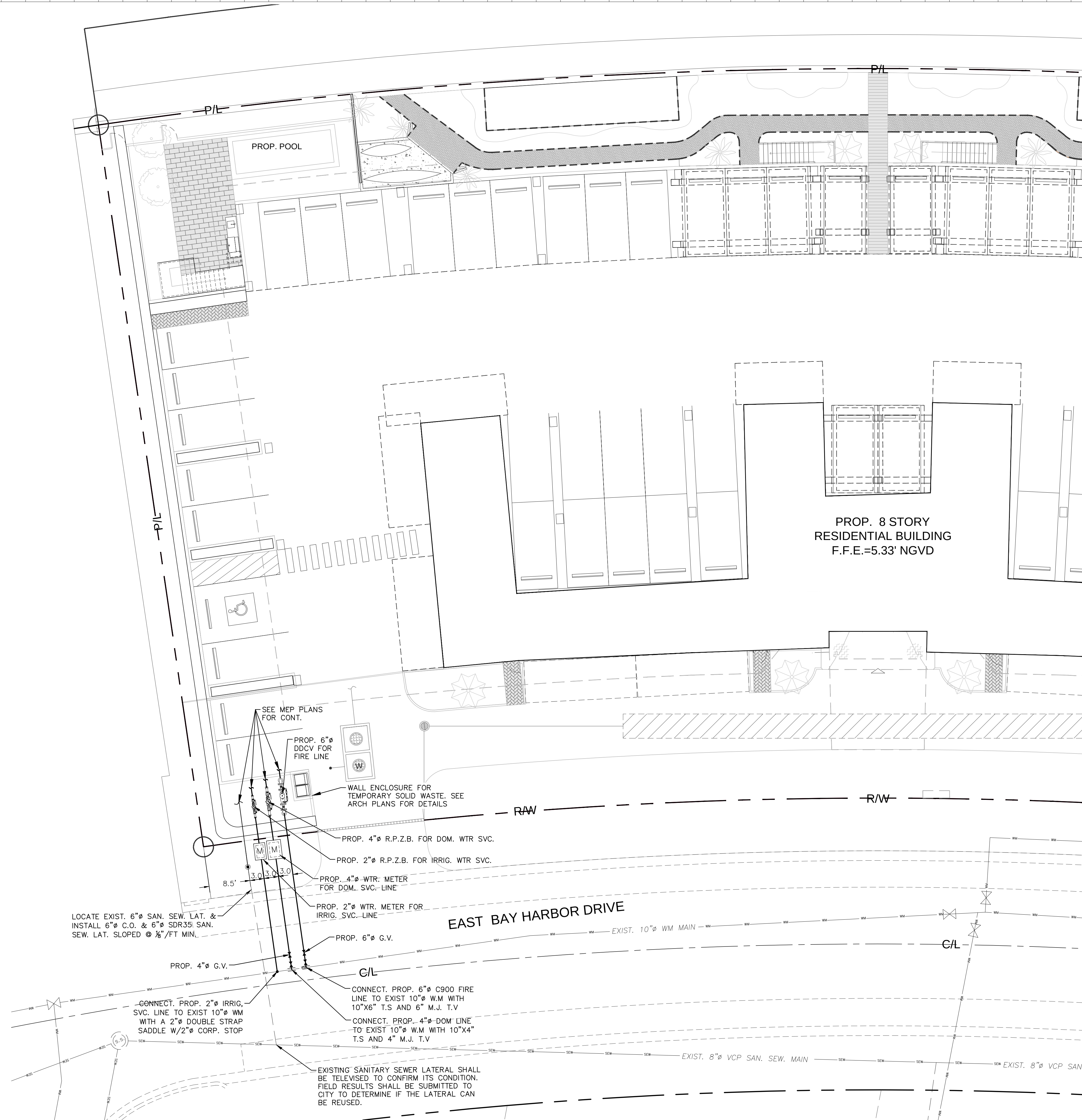


PAVING, GRADING AND DRAINAGE PLAN

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

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Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
10100 BISCAYNE BLVD, UNIT 200, MIAMI FL, 33148
Phone: (786) 254-5252 (Cell: 786-516-0906) Email: wmg@oceanengineering.com



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

Rev.	Date	Rev.	Date

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Address:
Tel.:
Email:

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Email:

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Fax: +1(305) 573 3766



WATER AND SEWER PLAN

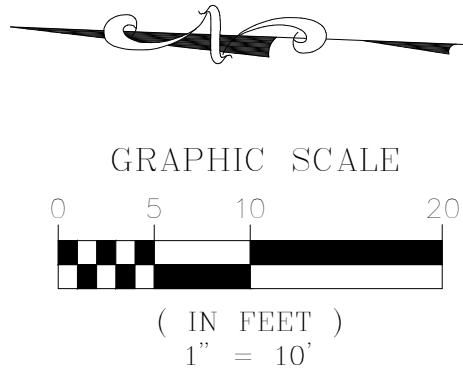
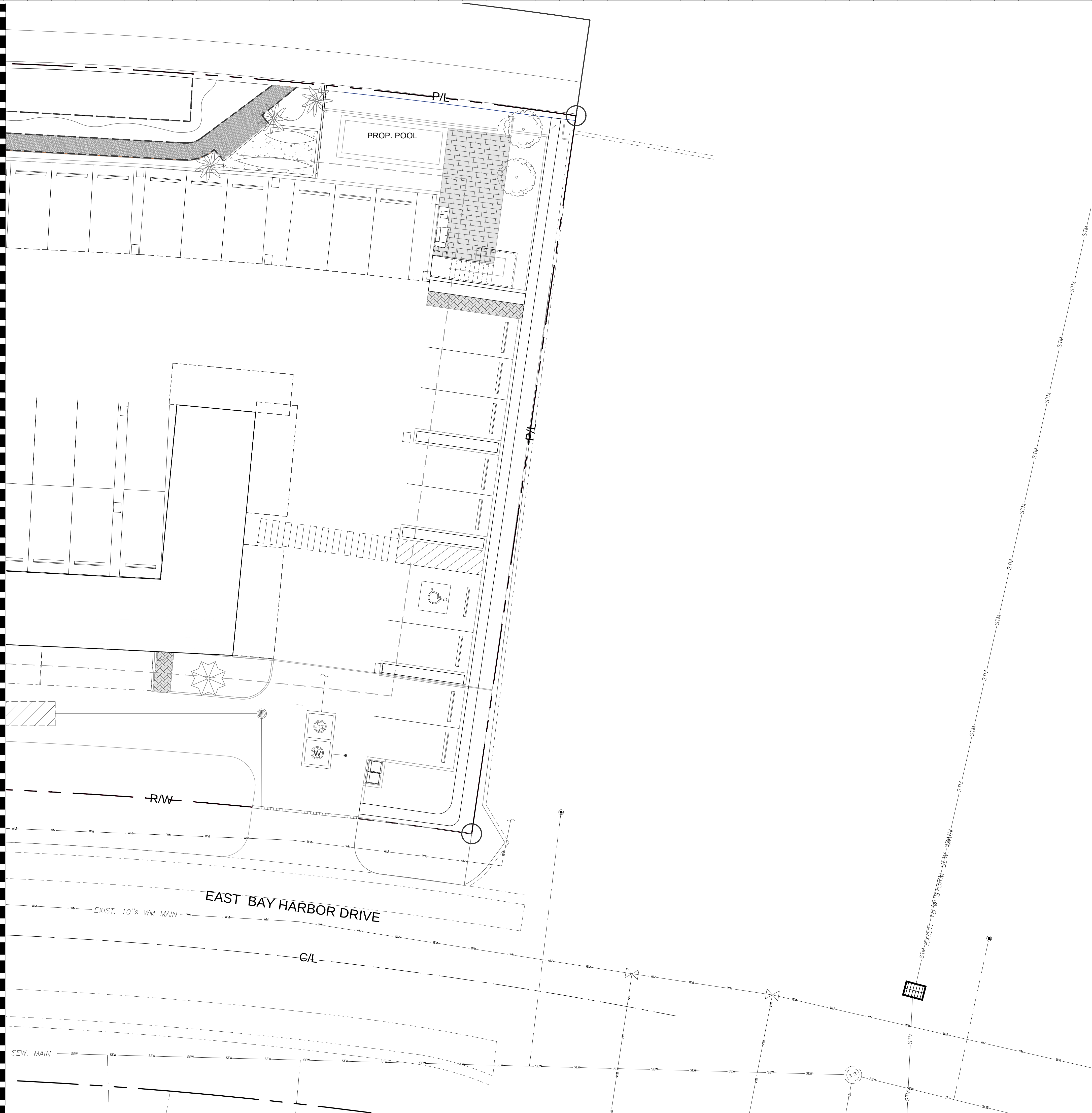
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Scale		C300
Project	0000	

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Email: info@oceanengineering.com

FOR CONTINUATION SEE SHT. C301

FOR CONTINUATION SEE SHT. C300



- LEGEND:**
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 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)

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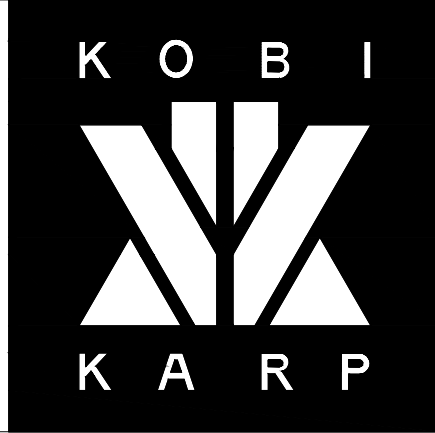
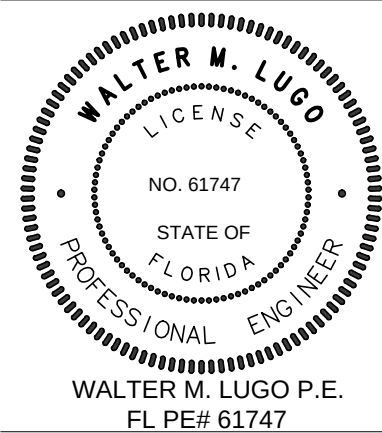
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Name: Photometrics.
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Tel: Photometrics.
Email: Photometrics.

Consultant:
Name:
Address:
Tel:
Email:

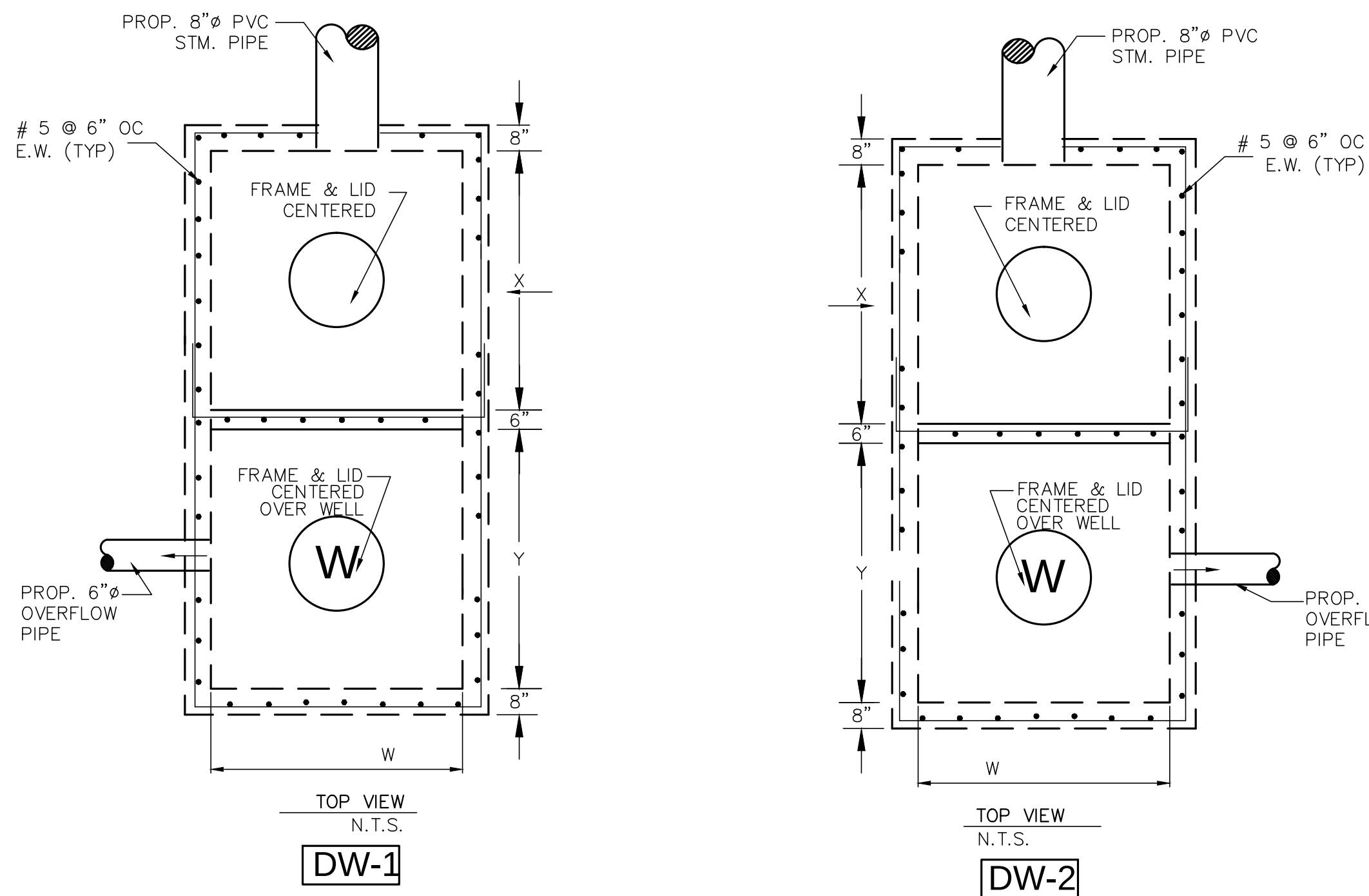
Architect: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



WATER AND SEWER PLAN

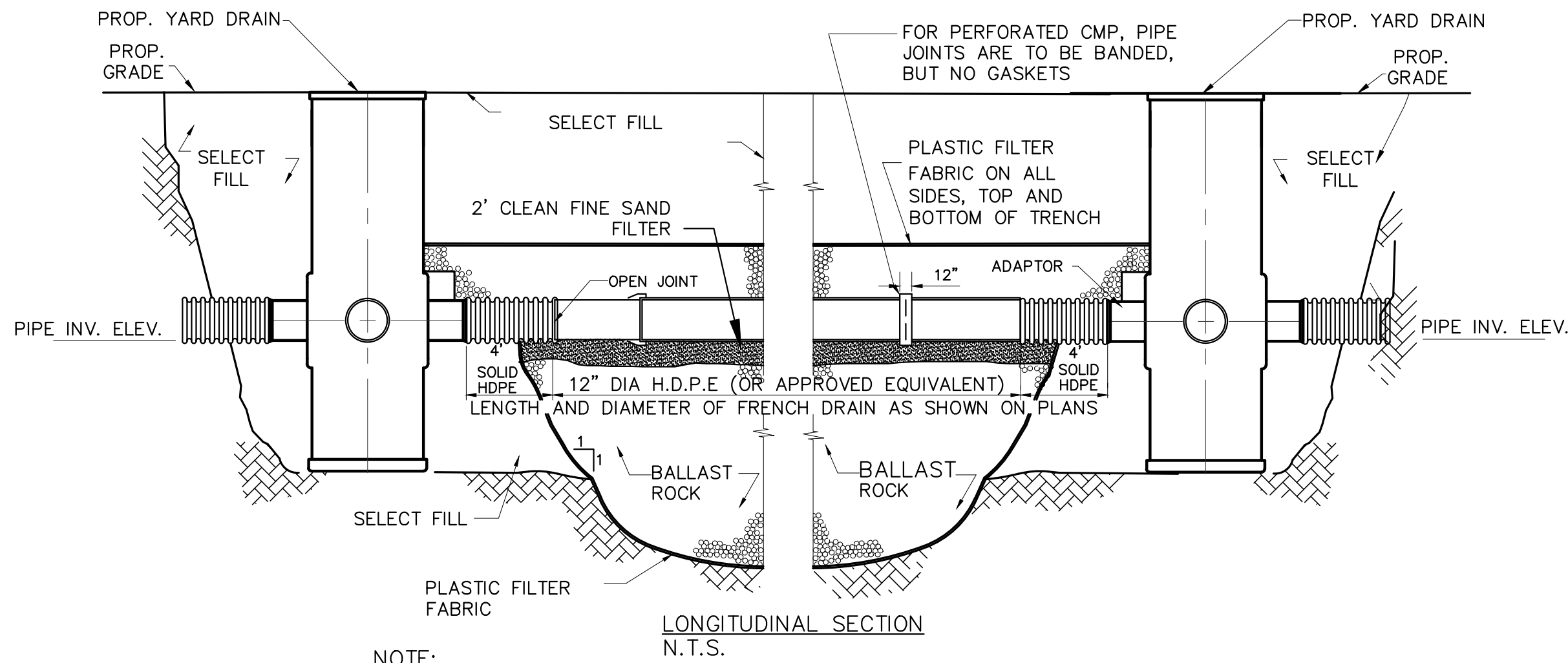
Date	09-29-2022	Sheet No.
Scale	0000	C301
Project	0000	





NOTES FOR DRAINAGE WELL :

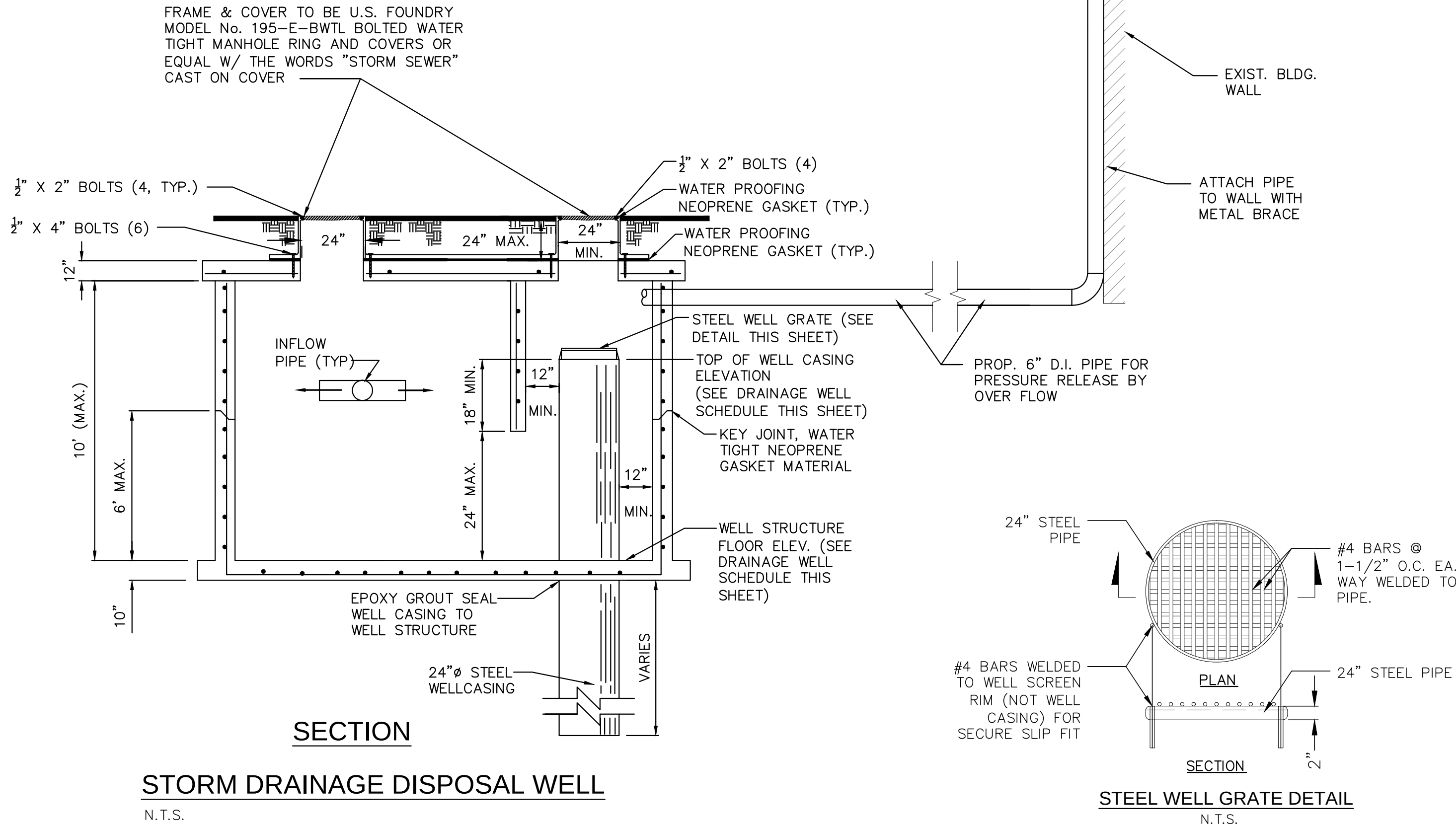
- INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED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



NOTE:

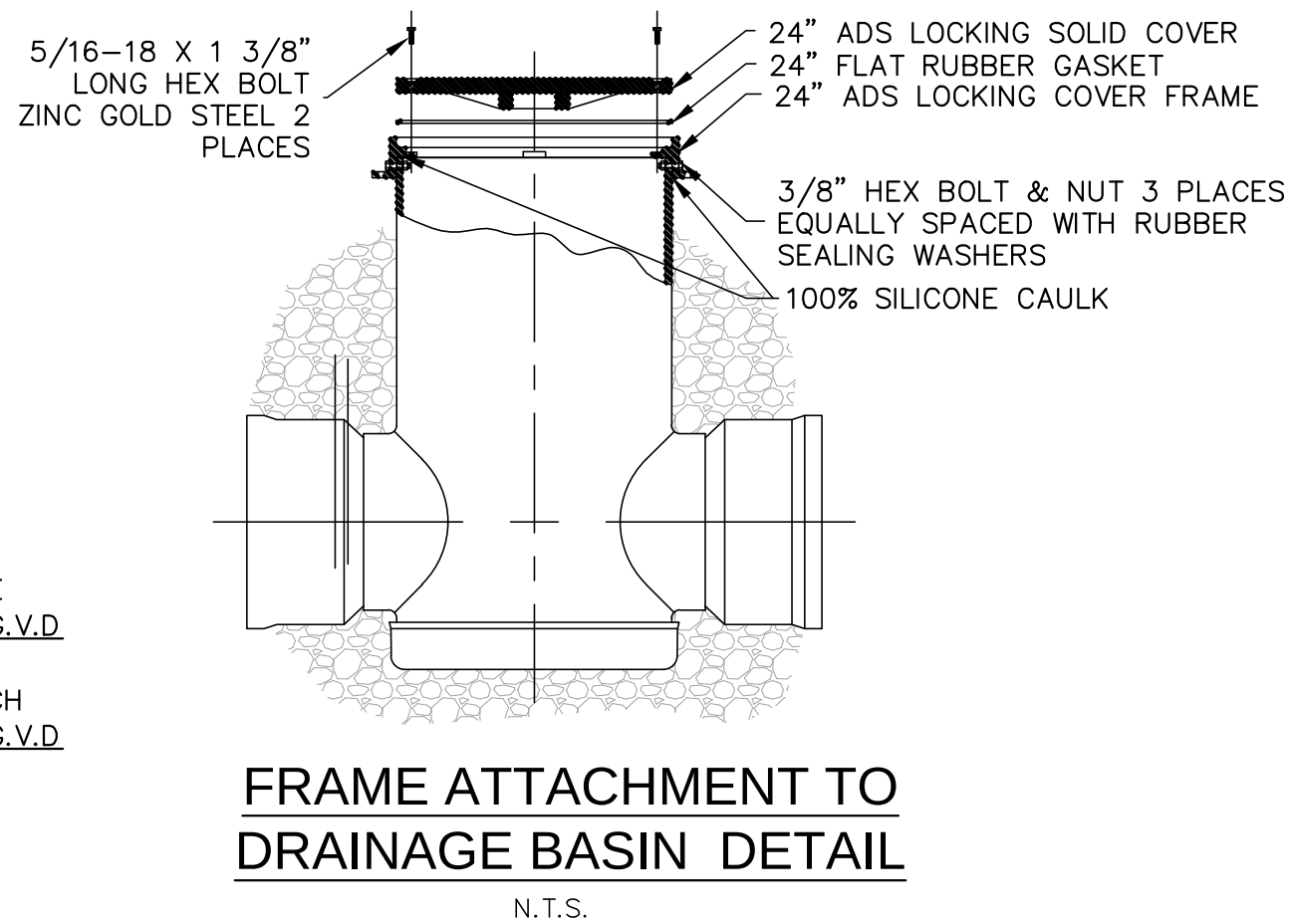
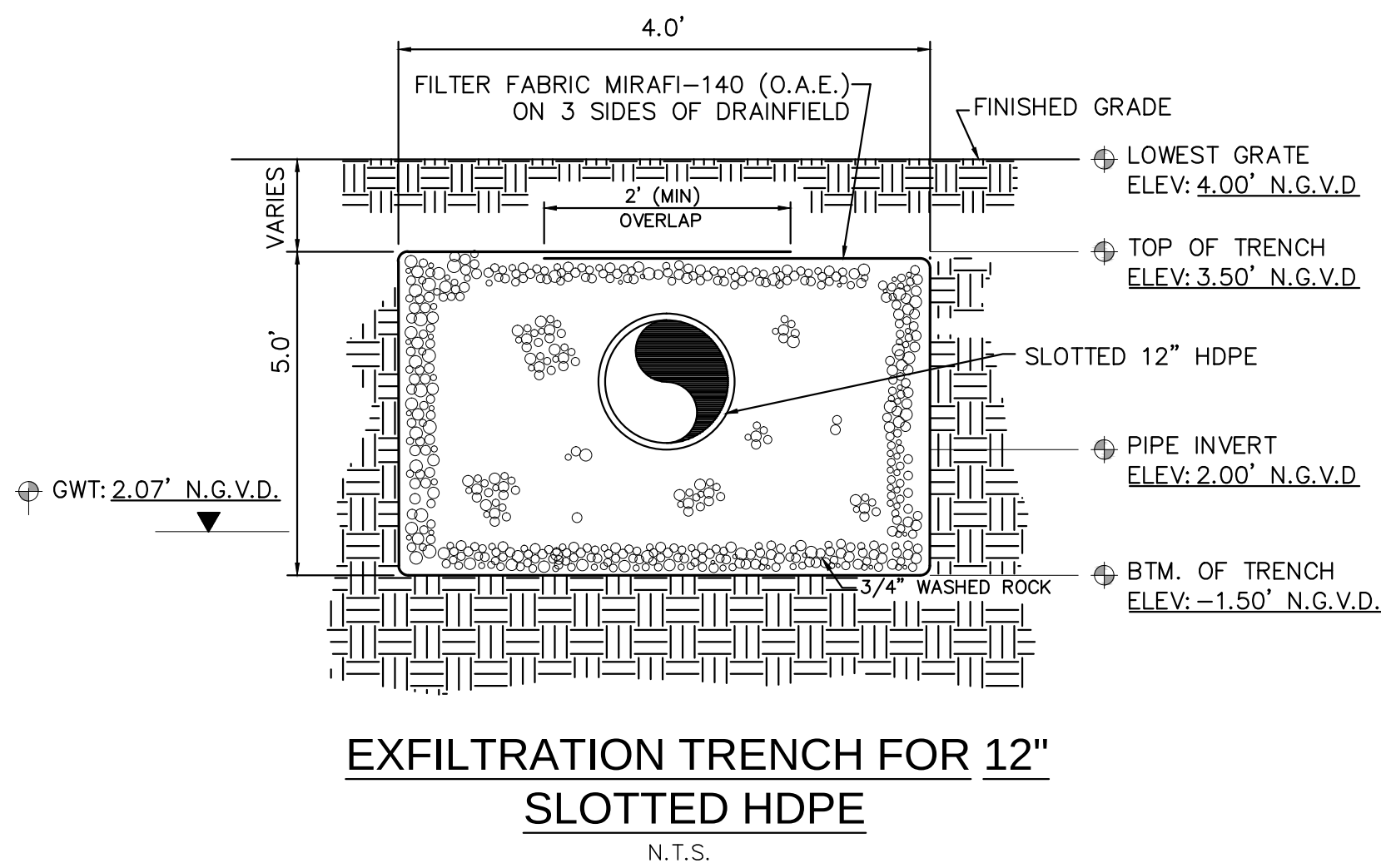
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

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



DRAINAGE WELL SCHEDULE

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



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Consultant: Landscape Architecture.
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Email: Photometrics.

Consultant: Kobi Karp Architecture and Interior Design, Inc.
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Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: Kobi Karp Architecture and Interior Design, Inc.
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Fax: +1(305) 573 3766



DRAINAGE DETAILS

Date	09-29-2022	Sheet No.	C400
Scale	0000		
Project	0000		

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Phone: 786-255-0200 Cell: 786-616-8566 Email: info@oceanengineering.com



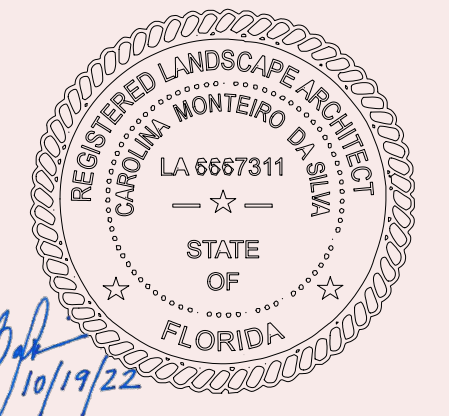
10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

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(786) 536-6076
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SEAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER SHEET +
SHEET INDEX

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REVISIONS:

[illegible]

SCALE:
N/A

PROJ. N°:
2229
SHEET N°:

L-0

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

SHEET INDEX

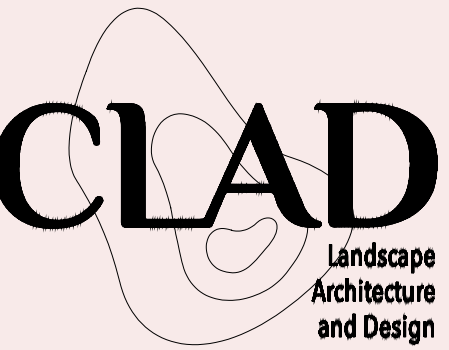
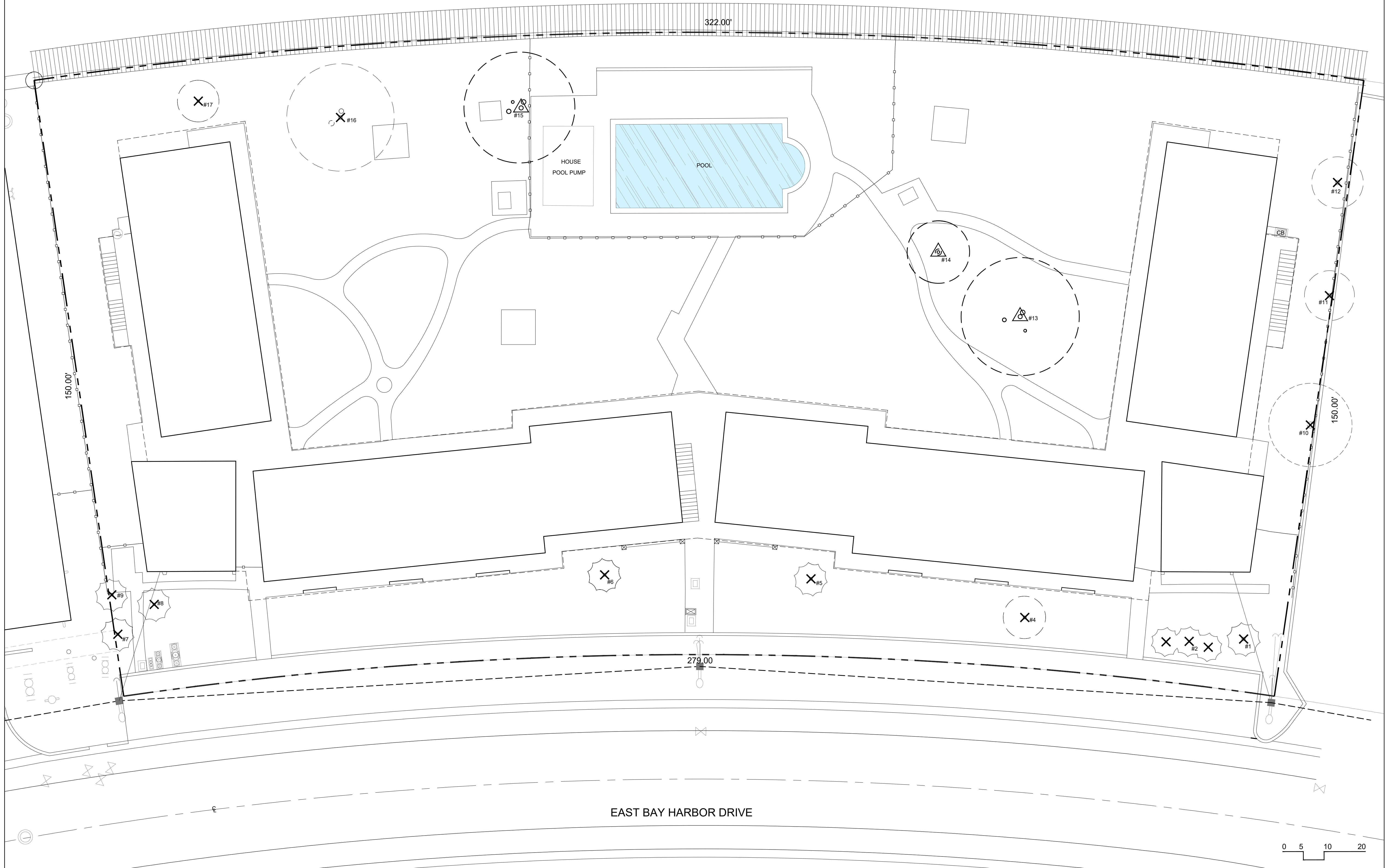
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SHEET #		DCR 08/25/2022	DCR REVISION 1 09/29/2022	DCR REVISION 1 09/29/2022	DCR REVISION 1 10/25/2022	
L-0	COVER SHEET + SHEET INDEX	X	X		X	
L-1	TREE DISPOSITION PLAN	X	X		X	
L-1.1	TREE DISPOSITION SCHEDULE	X	X		X	
L-1.2	TREE MITIGATION PLAN AND SCHEDULE	X	•	X	X	
L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	•	X	•	X
L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X	•	X	•	X
L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	•	X	•	X
L-5.1	UNDERSTORY PLANTING PLAN GROUND FLOOR	X	•	X	•	X
L-5.2	PLANTING PLAN ROOFTOP	X	•	X	•	X
L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X	•	X	•	X
L-5.4	PLANTING DETAILS	X		X		X
L-5.5	GENERAL LANDSCAPE NOTES	X		X		X

LEGEND:

-  TREES/ PALMS TO RELOCATE
-  TREES/PALMS TO BE REMOVED
- #00 EXISTING TREE # (REFER TO CHART)

NOTE: SEE SHEET L.1-1 FOR TREE DISPOSITION SCHEDULE.

BISCAYNE BAY



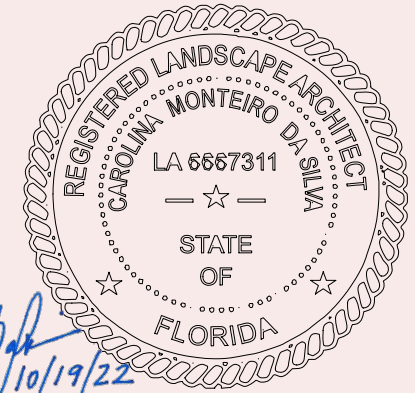
10143 E BAY HARBOR DR
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BAY HARBOR, FL

SITE ADDRESS:
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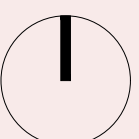
TREE DISPOSITION PLAN

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REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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



PROJ. N°:
2229
SHEET N°:

L-1

LEGEND:

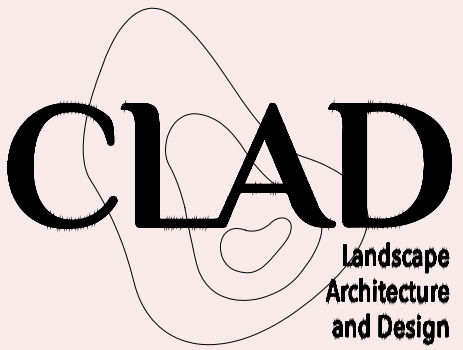
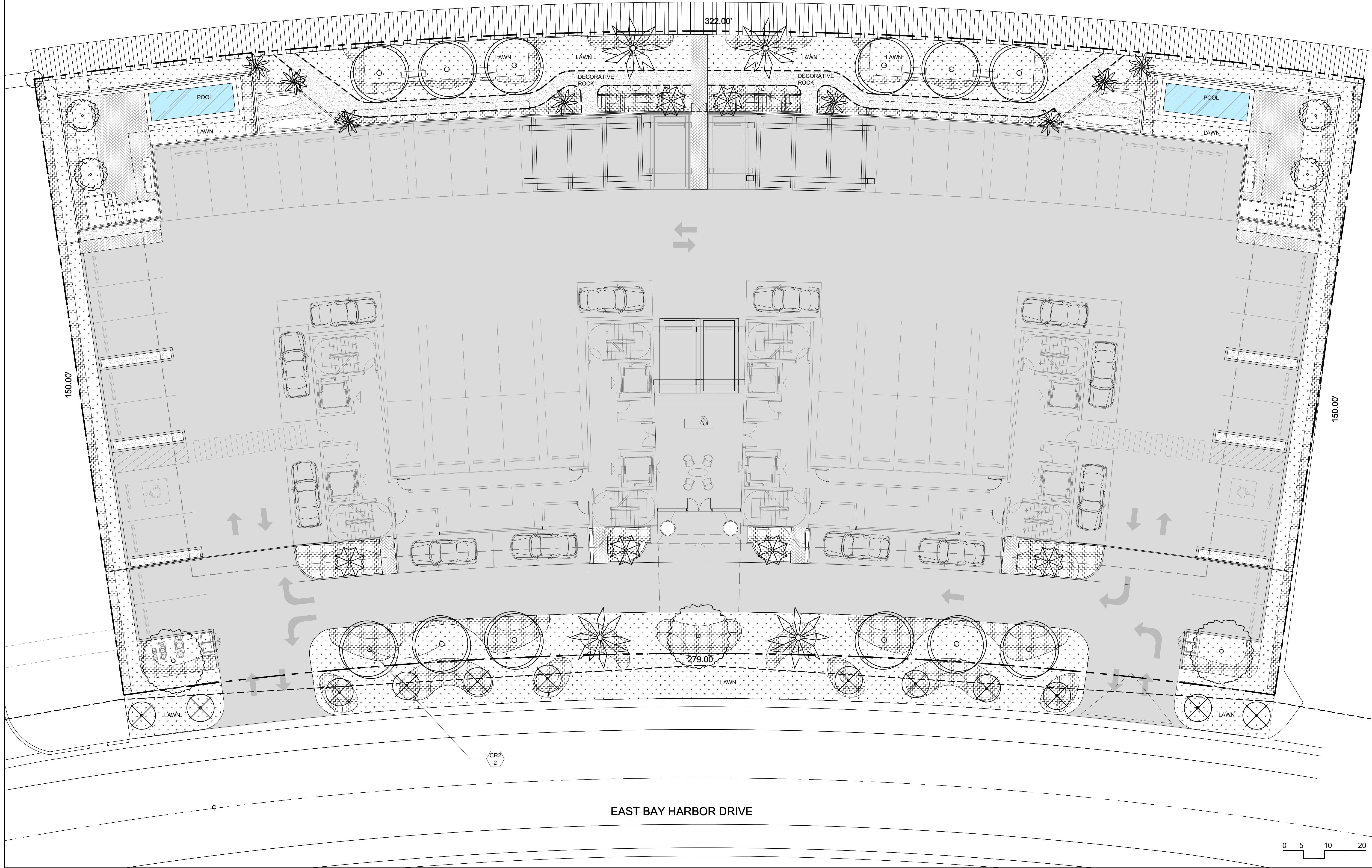


PROPOSED TREES FOR MITIGATION

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

MITIGATION SUMMARY:

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



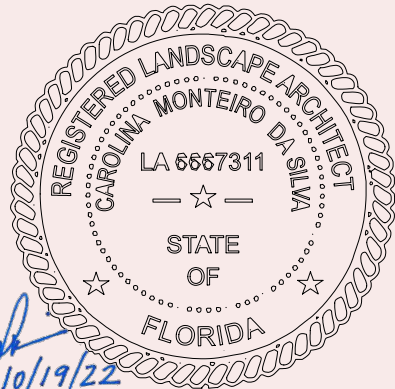
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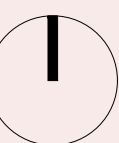
TREE MITIGATION PLAN
AND SCHEDULE

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



PROJ. N°:
2229
SHEET N°:

L-1.2

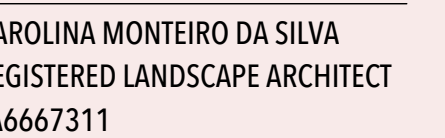


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FO@CLADLANDSCAPE.COM

REAL:



DRAWING TITLE:

ILLUSTRATIVE PLAN GROUND FLOOR

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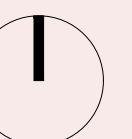
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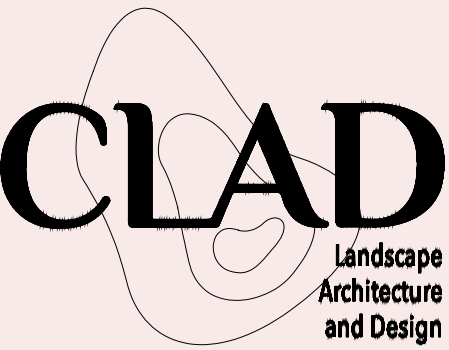
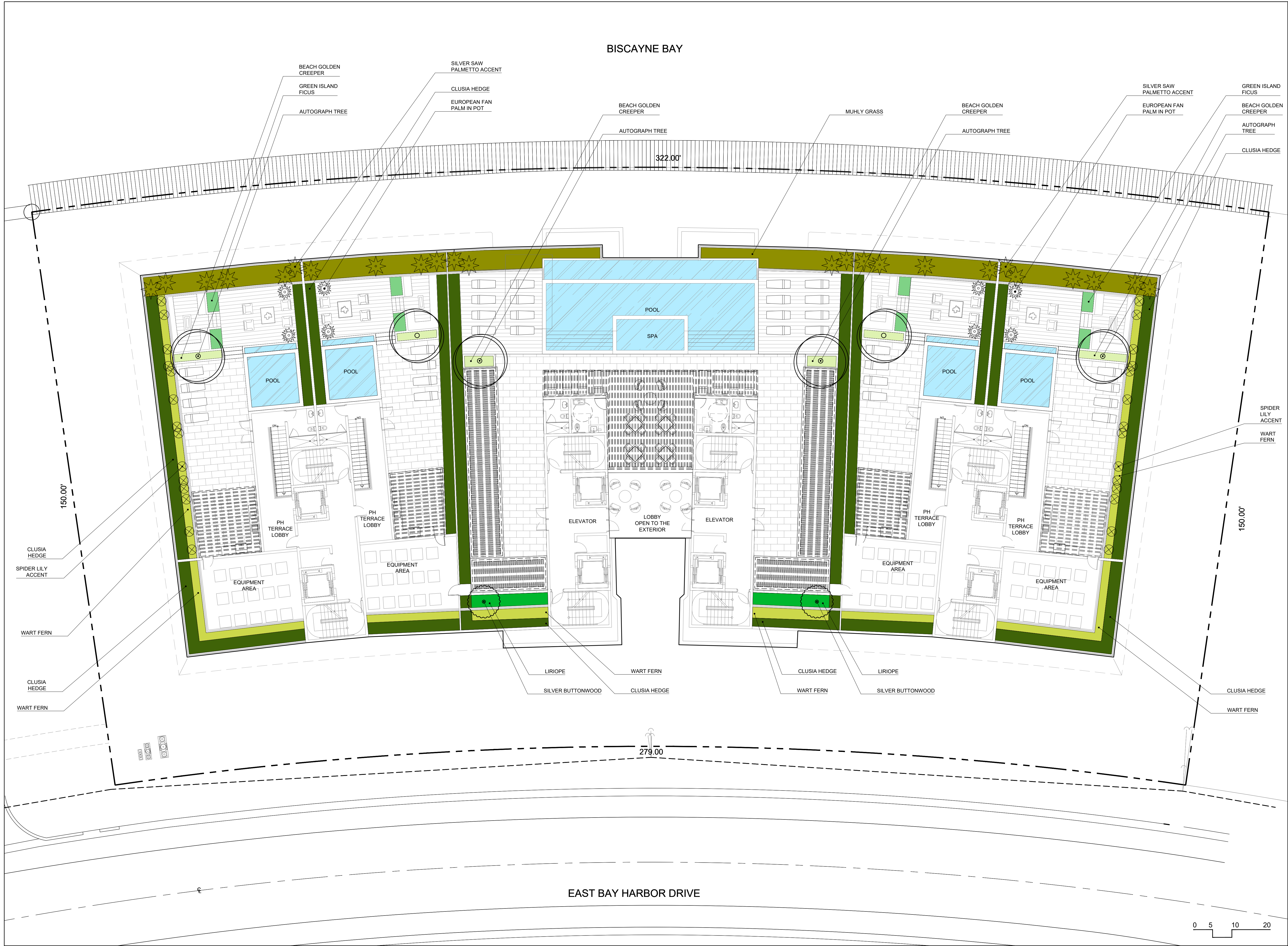
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EMO PERMIT	08/04/2022
RC SUBMISSION	08/25/2022
RC REVISION 1	09/29/2022
RC REVISION 2	10/25/2022

SCALE:
32" = 1'-0"

PROJ. N°:
229
SHEET N°:

-2





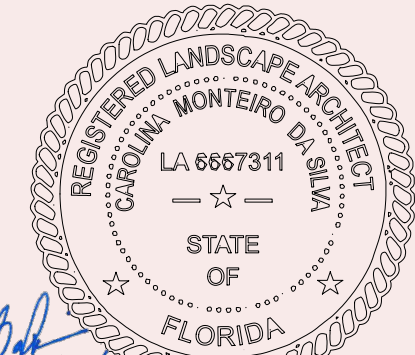
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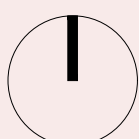
ILLUSTRATIVE PLAN
ROOFTOP

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REVISIONS:

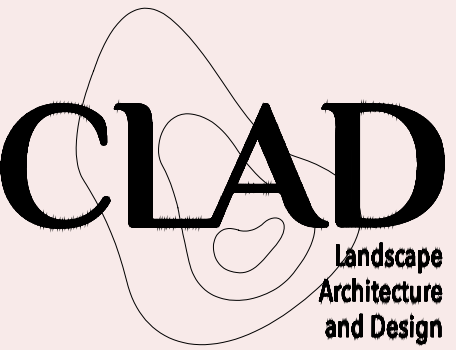
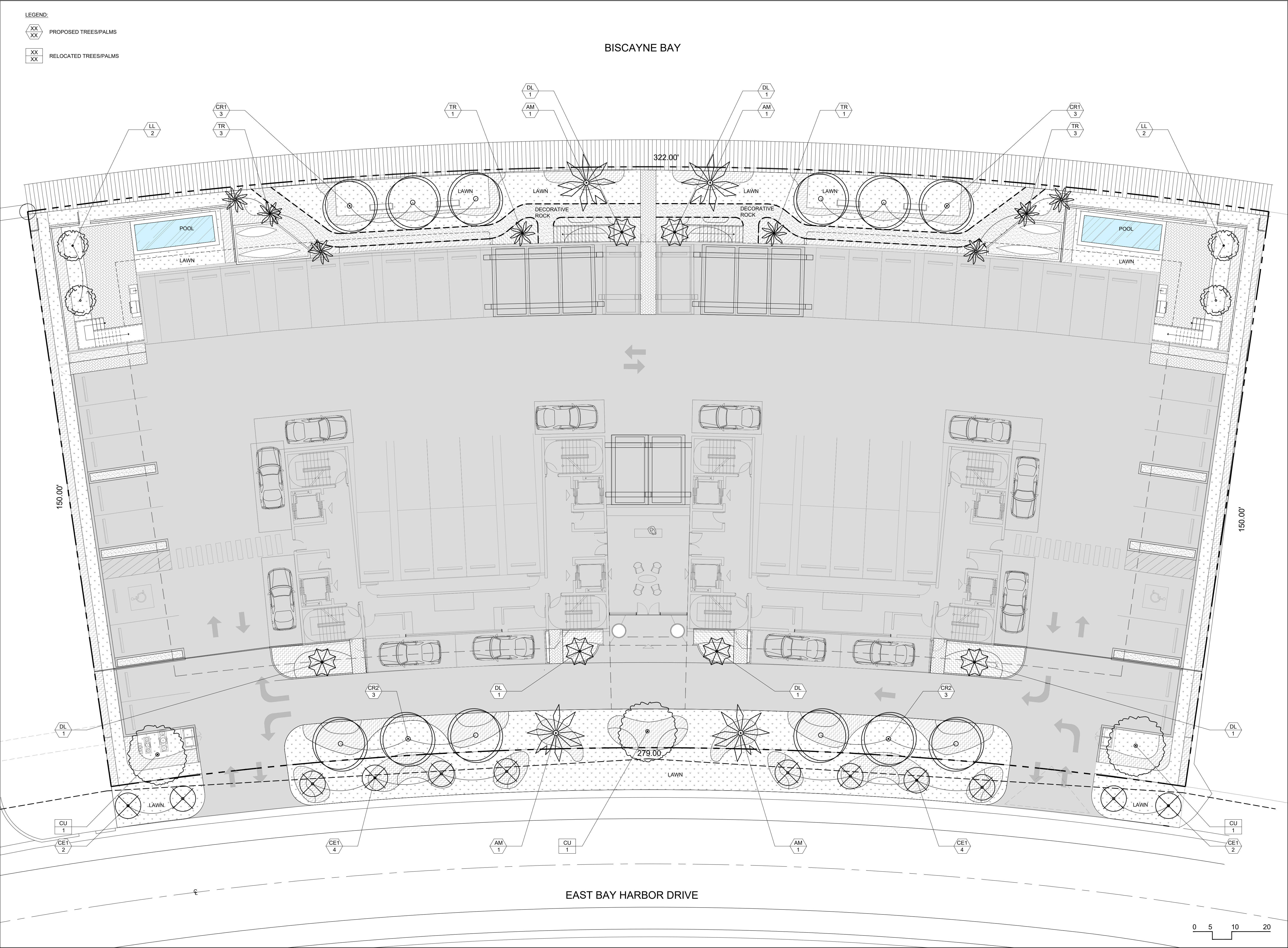
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DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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



PROJ. N°:
2229
SHEET N°:

L-2.1



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DRAWING TITLE:

CANOPY PLANTING PLAN
GROUND FLOOR

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REVISIONS:

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DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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

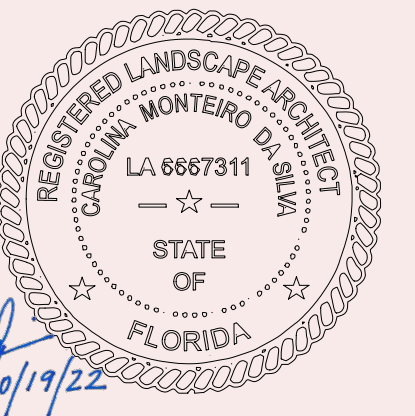
PROJ. N°:
2229
SHEET N°:
L-5

TE ADDRESS:
0143 E BAY HARBOR DR, BAY HARBOR
LANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
2020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(305) 536-6076
FO@CLADLANDSCAPE.COM

REAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
6667311

DRAWING TITLE:

UNDERSTORY
PLANTING PLAN
GROUND FLOOR

2022 CLAD, LLC

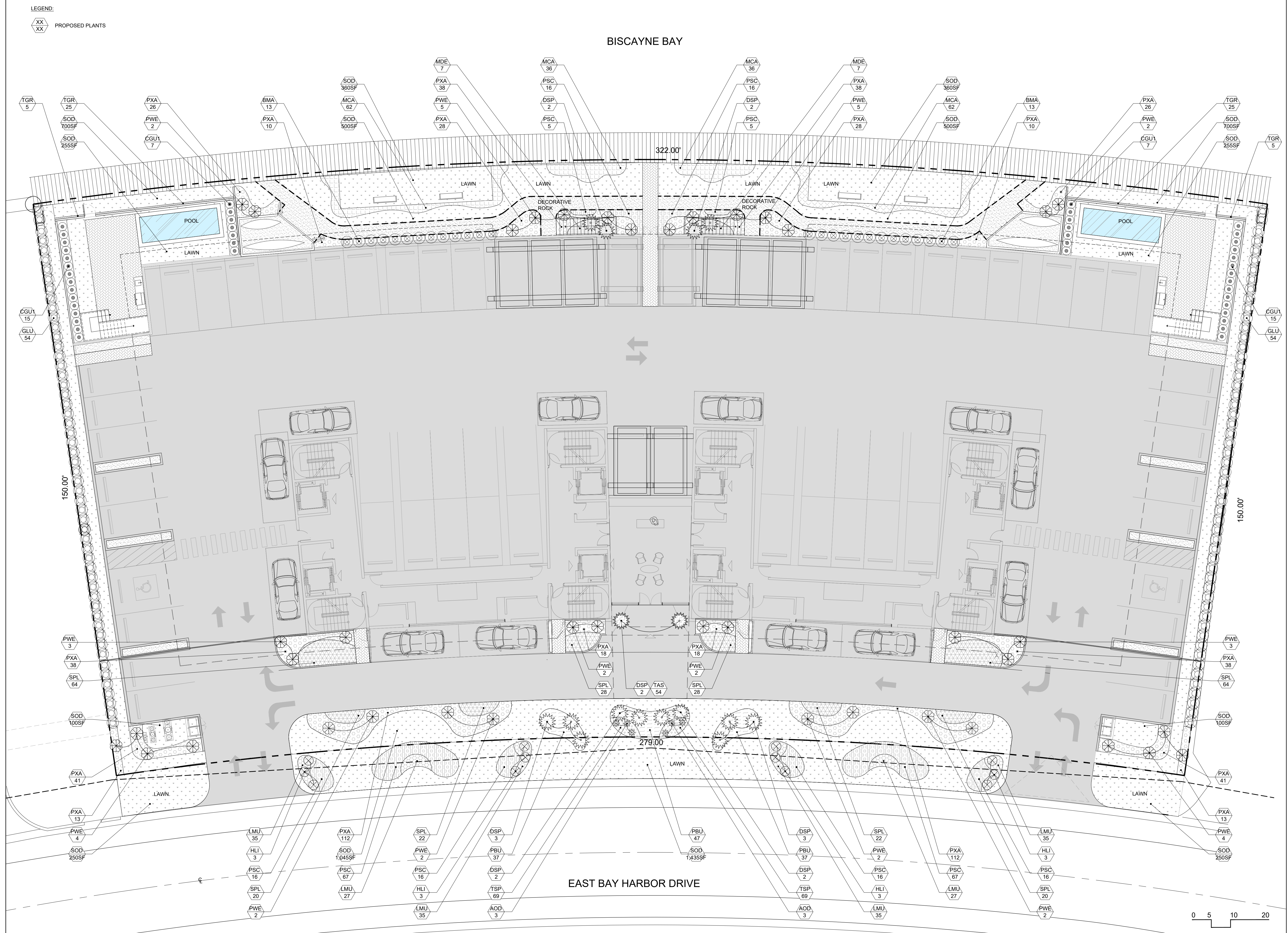
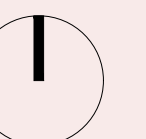
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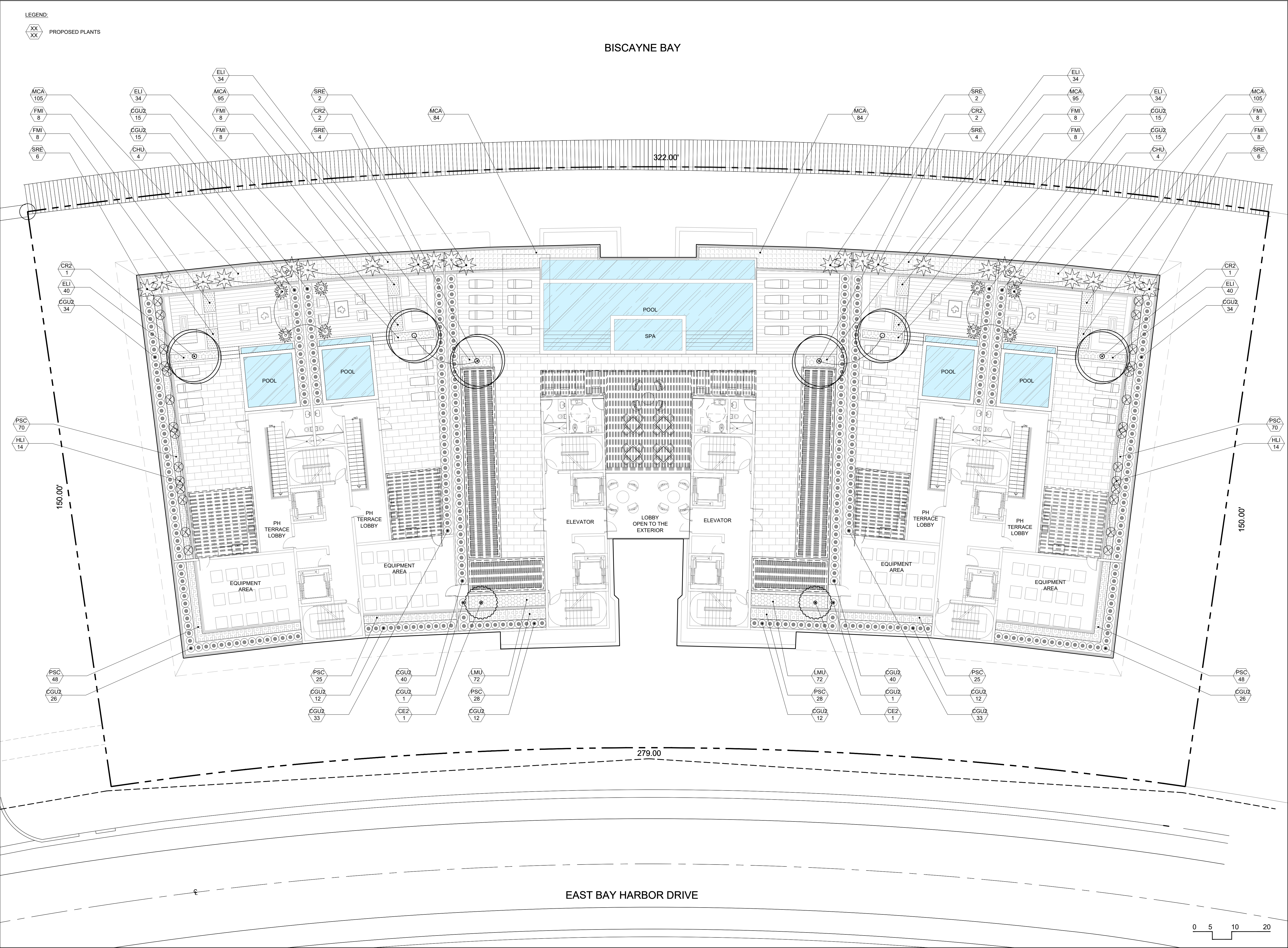
SUE	DATE
EMO PERMIT	08/04/2022
RC SUBMISSION	08/25/2022
RC REVISION 1	09/29/2022
RC REVISION 2	10/25/2022

SCALE:
 $32'' = 1'.0''$

PROJ. N°:
29
SHEET N°:

-5.1





10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
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SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF
FLORIDA
10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

PLANTING PLAN
ROOFTOP

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REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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

PROJ. N°:
2229
SHEET N°:
L-5.2

LANDSCAPE SCHEDULE - CANOPY				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
STREET TREES				
CE1	12	<i>Conocarpus erectus</i> 'Sericeus'	12'-14' HT, 5' SP	Y
		SILVER BUTTONWOOD	45G	
EXISTING TREES				
CU	3	<i>Coccoloba uvifera</i>	SEE TREE DISPOSITION SCHEDULE FOR SPECS	Y
		SEAGRAPE TREE		
PALMS (GROUND FLOOR)				
AM	4	<i>Attalea maripa</i>	28' HT, 15' SP	N
		AMERICAN OIL PALM	FG	
DL	6	<i>Dypsis lastelliana</i>	22' CT, 7' SP	N
		TEDDY BEAR PALM	FG	
TR	8	<i>Thrinax radiata</i>	14'-18' CT, 6' SP, STAGGERED HT.	Y
		THATCH PALM	200G	
TREES (GROUND FLOOR)				
CR1	6	<i>Clusia rosea</i>	18' HT, 17' SP	Y
		AUTOGRAPH TREE	FG	
CR2	6	<i>Clusia rosea</i>	16' HT, 14' SP	Y
		AUTOGRAPH TREE	FG	
LL	4	<i>Ligustrum lucidum</i>	12' HT, 10' SP	N
		LIGUSTRUM TREE	FG	
TREES (ROOFTOP)				
CR2	6	<i>Clusia rosea</i>	16' HT, 14' SP	Y
		AUTOGRAPH TREE	FG	
CE2	2	<i>Conocarpus erectus</i> 'Sericeus'	10' HT, 8' SP	Y
		SILVER BUTTONWOOD	FG	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

LANDSCAPE SCHEDULE - UNDERSTORY				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
SHRUBS (GROUND FLOOR)				
BMA	26	<i>Bambusa malingensis</i> SEABREEZE BAMBOO	12' HT, 30" O.C. 15G	N
GLU	108	<i>Gymnanthes lucida</i> CRABWOOD	8' HT, 30" O.C. 15G	Y
CGU1	44	<i>Clusia guttifera</i> SMALL LEAF CLUSIA	6' HT, 24" O.C. 15G	N
MDE	14	<i>Monstera deliciosa</i> SWISS CHEESE PLANT	3' HT, 30" O.C. 7G	N
PXA	648	<i>Philodendron 'Xanadu'</i> PHILODENDRON XANADU	24" HT, 18" O.C. 7G	N
MCA	196	<i>Muhlenbergia capillaris</i> MUHLY GRASS	24" HT, 18" O.C. 3G	Y
PBU	121	<i>Philodendron burle-marxii</i> PHILODENDRON BURLE MARX	18" HT, 18" O.C. 3G	N
PSC	240	<i>Phymatosorus scolopendria</i> WART FERN	18" HT, 18" O.C. 3G	N
ACCENTS (GROUND FLOOR)				
PWE	40	<i>Philodendron 'Weeks'</i> PHILODENDRON WEEKS	3' HT, 3' SP 15G	N
DSP	16	<i>Dioon spinulosum</i> GIANT DIOON	4' HT, 4' SP 15G	N
HLI	12	<i>Hymenocallis littoralis</i> BEACH SPIDER LILLY	15" HT 3G	N
AOD	6	<i>Alcantarea 'Odorata'</i> SILVER BROMELIAD	15" HT 7G	N
GROUNDCOVERS (GROUND FLOOR)				
SPL	268	<i>Spathoglottis plicata</i> GROUND ORCHID	15" HT, 15" O.C. 3G	N
LMU	194	<i>Liriope muscari</i> LILYTURF	12" HT, 12" O.C. 1G	N
TSP	138	<i>Tradescantia spathacea</i> OYSTER PLANT	6" HT, 8" O.C. 1G	N
TAS	54	<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	4" HT, 6" O.C.	N
VINES (GROUND FLOOR)				
TGR	60	<i>Thunbergia grandiflora</i> WHITE SKY VINE	6' HT, 18" O.C., TRELLIS 7G	N
SOD (GROUND FLOOR)				
SOD	6,810	<i>Zoysia japonica</i> EMPIRE ZOYSIA	STAGGERED AND BUTTED JOINTS	N
SHRUBS (ROOFTOP)				
CGU2	376	<i>Clusia guttifera</i> SMALL LEAF CLUSIA	5' HT, 2' SP, 24" O.C. 25G	N
FMI	64	<i>Ficus Microcarpa 'Green Island'</i> GREEN ISLAND FICUS	2' HT, 18" O.C. 15G	N
MCA	568	<i>Muhlenbergia capillaris</i> MUHLY GRASS	24" HT, 18" O.C. 3G	Y
PSC	342	<i>Phymatosorus scolopendria</i> WART FERN	18" HT, 18" O.C. 3G	N
ACCENTS (ROOFTOP)				
SRE	24	<i>Serenoa repens</i> 'Onera' SILVER SAW PALMETTO	3' HT, 3' SP, 36" O.C. 25G	N
CHU	8	<i>Chamaerops humilis</i> EUROPEAN FAN PALM	3' HT, 3' SP, 3' SP IN POT 25G	N
HLI	28	<i>Hymenocallis littoralis</i> BEACH SPIDER LILLY	15" HT 3G	N
GROUNDCOVERS (ROOFTOP)				
LMU	144	<i>Liriope muscari</i> LILYTURF	12" HT, 12" O.C. 1G	N
ELI	216	<i>Emodea littoralis</i> BEACH GOLDEN CREEPER	12" HT, 10" O.C. 3G	Y

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

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 10143 E BAY HARBOR DR Legal Description LOTS 9, 10, 11 AND 12, BLOCK 4

Net Lot Area 1.03 Acres / 45,000 SF

I. Open Space Requirement

1. Net Lot Area = 45000 SF x 20% = 9000 SF 20% / 9000 SF 21.69% / 9,764.12 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))

a. Req. open space 9000 SF x 60% = 5400 SF 60% Max / 5400 SF 54.16% / 4,875 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 1.03 acres = 28.92562 29 29
(Min. 12" in height / 4" clear wood / 2 1/2" caliper)
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16

2. Native Species Required - 50% Min.
of shade tree req. 29 x 50% = 15 15 15
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Require - 50% Min.
of shade tree req. 29 x 50% = 15 15 15
(MDC - Sec. 18A-6(C)(1)(b))

Tree Species

1. Number of shade trees required (from Sec. (II)(A)(1) above) 29

2. Number of shade species required (BHI - Sec. 24-16(a)(2)) 6 7

* See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 8

2. Number of shade trees required (from Sec. (II)(A)(1) above) 29

3. Shade tree heights required: 12 ft. - 25 % or 7 shade trees
14-16 ft. - 0 % or 0 shade trees
16-18 ft. - 50 % or 15 shade trees
18-20 ft. 25 % or 7 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-18(a)(2))

III. Street Trees

1. Street Trees @ 1:35' Required 8 Provided 12
Width of lot 279 / 35'= 8
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI - Sec. 24-16(a)(2)(a))

IV. Shrubs Required

1. 10 shrubs required per shade tree Required 290 Provided 888
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI - Sec. 24-16(a)(2)(d))

2. Native Species Required - 30% Min. Required 87 Provided 196
(MDC - Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min. Required 145 Provided 196
(MDC - Sec. 18A-6(D)(1)(b))

VII. Right Tree Right Place

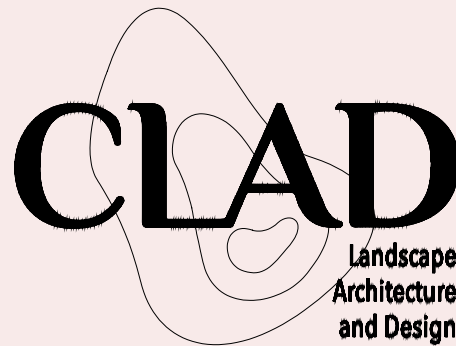
(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines Required 12
(See attached FPL guidelines)

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-potablewater 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



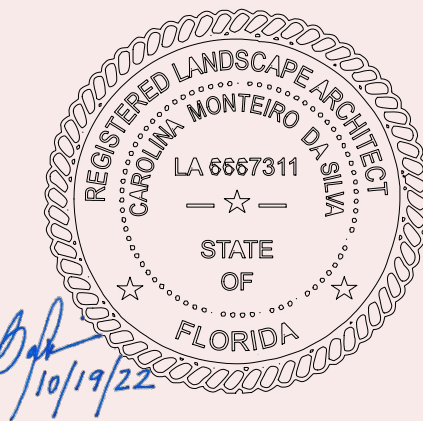
10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

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SEAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

PLANTING SCHEDULE +
LANDSCAPE LEGEND

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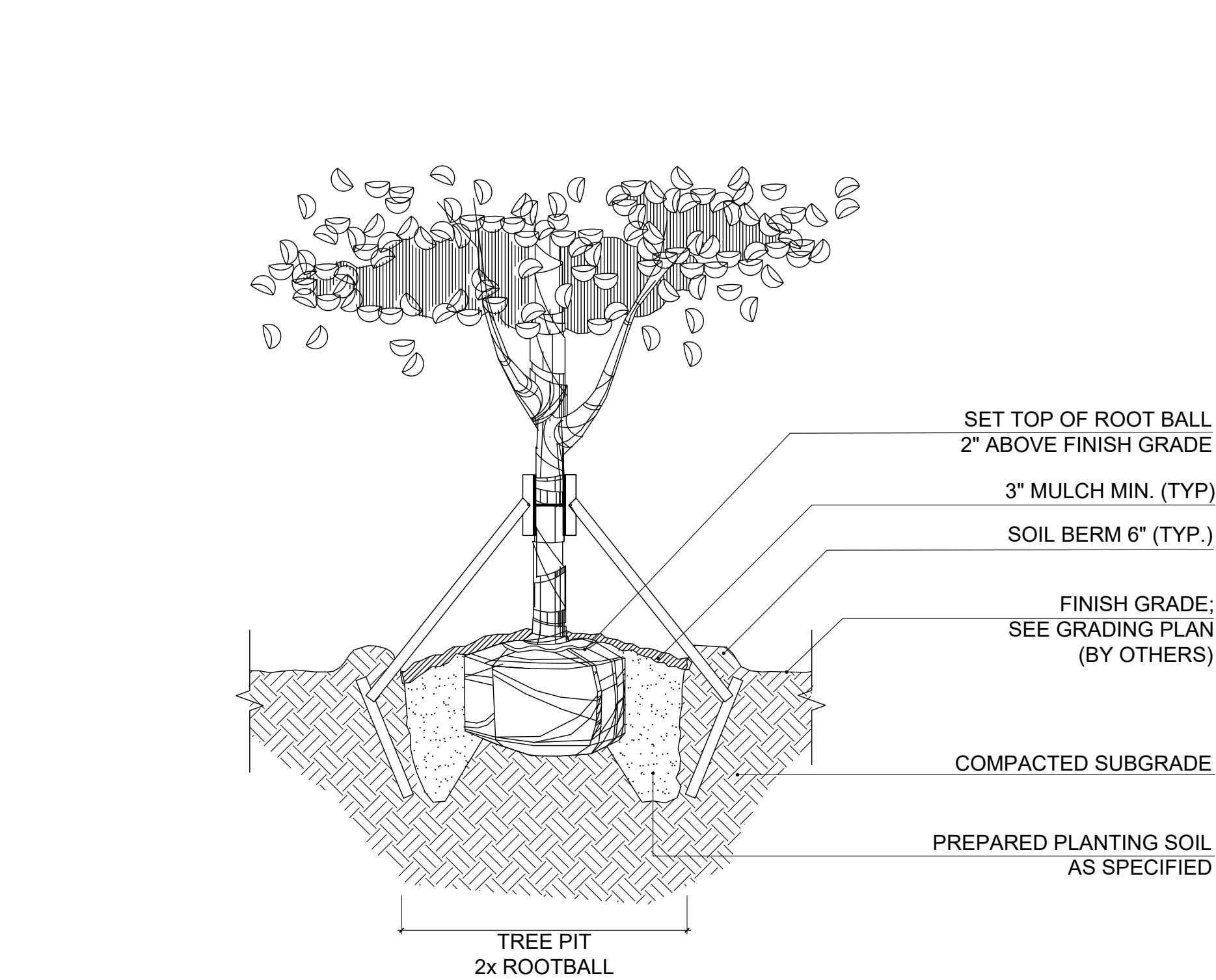
REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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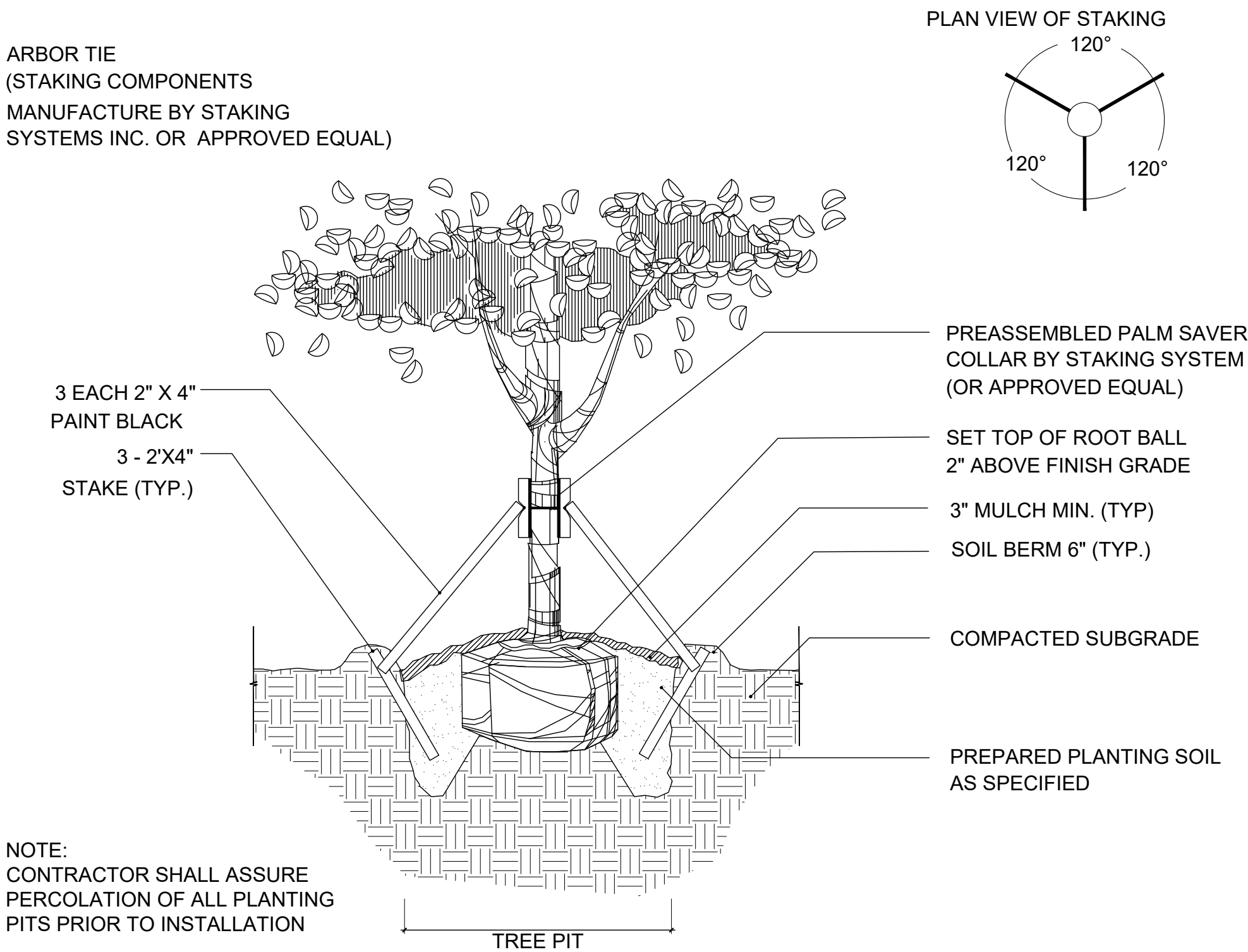
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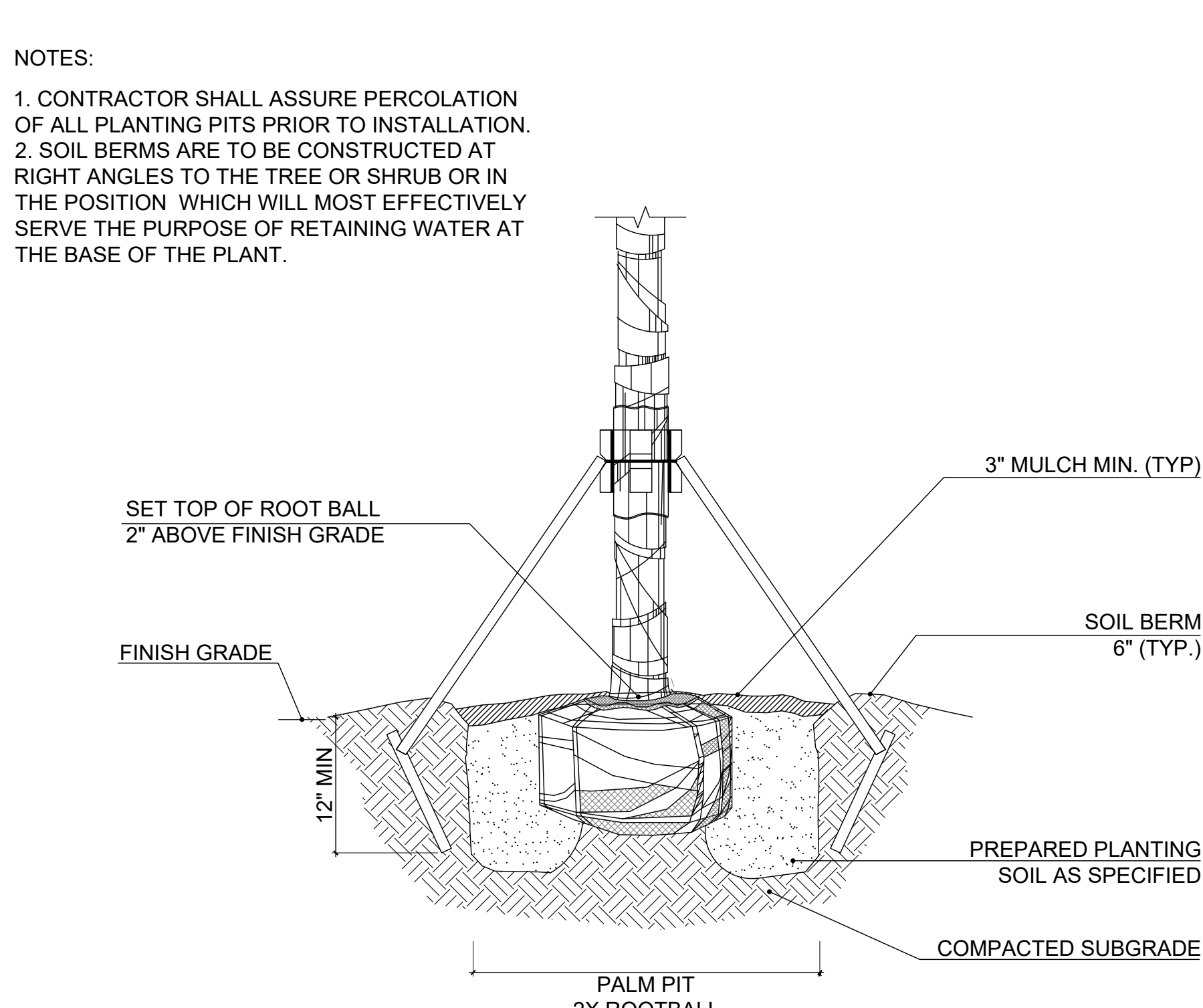
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 SPECIMEN TREE PLANTING DETAIL
SCALE: N.T.S.

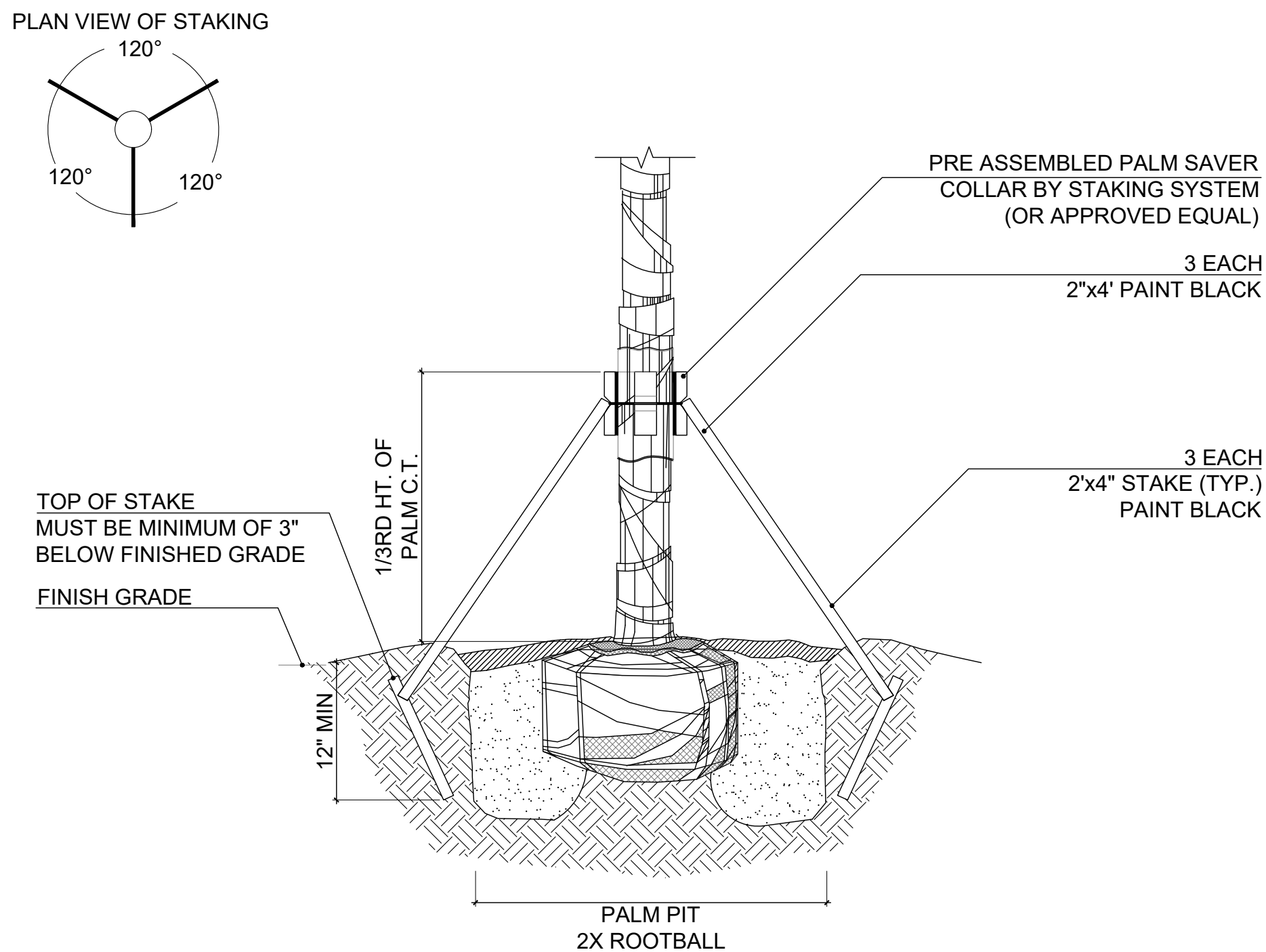


NOTE:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS PRIOR TO INSTALLATION

2 SPECIMEN TREE STAKING DETAIL
SCALE: N.T.S.

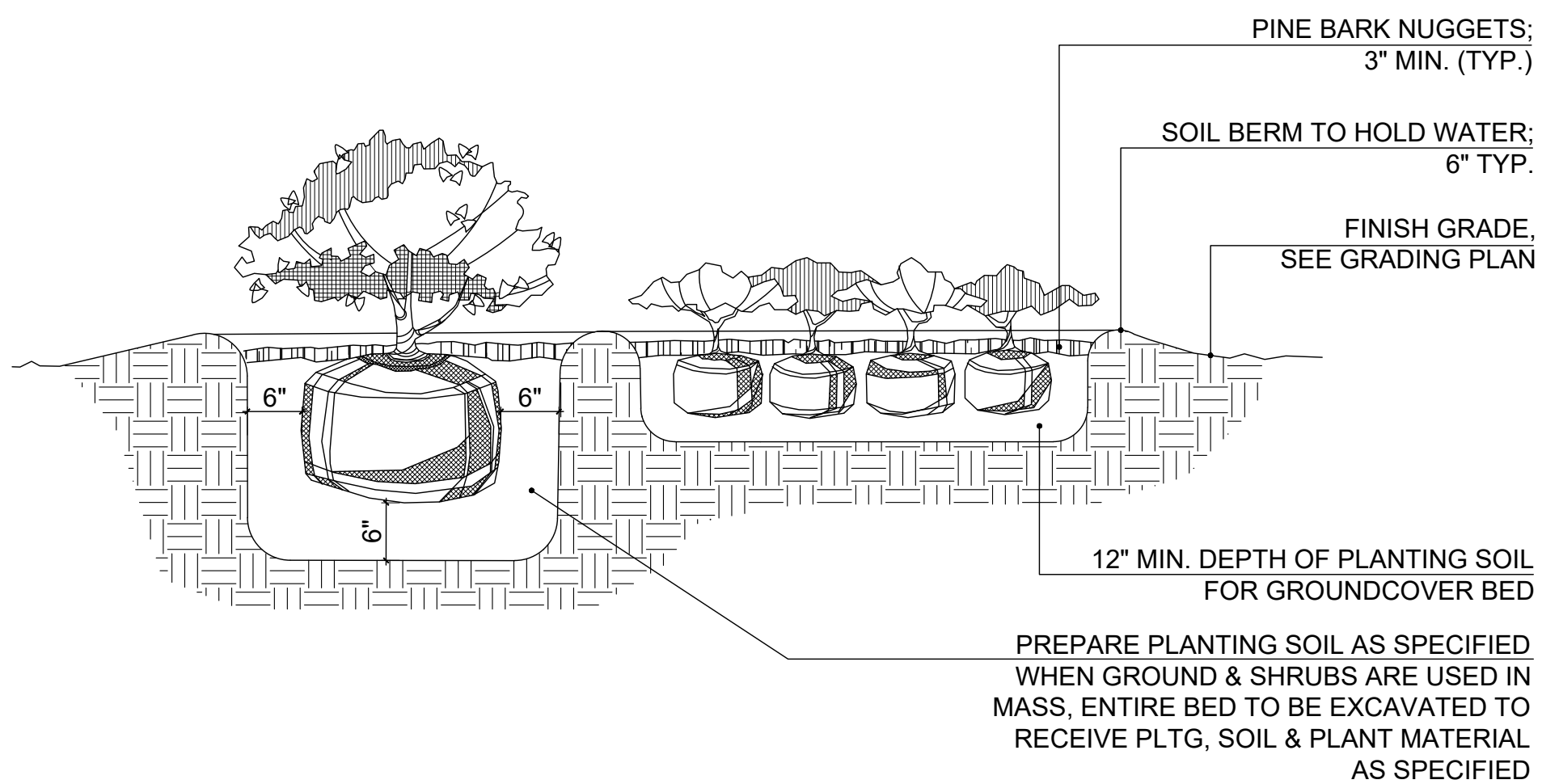


3 PALM PLANTING DETAIL
SCALE: N.T.S.



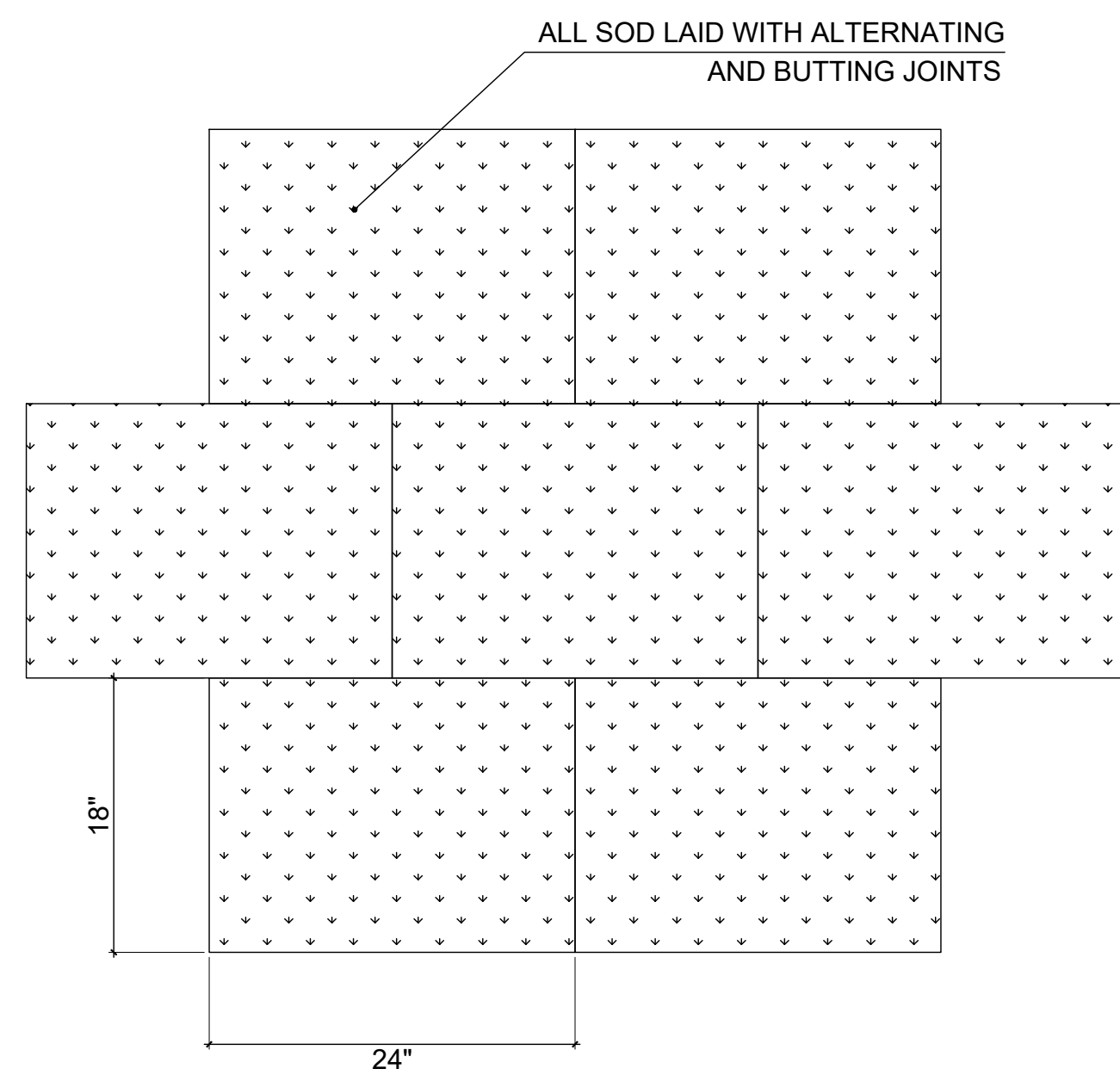
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS
PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE
TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY
SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE
PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL
PLANTING PITS/ BEDS PRIOR TO INSTALLATION

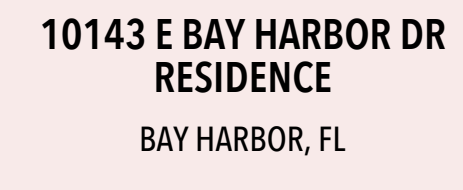
5 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



NOTE: PROVIDE 2"-3" OF TOP SOIL FOR FINAL
GRADING PRIOR TO LAY DOWN SOD

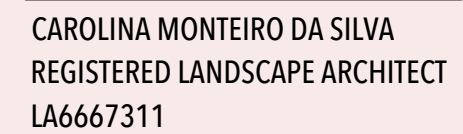
6 SOD PLANTING DETAIL
SCALE: N.T.S.

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022



LANDSCAPE ARCHITECT:

SEAL:



DRAWING TITLE:

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REVISIONS:

[illegible]

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- i. SCOPE OF WORK
- ii. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR AND INCIDENTAL TO THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED.
- iii. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS DRAWING SET UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
- iv. PROTECTION OF EXISTING STRUCTURES, ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER WITH COSTS BY CONTRACTOR.
- v. ALL WORK SHALL BE PERFORMED TO SPECIFICATIONS WRITTEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANSI A-300, ANSI Z-133, GOVERNMENT, AND LOCAL STANDARDS.

- i. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
- ii. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A-300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD AND DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY DEFECTIVE LIMBS, AND SURROUNDING BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY.
- iii. DO NOT REMOVE MORE THAN 25% OF THE CANOPY WITHIN A TWELVE-MONTH PERIOD.
- iv. ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. THE ROOT SYSTEM SHALL NOT BE SUBJECT TO TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A-300.
- v. PROTECTIVE BARRIERS SHALL BE PLACED AT THE DRIP LINE OF EACH TREE, CLUSTER OF TREES, OR PRESERVATION AREA, AND IN NO CASE LESS THAN TEN (10) FEET FROM THE TRUNK OF ANY PROTECTED TREE, TREE CLUSTER OR PRESERVATION AREA.
- vi. PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEDICATION OR CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.
- vii. ANY TREE WHOSE ROOT SYSTEM IS IMPACTED SHALL BE WATERED ACCORDING TO THE TREE RELOCATION SPECIFICATIONS.
- viii. WHERE CONSTRUCTION ACTIVITY IMPACTS THE EXISTING TREE ROOT SYSTEM, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ONLY ROOT PRUNE IN THE IMPACTED AREAS PER SPECIFICATIONS WRITTEN IN ACCORDANCE WITH ANSI A-300 STANDARDS.
- ix. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED.
- x. SURROUNDING UTILITIES, LINES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS.
- xi. NO VEHICLES, EQUIPMENT, OR STOCKPILING/STORAGE OF MATERIALS SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS.
- xii. FENCES, WALKWAYS, AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE.

- 3.a. RELOCATIONS, GENERAL: TRANSPLANTING SHALL CONSIST OF ON-SITE TRANSPLANTING OF EXISTING PLANT MATERIALS FROM PROPOSED CONSTRUCTION AREAS TO PERMANENT POSITIONS AS NOTED ON DRAWINGS.
- iv. ALL PLANTING, TRANSLATION, AND RELOCATION OF TREES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF ANSI A-300 STANDARDS.
- v. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
- vi. SOAK TREE ROOT BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING
- vii. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY THE LANDSCAPE ARCHITECT
- viii. NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT 24 HRS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR MATERIALS AND LOGISTICS
- ix. MATERIALS TO BE TRANSLATED SHALL BE ROOT PRUNED A MINIMUM OF SIX MONTHS PRIOR TO RE-LOCATION.
- x. CONTRACTOR SHALL MAINTAIN TRANSLATED MATERIALS DURING CONSTRUCTION PERIOD BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, PRUNING, AND OTHER HORTICULTURAL PRACTICES.
- xi. OWNER AND/OR LANDSCAPE ARCHITECT SHALL REGULARLY INSPECT THE RELOCATED MATERIALS TO ENSURE THAT ALL HORTICULTURAL PRACTICES ARE BEING ADHERED TO. OWNER SHALL SUBMIT A WRITTEN REPORT TO LANDSCAPE CONTRACTOR NOTIFYING HIM OF ANY DEFICIENCIES FOUND DURING THE MAINTENANCE PERIOD. ANY LOSS OF PLANT MATERIALS DUE TO THE NEGLIGENCE OF THE LANDSCAPE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES OF EQUIVALENT MATERIAL AT NO ADDITIONAL COST TO THE OWNER. SAID PLANT MATERIALS SHALL BE REPLACED WITH THE SAME SPECIES OF EQUAL SIZE.

i. THE SUPERVISORS FOR TRANSPLANTING EXISTING TREES, PALMS AND/ OR SHRUBS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMAN.

- ii. CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL.
- iii. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF WORK
- iv. CONTRACTOR SHALL VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED IN THE DRAWINGS.
- v. VERIFY PERCOLATION RATES AND SOILS ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.
- vi. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT

- i. INFESTATION AND WATERING:
 - a. FERTILIZER SHALL BE APPLIED WITHIN 24 HRS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION
 - b. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE PLANT MATERIAL TO BE RELOCATED
- ii. CROWN PRUNING:
 - a. DO NOT REDUCE CROWN DIMENSIONS; TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY
 - b. REMOVE SEED PODS FROM SABAL PALMS, AND ALL BUT THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN REGULAR PATTERN.
 - c. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. ONLY DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME
- iii. ROOT PRUNING:
 - a. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
 - b. PROVIDE A MIN OF 10" OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER MEASURED AT 12" ABOVE GRADE.
 - c. TREES WITH A CALIPER MORE THAN 12" SHALL BE ROOT PRUNED BY HAND.
 - d. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEMS IN THIRDS, 8 WEEKS APART.

- i. 308(b)(2)(A)(i) RECORDS AND LABORATORY REPORTS FOR TRANSPLANTING THE WORK.
- ii. ARBORIST MUST PROVIDE TO THE OWNER WEEKLY REPORTS INCLUDING:
 - a. SITE ACTIVITIES SUMMARY AND CONDITIONS RELATING TO ALL TREES ON SITE
 - b. EVALUATION OF EACH TREE'S CONDITION
 - c. RECOMMENDATIONS FOR SURVIVABILITY OF RELOCATED TREES
- iii. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, CONDITIONERS AND INJECTION EQUIPMENT INFORMATION.
- iv. 36 WATER AND IRRIGATION:

- iii. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL.
- iv. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE. RATE OF WATER APPLICATION: A MINIMUM OF 20 GALLONS/ INCH CALIPER PER APPLICATION.
- v. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
- vi. WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS GROWTH OF PLANT GROWTH.
- vii. FOR TREES THAT WILL BE RELOCATED, IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY REESTABLISHED AT THE NEW PLANTING SPACE.

- i. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING:
 - a. ROOT PRUNE ONE THIRD OF BALL AT A TIME.
 - b. THIN OUT THE INTERIOR CROWN OF DICOTS, IN A SIMILAR SEQUENCE, TO COMPENSATE FOR ROOT LOSS, LEAVING THE ENTIRE CANOPY

- d. AFTER ROOT PRUNING, BACKFILL WITH GOOD ORGANIC ROOTING MEDIUM. FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH AND USE "ROOT STIMULATOR AND STARTER" BY GREEN LIGHT OR APPROVED EQUAL.
- e. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
- f. BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FORM (± 1 YEAR).
- g. AT THE TIME OF PLANTING, FILL AIR POCKETS TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS MOIST, ALIVE AND HEALTHY. USE SOIL NEEDLE FOR WATERING NEW TRANSPLANT. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.
- h. EQUIPMENT:
 - i. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT FITTING AND SHARP BLADES.
 - ii. TREES TO BE RELOCATED IN EXCESS OF 12" CALIPER SHALL BE RELOCATED VIA BOX OR OTHER APPROVED METHOD.

- i. F. TRIMMING: ALL WEEDS AND BRANCHES TO BE REMOVED.
- ii. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAIN AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
- iii. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCING. NOTIFY LANDSCAPE ARCHITECT IF BALL DEPTH VARIES FOR SPECIFIED DEPTH.
- iv. PLACE TREES IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES.
- v. PLANT TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
- vi. ALL PLANTS AND TREES SHALL BE WATERED, MULCHED, AND SHADDED UNTIL THE SAME DAY.
- vii. STAKE OR BRACE RELOCATED TREES/ PALMS AS SHOWN ON THE DRAWINGS.
- viii. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.

i. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE

ii. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS AND UNDAMAGED.

3J. GUARANTEE:

i. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AND APPROVED BY THE LANDSCAPE ARCHITECT. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTY PERIOD

ii. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4A. SUBMITTALS:

i. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE

DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, AT LEAST FOURTEEN (14) WORKING DAYS PRIOR TO ITS INTENDED DELIVERY TO THE SITE. UPON APPROVAL OF SUBMITTALS, DELIVERY OF MATERIALS MAY BEGIN.

- a. MULCH - ONE (1) CUBIC YARD
- b. ROOT STIMULATOR - ONE (1) CONTAINER
- c. FERTILIZER - ONE (1) CONTAINER
- d. TOPSOIL - ONE (1) CUBIC YARD
- e. PLANTS - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUND COVER FOR APPROVAL PRIOR TO TAGGING.
- f. TREES - ONE PHOTOGRAPH W/ CLEARLY LEGIBLE MEASURING ROD OF ACTUAL CONTRACTOR PRE-TAGGED TREES. UPON APPROVAL OF TREE SUBMITTAL, LANDSCAPE CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE TO SCHEDULE TREE TAGGING.
- g. PLANTING MIX - ONE (1) CUBIC YARD
- 4b. MULCH:
 - i. MULCH TYPE: PINE BARK MINI NUGGETS
 - ii. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION.
 - iii. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE A MINIMUM OF 2" OF MULCH IMMEDIATELY AFTER PLANTING.
 - iv. MULCH SHALL BE MAINTAINED BELOW THE ELEVATION OF ADJACENT FINISHED SURFACES AND SWEEPED CLEAR OF PATHS.
- 4c. FERTILIZER:
 - i. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
 - ii. FERTILIZER SHALL BE ORGANIC IN MATERIAL CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN EQUAL PERCENTAGES OF PLANT AVAILABLE NUTRIENTS.
 - iii. CONTAINERIZED MATERIAL (I.E. SHRUBS, VINES, GROUND COVERS) SHALL RECEIVE A GRANULAR SUCH AS 'TRI-NITE' OR APPROVED EQUAL.
 - iv. SPECIMENS SHALL RECEIVE TIME-RELEASED FERTILIZER, SUCH AS OSMOCOTE, OR APPROVED EQUAL.
 - v. THIS INSTRUCTION SHALL SUPERSEDE OTHER NOTES REGARDING FERTILIZERS ON THE DRAWINGS OR DETAILS.
- 4d. PLANTS:
 - i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS AND CITED HEREIN. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANT LIST ARE TO BE CONSIDERED AS MINIMUMS.
 - ii. ALL PLANTS SHALL BE FLORIDA GRADE NO 1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. TREES AND SHRUBS SHALL HAVE PRONOUNCED SYMMETRY OF FOLIAR CROWN. PLANTS JUDGED TO BE NOT IN ACCORDANCE WITH THESE STANDARDS WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE OF THE WORK AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - iii. ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF THE RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO FINAL BID COMPOSITION.
- 4e. PLANTING MIX:
 - i. PLANTING MIX SHALL BE 70/30 MIX. 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% EVERGLADES PEAT).
 - ii. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATION AT ANY TIME DURING EXECUTION OF WORK.
- 4f. SOD:
 - i. SELECTION:
 - a. GRASS SPECIES, *Zoysia japonica*.
 - b. AMERICAN SOD PRODUCERS ASSOCIATION GRADE: NURSERY GROWN OR APPROVED. FIELD GROWN SOD IS NOT ACCEPTABLE.
 - c. FURNISHED IN PADS: 18" X 24" X 1" THICK EXCLUDING TOP GROWTH AND THATCH.
 - d. NOT STRETCHED, BROKEN OR TORN.
 - e. UNIFORMLY MOVED LEAF WHEN HARVESTED.
 - f. INSPECTED AND FOUND FREE OF DISEASES, NEMATODES, PESTS, AND PEST LARVAE.
 - g. UNIFORM IN COLOR, LEAF TEXTURE, AND DENSITY.
 - h. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 24 HOURS.
 - i. BEGIN INSTALLATION OF SOD AFTER COMPLETION OF PRECEDING WORK (I.E. EARTH WORK, UNDERGROUND SPRINKLER SYSTEM, SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, ETC.)
 - ii. INSTALLATION:
 - a. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING
 - b. CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS HEREIN
 - c. BEGIN SODDING AT BOTTOM OF SLOPES
 - d. LAY FIRST ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS
 - e. LAY ALL ROWS WITH ALTERNATING AND ABUTTING JOINTS.
 - f. DO NOT STRETCH OR OVERLAP ROWS
 - g. ROLL SOD, EXCEPT PEGGED AREAS, WITH ROLLER WEIGHING NO MORE THAN 100LBS PER FOOT OF ROLLER WIDTH.
 - h. DURING ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
 - iii. SOIL PREPARATION:
 - a. PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS.
 - b. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED.
- iv. SOIL WATERING:
 - a. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
 - b. KEEP SOD MOIST DURING FIRST WEEK AFTER PLANTING.
 - c. AFTER FIRST WEEK, SUPPLEMENT RAINFALL TO PRODUCE A TOTAL OF 2" PER DAY.
 - d. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL PLANT MATERIAL.

- TREES:**
- i. TREES AND PALMS SHALL BE FRESHLY DUG, BALLED AND BURLAPPED. ALL PLANT MATERIAL SHALL BE FREE OF BROKEN OR DAMAGED ROOT BALLS, OR ROOT BOUND CONDITIONS. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS.
- ii. TREES ARE NOTED ON PLANS AND HEREIN AS APPROVED BY THE LANDSCAPE ARCHITECT.
- iii. LANDSCAPE ARCHITECT SHALL TAG ALL TREES. TAGS SHALL NOT BE REMOVED. ABSENCE OF TAG AT DELIVERY TO PROJECT SITE WILL BE CAUSE FOR REJECTION OF THE TREE.
- iv. SUBSTITUTIONS IN PLANT SPECIES OR SIZES SHALL BE MADE ONLY AFTER WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
- v. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF CANOPY. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH.
- vi. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- vii. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- viii. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER AND/OR LANDSCAPE ARCHITECT, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF REJECTION AND REFLECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE NOT LATER THAN THE DATE OF DELIVERY TO THE SITE. PLANTS SHALL BE SUBMITTED IN WRITING AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- ix. CALIPER MEASUREMENT (DBH, 54" ABOVE CROWN OF ROOT BALL), HEIGHT AND SPREAD MEASUREMENTS, ROOT BALL DIMENSIONS, AND CONTAINER SIZE WHEN APPLICABLE, SHALL CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED WITHIN REFERENCE DOCUMENTS CITED HEREIN, AND THE REQUIREMENTS FOR THIS PROJECT.

- i. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING.
- ii. DO NOT PROCEED WITH INSTALLATION OF MATERIALS OR PLANTS IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED TO THE SATISFACTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.

6B. PREPARATION:

- i. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
- ii. STAKE OR MARK WITH PAINT THE PROPOSED LOCATION OF ALL TREES AND PALMS TO BE PLANTED.
- iii. EXCAVATE PLANT BEDS.
- iv. ENSURE ALL PLANTING AREAS ARE FREELY DRAINING.
- v. PROVIDE PLANT MATERIALS, FERTILIZER, SOO, PLANTING MIX, AND INCIDENTAL MATERIALS AS SPECIFIED.
- vi. SET PLANTS, BACKFILL, AND GUY OR BRACE PLANTS AS REQUIRED.
- vii. COMPLETE INCIDENTAL WORK RELATED TO PLANTING OPERATIONS, AND AS SPECIFIED.

- i. FINISH SUB-GRADE: UPON ACCEPTANCE OF ROUGH GRADING ELEVATIONS, ESTABLISH FINE SUB-GRADE WITH SMOOTH AND EVEN FINIS REMOVE ROCKS EXCEEDING ONE (1) INCH DIAMETER, STICKS, DEBRIS, DELETERIOUS MATERIAL, GRASS AND SOIL CLODS, AND VEGETATION.
- 6D. EXCAVATION:
EXCAVATIONS IDENTIFIED AS HAVING POTENTIAL UTILITY OR SERVICE LINE CONFLICTS SHALL BE EXCAVATED WITH HAND TOOLS TO DETERMINE THE LOCATION OF, AND AVOID DAMAGE TO, SUCH UTILITIES.
- ii. EXCAVATE TREE AND PALM PLANTING PITS A MINIMUM OF 24" GREATER IN DIAMETER THAN THE ROOT BALL, AND MINIMUM OF 12" DEEPER THAN THE ROOT BALL. THE SOIL FOR QUALITY OF PERCOLATION IF DRAINAGE IS INADEQUATE, GRATE OR PERFORATE TO ALLOW UNDERGROUND SEEPAGE/DRAINAGE. NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. BUDGET SHOULD ALLOCATE AN ALLOWANCE TO COVER THIS POSSIBILITY AND SHOULD BE PART OF THE ORIGINAL BID.
- iii. BARRICADE OR MARK EXCAVATIONS TO PREVENT HAZARDS TO MECHANICAL EQUIPMENT, VEHICLES, AND PEDESTRIANS.
- 6E. PLANTING:
i. SET TREES IN VERTICAL POSITION WITH THE TOP OF THE ROOT BALL FLUSH WITH THE ADJACENT, FINISH GRADE. AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE.
- ii. SET PLANT IN UPRIGHT POSITION IN CENTER OF PLANTING PIT AND PLACE SPECIFIED PLANTING MIX UNDER AND AROUND THE ROOT BALL FOR BURLAPPED ROOT BALLS. CUT TOP 1/3 OF BURLAP AWAY FROM ROOT BALL, AND TURN DOWN INTO THE SIDE OF THE PLANTING PIT BEFORE PLACING PLANTING MIX AROUND THE ROOT BALL.

- iv. PRUNE TREES, REMOVING NO MORE THAN 1/3 OF TWIGS AND BRANCHES, WHILE MAINTAINING THE UNIFORM CHARACTER AND SHAPE OF THE TREE. REMOVE ALL DEAD, DISEASED, RUBBING, AND DYING BRANCHES. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS AFTER PRUNING.
- v. EARTH SHALL BE BANKED AT EDGE OF EACH PLANTING PIT TO FORM A WATERING SAUCER APPROXIMATELY 6" IN DEPTH. FLUSH PLANTING SOIL INTO PLACE WITH SLOW HOSE STREAM UNTIL AIR POCKETS ARE ELIMINATED AROUND ROOT BALL, AND PIT IS FILLED WITH PLANTING MIX TO TOP OF ROOT BALL.
- vi. PLANT MULCH ON LOGGERS MEASURE 2' MIN. LAYER WITHIN EACH WATERING SAUCER.
- vii. IF PLANTING IS PERFORMED AFTER SOON PLACEMENT, PROPER PROTECTION SHALL BE PROVIDED AND DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
- viii. TREE GUYING: FOR MATERIALS TO 12" IN HEIGHT, A MINIMUM OF FOUR WOVEN ANCHOR STRAP LINES EACH AT NINETY DEGREES FROM EACH OTHER AND CONNECTED TO TREE TRUNK AND ANCHORED BELOW GRADE WITH PRESSURE TREATED STAKES. SECURE TREE AGAINST WIND MOVEMENT BY WOVEN.
- ix. TREE BRACING: FOR MATERIALS GREATER THAN 12" IN HEIGHT, A MINIMUM OF THREE 2X4 APPEARANCE GRADE BRACES, SET

- AT 60 DEGREES TO THE GROUND PLANE, EQUIDISTANT AROUND THE TRUNK OF THE TREE, AND SECURED INTO THE GROUND PLANE WITH ONE, 12" X4 REBAR OR 1/2" GALVANIZED PIPE PASSING THROUGH EACH SUCH 2X4 BRACE, DRIVEN INTO THE GROUND, AND SET FLUSH WITH THE TOP OF THE BRACE. SECURE EACH ANGLED BRACE TO ONE 12" LONG 2X4 VERTICAL BLOCK OVER FOUR LAYERS OF BURLAP. SECURE BLOCKS WITH TWO METAL OR PLASTIC STRAPS, ONE 3" FROM THE TOP AND ONE 3" FROM THE BOTTOM OF EACH BLOCK. NAIL BRACE TO BLOCK WITH FOUR 16D NAILS. SEE PLANTING DETAILS SHEET FOR ADDITIONAL, INFORMATION AND BRACING DETAILS. BRACES TO BE PAINTED WITH BENJAMIN MOORE 2118-10 UNIVERSAL BLACK, FLAT/MATTE EXTERIOR.
- THERE WILL BE NO PLANTING INTO ROOT BALLS OF TREES AND PALMS.
- SHRUBS AND GROUND COVERS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWING AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE OF ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 6F. WATER AND IRRIGATION:
- CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE.
- DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.
- WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
- THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH.
- ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL UTILIZE WELL AND/OR DOMESTIC WATER SUPPLY. IF DOMESTIC WATER IS USED, A BACKFLOW PREVENTER SHALL BE INSTALLED.
- IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM 50% OVERLAP.
- IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR.
- INSTALLATION OF IRRIGATION SYSTEMS SHALL CONFORM TO SPECIFICATIONS PROVIDED WITH IRRIGATION PLANS.

7A. WARRANTY:

I. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE ON ALL LANDSCAPE MATERIALS, INCLUDING SOD, FOR NO LESS THAN NINETY (90) DAYS AFTER ACCEPTANCE BY OWNER.

II. AFTER NINETY (90) DAYS, CONTRACTOR MUST VISIT THE SITE ONCE EVERY MONTH FOR TWELVE (12) MONTHS, AND SHALL PROVIDE THE OWNER WITH A WRITTEN LETTER NOTIFYING THE OWNER OF ANY WRONG DOING, NEGLIGENCE, OR ISSUES THAT MIGHT AFFECT THE OWNER'S WARRANTY. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE MATERIAL FOR NO LESS THAN (12) MONTHS AFTER FINAL ACCEPTANCE BY THE OWNER.

- i. OWNER IS RESPONSIBLE TO ENSURE THAT LANDSCAPING REQUIRED TO BE PLANTED PURSUANT TO *SAY HARBOR ISLANDS* IS INSTALLED IN COMPLIANCE WITH THE LANDSCAPE REQUIREMENTS; MAINTAINED AS TO PRESENT A HEALTHY, VIGOROUS, AND NEAT APPEARANCE FREE FROM DISEASE AND ANNUALLY FERTILIZED AND WATERED TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY CONDITION.
- ii. IF ANY TREE OR PLANT DIES WHICH IS BEING USED TO SATISFY CURRENT LANDSCAPE CODE REQUIREMENTS, SUCH TREE OR PLANT SHALL BE REPLACED WITH THE SAME LANDSCAPE MATERIAL OR AN APPROVED SUBSTITUTE MEETING CODE REQUIREMENTS.
- iii. TREES SHALL BE PRUNED IN THE FOLLOWING MANNER:
 - a. ALL CUTS SHALL BE CLEAN, FLUSH, AND AT JUNCTIONS, LATERALS OR CROTCHES. ALL CUTS SHALL BE MADE AS CLOSE AS POSSIBLE TO THE TRUNK OR PARENT LIMB.
 - b. REMOVAL OF DEAD WOOD, CROSSING BRANCHES, WEAK OR INSIGNIFICANT BRANCHES, AND SUCKER SHALL BE ACCOMPLISHED SIMULTANEOUSLY, WITHOUT ANY REDUCTION IN CROWN.
 - c. CUTTING OF LATERAL BRANCHES THAT RESULTS IN THE REMOVAL OF MORE THAN ONE-THIRD (1/3) OF ALL BRANCHES ON ONE (1) SIDE OF A TREE SHALL ONLY BE ALLOWED IF REQUIRED FOR HAZARD REDUCTION OR CLEARANCE PRUNING.
 - d. LIFTING OF BRANCHES OR TREE THINNING SHALL BE DESIGNED TO DISTRIBUTE OVER HALF OF THE TREE MASS IN THE LOWER TWO-THIRDS (2/3) OF THE TREE.
 - e. NO MORE THAN ONE-THIRD (1/3) OF A TREE'S LIVING CANOPY SHALL BE REMOVED WITHIN A ONE (1) YEAR PERIOD.
- iv. TREES SHALL BE PRUNED ACCORDING TO THE CURRENT ANSI A300 STANDARDS AND THE LANDSCAPE MANUAL.
- v. TREES SHALL RECEIVE REGULAR MAINTENANCE FOR A MINIMUM OF ONE (1) YEAR FOLLOWING INSTALLATION.
- a. A CONTRACTED MAINTENANCE SERVICE SHALL BE RESPONSIBLE FOR FERTILIZATION AND PEST CONTROL.
- b. CHECK IRRIGATION LINES AND LINES FOR BREAKS AND REGULAR FUNCTION. CHECK TIMER AND IRRIGATION SCHEDULE. ADJUST FOR SEASONAL WATER USAGE. CHECK AND MAKE SURE THAT RAIN SENSOR IS WORKING AT ALL TIMES.
- c. CHECK ALL DRAINS FOR PROPER DRAINAGE. ADDRESS CLOGS AND RESOLVE MAINTENANCE ISSUES.
- d. OBSERVE ALL PLANTS TO ENSURE THAT NO ABNORMAL YELLOWING OR DISFIGUREMENT OCCURS WHICH INDICATE NUTRIENT DEFICIENCIES.
- e. REPLACE OR REPAIR BRACING AS NECESSARY. MAINTAIN UNTIL LANDSCAPE CONTRACTOR DEEMS APPROPRIATE FOR REMOVAL SO THAT TREE HAS DEVELOPED A SUBSTANTIAL ROOT MASS AND HAS NATURAL STABILITY. DO NOT REMOVE DURING HURRICANE SEASON.
- f. TREES SHALL BE MAINTAINED IN A FIRM POSITION IN THE GROUND AND ALL STAKES AND GUYS SHALL BE CHECKED REGULARLY.
- g. PROVIDE MULCH OVER ROOTS TO DRIP LINE OF TREE IF APPLICABLE OR WITHIN TREE PLANTING RING/PLANTER BED. ADD FRESH MULCH AS NECESSARY PER NOTE HEREIN.
- h. MAINTAIN ALL BEDS FREE OF DEBRIS AND DELETERIOUS MATERIAL.
- i. LANDSCAPE INSPECTIONS SHALL OCCUR AFTER STRONG WINDS, TROPICAL STORMS, HURRICANES, AND OTHER DISTURBANCES OF NATURE.

- i. GRASS SPECIES, AND LOCATION OF NURSERY FROM WHICH SOD IS CUT.
- ii. COMPLIANCE WITH STATE AND FEDERAL QUARANTINE RESTRICTIONS.
- iii. MANUFACTURER'S CERTIFICATE OF FERTILIZER AND HERBICIDE COMPOSITION.
- iv. CERTIFICATES FROM SUPPLIERS STATING THAT THE DELIVERED PLANTING MIX, DELIVERED PLANT MATERIALS, AND FERTILIZER COMPLY WITH REQUIREMENTS SPECIFIED.
- v. CERTIFICATES OF INSPECTIONS: SHIPMENTS OR ORDERS OF PLANT MATERIAL SHALL BE PROPERLY INSPECTED AT NURSERY OR GROWING SITE BY AUTHORIZED FEDERAL AND STATE AUTHORITIES: INCLUDE CERTIFICATES WITH SHIPMENT.

- 9A. SHOP DRAWINGS, PRODUCT DATA, MOCK-UPS, OR SAMPLES FOR THE FOLLOWING:
 - i. FENCE/GATES - SAMPLE, 2' LENGTH WITH ALL MEMBERS AND CONNECTIONS
 - ii. ELECTRICAL FURNISHINGS - PRODUCT DATA, AND FOUNDATION DETAILS (SHALL BE INCLUDED IN CONTRACTOR'S BID)
 - iii. FURNITURE - PRODUCT DATA
 - iv. LANDSCAPE MATERIALS - SAMPLES PER DOCUMENTS HEREIN
 - v. GEOTEXTILE MATERIALS - SAMPLE AND PRODUCT DATA
 - vi. LANDSCAPE IRRIGATION DATA - SHOP DRAWINGS AND PRODUCT DATA
 - vii. ROOT BARRIERS - PRODUCT DATA
 - viii. CONCRETE MIX AND COLORS - DESIGN MIX SAMPLE AND PRODUCT SAMPLE. CREATE ON SITE A MOCK UP 6"x6" OF THE FINISHED CONCRETE SLAB AND DO NOT DESTROY OR REMOVE FROM THE JOB SITE UNTIL COMPLETION OF ALL SLABS ON GRADE AND ACCEPTANCE BY OWNER AND LANDSCAPE ARCHITECT.
 - ix. STORM DRAINAGE MATERIALS - PRODUCT DATA
 - x. CAULKS AND SEALANTS - PRODUCT DATA
 - xi. STAIN AND PAINT - SAMPLE
 - xii. STEEL EDGING - PRODUCT DATA
 - xiii. FERTILIZER - PRODUCT DATA
 - xiv. ROOT STIMULATORS - PRODUCT DATA
 - xv. FILL MATERIAL FOR ROUGH AND FINE GRADING - PRODUCT DATA AND SAMPLE
 - xvi. TREE BRACING DETAILS - SHOP DRAWINGS
 - xvii. IPE DECK FASTENERS AND HARDWARE, IPE PRODUCTS - SAMPLE
 - xviii. SAND STABILIZER - PRODUCT DATA
 - xix. SOIL MIXTURE DOCUMENTATION AND CERTIFICATION IDENTIFYING THE JOB AND CONTRACTOR, INCLUDING TESTING OF PH, KEY NUTRIENTS, AND RECOMMENDATIONS OF SOIL AMENDMENTS FOR PROPOSED LANDSCAPE PLANTING
 - xx. NURSERY CERTIFICATION FOR ALL PLANT MATERIALS.
- 9B. ALL MOCK UPS, SAMPLES, AND SHOP DRAWINGS SHALL BE A PART OF THE ORIGINAL CONTRACT COST.

10A. SUBMITTALS:

- i. SHOP DRAWINGS: SUBMIT FOR APPROVAL, COMPLETE SHOP DRAWINGS SHOWING FENCING LAYOUT INCLUDING ALL ATTACHMENT METHODS AND DEVICES SHOWING SIZES, EDGE DETAILS, AND ATTACHMENT DETAILS.
- ii. MANUFACTURER'S LITERATURE: SUBMIT FOR APPROVAL PROPERLY IDENTIFIED LITERATURE GIVING MATERIAL SPECIFICATIONS, GATE HARDWARE, AND INSTALLATION DETAILS.
- iii. SAMPLES: SUBMIT SAMPLE OF FENCING COMPONENT PARTS AND MANUFACTURER'S FENCING SPECIFICATION FOR LANDSCAPE ARCHITECT'S APPROVAL.

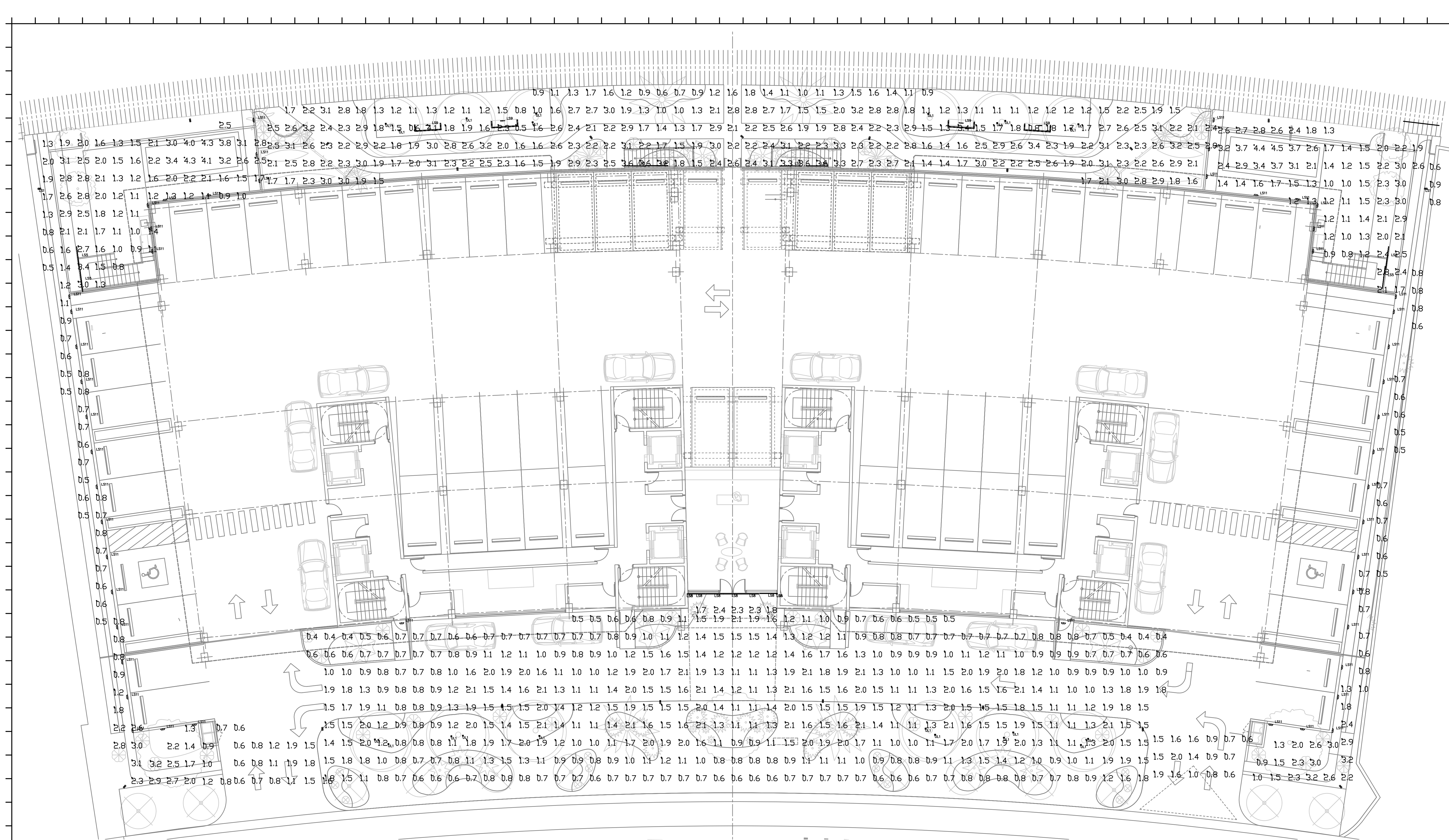
ii. GATES: 316 STAINLESS STEEL BAR BEARING HINGES SIZE 4 1/2" X 4 1/2" MIN., MINIMUM (3) PER GATE. SELF CLOSING STAINLESS STEEL HARDWARE, INCLUDE STAINLESS STEEL CANE BOLT AS REQUIRED. BRACE GATES AS REQUIRED TO PREVENT DISTORTION AND/OR SAGGING.

- i. ALL WOOD SHALL BE CERTIFIED WOOD: FABRICATE WITH COMPONENTS PRODUCED FROM WOOD OBTAINED FROM FORESTS CERTIFIED BY AN FSC-ACCREDITED CERTIFICATION BODY TO COMPLY WITH FSC STD-01-001, "FSC PRINCIPLES AND CRITERIA FOR FOREST STEWARDSHIP."
- ii. SEALANT FOR IPE WOOD SHALL BE MESSMERS WOOD SEALER- NATURAL.

- i. ALL MATERIALS SHALL BE FREE FROM DAMAGE, FROM EXTREMES OF TEMPERATURE AND HUMIDITY, PHYSICAL OR MECHANICAL BLEMISHES OF ANY KIND SUCH AS BUT NOT LIMITED TO CRACKING, WARPING, OR SPLITTING, AND FREE FROM STAINING DUE TO RUST, CORROSION, MILK, OR OTHER SUBSTANCES. STONE INSTALLATION SHALL BE PROTECTED IMMEDIATELY UPON INSTALLATION.
- ii. ALL STONE MATERIALS SHALL BE SEALED WITH MIRACLE 511 IMPREGNATING SEALER PRIOR TO OR IMMEDIATELY FOLLOWING INSTALLATION. STONE SHALL BE BRUSHED CLEAN PRIOR TO APPLICATION OF SEALER. FREE OF DUST, DEBRIS, OR STAINS AND SHALL BE 100% DRY.
- iii. ALL WORKSMANSHIP SHALL BE PROTECTED IMMEDIATELY UPON INSTALLATION.
- iv. IN POOL DECK CONDITIONS: MATERIAL SHALL COMPLY WITH CODE REQUIREMENTS, BE PROPERLY INSTALLED, STABLE, FIRM AND SLIP RESISTANT. MANUFACTURER/SUPPLIER TO CONFIRM THAT MATERIAL IS SUITABLE FOR USE IN EXTERIOR POOL ENVIRONMENT AND SHALL PROVIDE WRITTEN CERTIFICATION THAT MATERIAL CAN BE SUBMERGED IN WATER.
- v. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF LAYOUT.

- i. AGGREGATES SHALL BE DUMPED, SPREAD AND COMPACTED WHEN THEY ARRIVE AT THE SITE.
- ii. AVOID CONTAMINATION BY SOILS AND SEDIMENT.
- iii. MATERIALS STORED OR INSTALLED ON SITE SHALL BE PLACED ON FILTER FABRIC AND COVERED BY FILTER FABRIC.
- iv. CONTRACTOR TO PROVIDE SILT FENCING AROUND INSTALLATION SITE.
- v. CONCRETE PAVERS SHALL BE INSTALLED IMMEDIATELY AFTER AGGREGATE BASE IS PLACED AND SPREAD.

SE JOB# 22072



Calculation Summary - Bay Harbor Ground Level				
Location of Lighting Fixtures	Average Maintained	Maximum	Minimum	Max/Min
Entry Drive	1.23	2.4	0.4	6.00
North Drive Entry	1.13	2.1	0.6	3.50
North Side Landscape	1.86	3.3	0.7	4.71
North Side Path	1.17	3.5	0.5	7.00
North Side Semi-Private Area	2.36	4.9	0.7	6.86
South Drive Entry	1.23	3.7	0.6	6.17
South Side Landscape	1.98	3.3	0.7	4.71
South Side Path	1.15	3.4	0.5	6.80
South Side Semi-Private Area	2.20	4.8	0.7	6.86
Waterside Paths	2.07	4.1	0.5	8.20

Luminaire Schedule - Bay Shore Ground Level									
Symbol	Label	Description	Fog	LLF	Luminaire Lumens	Total Watts	(MANUFAC)	(LUMCAT)	Mounting Height
	Uplighting accent For large palm trees		ULI	0.800	362	121.8	MEGA Convertible by LUMCat V 15.09.2016 / H&E		0.2
	ACL-R3-X-SG1350-30-XX-UNV-HS_1	ACL-R3-X-SG1350-30-XX-UNV-HS		0.800	1612	48	Selux Corporation	ACL-R3-X-SG1350-30-XX-UNV-HS	10
	ACL-RI-X-SG1350-30-XX-UNV-HS	ACL-RI-X-SG1350-30-XX-UNV-HS		0.800	1667	48	Selux Corporation	ACL-RI-X-SG1350-30-XX-UNV-HS	10
	ACL-RSS-X-SG1350-30-XX-UNV	ACL-RSS-X-SG1350-30-XX-UNV		0.800	2374	312	Selux Corporation	ACL-RSS-X-SG1350-30-XX-UNV	10, 12
	wall mounted sconce over doors-walls for path	HESS FB3000K 12.77300_0	LS11	0.800	129	400	HESS Licht+Form Copyright LUMCat		8
	handrail lighting	LRS_LRS-GPI-LED-PRISTED-3000K-90-48	LSS	0.200	456	74.24	CULE LIGHTING	LRS/LRS-GPI-LED-PRISTED-3000K-90-48	4
	ACL-R3-X-SG1350-30-XX-UNV-HS	ACL-R3-X-SG1350-30-XX-UNV-HS		LS1	0.800	1612	Selux Corporation	ACL-R3-X-SG1350-30-XX-UNV-HS	10
	entry linear accent lighting	VarioLED_1300_Nexus_HDE_V822_01_IP20_1216	LS8	0.400	412	94.848	LED Linear USA	VarioLED_1300_Nexus_HDE_V822_01_IP20_1216	3.151, 7.002, 10.934, 14.855, 17
	under bench	TLISLV-5.0-30-DRY-STP-DF-ST	LS9	0.200	359	19.2	U-Tran	TLISLV-5.0-30-DRY-STP-DF-ST	2.5

Rev.	Date	Rev.	Date

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

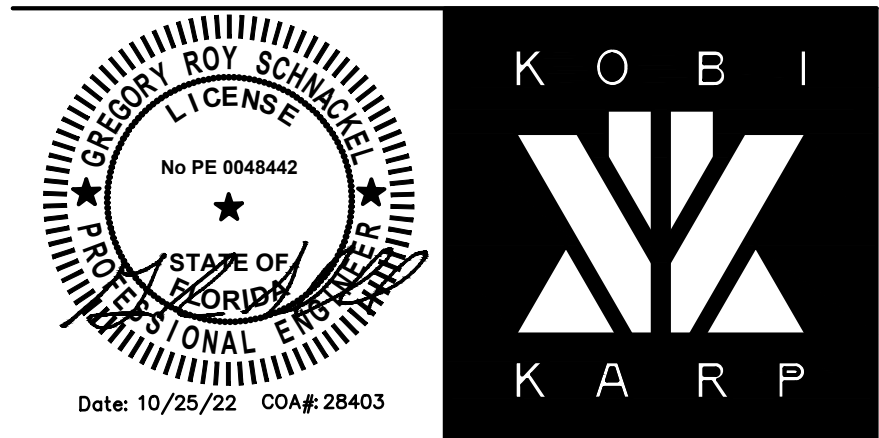
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Name: PPG Development LLC.
Address: 501 Diplomat Parkway
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Tel: (786) 536-6076
Email: Tel: (305) 534-9099

Consultant: Landscape Architecture.
Name: Clad Landscape Architecture.
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Email: Email: info@cladlandscape.com

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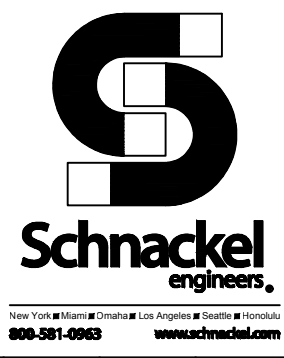
Consultant:
Name:
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Tel:
Email:

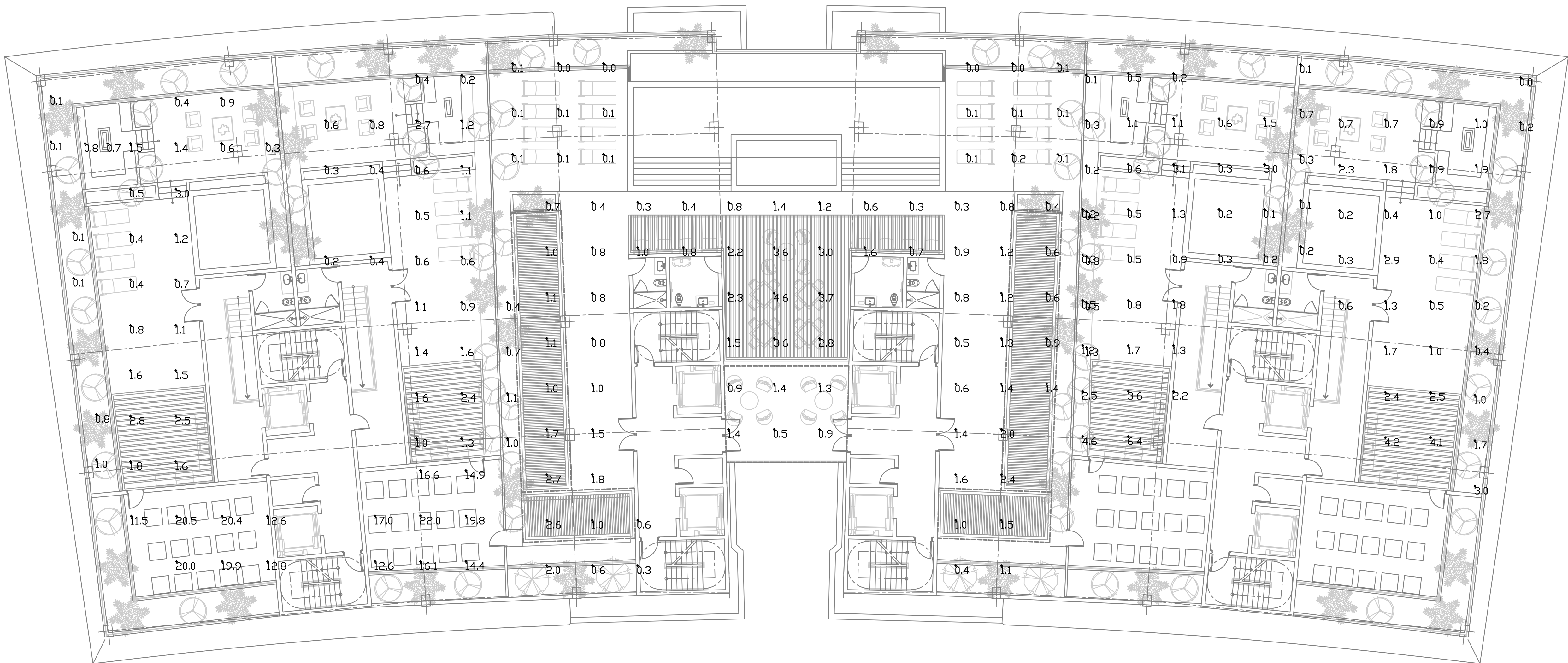
Architect: Kobi Karp Architecture and Interior Design, Inc.
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LANDSCAPE PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale	3/32" = 1'-0"	PH-1.00
Project	0000	





Calculation Summary						
Lighting Fixture Location	Average Maintained	Maximum	Minimum	Avg/Min	Max/Min	
Cabana Area, Living Area	1.44	5.4	0.3	4.60	18.00	
Plants 1	0.35	1.0	0.1	3.50	10.00	
Plants 2	1.03	2.5	0.1	10.30	25.00	
Plants 3	0.73	1.9	0.2	3.70	9.50	
Plants 4	0.43	2.0	0.1	4.30	20.00	
Plants 5	0.28	0.9	0.1	2.80	9.00	
Plants 6	0.68	3.0	0.0	N/A	N/A	
Pool Area	0.09	0.3	0.0	N/A	N/A	
Private Roof Terrace 1	1.38	3.0	0.3	4.60	10.00	
Private Roof Terrace 2	1.11	5.5	0.1	11.00	55.00	
Private Roof Terrace 3	1.37	6.4	0.1	13.70	64.00	
Private Roof Terrace 4	1.54	6.6	0.1	15.40	66.00	
Storage Room 1	17.65	22.0	11.5	1.48	1.91	
Storage Room 2	17.31	22.0	11.0	1.57	2.00	

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
⊙	78	Uplighting for large palm trees	Single	BEGA Converted by LUMCat V 15.09.2016 / R/R	UL1	0.800	362
⊙	24	Storage Room	Single	WISPE 2x4 3000LM 35K BRCRI SWC	RL1	0.800	3086
⊙	214	recessed mounted roof level spotlight	Single	PSIS4-L27-VHT, FMP-PSIS4-4-5.5INCHx5.5INCH-CRN-WHT	LS3	0.800	62
⊙	7	rigid stem mounted trellis lighting, dimmed to 50%	Single	LALC-10FT-L-36x50-15	LS6	0.400	3096
⊙	26	over doors of cabanas	Single	B22P-RP-110-19x28	LS7	0.800	173
⊙	25	under bench lighting, dimmed to 20%	Single	L11LV-3_10-36-JRY-310-10-SY	LS9	0.200	359

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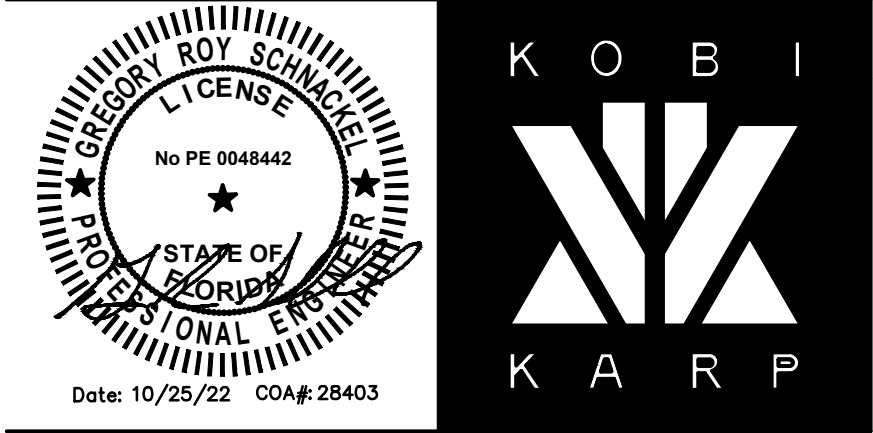
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Name: PPG Development LLC.
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Tel: (305) 534-9099
Email:

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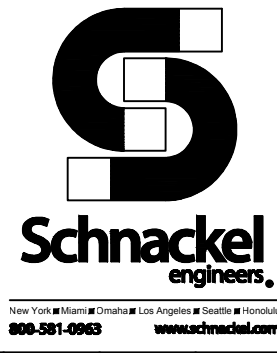
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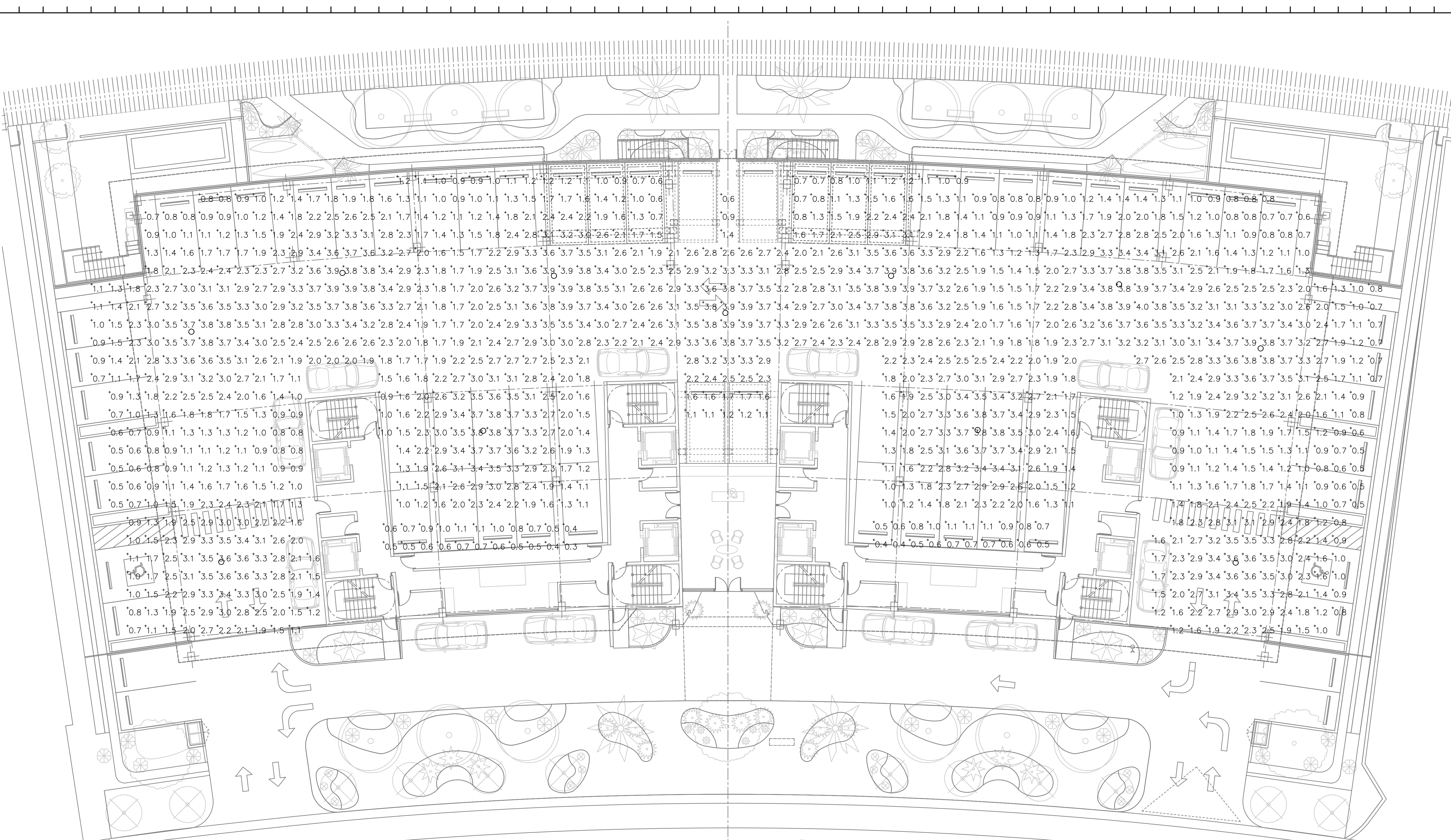
Architect: Kobi Karp Architecture and Interior Design, Inc.
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Fax: +1(305) 573 3766



ROOF PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale	3/32" = 1'-0"	PH-2.00
Project	0000	





Rev.	Date	Rev.	Date

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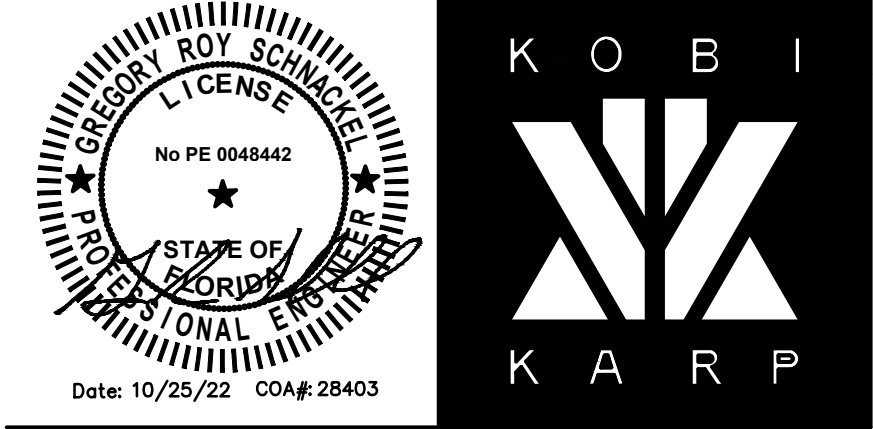
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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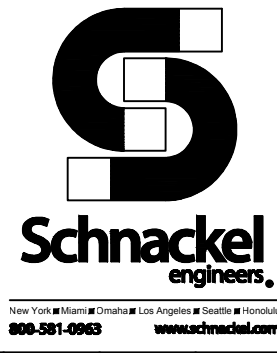


PARKING GARAGE
PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale	3/32" = 1'-0"	PH-3.00
Project	0000	

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
○	A	13	VC PG LED P3 30K TSW MVOLT	VC PG LED WITH P3 - PERFORMANCE PACKAGE, 3000K, TSW OPTIC TYPE		VC PG_LED_P 3_30K_TSW_M VOLT.ies	Absolute	0.80
							43.37	

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.4 fc	5.3 fc	0.6 fc	8.8:1	4.0:1

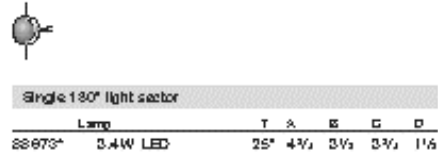


Drive-over-in-grade luminaires to illuminate ground surface

Housing: Constructed of 120" thick machined stainless steel welded to a stainless steel bottom mounting plate. Trim/Gasket ring is heavy machined bronze.
Enclosure: Top enclosure is constructed of copper/nickel cast aluminum alloy secured by two (2) captive socket head stainless steel screws. Clear, bonded cast housing lens with molded one piece, high temperature silicone rubber gasket. Symmetrical reflector and internal lamp shield are included.
Electrical: 24V LED luminaire on 24V DC circuit. Ground system vests. Remote 24V DC driver required. Standard LED color temperature is 3000K with a CRI of 90. Available in 4000K (500 CRI) and 5000K (90 CRI) to order. Trim housing provided with ten (10) feet of 12 AWG wire and waterproof cable gland entry into housing. A separate waterproof single gang wiring box for power supply must be provided (by customer).
Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: All BEGA standard finishes are pre-lacquered powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.
UL listed for US and Canadian Standards, suitable for wet location and vehicle drive over. Protection rating: IP67.
Weight: 3.1 lbs.
Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.
Weight: 3.0 lbs.
Luminaire Lumen: 0
Tested in accordance with LM-79-08

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Single 150W light center
88672 24W LED 25' 4V 3V 1/6
Remote driver supplied
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX: (805) 666-9474 www.bega-us.com
© Copyright BEGA-US 2016 Updated 04/16

BEGA Installation and Technical Information Remote 24V Installation 19 580 Remote LED Driver

Tools Required: For 24V LED luminaires
Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

Notice to installer for LED remote wiring:
1. DISCONNECT POWER BEFORE INSTALLATION AND/OR REMOVAL OF THE UNIT.
2. UL rated NEMA 3R rain tight steel box supplied with enclosed driver.
3. Install in accordance with national and local electric codes.
Input voltage: 120V-277V
Output DC: 24V
Max. output load: 25W
Min. supply wire: 18 AWG
Min. remote temp: -20° C
NOTE: The maximum wire distance before EMI (Electromagnetic Interference) can become a factor is 32 feet. For longer runs, to minimize EMI effects, the use of twisted shielded pair wire and Ferrite Coils at the beginning and end of the secondary line is suggested.

LED remote driver 19 580 - wiring instructions (see diagram):
1. Connect main voltage supply wire (line hot) to BLACK driver input wire
2. Connect neutral (common) supply wire to WHITE driver input wire
3. Connect red (positive) driver output wire to positive LED fixture wire(s).
4. Connect black (negative) driver output wire to negative LED fixture wire(s).

Accessories
Please refer to the appropriate accessory installation sheet for further instruction when applicable.
Replacement Parts

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
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BEGA Installation and Technical Information

Tools Required:
3mm hex key
Flathead screwdriver, small

Protection Class: IP67
Weight: 3.1 lbs.

Notice to Installer for 88 673:
1. Fixture is pre-wired with 10' lengths of (2) #12 AWG wires and a waterproof cable gland entry into housing. DO NOT DISTURB THE SEAL.
2. This in-ground luminaire must be supplied by a UL Listed Class 2 electronic remote 24V DC power supply.
3. The fixture is a wet location rated, not submersible, they should not be installed in 'wet' points of concrete or earth installations where they are going to be submerged underwater for an extended period of time.
4. A level surface MUST be provided for proper installation.
5. LED Module is supplied in a electro-static free package. When handling during installation, avoid direct contact with LED chips and circuit board to avoid electro-static discharge.
NOTE: BEGA Fixtures may be damaged if connected to a conduit system that contains water. Article 300-50 of the National Electric Code requires that 'conduits or raceways through which moisture may contact energized live parts shall be sealed or plugged at both ends.'

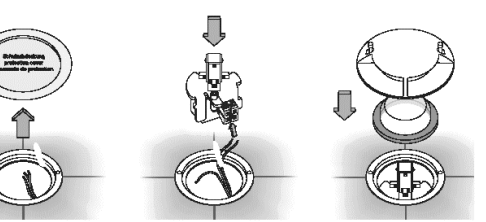
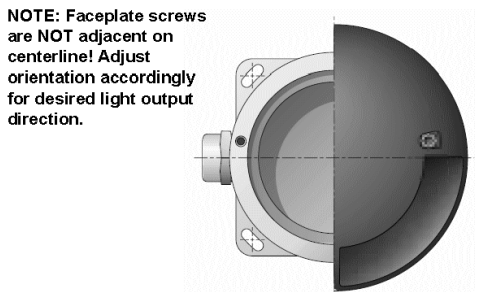
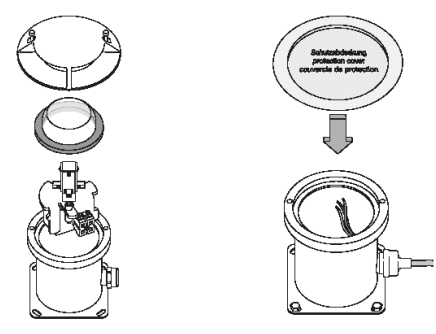
88 673 Installation:
1. Store facelate, glass, and LED module in a safe place until after the floor construction is complete.
2. The luminaire housing must be firmly mounted to a proper foundation. The top edge of the luminaire housing must be flush to the prepared floor. Failure to do so may result in the fixture not sealing properly and void the warranty. Anchor the fixture to a foundation suitable for the intended vehicular or pedestrian loads.
NOTE: MAKE SURE TO ALIGN THE FIXTURE HOUSING SO THE FACELATE PORTS WILL BE ORIENTED PER DESIGN SPECS.
3. Connect the fixture to 1/2" plastic or steel conduit. Pull the provided wire through the conduit and thread conduit into provided brass adapter. DO NOT DISTURB THE FACTORY SEAL OF THE CONDUIT CONNECTOR. Use a suitable thread sealer on the 1/2" NPS conduit entry.
4. The enclosed protective cover is meant to protect the inner housing against debris during building activity. Ensure protective cover is in place and finish floor.
5. Remove protective cover and clean the housing and gasket sealing surface.
6. Make wiring connections to LED module inside luminaire housing, and attach LED module to luminaire housing by tightening (2) screws, making sure LED orientation is correct.
NOTE: Electro-static discharge can damage the LED module. Take precautions to limit ESD by not touching any LED components directly, and discharging any static electricity before handling by touching a metal surface or ground wire.
7. Place glass into housing, making sure gasket is seated properly, and attach facelate by tightening (2) screws.

Relamping (LED MODULE) and Maintenance
Loosen facelate screws and remove facelate and glass. Loosen module screws and disconnect LED module. Then replace. Clean glass using only solvent-free cleaners. Replace facelate and tighten screws, making sure gasket is seated properly.

Lamp: 3W LED, 24V DC

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
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Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway



Accessories
Please refer to the appropriate accessory installation sheet for further instruction when applicable.
Remote 25W LED Driver and box 19 580
Remote 50W LED Driver and box 19 581

Replacement Parts
Description Part No.
Top cover 23214
Glass 12742
Gasket 83001785
LED Module (3000K) (3k) LED-0304830
LED Module (4000K) (3k) LED-0304840

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BEGA Installation and Technical Information Drive-over-in-grade luminaires - single 180° port

Product Safety Warnings:
THIS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INSTALLATION CODE BY A PERSON FAMILIAR WITH THE CONSTRUCTION AND OPERATION OF THE PRODUCT AND THE HAZARDS INVOLVED.
SUITABLE FOR WET LOCATIONS.
MIN 90°C SUPPLY CONDUCTORS.
CE PRODUIT DOIT ÊTRE INSTALLÉ SELON LE CODE D'INSTALLATION PERTINENT, PAR UNE PERSONNE QUI CONNAÎT BIEN LE PRODUIT ET SON FONCTIONNEMENT AINSI QUE LES RISQUES INHÉRENTS.
CONVIENT AUX EMPLACEMENTS MOULLES.
LES FILS D'ALIMENTATION 90°C MIN.

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

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19580 LED Remote Driver 25 Watts

Enclosure: UL rated NEMA "3R" rain tight steel box, finished gray. Enclosure must be mounted per IEC and local requirements. Provided with two knockout conduit entries in the bottom, suitable for 1", 1.5", or 2" conduit.
Electrical: LED driver rated for 25W maximum load, 0.9 PF; suitable for 24V DC LED luminaire. Universal input voltage 120V-277V, 50/60 Hz, 20°C minimum start temperature. UL recognized class 2.
NOTE: Maximum Wire Length for Voltage Drop:
#12 AWG: 147 ft.
#16 AWG: 234 ft.
NOTE: For wiring distances over 32 feet in length, EMI (Electromagnetic Interference) can become a factor causing decreased lighting performance. Twisted shielded pair wires and Ferrite coils at end of wiring runs are recommended for consistent performance.

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

Type:
BEGA Product #:
Project:
Voltage:
Modified:

Rev.	Date	Rev.	Date

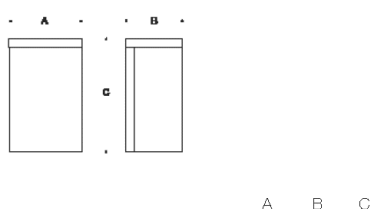
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ZONING

100% Submission

BAY HARBOR TOWERS

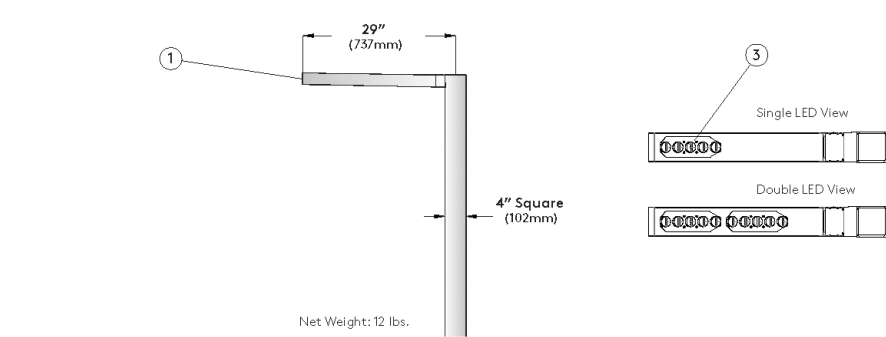
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805) 684-0533 FAX: (805) 666-9474 www.bega-us.com
© Copyright BEGA-US 2016 Updated 04/16/2018

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

Arca LED
ACL-R2-S1



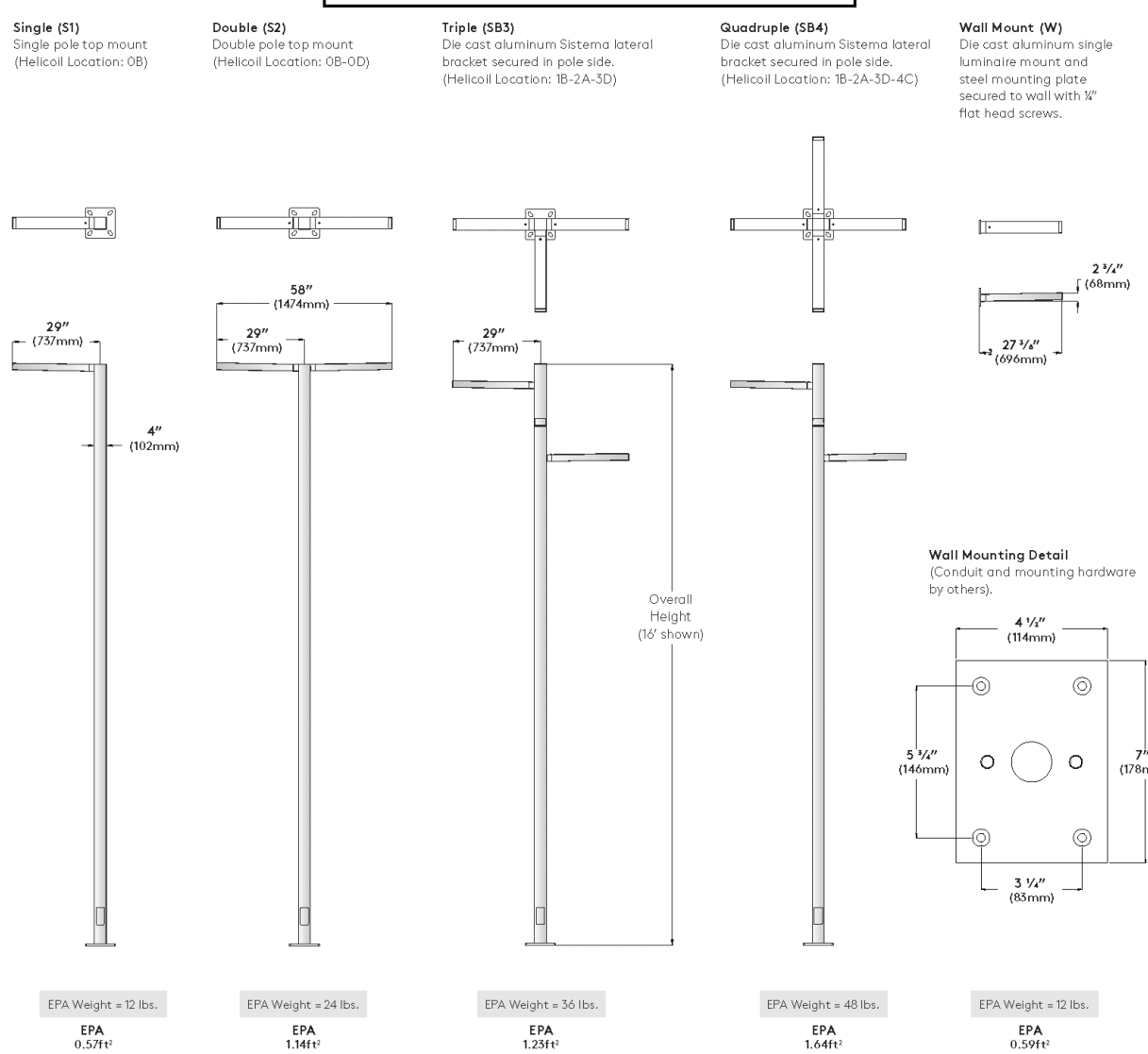
Specifications
1. Luminaire Cover - Two piece high pressure die cast housing, made of low copper aluminum alloy. Toolless latch allows easy access to light engine and gear tray components.
2. Gasketing - (not shown) UV and ozone-resistant, silicone gasket between flexible housing and lens base provide IP65 level ingress protection.
3. LED Array - High Flux LEDs mounted to metal core PCB and attached to external heat sink for maximum LED performance and life. CCT tolerance within a 3 step binning for 2700K, 3000K, 3500K, 4000K and 5000K. CRI minimum 90. LED array has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours. Exposed face rated to IP65.
4. LED Optics - Technical Optics (R1, R2, R3, R4, R55, and R59) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house shield available for distributions types I, II, III and IV.
5. LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes D-DV dimming to 10%, meets the requirements of IP65.
6. Surge Protection - (not shown) Designed to protect luminaire from electrical surge (DOKA).
7. Power Cord - (not shown) Pre-installed at factory. Power cords are specified to fit the length of the pole specified with the luminaire.
Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drive certified facility and undergo a three stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCO. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL) Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.
5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Arca LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale." Listings and Ratings: Luminaire and LED tested to IP65 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature. ARCA LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F). NRTL Listed for wet location (i.e., L, CSA) Wet Selux.us for our LED End of Life recycling policy.
NRTL Listed (i.e., UL, CSA)
For Buy American compliance on poles, please consult the factory.

selux

Arca LED
Mounting

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux



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

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

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

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

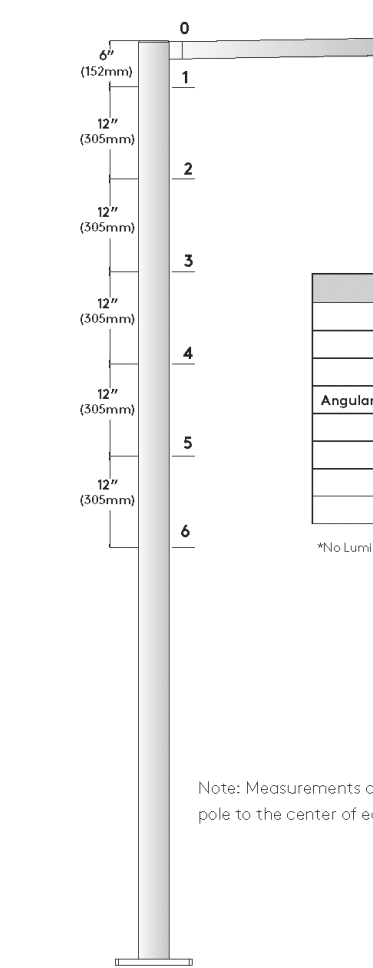
Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th Street
Address: Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



LIGHTING CUT SHEETS

Date	08-24-2022	Sheet No.
Scale	NO SCALE	PH-4.00
Project	0000	

Arca LED
Mounting Detail



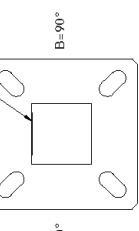
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

Mounting Configuration		Height Code					
Distance from Top of Pole		0	1	2	3	4	5
Angular Location Code		Clockwise from Handhole					
A		0°					
B		90°					
C		180°					
D		270°					

*No Luminaire Below 7.5'

Note: Measurements are from the top of the pole to the center of each fixture



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(Rev. 06/2022)
ACLS-36.2

Arca LED

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

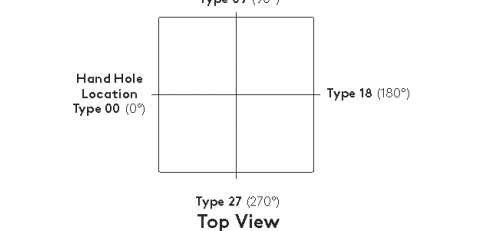
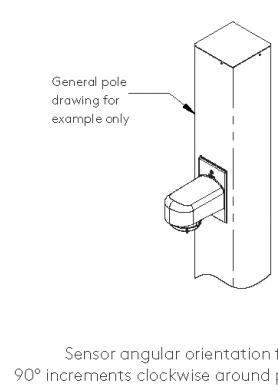
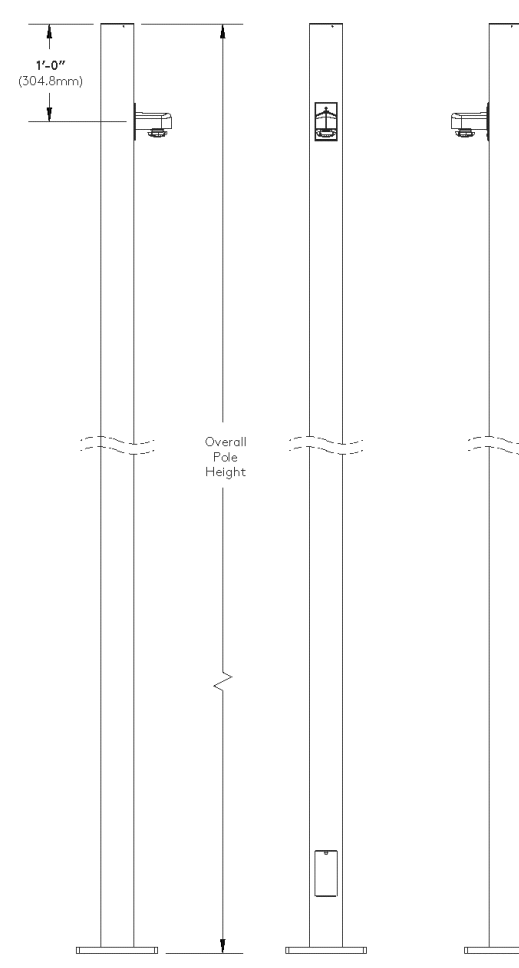
selux

Square Pole Motion Sensor

The Selux outdoor-rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes built-in photocell. Sensor comes pre-installed in cast aluminum housing designed to match pole finish.

Series	Hand Hole Orientation	Dim Level	Photocell Feature	Voltage
MS	0° Clockwise from Hand Hole 0° 90° Clockwise from Hand Hole 180° Clockwise from Hand Hole 270° Clockwise from Hand Hole	D0 (Off) D1 (100%) D3 (50+0%) D5 (0+00%)	Y Yes N No	120V (120-240VAC single phase or 208/254/480VAC phase-to-phase)

Factory Defaults:
Delay to Dim: 5 minutes
Delay to Off: 1 hour
Sensitivity: Max
Custom Programming: Consult Factory



- Motion Sensor Features
- Customizable programming using smartphone application (Refer to the FSP-321 at www.wattstopper.com)
 - 5 Year Warranty
 - 100% Digital PIR Detection, excellent RF Immunity
 - 270° coverage pattern
 - IP66 Rated for outdoor applications
 - Mode for LED light source
 - Adjustable time delays, max/min dim levels, and ramp rates
 - Suitable for Title 24 applications (For coverage details refer to wattstopper FSP-321 spec sheet at www.wattstopper.com)

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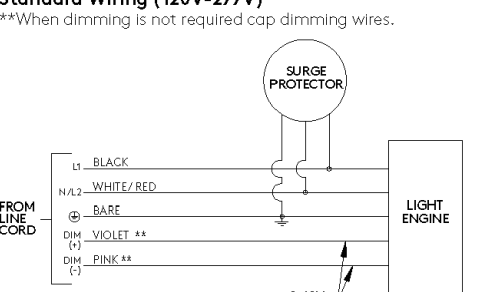
Arca LED

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

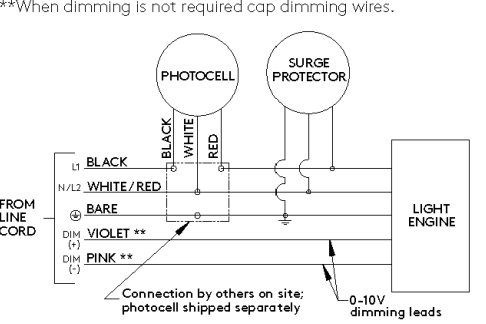
Standard Wiring (120V-277V)

**When dimming is not required cap-dimming wires.

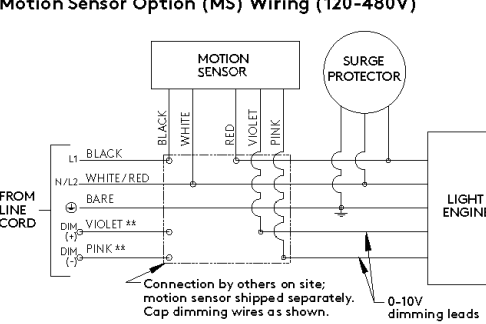


Photocell Option (TLRP) Wiring

**When dimming is not required cap-dimming wires.



Motion Sensor Option (MS) Wiring (120-480V)



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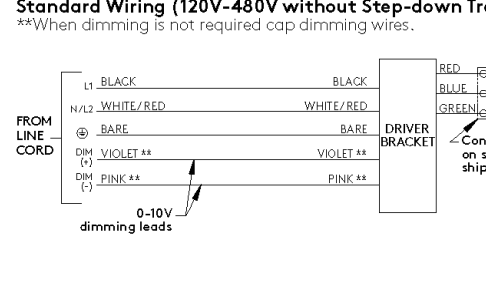
Arca LED

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

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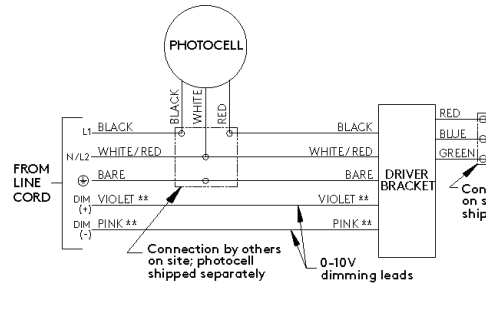
Standard Wiring (120V-480V without Step-down Transformer)

**When dimming is not required cap-dimming wires.

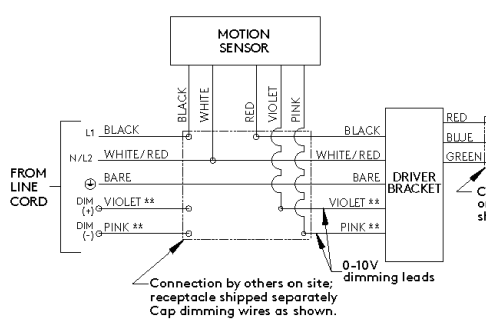


Photocell Option (TLRP) Wiring

**When dimming is not required cap-dimming wires.



Motion Sensor Option (MS) Wiring (120-277V)



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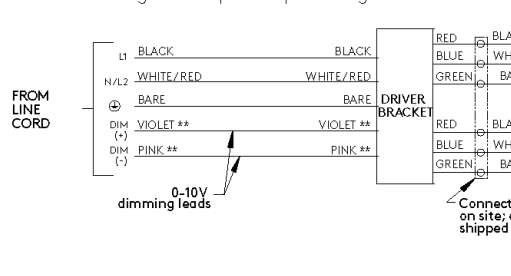
Arca LED

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

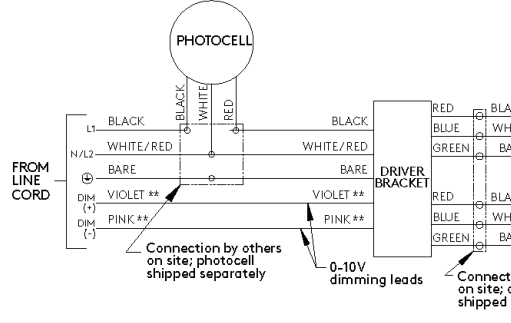
Standard Wiring (120V-480V without Step-down Transformer)

**When dimming is not required cap-dimming wires.

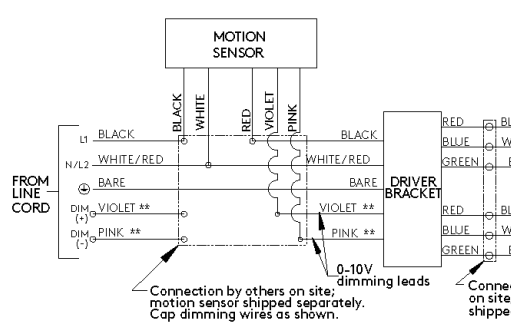


Photocell Option (TLRP) Wiring

**When dimming is not required cap-dimming wires.



Motion Sensor Option (MS) Wiring (120-277V)



Wire Designation Table		Wire Designation	
Source Voltage (VAC)	Wire Color	Source Voltage (VAC)	Wire Designation
120V, 277V, or 347V	Black	120V, 277V, or 347V	L1
	White		N
	Black		L1
	Red		L2
208V, 240V, or 480V	Black	208V, 240V, or 480V	L1
	White		N
	Black		L1
	Red		L2

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ACLS-36.2

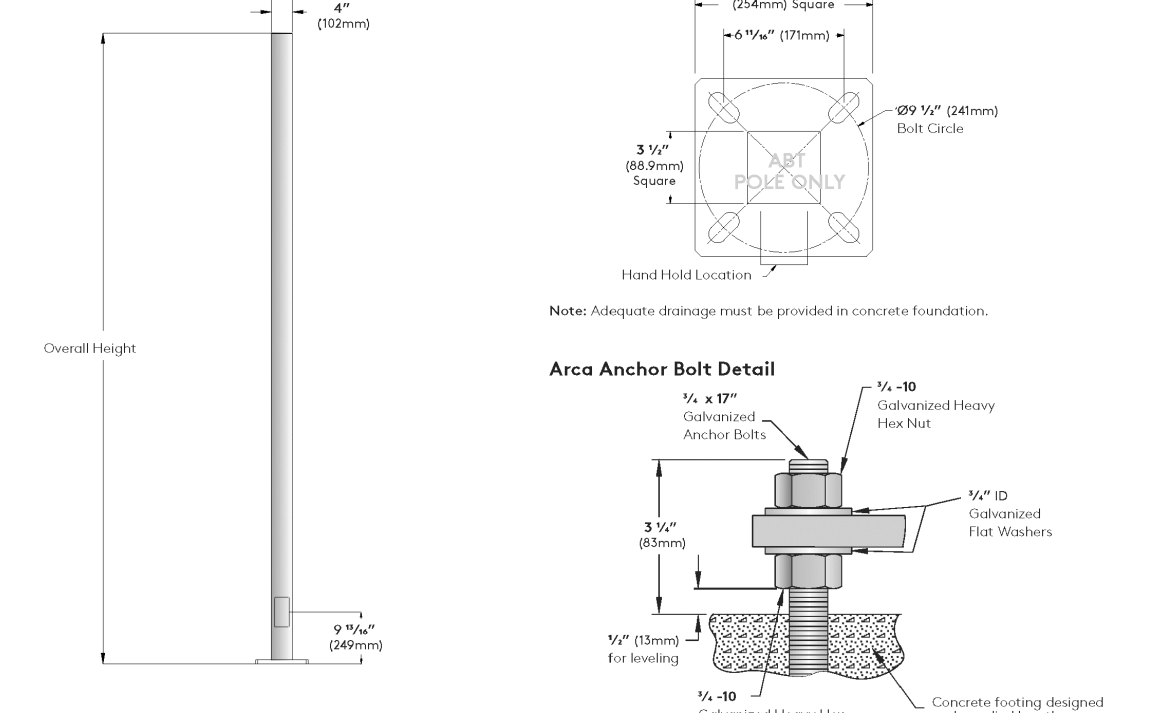
Arca LED

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

Pole Information

Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown.



Pole Data Chart		EPA Information												Height		Finish		Helicoid Inverts		Options	
Pole Series	Base	Basic Wind Speed (MPH)												8	10	12	14	16	17	18	
		85	90	100	110	120	130	140	150	160	170	180									
A-440-250	90-110"	19.2	16.7	12.8	10.8	7.8	6.1	4.8	3.7	3.3	2.1	1.5			8	WH White	HXC1 1 Post	BC	Base Coat		
																8	Black	HXC2 2 Post	TB	Black with Helicoid Inverts with 2" of Polyurethane Co.	
		17.7	15.7	8.7	6.4	4.6	3.5	2.2	1.3	0.8					10	BL Semi-Matte Black	HXC3 3 Post	TLLP	Black with Polyurethane with 2" of Low VOC Polyurethane		
																12	SZ Silver	HXC4 4 Post	MS	Black with Polyurethane with 2" of Low VOC Polyurethane	
		9.8	8.1	5.6	3.7	2.2	1.1	-	-	-	-	-	-		12	SP Specified		REC	Black with Polyurethane with 2" of Low VOC Polyurethane		
																14	SP Specified		REC2	Black with Polyurethane with 2" of Low VOC Polyurethane	
		6.7	5.3	3.1	1.9	-	-	-	-	-	-	-		14	SP Specified		REC3	Black with Polyurethane with 2" of Low VOC Polyurethane			
		4.2	3.0	1.0	-	-	-	-	-	-	-	-		16	SP Specified		REC4	Black with Polyurethane with 2" of Low VOC Polyurethane			
		2.0	0.9	-	-	-	-	-	-	-	-	-		18	SP Specified						

Fidenza 150

Wall Mounted Luminaire

SPECIFICATIONS

HOUSING

Vertically oriented planar housing and wall bracket are fabricated from 6060 aluminum. Flat lens is clear acrylic. All hardware is stainless steel.

OPTICS

LED light engine with electrical disconnect is to flush mounted to the aluminum plate inside the housing. Six LEDs with individual refractive lenses are positioned within the cylindrical housing providing asymmetric distribution with zero uplight.

ELECTRICAL

Input voltage to universal high power factor LED driver is 120V through 277V AC, 50/60 Hz. Drive current to LEDs is 350 mA. Power consumption is 8 watts.

LED DELIVERED LUMENS / SYSTEM WATTS / BUG RATING

3500K 129 LM / 80-0-0

4000K 151 LM / 80-0-0

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

MOUNTING

Standard:

Luminaire is supplied with stainless steel mounting bracket and miniature junction box. Stainless steel mounting bracket is secured to the junction box with two stainless steel screws, providing a mounting surface for the luminaire. The luminaire engages the mounting bracket and is secured with a single stainless steel screw from the top, concealed from normal viewing angles. Miniature junction box may be pre-shipped in advance on request.

Adapter Plate for 3.5" or 4" Octagon Box:

Machined aluminum adapter plate with universal hole pattern mounts to 3.5" or 4" octagon box with two screws. Stainless steel luminaire mounting bracket and decorative machined aluminum cover plate mounts over the adapter plate, providing a mounting surface for the luminaire. Luminaire engages with the stainless steel mounting bracket and is secured with single stainless steel screw from the top of the luminaire housing. Decorative cover plate is finished to match the luminaire.

FINISH

Housing is cleaned ultrasonically prior to painting. Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

WEIGHT: 6 lbs

WARRANTY

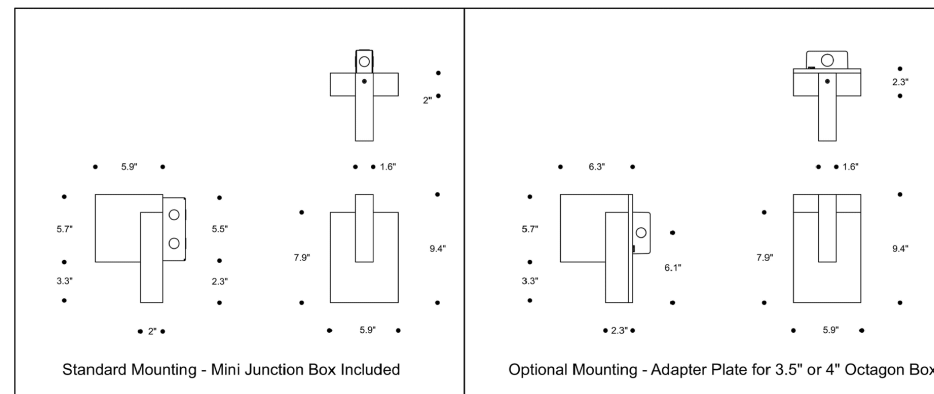
Limited product warranty period including the LEDs is five years. Driver shall carry the manufacturer's limited warranty.

Fidenza 150

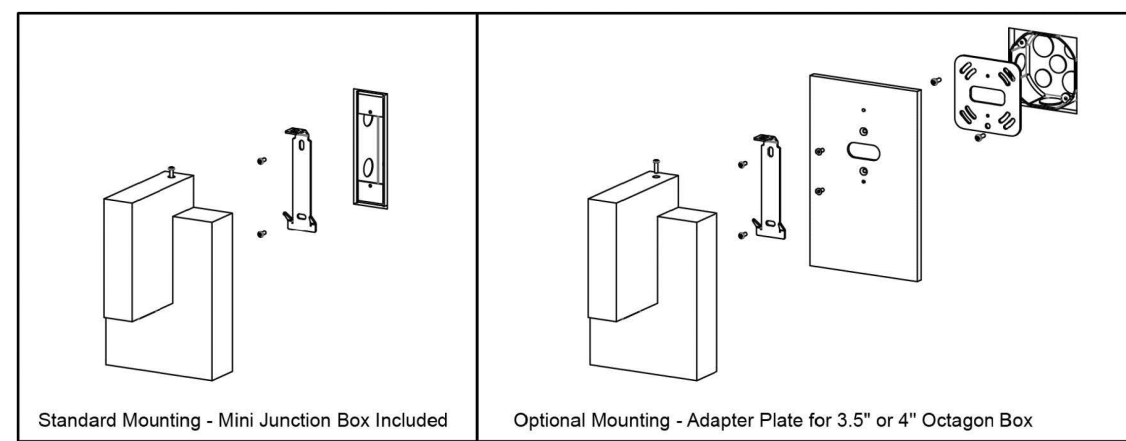
Wall Mounted Luminaire

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.



MOUNTING DETAILS



Fidenza 150

Wall Mounted Luminaire

EXTERIOR APPLICATION



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VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 3106 Landscape Series • Up & Accent Lights

FIXTURE SPECIFICATIONS:

HOUSING:

Die-cast, copper-free aluminum.

SHROUD:

Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket - providing a superior weather-tight seal. Door is designed to shed water from the lens surface.

FINISH:

Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olive Finish. Custom Powder coat finishes available on request.

LENS:

Clear, tempered, shock and heat-resistant, soda-lime glass lens.

LAMP TYPE:

LED Lamp Only - Cweeth MT-G2 High Density Array (BDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27° - (2700K), Warm (3000K), 35° - (3500K), N - Neutral (4000K), C - Cool (5000K).

ELECTRICAL:

Input voltage range 9 - 15V AC.

Type:

Model:

Project:

OPTICS:

Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.

MOUNTING:

Injection molded composite adjustable knuckle with 1/2" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GTS), tree mount boxes (TBS), or mounting canopies (WC).

FASTENERS:

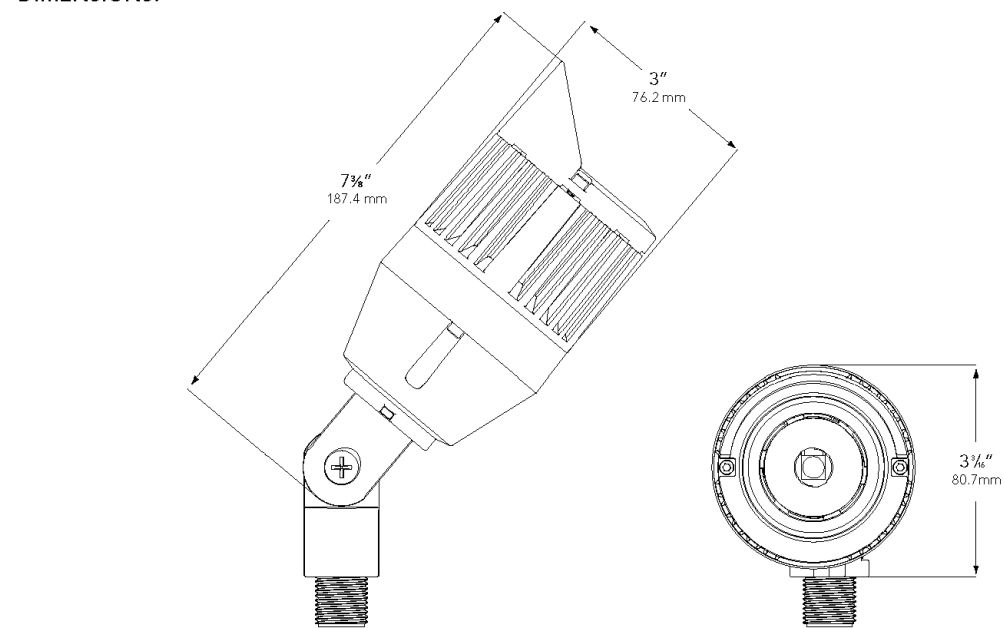
All fasteners are stainless steel.

WIRING:

Pre-wired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:



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VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 3106 Landscape Series • Up & Accent Lights

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: GR-3106-B-4.5-W-SP

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
GR - ABS ground stake	3106	B - Black	Standard	4.5	27° - 2700K	HL - Honeycomb Louver
WB - Wall-mount canopy		Z - Architectural Bronze	9.5	W - Warm	SP - Spot	S - 5' Wire Lead
TR - Tree mount J-box		DZ - Dark Bronze	13	35° - 3500K	MF - Medium Flood	
		GT - Granite		N - Neutral	WF - Wide Flood	
		W - White		C - Cool		
		BR - Architectural Brick				NOTE: * If fixture to be used with Extended Arm Mount (EAM) must order with extended wire length.
		LZ - Light Bronze				
		SB - Special Bronze				
		GG - Glossy Gray				
		R - Rust				
		HG - Hunter Green				
		WB - Weathered Bronze				
		WI - Weathered Iron				
		GM - Graphite Metallic				
		Hand Finished				
		G - Verde				
		P - Pewter				
		M - Mocha				
		OF - Olive Finish				

Fixtures shipped with standard lamp, unless otherwise specified.

Fixtures shipped with specified mounting hardware.

LUMEN OUTPUT PACKAGES

	4.5		9.5		13	
Beam Spread						
VNS	4.5 Watts	135 Lumens	9.5 Watts	214 Lumens	13 Watts	269 Lumens
SP	4.5 Watts	364 Lumens	9.5 Watts	566 Lumens	13 Watts	738 Lumens
MF	4.5 Watts	921 Lumens	9.5 Watts	487 Lumens	13 Watts	711 Lumens
WF	4.5 Watts	332 Lumens	9.5 Watts	542 Lumens	13 Watts	686 Lumens

VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

TRM Tree Ring Mount • Architectural Series • TRM-4 • Accessories

DESCRIPTION: The Tree Ring Mount is available with an automatic or manual adjustment feature for sustainable tree growth, suitable for the mounting of three accent lights. The Tree Ring Mount accommodates tree ring diameters from 8" to 22" TRM-4 (4 box model) has 4" of total diameter adjustment. The Automatic Adjustment feature allows for 2" of tree diameter growth without the need to manually adjust. The TRM-4 Automatic Adjustment Model is available in 24" diameters (8" - 12" tree diameter), 27" diameters (10" - 14" tree diameter), or 30" diameters (12" - 15" tree diameter). The TRM-4 Manual Model is available in 24" diameters (12" - 15" tree diameter), 27" diameters (14" - 18" tree diameter), or 30" diameters (16" - 21" tree diameter). Tree Ring Mount is suitable for wet locations.

FINISH: 16 powder-coated color options, including Black, Architectural Bronze, Light Bronze, Dark Bronze, Special Bronze, Verde, Pewter, Architectural Brick, Granite, Graphite Metallic, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, White and Glossy Gray.

ACCESSORY SPECIFICATIONS

JUNCTION BOX: Die-cast, low-copper content, A360 aluminum offers maximum corrosion protection. Stainless steel fasteners affixed to a minimalist styled flat door (standard). Door is stamped 5052-H32 aluminum. Fully gasketed using die-cut silicon sheet affixed to door.

ELECTRICAL SUPPLY ORIENTING: One NPT 1/2"-14 bottom hub opening available for connection of flexible, outdoor rated conduit.

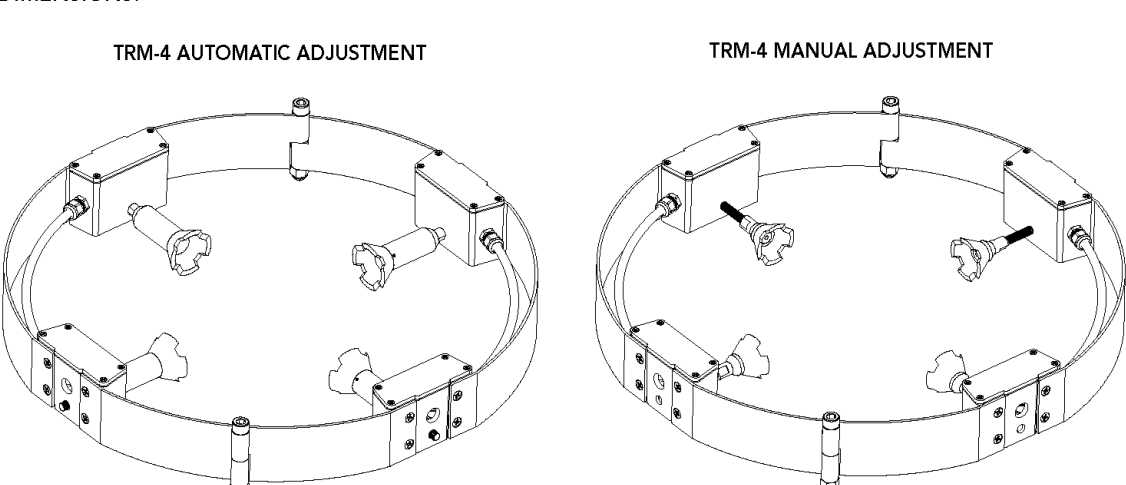
NOTE: * If fixture to be used with Extended Arm Mount (EAM) must order with extended wire length.

TRM-4 LOAD RATING: Maximum load of 5.5 pounds per junction box. Tested to UL 1598/CSA C22 No. 250.0 Standard.

UL & CUL Wet Location Listing.

All Vista Architectural luminaires are MADE IN THE U.S.A.

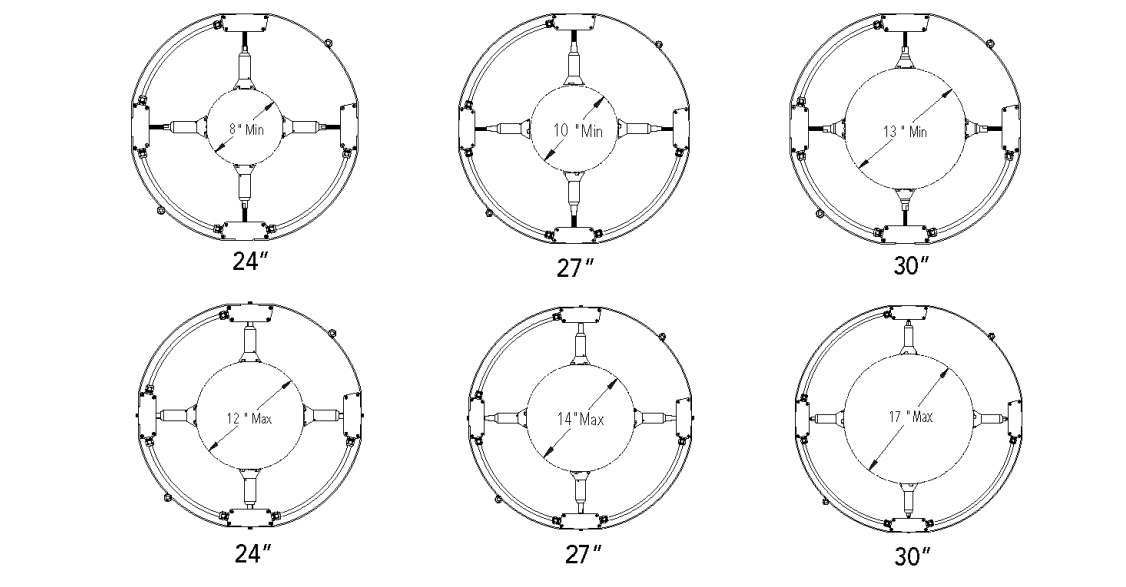
DIMENSIONS:



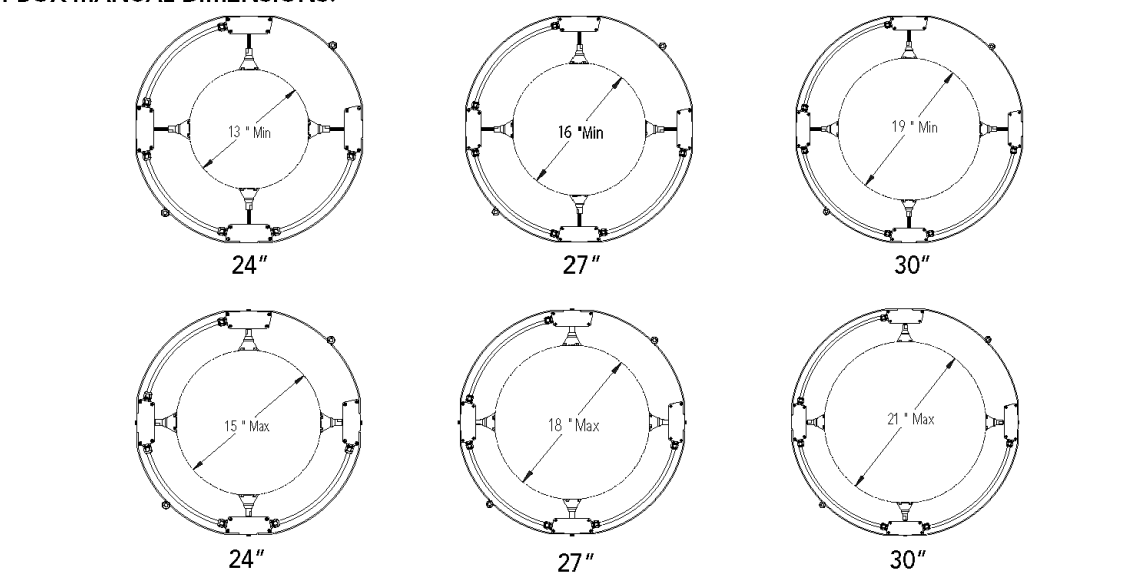
VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

4 BOX AUTOMATIC DIMENSIONS:



4 BOX MANUAL DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

TRM Tree Ring Mount • Architectural Series • TRM-4 • Accessories

ACCESSORY ORDERING INFORMATION

TO ORDER ACCESSORY: Select appropriate choice from each column as in the following example.

EXAMPLE: TRM-4-AE-24-B12-ND

MODEL	JUNCTION BOX QTY	FINISH	ADJUSTMENT METHOD	TREE RING DIAMETER	ELECTRICAL HUB ENTRY	INPUT/DIMMING
TRM	4 - Four boxes 90° apart	Standard	AE - Automatic Expansion	AUTOMATIC: 24" - 24" (Tree Diameter Range: 8" - 12") 27" - 27" (Tree Diameter Range: 10" - 14") 30" - 30" (Tree Diameter Range: 12" - 15")	B12 - NPT 1/2"-14 Bottom*	LV - 2 Conductor (Cabling 8 low Voltage) ND - 3 Conductor (Cabling ND & PCT 8 low Voltage) 010 - 5 Conductor (Cabling 8 low Voltage)
		Premium				
		BR - Architectural Brick				
		LZ - Light Bronze				
		SB - Special Bronze				
		GG - Glossy Gray				
		R - Rust				
		HG - Hunter Green				
		WB - Weathered Bronze				
		WI - Weathered Iron				
		GM - Graphite Metallic				
		Hand Finished				
		G - Verde				
		P - Pewter				
		M - Mocha				
		OF - Olive Finish				

*Only one box will have a bottom hub entry.

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FAX: (800) 570-VISTA (8678) • email@vistapro.com • www.vistapro.com

2106.5.1.19

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TRM 5.6.19

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

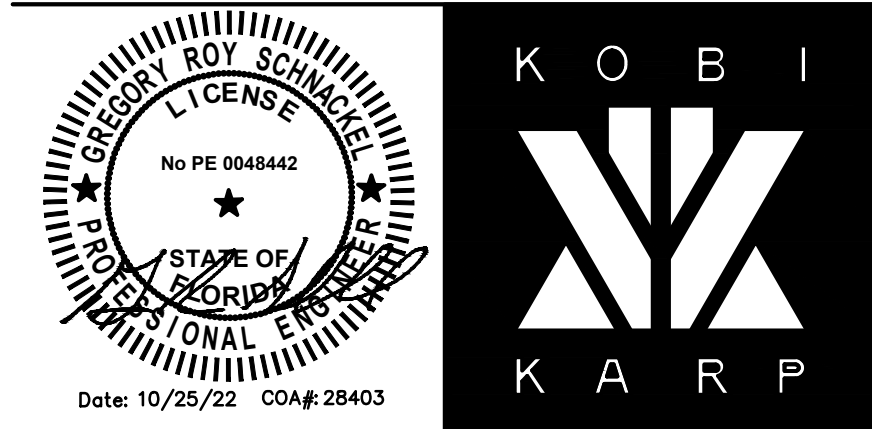
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email:

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

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

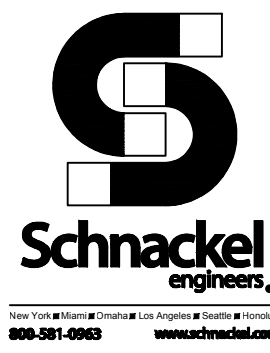
Consultant:
Name:
Address:
Address:
Tel:
Email:

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



LIGHTING CUT SHEETS

Date	08-24-2022	Sheet No.
Scale	NO SCALE	PH-4.50
Project	0000	

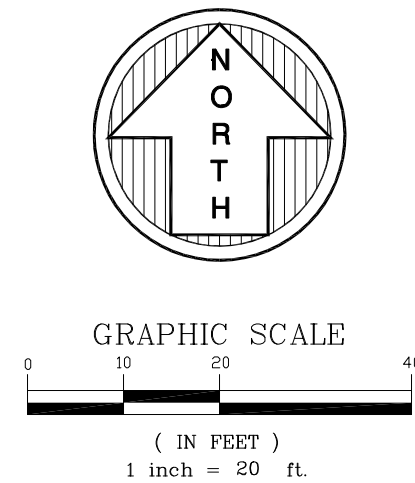
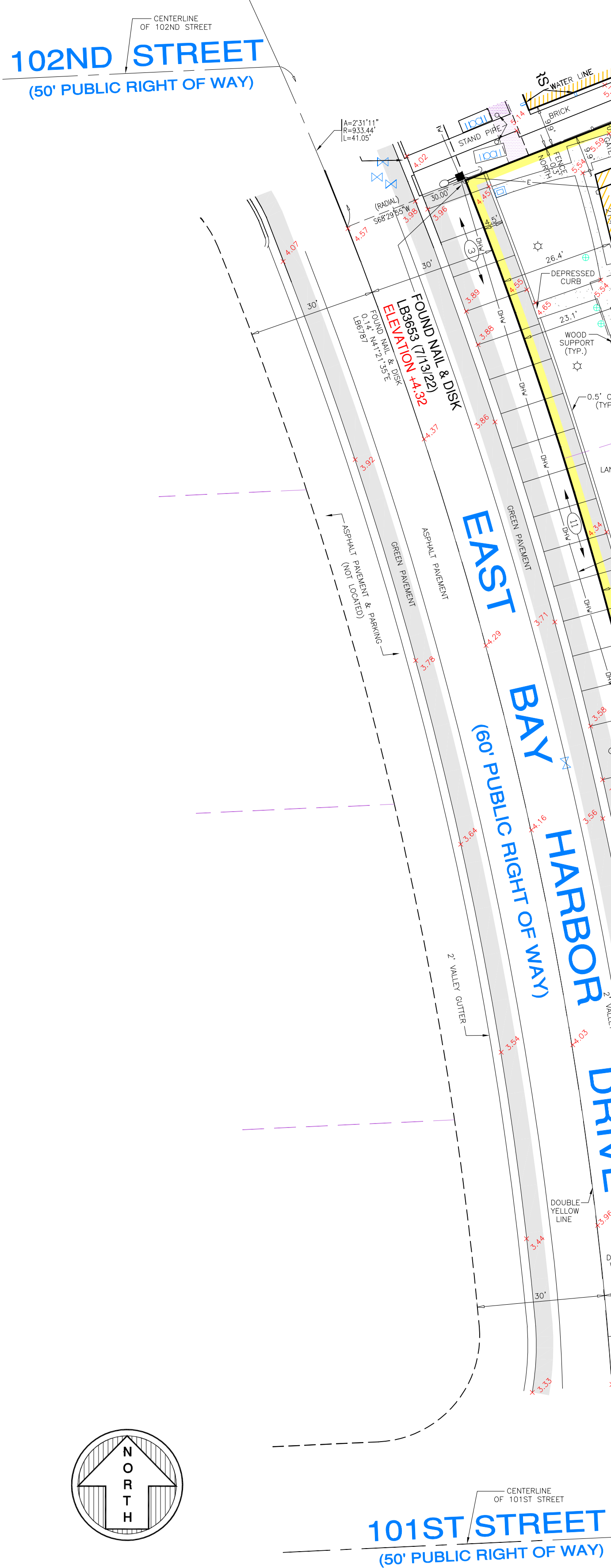


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Zoning Report:

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

Zoning: RM-1, Multiple Family Residential District

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

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

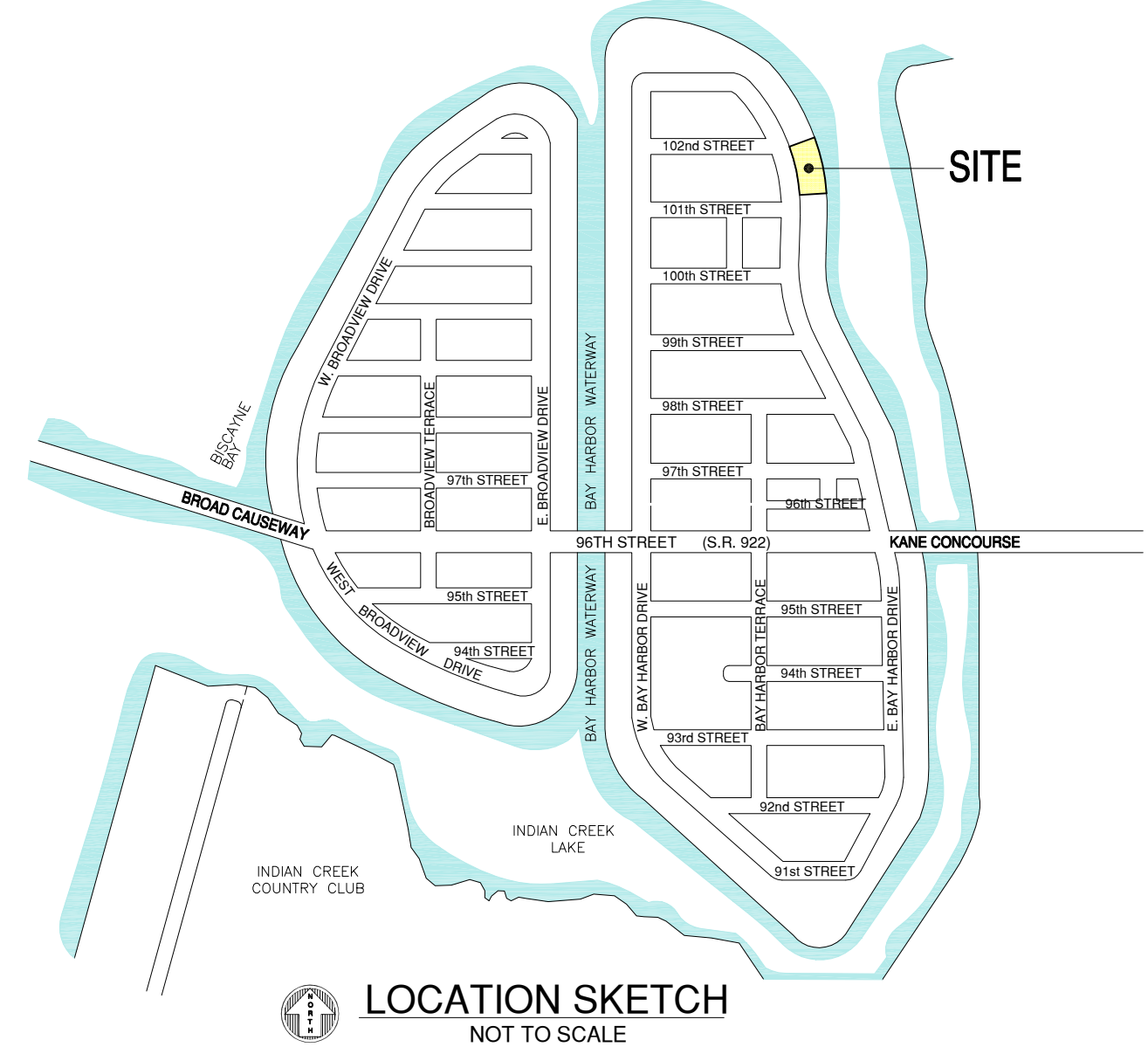
Side Yard Setback: Buildings less than thirty (30) feet in height: ten (10) feet.
For each additional three (3) feet of building height above thirty (30) feet, there shall be one (1) additional foot of building setback for that portion of the structure over thirty (30) feet in height.

Building Height and Floor Height. No building in the RM-1 District and located on Block 4 of the Plat may exceed seventy-five (75) feet in height. Each building level/story shall be a minimum of nine (9) feet in height from floor to ceiling, inside measurement. The term *Level/story* refers to any floor within a residential development. Parking garage levels are not included.

Density. The maximum allowable base density is thirty-four (34) dwelling units per acre. The maximum allowable overall density including base density plus TDR units is seventy (70) dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number, and partial units at or above one-half are rounded up. Individual project densities may be increased on a case-by-case basis only through the TDR process, discussed below.

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

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



- LEGAL DESCRIPTION:**
- Lots 9, 10, 11 and 12, Block 4, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.
- SURVEYOR'S NOTES:**
- This site lies in Section 27, Township 52 South, Range 42 East, Bay Harbor Islands, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
 - Bearings hereon are referred to an assumed value of N 68°29'55" E for the Northerly line of Lot 9, and evidenced by (2) found nail & disk.
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +46.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadview Drive.
 - Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1206620144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Lands shown hereon containing 45,000 square feet, or 1.033 acres, more or less.
 - All horizontal control measurements are within a precision of 1:10,000.
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.
 - Roof overhang not located unless otherwise shown.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
 - The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
 - Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.
 - There are no plottable easements provided to surveyor.
 - Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
 - Miami-Dade County Folio No. 13-2227-088-0001 (Bay Harbor Towers Condo Reference only)
- The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:
- 9. Total striped parking spaces within legal description: 28 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
 - 11. Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS. Client has not provided surveyor underground records to plot.
 - 16. There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
 - 17. To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
 - 18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.
 - 19. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000., to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

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

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 13, 2022, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 (as applicable), 16, 17, 18, 19, and 20 of Table A thereof and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on July 13, 2022.

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

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

Fortin, Leavy, Skiles, Inc.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th Street / North Miami Beach, Florida 33162

Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY

BAY HARBOR TOWERS - 10141-10143 EAST HARBOR DRIVE

BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date
7/13/22

Scale
1"=20'

Drawn By
MAP

CAD No.
161622

Plotted
7/19/22 12:44a

Ref. Dwg.
2017-003

Field Book
643/29 & 665/2-3

Job No.
220441

Dwg. No.
2017-003-1

Sheet
1 of 1

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

Revision Description

O.N.

No.

AGENDA ITEM REPORT

November 15, 2022

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Application by CHBH 103rd Street, LLC, to construct a 77-unit Multi-Family Development to be located at 10200-10290 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: CHBH 103rd Street, LLC

Folio: 13-2227-001-1110 and 13-2227-001-1230

Property Address: 10200 thru 10290 East Bay Harbor Drive

Zoning District: RM-2 Medium High Density

Legal Description: Lots 14-15 and 1-2, Block 5

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 10290 EBHD MFR MMPA DRC Staff Report #2 Nov 7 2022
2.	SPR22-000025 Site Plan Application
3.	BH 103rd St _DRC Comments Narrative _10-25-22
4.	20221020 _COLA _103 BH _DRC Landscape Narrative Response
5.	BH 103rd St _Civil Narrative
6.	2022-10-24 Drainage Report
7.	10200-10290 EBH Drive DRC Set 11.10.2022

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

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

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

Date: November 7th, 2022

Subject: Site Development Plan Application – 2nd Formal Submittal
10270-90 East Bay Harbor Drive (77 DU)
Bay Harbor Islands Acct. No. SPR22-000025
MMPA Acct. No. 01-0702-1141

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE / AUTHORIZE** the proposed Site Development Plan application to move forward and be scheduled for a Design Review Board (DRB) meeting based on the submittal of revised plans that now comply with the Town's minimum Code requirements.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION / HISTORY

The property owner, CHBH 103rd Street, LLC, has submitted a formal Site Development Plan application, designed by S&E Architects, Inc., for the construction of a new midrise multifamily residential development consisting of seventy-seven (77) dwelling units. The site is comprised of four (4) platted lots including 55,873 sq. ft. / 1.28-acres (verified per updated survey). The lots / site is somewhat oddly shaped and is located south of 103rd Street, west of East Bay Harbor Drive (EBHD) and north of 102nd Street. There are two existing 2-story multifamily developments on the site totaling 36 DU that will be demolished for the proposed new construction.

Site Development Plan Application – 2nd Formal Submittal
10270-90 East Bay Harbor Drive Multifamily Residential Development (77 DU)
Development Review Committee Report
November 7th, 2022
Page 2

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

The Town's review of this redevelopment site included a Pre- DRC submittal and a subsequent formal Site Development Plan submittal. The initial Pre-DRC submittal was made on August 8, 2022. The Pre-DRC meeting was held on August 30th, 2022, at which time a number of comments were provided to the applicant. The applicant's formal Site Development Plan submittal was made on September 9th, 2022. The formal project was reviewed by the Development Review Committee (DRC) on October 13th, 2022, at which time the application was deferred to allow the applicant to address the DRC members comments. On November 1st, 2022, MMPA received the applicant's revised #2 DRC plans from the Town. The next DRC meeting is scheduled for November 10th, 2022.

The proposed architecture style is typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building is six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The "front" of the complex (lobby entry) primarily faces East Bay Harbor Drive (EBHD). A total of 154 parking spaces are required / provided for the project. All of the parking garage parking spaces, except the 4 ADA spaces, are proposed with vehicle lifts (73 lifts x 2 = 146). The additional 4 guest parking spaces are outside located near the EBHD entry. Access into the site is proposed via two (2) driveway connections to EBHD. Gates are shown at each parking garage entrance. All parking will be via 24/7 valet service according to the plan notes. A rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well.

PROJECT ANALYSIS

Previous Town Project Review and Approvals: On February 1st, 2022, the Town's Design Review Board (DRB) approved (5-0) a 6-story / 35 DU multifamily complex on a portion of this site (Lots 1-2) subject to conditions, one of which required the applicant study / resubmit a revision for final approval. On April 7th, 2022, the DRB approved (3-2) those minor plan revisions related to the design / landscaping areas along 103rd Street / EBHD. Subsequently the land ownership has changed, and the acquisition of adjoining Lots 14-15 of Block 5 has occurred. The enlarged redevelopment site is now comprised on Lots 1-2 & Lots 14-15 of Block 5 comprising 1.28 acres.

Site Development Plan Application – 2nd Formal Submittal
10270-90 East Bay Harbor Drive Multifamily Residential Development (77 DU)
Development Review Committee Report
November 7th, 2022
Page 3

This proposed new project is also 6-stories in height (5 levels of residential over one grade level parking garage) but the expanded complex now includes 77 DU. Due to the change in lot area and physical site design the Town considered this a new development application (not a revision). A history of the Town's project review is described above.

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

Two (2) driveway connections are proposed into the site along East Bay Harbor Drive (EBHD) - none are proposed to either 103rd Street or 102nd Street. A one-way inbound entrance (ingress) driveway is located at the northeast area of EBHD while the other one-way exit (egress) driveway is located more southerly on EBHD. A large lobby / delivery drop-off area is shown facing EBHD with four (4) guest spaces shown. The drop off driveway is 12' in width and connects to the two main ingress / egress driveways on East Bay Harbor Drive. The driveway widths are shown on the site plan at 23' for the two main driveways, which meets Code.

Based on 77 DU a total of 154 parking spaces are required and 154 parking spaces are proposed, including 4 ADA spaces and 4 guest spaces as allowed. There are one-hundred fifty (150) parking spaces provided under the building in the parking garage (all mechanical lifts proposed), plus 4 additional guest spaces along EBHD. The proposed mechanical vehicle lifts require Design Review Board (DRB) approval (not allowed by right) as an alternative parking arrangement. As mentioned at the Aug. 30th, 2022, Pre-DRC meeting and October 13th, 2022 formal DRC meeting, the applicant is advised the Town is considering possible Zoning Code amendments that could possibly prohibit all or portions of vehicle lift spaces in future developments. The cut-off / grandfathering of projects previously approved by the Town and/or in process of review is still being determined – this site could be affected.

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

Site Development Plan Application – 2nd Formal Submittal
10270-90 East Bay Harbor Drive Multifamily Residential Development (77 DU)
Development Review Committee Report
November 7th, 2022
Page 4

The updated project survey now provides the actual calculated project area as 55,873 square feet / 1.28 acres. Based on 1.28 acres a maximum of 43.52 / rounded to 44 DU can be built on this site at base density (34 DUA), but due to the previous 2014 TDR sale only 41 DU can be built without acquiring new TDR units (44 base – 8 TDR sold + 5 new TDRs = 41).

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

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping, and other provisions. The Town's Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating substantial revenue from the sale of TDR units which assists many private TDR donor's funds to correct site deficiencies / upgrade their properties. In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-2 (Multiple Family Residential District). The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of main roof deck). The proposed use of the property is consistent with this zoning classification and the plans have been revised to address all previous MMPA comments.

PLATTING

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

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

As stated above, the Site Development Plan depicts a total of two (2) driveway connections to EBHD along the east side of the site. The two (2) / twenty-three (23) foot wide one-way driveway connections to EBHD are proposed along the eastern boundary of the site with EBHD that provide access to into the parking garage, the guest spaces and serve as a one-way frontage driveway across the building lobby to a 12' one-way only driveway near the center of the building. A lobby / delivery / valet drop-off area is shown facing EBHD. Four (4) guest spaces / delivery spaces are shown. A minimum of four (4) guest spaces are required and provided (4 lots / TDRs requested). Based on 77 DU a minimum of 154 parking spaces are required. There are 150 parking spaces provided under the building in the parking garage (73 mechanical lifts proposed x 2 = 146 spaces and four (4) ADA spaces, plus 4 additional guest spaces along EBHD. The proposed mechanical vehicle lifts require Design Review Board (DRB) approval (not allowed by right). The site plan proposed includes 154 parking space which meet the Code requirements.

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration the proposed building has a somewhat unique shape (two development "pods" north / south with a narrower building connection in the middle). The architecture could be termed typical "2020 South Florida Modern" dominated by abundant glass areas but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units over a ground level enclosed parking garage. The plans show the ground level enclosed parking garage will have solid walls with no openings facing the adjoining streets or properties, which meets Code. If any openings to the parking garage facades are proposed the DRB will need to review the requests and ensure sufficient screening is provided. The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (Sec. 23-11(B2)(6)). The applicant is proposing a thru the building breezeway for the 2nd and 3rd levels only with DU positioned above the breezeway. However, this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205' without a 15-degree angle. The proposed building design includes angulation to meet this Code requirement.

SITE PLAN / MISC. COMMENTS

Following are comments / notes based on the plans revised plans dated by the architect dated October 25th, 2022, submitted to the Town for consideration. It is noted the latest revised plans addressed all of our previous DRC comments. A few notes are provided for those items that the DRB will need to review / approve as part of the Site Development Plan.

1. **Note** - The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (Sec. 23-11(B2)(6)). The applicant is proposing a thru-the-building breezeway - but only for the 2nd and 3rd levels - with DU positioned above the breezeway. It is noted this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. If the breezeway design was reversed – being completely open above 45' – this would comply with the Town Code. A roof "bridge" / floor connection "bridges" would be permissible.
2. **Note** - The mechanically stacked parking system requires Design Review Board (DRB) approval pursuant to §23-30(f). If the DRB does not approve the alternative parking arrangement, the Site Development Plans will need to be revised to satisfy the DRB. Further as stated above, the Town Council is currently studying several Zoning Code provisions, including the use of vehicle lifts. Options being discussed are a total prohibition to some limitations and operational controls. It is unknown when the Town's analysis and any Code revisions may be completed. Depending on the outcome, this project approval may have to comply with all / some of future Code revisions.

APPLICATION FOR SITE PLAN REVIEW



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

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

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 55,900 sq ft

Project Description New, 77 unit Multifamily Units 77

Owner(s) Name CHDH 103RD ST LLC

Mailing Address 10201 Collins Ave, Apt 1107

City Bell Harbor State FL Zip 33154

Phone Number 305 972 8568 Email Jceclarkhomes.co

Signature of Owner [Signature]

Name of Applicant (if different from owner) _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 9/9/2022 By [Signature]

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

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/9/2022

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



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

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

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

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

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

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

Version:



October 25, 2022

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

Re: 10270-90 East Bay Harbor Drive
Architect's Commission No.: 2022-02
Bay Harbor Islands Account No.: SPR22-000025
MMPA Account No.: 01-0702-1141

The following narrative describes DRC Submittal drawing revisions per comments from the October 13, 2022 Design Review Committee meeting. This narrative accompanies the submission of revised drawings dated 10-25-22.

DRC COMMENTS AND RESPONSES

Comments from Michael J. Miller dated October 10, 2022

1. As requested at the Pre-DRC meeting the survey must include a calculated lot area for the entire site (55,590 sq. ft. / 1.28 acres stated on the plan set to be verified). The M-D Property Appraisers website indicates there could be 56,850 sq. ft. / 1.30 acres within the site. Also label 102nd Street on the survey.

Response: Updated survey provided with verified lot area calculation of 55,873 SF and 102nd Street labeled. Data on Sheet A-1 and A-7 has also been updated in coordination with the survey information.

2. As related to the above the Zoning Summary on Sheet A-1 lists the lot area as 55,900 square feet / 1.28 acres. However, the Miami-Dade County Property Appraiser website lists the total area for the four (4) lots as 56,850 square feet. Please have the project survey include the property square footage / acreage. Adjust the plan data / calculations as necessary.

Response: Updated survey provided with verified lot area calculation of 55,873 SF. Data on Sheet A-1 and A-7 has also been updated in coordination with the survey information.

3. Provide confirmation information on the number of existing units on the site. Our records indicate there are 12 existing DU on Lot 1-2 and 24 DU on Lots 14-15 totaling 36 existing DU. Based on a request for 77 DU the net increase would be 41 DU. Based on an assumption the acreage is correct up 44 DU would be allowed at the Town's base density (34 DUA). However, due to previous TDR transactions our records indicate that only 41 DU could be built without acquiring additional TDR units. If the Town were to approve the 77 DU complex, 36 TDR units would need to be acquired prior to development (44 Base DU — 8 TDRs sold + 5 new TDRs = 41).

Response: It is confirmed that there are currently 36 DU's on the site. Required TDR's to be acquired.



4. The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (Sec. 23-11(B2)(6)). The applicant is proposing a thru the building breezeway but only for the 2nd and 3rd levels with DU positioned above the breezeway. It is noted this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. If the breezeway design was reversed — being completely open above 45' — this would comply with the Town Code. A roof "bridge" / floor connection "bridges" would be permissible.

Response: Acknowledged – to be reviewed pending DRB review/comment

5. The mechanically stacked parking system requires Design Review Board (DRB) approval pursuant to §23-30(f). Describe the parking operation (self-parking / valet / combination). Provide a preliminary valet parking operational plan.

Response: Acknowledged – Note indicating full valet operation added to Sheet A-7

6. As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation. The Town's Bldg. Dept staff file this application. Any impact fees are paid at time of building permit.

Response: Acknowledged – MD School Board letter to be provided

7. While preliminary Civil Engineering plans were submitted, the calculations for the LOS for 10-year / 24-hour storm event were not provided.

Response: Please see Langan updated Drainage Calculations

8. Please label all driveway widths. Two-way = 23' min. / one way = 12' min. It is suggested that the two main driveways, if one-way, be 15'16' in width at a minimum for larger vehicles.

Response: Dimensions added to Sheet A-7

9. More clearly label the side boundary information based on the project survey. There are some odd lines shown.

Response: Notes added to Sheet A-7 for clarity

10. Please add a note to plans concerning the individual DU storage areas. "7' min. headroom for storage areas".

Response: 7' height min. headroom note added to Tenant Storage Note on Sheets A-8 thru A-11



11. Add dimensions for all site features shown as many are missing to determine Code compliance (walkway widths & setbacks / driveways / etc.).

Response: Dimensions added to Sheet A-7

12. A preliminary Photometric plan was provided. The plan needs to comply with the Code regulation in Sec.23-19 (max.1 footcandle at any property line / max. 5 footcandles on rooftop). The plans submitted do not show footcandle readings between the building and adjoining property lines at the ground level. That is the purpose of the footcandle limits. The lighting level inside the enclosed parking garage is important for safety but have nothing to do with exterior lighting spillage that could disturb neighbors.

Response: Updated Sheet LL-100 provided with footcandle readings on the property outside of the building.

13. Lot Area / Lot Open Space — The minimum lot landscape open space is based on the actual lot area. The calculation needs to be revised based on the confirmed lot area.

Response: Lot Area/Lot Open Space calculations have been updated on Sheet A-1 and Sheet A-7

14. Show the entire road right-of-way width 103rd Street and East Bay Harbor Drive (60). The right-of-way width for 102Rd Street is 50' per plat.

Response: Right-of-way widths added to Sheet A-7

15. On Architectural Roof Plan Sheet A-12 and Landscape Plan Sheet LP-102 landscaping is noted on the roof. Please note that Sec. 23-11(62)(12) requires that if a portion of a rooftop is used for recreational purposes at least 15% of that area (not total roof area) must be landscaped (live landscaping). Artificial turf is allowed but does not count as part of the 15%. It is not clear if the artificial turf is being counted for the landscape area. Please clarify.

Response: Artificial turf is not included in the required landscape calculation. Sheet A-12 is updated to clarify. Sheet A-12 and LP-102 have been coordinated.

16. Sec. 23-24(d)(4) requires that for all enclosed parking garages each facade must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors, unless the DRB approves equivalent screening. Provide more detail on the exterior building facades screening the garage. No mechanical ventilation is allowed to adjoining sites — roof ventilation is preferred.

Response: Note added to Sheet A-7 stating that the garage is to be fully enclosed with mechanical ventilation discharged at street facades only. Large shrub massings around the perimeter soften/buffer the garage wall (see Sheet LP-100).



17. Sec. 23-12(15) limits the width of walkways in setback areas to 5' max. in width. The walkway connecting the Trash Room / Transformer Vault Room / Electrical Room / Generator Room and temporary trash pick up area is not dimensioned. Please dimension this walkway.

Response: Dimensions added to Sheet A-7

18. A designated ADA walkway from the lobby to the street will be required. Sec. 23-12(15) limits the width of the walkway in setback area to 5' max. in width.

Response: Accessible route from the Lobby to the street has been added to Sheet A-7

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

Response: Acknowledged – FPL transformer is in a room within the garage – all other items will be screened.

20. Although project signage is not required (address is required on building facade near entry) it is wise to think about it now in concept. If the location is shown on the DRB plans it is accepted later. An exact name / design is not necessary at this time — just location / concept.

Response: Proposed signage location added to Sheet A-7

21. The application does not indicate that any of the Town's incentives through its Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building Program, there are substantial rebates of permit fees available as well as awards, recognitions and signage incentives available.

Response: The Sustainable Building Program incentives are not being utilized for this project.

22. The Landscape Plan layout (Sheet LS-100) does not appear to match exactly the Site Plan layout shown on Sheet A-7. For example, the width of the EBHD landscape strip must be 10' in width per Code and that is what is shown on the Site Plan drawing; however, the Landscape Plan scales to only about 8' in width. Revise the plans to meet Code.

Response: Sheets TD-100, LS-100, LP-100, LL-100 and LI-100 have all been updated to coordinate with Sheet A-7

23. The Landscape Plan with planting schedule table (Sheet P-100) depicts the correct Street Tree species for 103rd Street, EBHD and 102nd Street; however, the spec noted seem to indicate these tree heights will be increased to meet the Town Landscape Code requirement for taller buildings. Street Trees must be at least 15' in hgt. / 2.5" caliper / 6' clear wood at time of planting and the species must comply with the Town's Master Street Tree Plan. However, the public Street Trees cannot be used to meet the taller tree requirements for private on-site trees for taller buildings. Revise the plans to meet Code.



Response: The schedule on Sheet LP-100 has been revised per the street trees to have the required Town specification. All “site” trees should be accounted for with the proper specification per the taller building height requirement.

24. On Sheet A-12 there are no height dimensions noted for the numerous rooftop accessory structures. The maximum height allowed is 20' for elevator overrides / stairs and 10' for shade structures / canopies / trellis measured from the main roof deck. Parapet walls / etc. are limited to 5' in height above the main roof deck. Any raised decks for a pool / pool deck must be setback at least 5' from the edge of the main roof. See Sec. 23-12(25).

Response: Additional information has been added to Sheet A-12. In addition, Sheet A-12A has been added to show the heights of the elevator shafts, stair shafts, etc.

25. Balconies — the plans show a number of undulating balconies which is admirable. However, it appears some encroach too far into the setbacks. In front and rear yards, the maximum encroachment is 4'. For side yards the maximum encroachment is 2'. On upper floors that are setback more the base that is the measuring point. Please dimension all balconies.

Response: Minor balcony revisions to ensure compliance and additional dimensions have been added to Sheets A-8 thru A-12 and Sheet A-13 for balcony compliance.

26. The survey shows that there is a power pole at the northwest corner of the site along 103rd Street. We believe it connects across 103rd Street to the main FPL poles. In addition, there is a power pole between Lots 1 and 15 along EBHD with overhead lines running east / west between the two sites that serves all of Block 5. We believe it connects across EBHD to the main FPL poles. We believe there might be is a 10' utility easement centered on the lot lines via the plat separate instrument. The Code requires that if a site is redeveloped the developers must remove any overhead lines and underground the utility services. FPL has objected to short sections being undergrounded so the Town has been requiring that conduit must be installed to accommodate future undergrounding. All service connections must be via underground. Add notes to the plan.

Response: Acknowledged - we are in communication with FPL regarding this item. Please see added note on Sheet C-500

27. Provide a written response to each comment.

Response: Acknowledged – see above.

28. More comments are possible for future submittals.

Response: Acknowledged



SHEET REVISION LIST (ARCHITECTURAL)

Cover Sheet

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

Survey

- Lot area calculation added
- Label for 102nd Street added

A-1 Project Info / Data

- Lot Area and Landscape Area data revised in coordination with Survey lot area data

A-3 Rendering – Aerial View

- Minor balcony revisions for setback compliance

A-4 Rendering – Northeast View

- Minor balcony revisions for setback compliance

A-5 Rendering – Southeast View

- Minor balcony revisions for setback compliance

A-6 Rendering – North View

- Minor balcony revisions for setback compliance

A-7 Level 1 Floor Plan

- Lot Area/Landscape Area data updated in coordination with Survey
- Full Valet operation note added
- Additional garage driveway and site features dimensions added
- Right-of-way width dimensions added
- Proposed signage location added
- Added accessible route from Lobby to the street

A-8 Level 2 Floor Plan

- Tenant Storage Note updated to include 7' min. headroom
- Additional dimensions added for balcony compliance – minor balcony revisions as needed for compliance

A-9 Level 3 Floor Plan

- Tenant Storage Note updated to include 7' min. headroom
- Additional dimensions added for balcony compliance – minor balcony revisions as needed for compliance

A-10 Level 4 Floor Plan

- Tenant Storage Note updated to include 7' min. headroom
- Additional dimensions added for balcony compliance – minor balcony revisions as needed for compliance



A-11 Level 5-6 Floor Plan

- Tenant Storage Note updated to include 7' min. headroom
- Additional dimensions added for balcony compliance – minor balcony revisions as needed for compliance

A-12 Roof Level Main Floor Plan (Formerly Roof Level Floor Plan)

- Landscape Area data notes updated including clarification that artificial turf is not included in the calculation.
- Further information added to indicate heights of various elements
- Additional dimensions added for balcony and eyebrow compliance – minor revisions as needed for compliance

A-12A Roof Level Overall Floor Plan

- New sheet to provide additional height information

A-13 Building Elevations

- Additional dimensions added for balcony compliance – minor balcony revisions as needed for compliance

A-14 Building Section 1

- Revised roof planter/deck for railing and lowered planter wall at the perimeter.

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



October 24, 2022

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

RE: 10270-90 East Bay Harbor Drive – New Rental Apartment Building
Architect's Commission No. 2022-02
Bay Harbor Islands Account Number: SPR22-000025

The following narrative is in response to the DRC Review comments of Bay Harbor Islands Account No. SPR22-000025. This narrative accompanies the submission of revised drawings dated 10-20-2022 (Rev.1)

The following sheets were updated per the DRC Review comments:

TD-100, Tree Disposition Plan was updated per the revised architectural site plan.

LS-100, Landscape Site Plan was updated per the revised architectural site plan and to show the revised project site data / square footage and calculations.

LP-100, Landscape Planting Plan was updated per the revised architectural site plan and to correct the planting schedule to show the proper planting specifications for the street trees vs. the site trees.

LL-100, Landscape Lighting Plan (Ground Floor) was updated per the revised architectural site plan and per the revised photometric lighting analysis. The revised photometric plan shows the required foot candle readings to the property line boundary.

LL-101, Landscape Lighting Plan (Roof) was updated per the revised photometric lighting analysis. The revised photometric plan includes required foot candle readings to the property line boundary.

LI-100, Landscape Irrigation Plan (Ground Floor) was updated per the revised architectural site plan.

This concludes our landscape responses at this time. Should there be any other comments, questions, etc. we happy to discuss and collaborate with you and the Town to make this an outstanding project for the Town, Community and Ownership Group. Thank you for your comments and design directions.

Kind Regards,

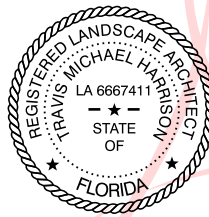
Travis Harrison, RLA, ASLA
Founder | Director



www.coastal-ops.com

954.266.8932

614 South Federal Hwy (US1), Suite 2
Fort Lauderdale, Florida 33301



Digitally
signed by
TRAVIS M
HARRISON

Date:
2022.10.24
23:45:40
-04'00'

24 October 2022

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

Re: Bay Harbor 103rd Street Apartments
10290 East Bay Harbor Drive
Langan Project No: 300303601

Civil Set Revision Narrative

This narrative refers to the revisions reflected on the revised civil sheets, dated 10/24/2022, per comments from the Design Review Board meeting.

Sheet C-003 – Development Impact Analysis Report

1. Storm drainage section revised to include 10-year 24-hour storm per City's comment.

Sheet C-300 – Site Plan:

1. Addition of two sidewalks in front of elevator lobby.
2. Landscape buffer dimension revised to 10' in front of elevator lobby.

Sheet C-301 – Paving Plan:

1. Pavement hatch along the drive aisle updated per site plan revision.

Sheet C-400 – Grading and Drainage Plan

1. Additional spot elevations along driveway.

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\data6\300303601\Project Data\Correspondence\2022-10-24 Civil Narrative.docx

24 October 2022

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

To Whom It May Concern:

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

EXISTING SITE CONDITION

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

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

PROPOSED SITE DRAINAGE IMPROVEMENTS

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

The proposed drainage infrastructure is designed to discharge the 10-year 1-hour and 10-year 24-hour storm event through the proposed exfiltration trenches and drainage wells from the contributing areas, based on requirements from Town of Bay Harbor Islands and Miami-Dade County. The total site area is 1.28 acres.

Water Quality

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

Water Quantity

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

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

Stage-Storage Calculations

A routing analysis for the post-development condition was performed using ICPR to calculate the peak stage for the 10-year 24-hour storm event. The routing analysis takes into account the exfiltrated volume by the 230 LF of exfiltration trench calculated per Section G-8 of the South Florida Water Management District ERP manual. A CN value was calculated using the SCS runoff curve number method taking into consideration the maximum detention on the soil. Refer to *Attachment D* for the exfiltrated volume and Curve Number calculations. The peak stage for the 10-year 24 hour storm event is 4.07' NGVD which corresponds to an elevation below the lowest catch basin grate. Refer to *Attachment E* for the ICPR routing analysis.

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)
ERP 1 Day Rainfall: 10 Year Return Period Map

Attachment B – Proposed Drainage Calculations

Drainage Calculations

Attachment C – Percolation Tests

**Attachment D – Curve Number, Site and Soil Storage, and Exfiltrated
Volume Calculations**

Attachment E – ICPR Routing Analysis

Inputs

Node Outputs

Link Output

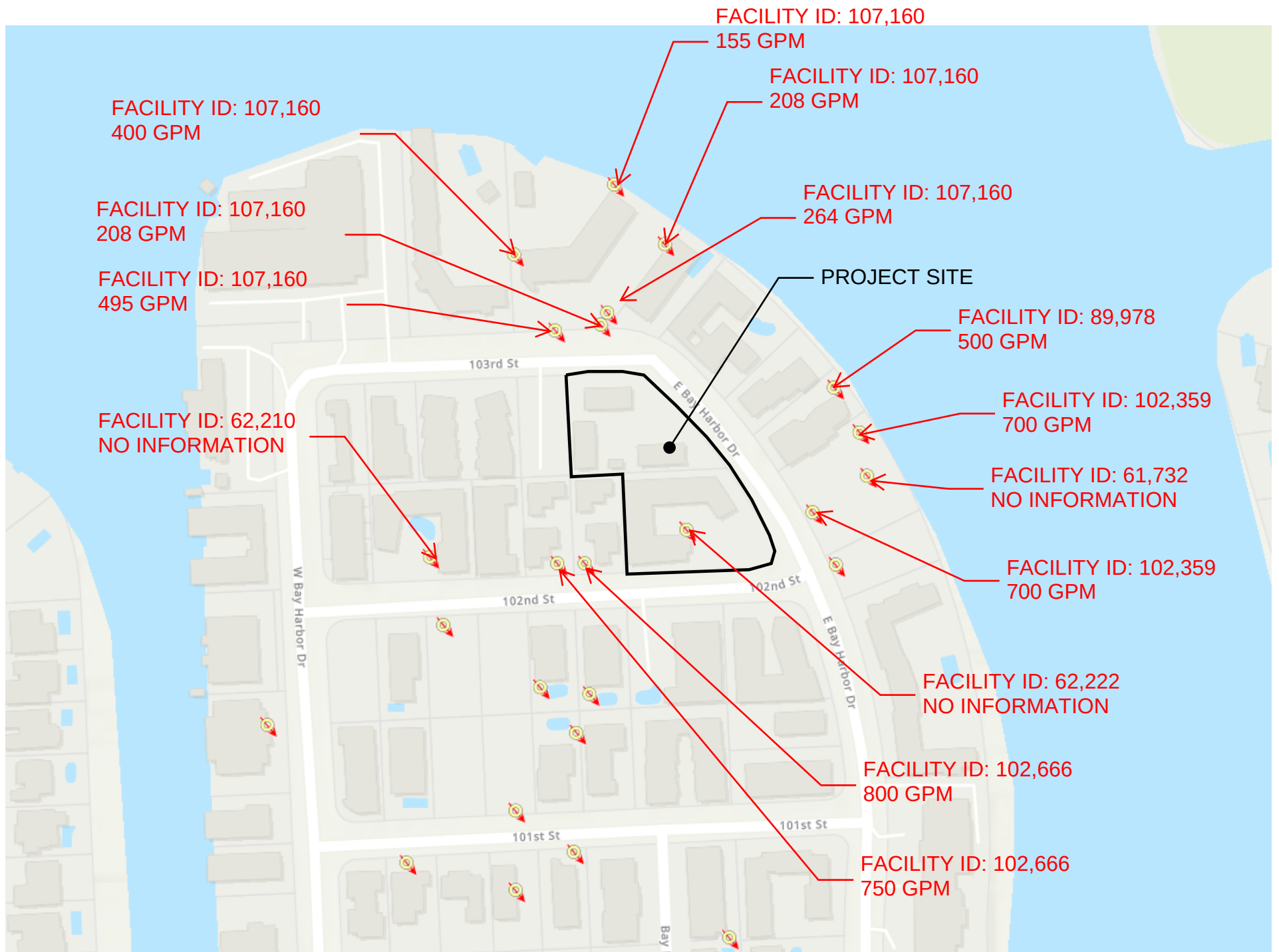
Proposed Plans

FL Certificate of Authorization No. 6601

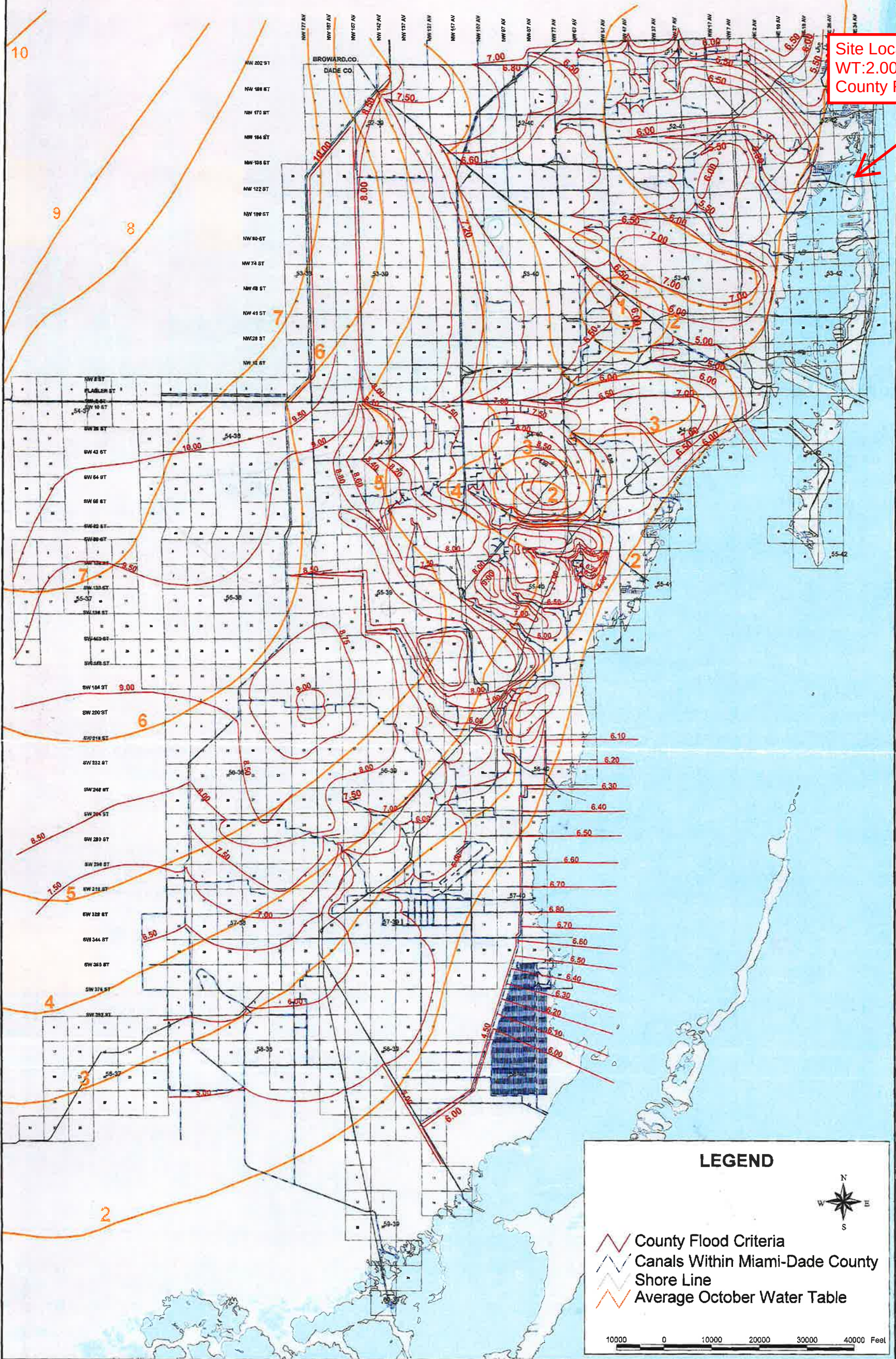
\\langan.com\data\MIA\data6\300303601\Project Data\Discipline\Site Civil\Reports\SWM Report\2022-10-24 Cover Letter (City).docx

ATTACHMENT A

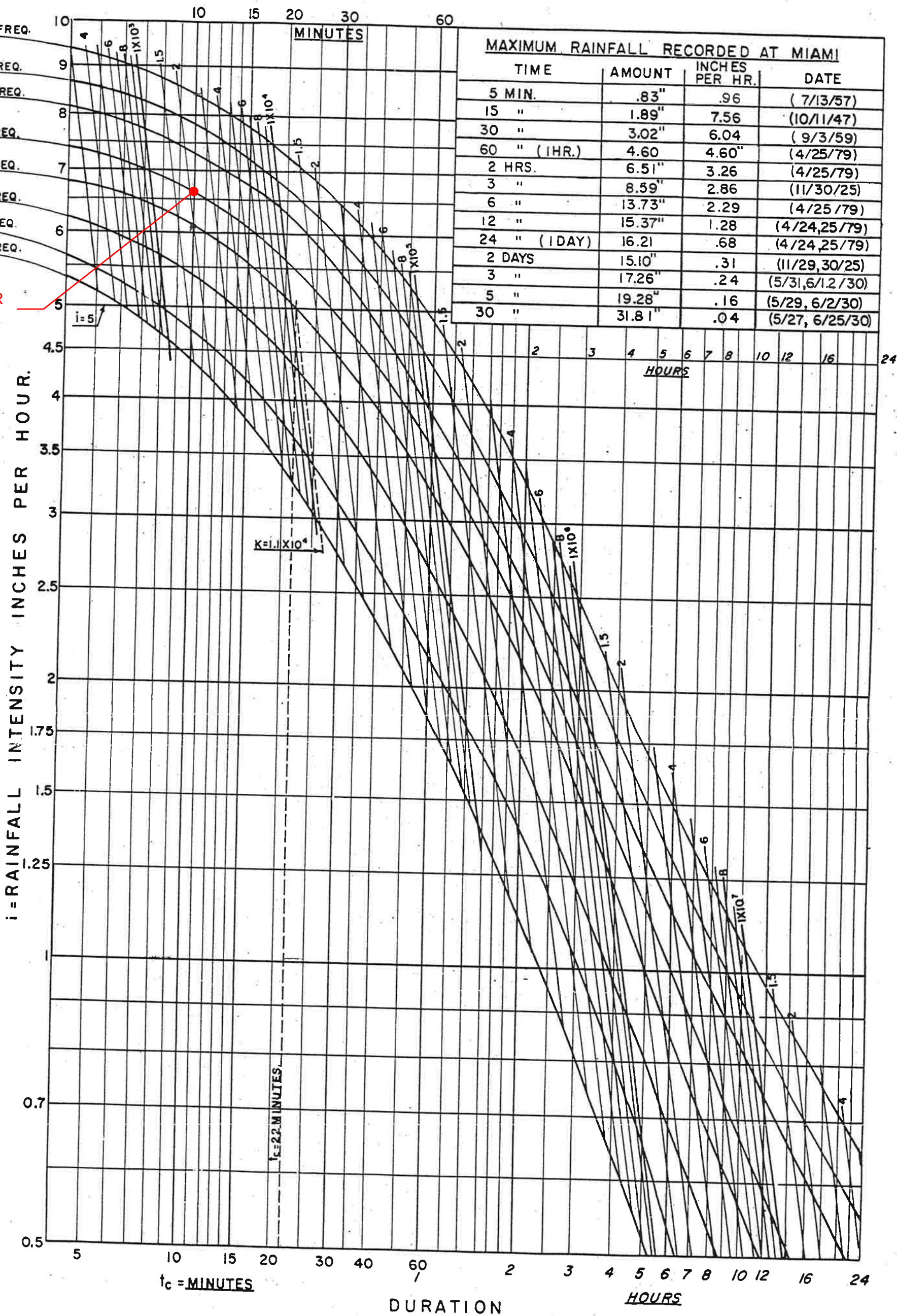
Design Parameters



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



Site Location
WT: 2.00
County Flood: 5.00



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	(5/31,6/12/30)
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

REVIEWED
1/15/74
3/10/81

DESIGN STANDARDS
RAINFALL INTENSITIES
-MIAMI-

WC
1.1
SHEET 1 OF 1

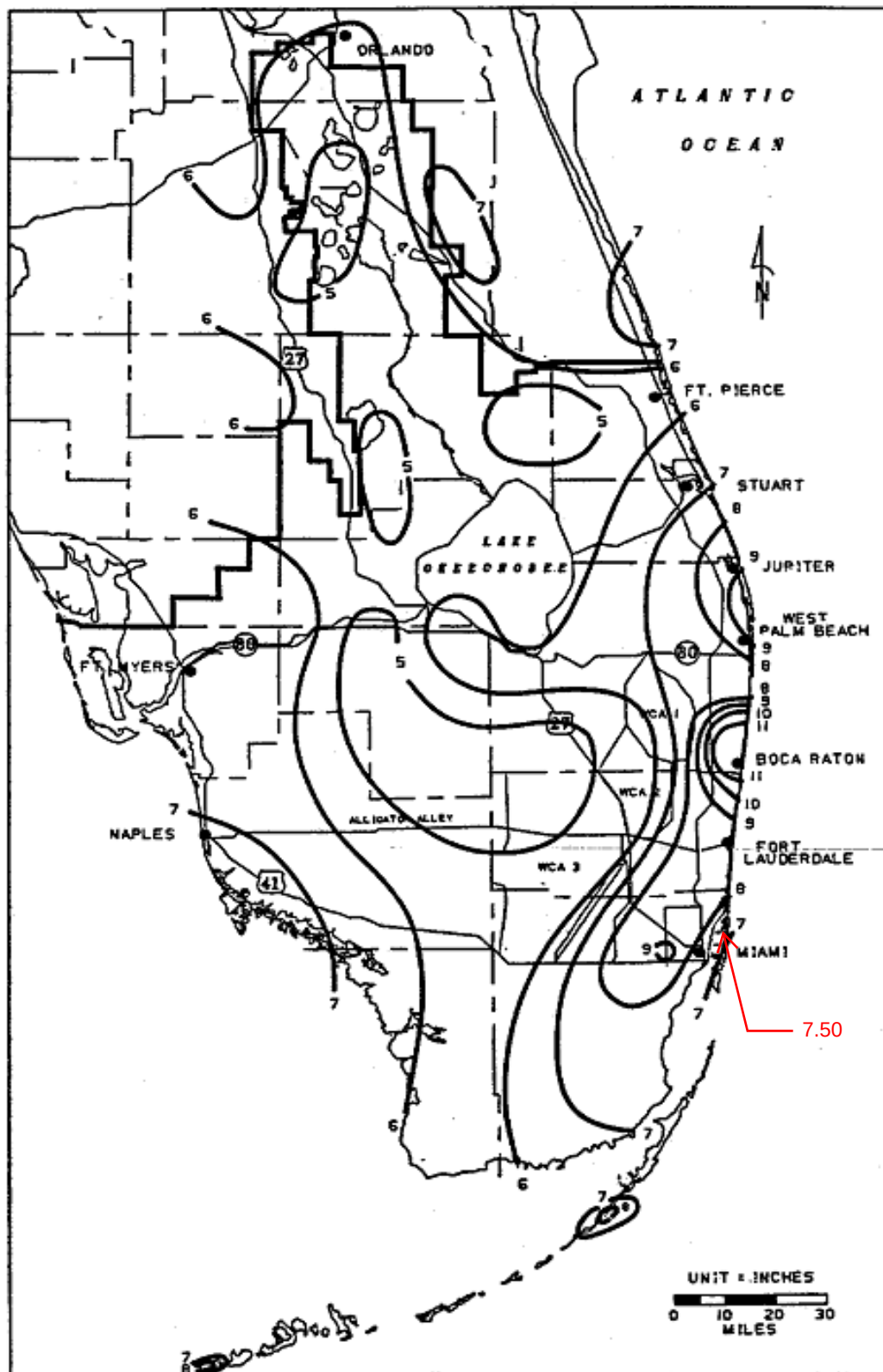


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

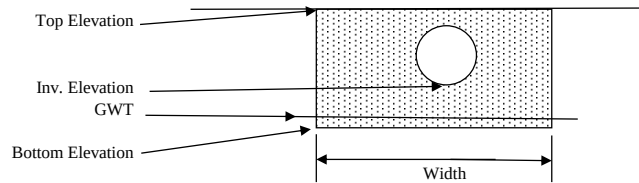
ATTACHMENT B

Proposed Drainage Calculations

Post-Development Calculations for Bay Harbor 103rd Street Apartments

WATER QUALITY CALCULATIONS

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



Proposed Exfiltration Trench:

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

Existing Exfiltration Trench:

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

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

BASIN DESIGN INFORMATION per DERM

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

WATER QUALITY CALCULATIONS PER SFWMD

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

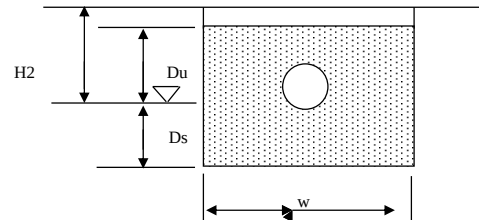
TREATMENT VOLUME REQUIRED (Greater of the 1" WQ vs. 2.5" WQ):

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

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

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

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



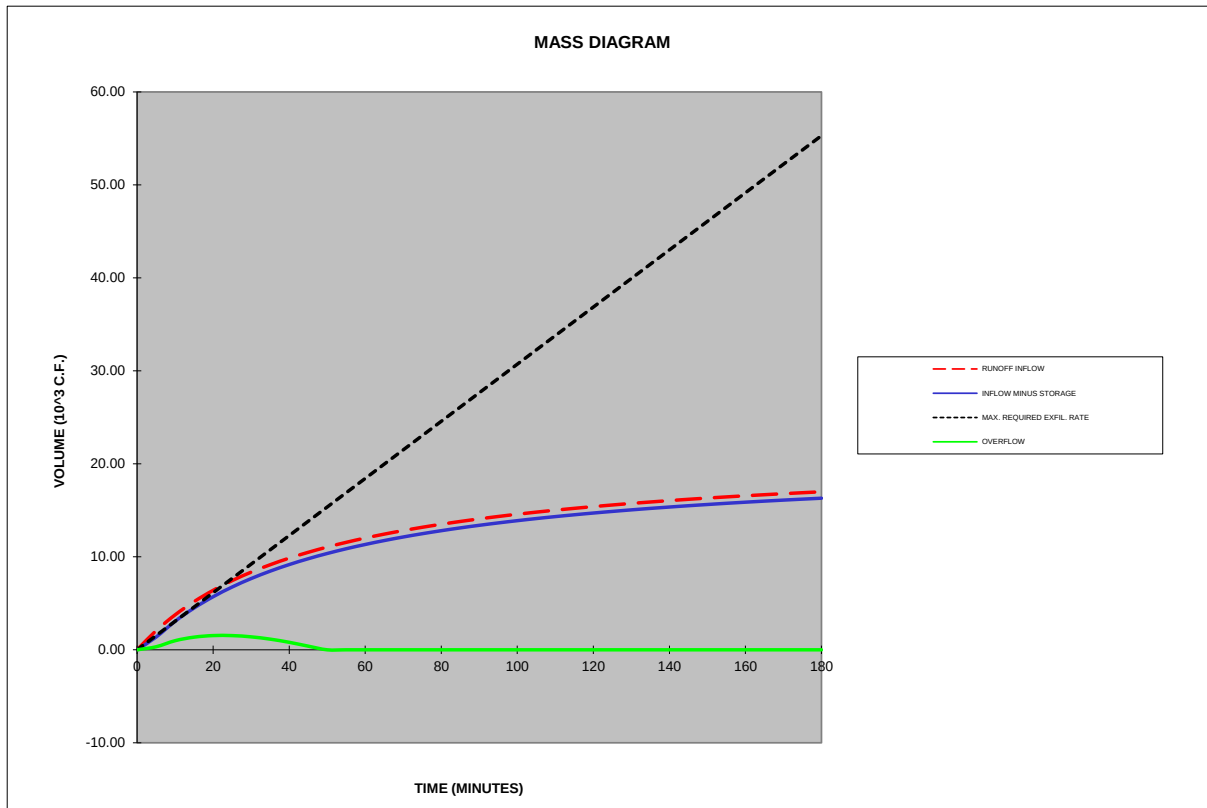
Capacity of Exist. Exfil. Trench =	0.000	ha-m or	0.000	ac.-ft.
Treatment Volume =	0.013	ha-m or	0.11	ac.-ft.
Volume =	1.280	ac-in.		
%WQ =	100%			
k =	4.47E-04	cfs/sf-ft		
H2 =	2.50	ft.		
W =	4.00	ft.		
Du =	1.50	ft.		
Ds =	12.50	ft.		
SF =	2.00			

L Required = 72 feet

LENGTH PROVIDED = 230.00 feet

VOLUME OF WQ PROVIDED = 0.68 ac.-ft.

> 0.11 ac.-ft. required, OK



MAXIMUM OVERFLOW RATE = 1.64 CFS

Overflow to be handled by proposed Drainage Well.

DRAINAGE WELL CALCULATIONS

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

PROPOSED CONDITION RUNOFF CALCULATIONS:

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

Wells Provided 4

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

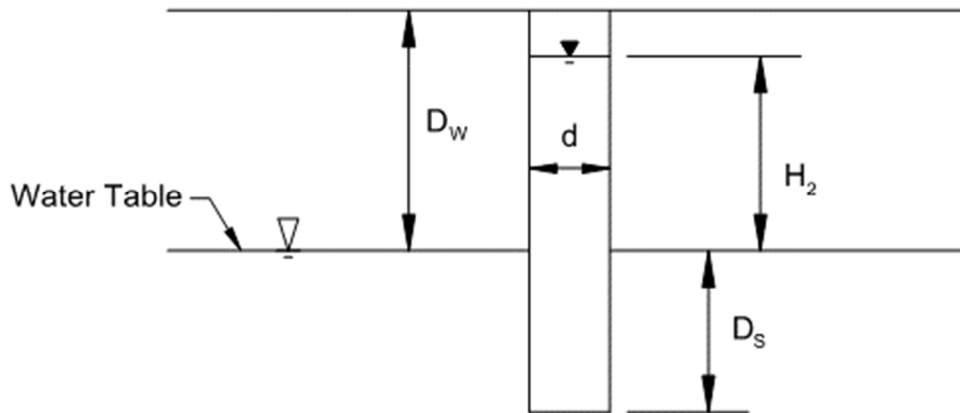
Notes:

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

ATTACHMENT C

Percolation Tests

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



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

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	3.0 feet
H_2 = Head on Water Table:	3.0 feet
D_s = Saturated Hole Depth:	12.0 feet
Q = Average Stabilized Flow Rate:	2.9 gallons per minute

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

Depth

0 – 12'
12' – 15'

Description

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

LANGAN

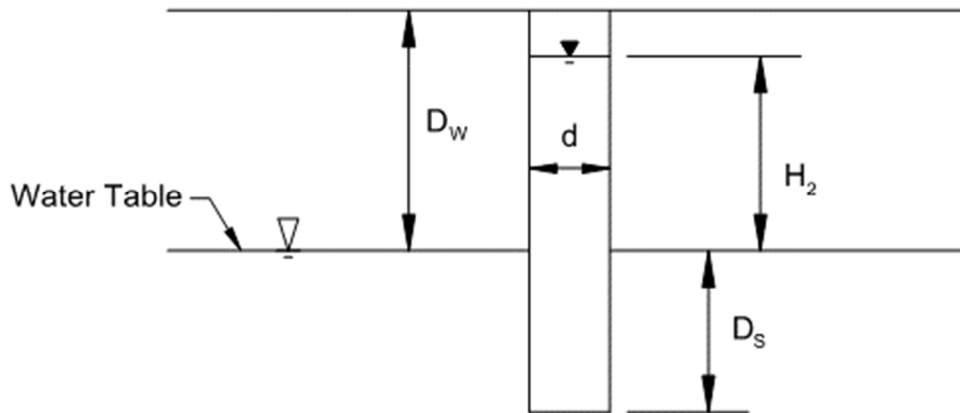
Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201
FBPE Registry No. 6601

Bay Harbor 103

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

Project No. 300303601
\\wangan.com\data\WIA\data6\300303601\Project Data_Discipline\Geotechnical\Field Records\Perc Test P-1.docx

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



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

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	3.4 feet
H₂ = Head on Water Table:	3.4 feet
D_s = Saturated Hole Depth:	11.6 feet
Q = Average Stabilized Flow Rate:	1.1 gallons per minute

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

Depth

0 – 11.5'
11.5' – 15'

Description

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

LANGAN

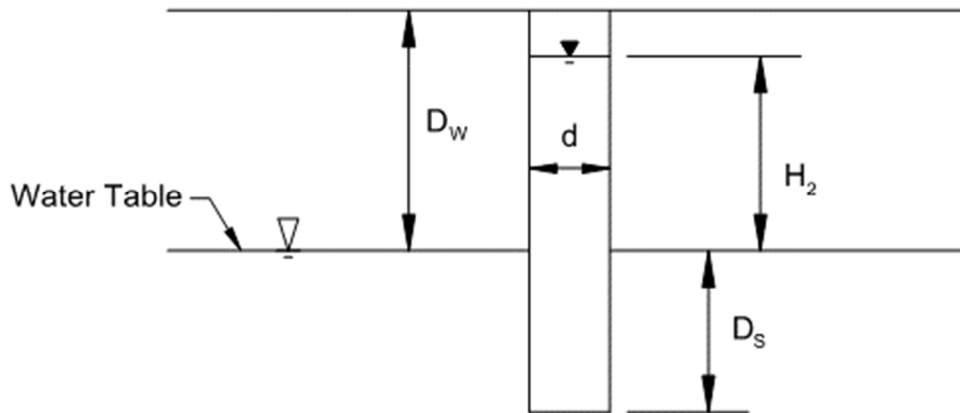
Langan Engineering & Environmental Services, Inc.
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Bay Harbor 103

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

Project No. 300303601
\\wangan.com\data\WIA\data6\300303601\Project Data_Discipline\Geotechnical\Field Records\Perc Test P-1.docx

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



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

TEST DATA

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

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

Depth

0 – 11.5'
11.5' – 15'

Description

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

LANGAN

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

Bay Harbor 103

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

Project No. 300303601
\\wangan.com\data\WIA\data6\300303601\Project Data_Discipline\Geotechnical\Field Records\Perc Test P-1.docx

ATTACHMENT D

Curve Number, Site and Soil Storage, and
Exfiltrated Volume Calculations

BAY HARBOR 103RD STREET

CURVE NUMBER, SITE AND SOIL STORAGE, AND EXFILTRATED VOLUME CALCULATIONS

SURFACE WATERMANAGEMENT CALCULATIONS

I. Design Criteria:

1) SHWT: 2.00 ft. NGVD

2) Rainfall Amounts:

Design Events	SFWMD Rainfall Amounts*	
	24 Hour	72 Hour
10 Year Storm Event	7.50 inches	
25 Year Storm Event		
100 Year Storm Event		

*Rainfall data was obtained from the SFWMD rainfall maps Handbook Volume II

II. Area Breakdown and Site Elevation Information:

Description	Area (Ac.)	% of Area	From Elevation (ft.)	To Elevation (ft.)	C % (0%, 50%, 100%)
Building	0.78	60.94%	10.00	10.00	100%
Pervious	0.37	28.91%	6.00	9.00	100%
Impervious	0.13	10.16%	6.00	9.00	100%

Total Site Area: 1.28 Ac.

C= Compaction

III. SCS Curve Number and Soil Storage Calculations:

A) Soil Moisture Storage table for Coastal Soil Type:

Depth to Water Table (ft.)	Cumulative Moisture Storage (in.) C 0%	Cumulative Moisture Storage (in.) C 50%	Cumulative Moisture Storage (in.) C 100%
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

C=Compaction

Note: Moisture Storage based on SFWMD Part III Section F. Water Storage, A. Ground Storage

B) Available Soil Storage Calculations:

Post-Development Conditions:

1) Soil Storage Calculations:

Description	Area (Ac.) (A)	Avg. Elevation (ft.)	Depth to SHWT (ft.)	Moisture Storage (S)	Volume Stored (Ac-in) (V)*
Building	0.78	5.50	3.50	0.00	0.00
Pervious	0.37	5.00	3.00	4.95	1.83
Impervious	0.13	5.00	3.00	0.00	0.00

*V=A x S

Total Volume Stored: 1.83

2) Moisture Storage Calculation (S):

= Available Storage

/

Total Site Area

=

1.83 ac-in

/

1.28

acres

=

1.43 inches

3) SCS Curve Number Calculation (CN):

= 1000 / (S + 10)

= 1000 / (2.24 + 10)

= 87

IV. Exfiltrated Volume Calculations for Exfiltration Trench (Per SFWMD ERP Manual Part III Section G):

A) Exfiltration Trench Parameters (See Exfiltration Trench Calculations for reference):

L Provided=

230 ft

K=

4.47E-04 cfs/sf-ft of head.

EL-top=

3.50 ft. NGVD

EL-inv=

0.00 ft. NGVD

CE=

2.00 ft. NGVD

EL-bot=

-10.50 ft. NGVD

W=

4.00 ft

Du=

1.50 ft

Ds=

12.50 ft

H2=

2.50 ft

B) Volume Exfiltrated Based on SFWMD Section G-8 for Variable H2:

V= L[K(H2*W+2H2Du - Du² + 2H2Ds) + (1.39 x 10⁻⁴)WDu]/12

Eq. 8 Section G-4

V= Acre-Feet

Stage (Feet NGVD)	Variable H2 (Feet)*	Exfiltrated Volume (ac-ft)
2	0.00	0.00
2.5	0.50	0.13
3	1.00	0.27
3.5	1.50	0.41
4	2.00	0.41
4.5	2.50	0.41
5	3.00	0.41
5.5	3.50	0.41

*Variable H2 stops at top of trench elevation. This assumes that exfiltration trench is full and no additional storage is available.

ATTACHMENT E

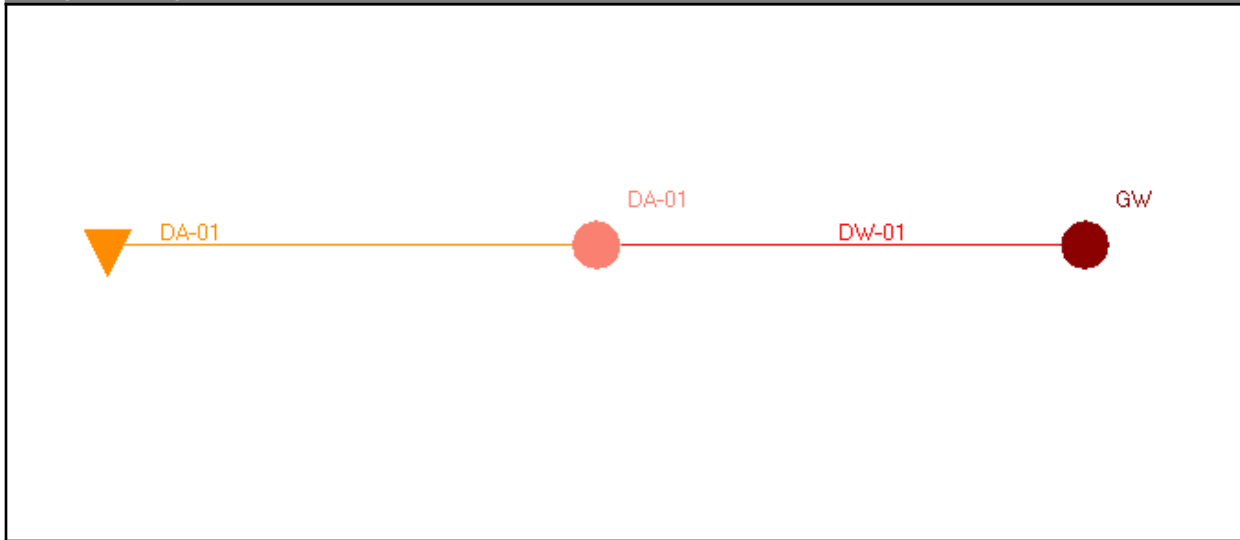
ICPR ROUTING ANALYSIS

INPUT

BAY HARBOR 103RD STREET

1

Background Image: BAY HARBOR 103RD STREET



Simulation: 10YR-24H

Scenario: Scenario1

Run Date/Time: 10/21/2022 6:18:37 PM

Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: AutomaticIA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FLMOD
Rainfall Amount: 7.50 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simple Basin: DA-01

Scenario: Scenario1
Node: DA-01
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 1.2800 ac
Curve Number: 87.0

% Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: DA-01

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 2.00 ft
 Warning Stage: 4.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.00	0.00	0
2.50	0.13	5663
3.00	0.27	11761
3.50	0.41	17860
4.00	0.41	17860
4.50	0.41	17860
5.00	0.41	17860
5.50	0.41	17860
10.00	0.41	17860

Comment:

Node: GW

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 2.00 ft
 Warning Stage: 2.01 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.00
0	0	0	9999.0000	2.00

Comment:

Rating Curve Link: DW-01

Scenario: Scenario1
From Node: DA-01
To Node: GW
Link Count: 4
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
DRAINAGE WELL	2.00	DA-01	2.00	DA-01

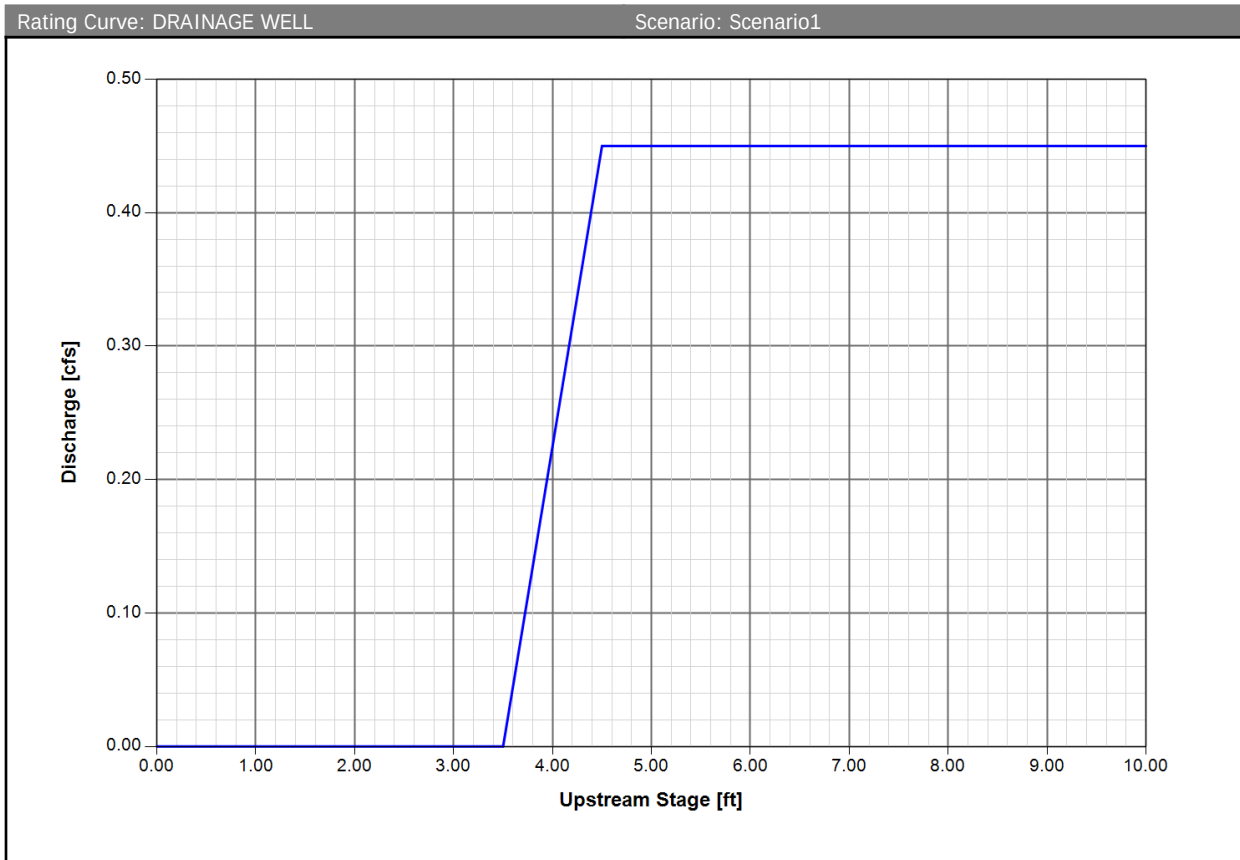
Comment:

Rating Curve: DRAINAGE WELL

Scenario: Scenario1
Type: Upstream Stage

Upstream Stage [ft]	Discharge [cfs]
0.00	0.00
3.50	0.00
4.50	0.45
10.00	0.45

Comment:



NODE OUTPUT

BAY HARBOR 103RD STREET

1

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
DA-01	10YR-24H	4.50	4.07	0.0010	5.19	1.03	12197
GW	10YR-24H	2.01	2.00	0.0000	1.03	0.00	0

LINK OUTPUT

BAY HARBOR 103RD STREET

1

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DW-01	10YR-24H	1.03	0.00	0.00	0.00	0.00	0.00

COVER SHEET / INDEX OF DRAWINGS

SURVEY

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TD-100	TREE DISPOSITION PLAN
TD-101	TREE PROTECTION DETAILS
LS-100	LANDSCAPE SITE PLAN
LS-101	LANDSCAPE MATERIALS IMAGERY
LP-100	LANDSCAPE PLANTING PLAN (GROUND FLOOR)
LP-101	LANDSCAPE PLANTING PLAN (BREEZEWAY)
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LL-101	ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
LL-102	LIGHTING SPECIFICATIONS
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LI-102	LANDSCAPE IRRIGATION DETAILS

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER/DEVELOPER

CIVIL ENGINEER

LANGAN
NW 79th Court, Su
mi Lakes, Florida 3
(786) 264-7228

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

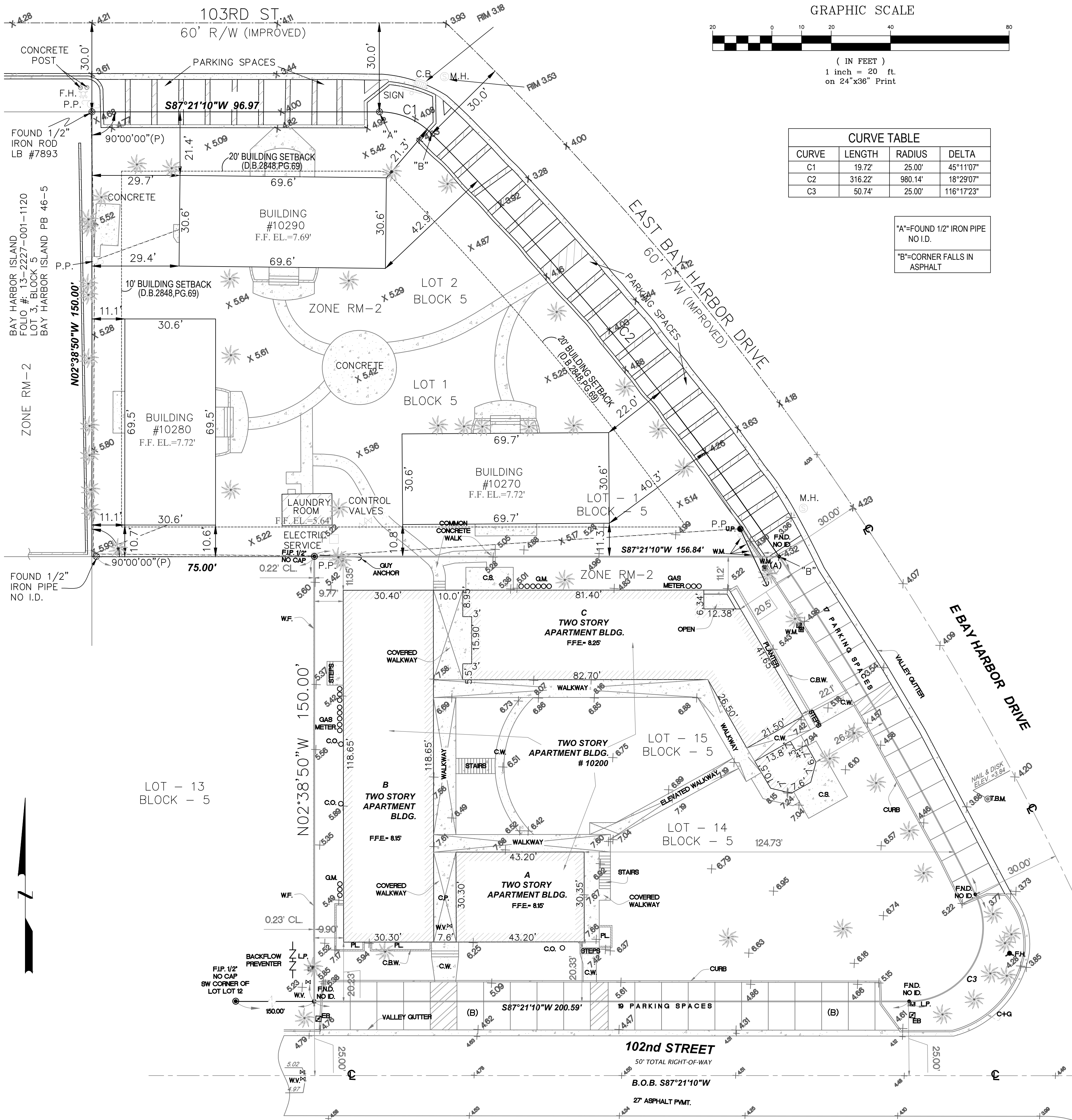
COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932



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

SHEET TITLE	
COVER SHEET	
DATE	09-09-22
SCALE	-
JOB NO.	2022-02
SHEET	
OF	SHEETS

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



GRAPHIC SCALE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.72'	25.00'	45°11'07"
C2	316.22'	980.14'	18°29'07"
C3	50.74'	25.00'	116°17'23"

"A"-FOUND 1/2" IRON PIPE NO I.D.
"B"-CORNER FALLS IN ASPHALT

SURVEYOR'S NOTES:

- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- #2 Please See Abbreviations and Legend
- #3 Scale of Drawing " As Shown"
- #4 Ownership is subject to OPINION OF TITLE.
- #5 Type of survey: BOUNDARY SURVEY.
- #6 All Right of Way shown are Public unless otherwise noted.
- #7 Legal Description Furnished by client.
- #8 No underground installations on improvements have been located except as noted.
- #9 Ownership of fences is not determine.
- #10 Record and measurement calls are in substantial agreement unless otherwise shown.
- #11 Benchmark: Miami-Dade County (N.G.V.D 1929)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark R-243
- #12 Bearing base is indicated elsewhere on this Survey
- #13 Easement shown on the recorded subdivision plat are shown hereon.
- #14 Subsurface and enviromental conditions were not examined nor considered as part of this survey
- #15 Parcel is in Flood Zone,
Map Number: 12086C0144L
Community Name: TOWN OF BAY HARBOR ISLANDS
Number :120637
Panel : 0144
Firm Zone: AE
Date of Firm: 09-11-2009
Base Elev.: 9
Suffix: "L"
Elev. Reference to NGVD 1929
- #16 Completed Field Survey: 05-25-2022
- #17 The parcel contains an area of 55,873 square feet (1.28 Acres)

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

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

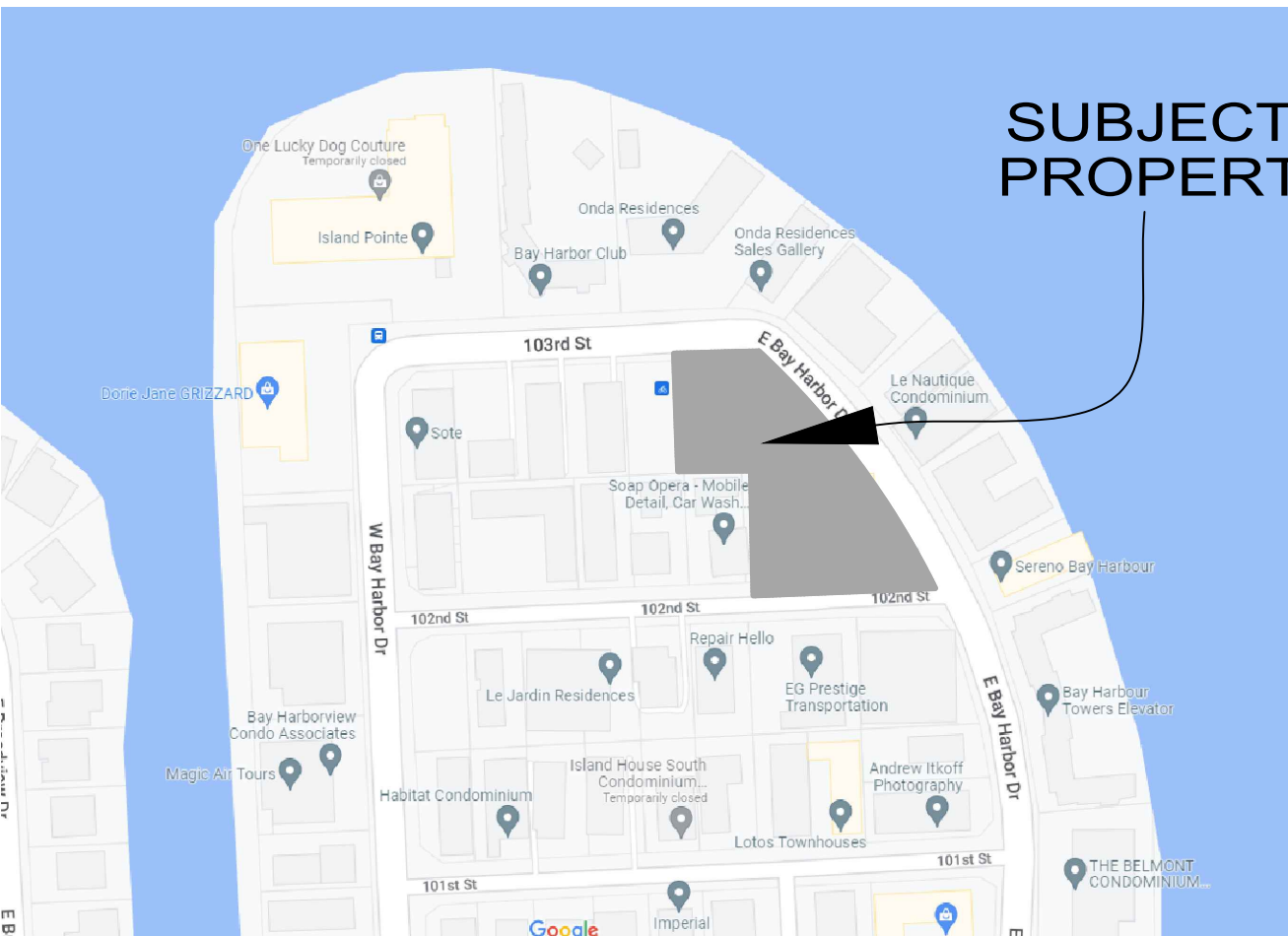
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" SHOWN HEREIN WAS PERFORMED UNDER THE SUPERVISION OF JOSEPH C. CHAN, P.S.M. #6821. THIS SURVEY REFLECTS THE EXISTING PROPERTY FEATURES AND/OR CONDITIONS ON THE DAY OF THE FIELD SURVEY IN COMPLIANCE WITH THE 2021 MINIMUM TECHNICAL STANDARDS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

LEGAL DESCRIPTION

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

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

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



SYMBOL LEGEND

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

ABBREVIATIONS

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

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

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

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

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

JOB No. 22036

FIELD BOOK:

CAD FILE. 036

DATE: 05-30-22

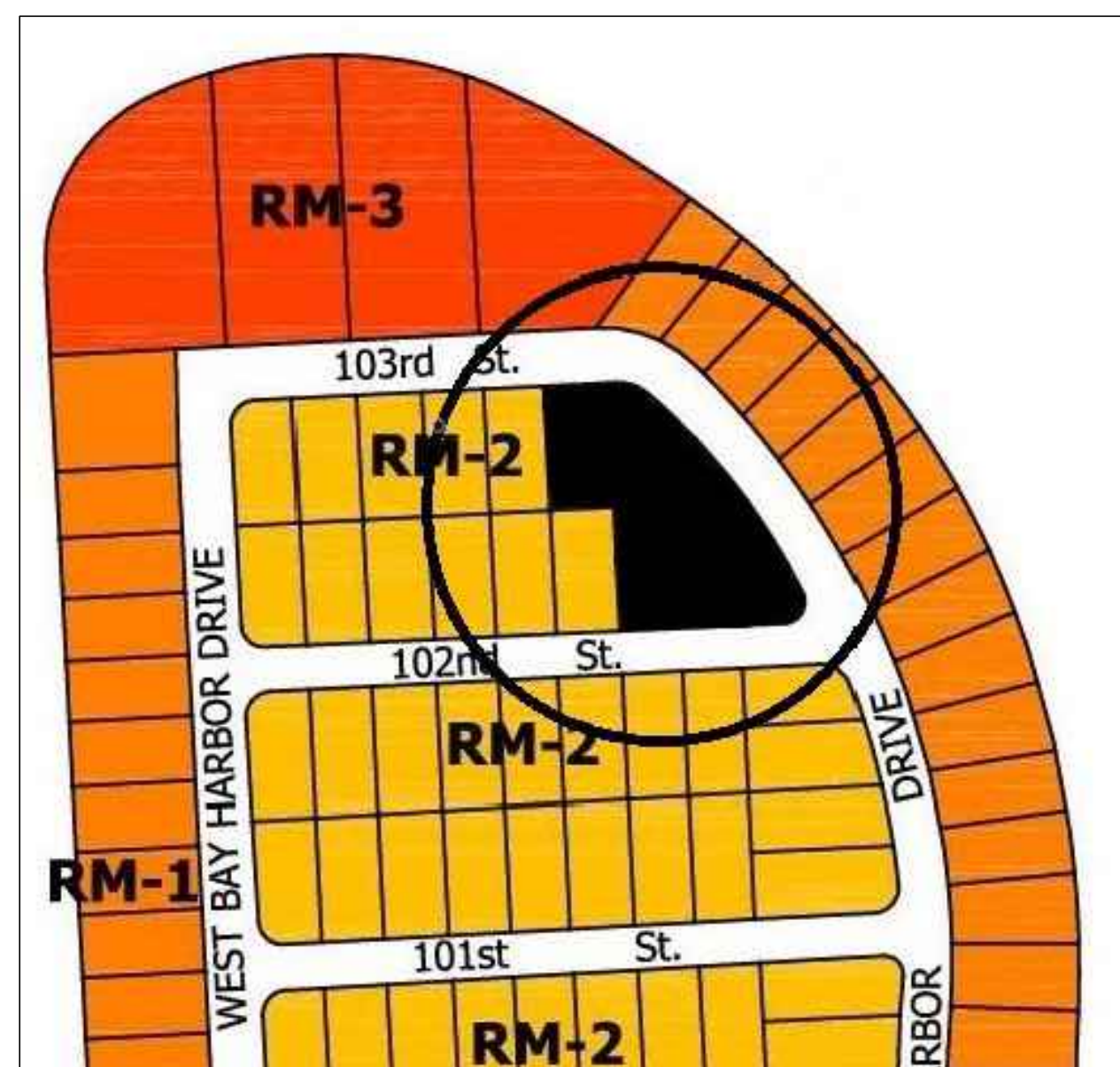
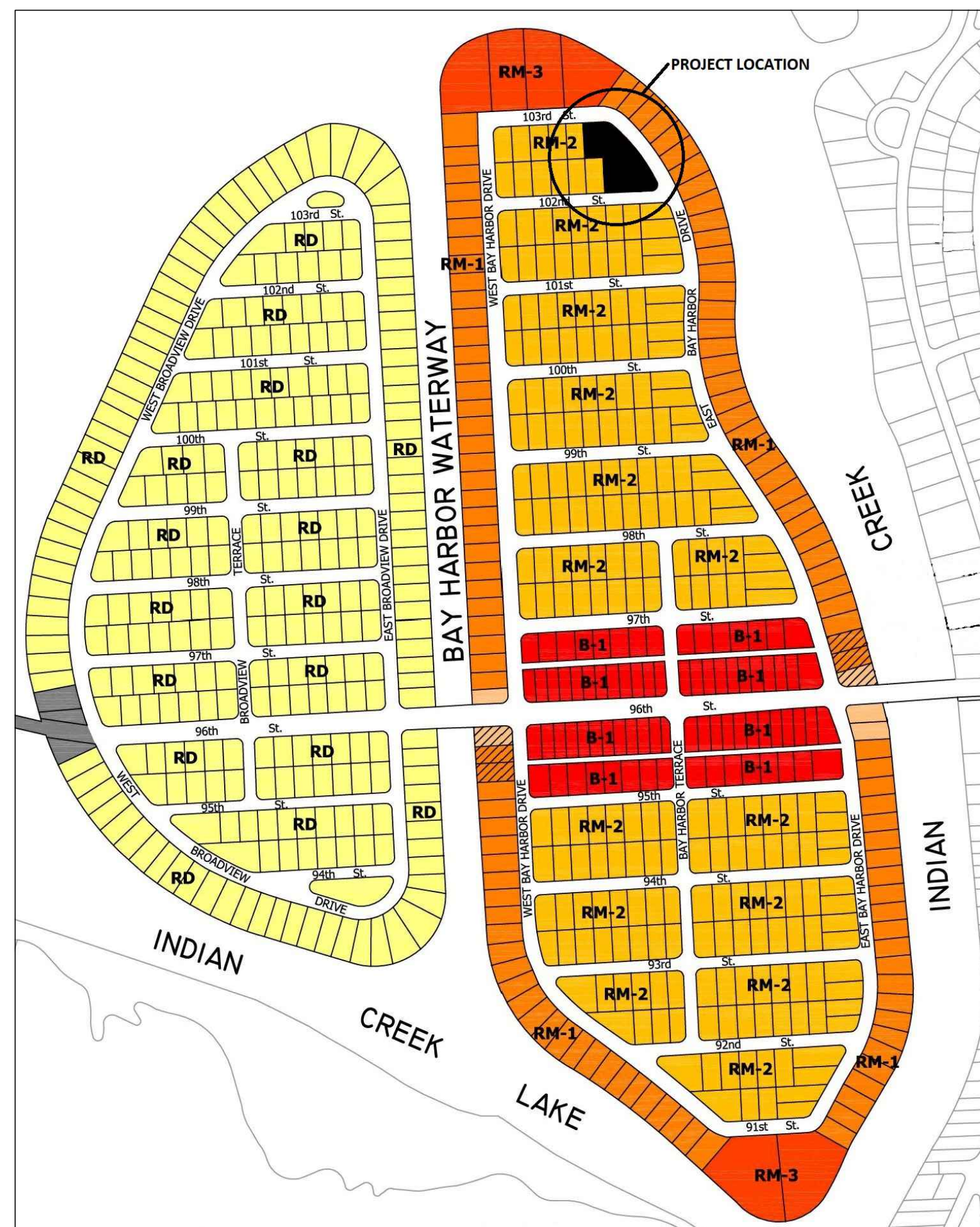
SCALE: 1"=20'

DRAWN: IP

REV.: JC

REVISIONS

SHEET No.
1-OF-1



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 1, 2, 14 AND 15 BLOCK 5, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	55,873 S.F. (1.28 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) HIGHEST CROWN OF ROAD 4.23 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRIT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	89' MIN.
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 55,873 x 0.20 = 11,175 S.F.	16,265 S.F. = 29.1%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 1.283 ACRES = 43 UNITS	77 UNITS (TDR'S REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 1.283 ACRES x 60 DUA = 77 UNITS	77 UNITS 1.283 ACRES x 60 DUA = 77 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 22'-0"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 10'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH (0.33 x 89'-0" = 29'-8") @SOUTH (0.33 x 178'-6" = 59'-6") @EAST (0.33 x 311'-0" = 103'-6") @WEST (0.33 x 120'-0" = 40'-0")	NORTH = 29'-8" SOUTH = 59'-6" EAST = 100'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZEWAY	120'-0"
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 20,225 SF x 15% = 3,035 SF MIN.	4,195 S.F. = 20.7%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING 4 GUEST SPACES (1 PER LOT) 77 UNITS x 2 = 154 MIN.	154 SPACES INCLUDING 4 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

PROJECT AREA DATA

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

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

TOTAL ENCLOSED AREA 193,860 SQ. FT.

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

REVISONS		DATE	
△	DRC RESUBMITTAL		10-25-22
PERMIT ISSUE			
BID SET			
CONSTRUCTION SET			

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

A R C H I T E C T S , I N C .

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

SHEET TITLE

DATA

DATE 09-09-22

SCALE —

JOB NO. 2022-02

SHEET

A-1

OF

SHEET



1



2



3

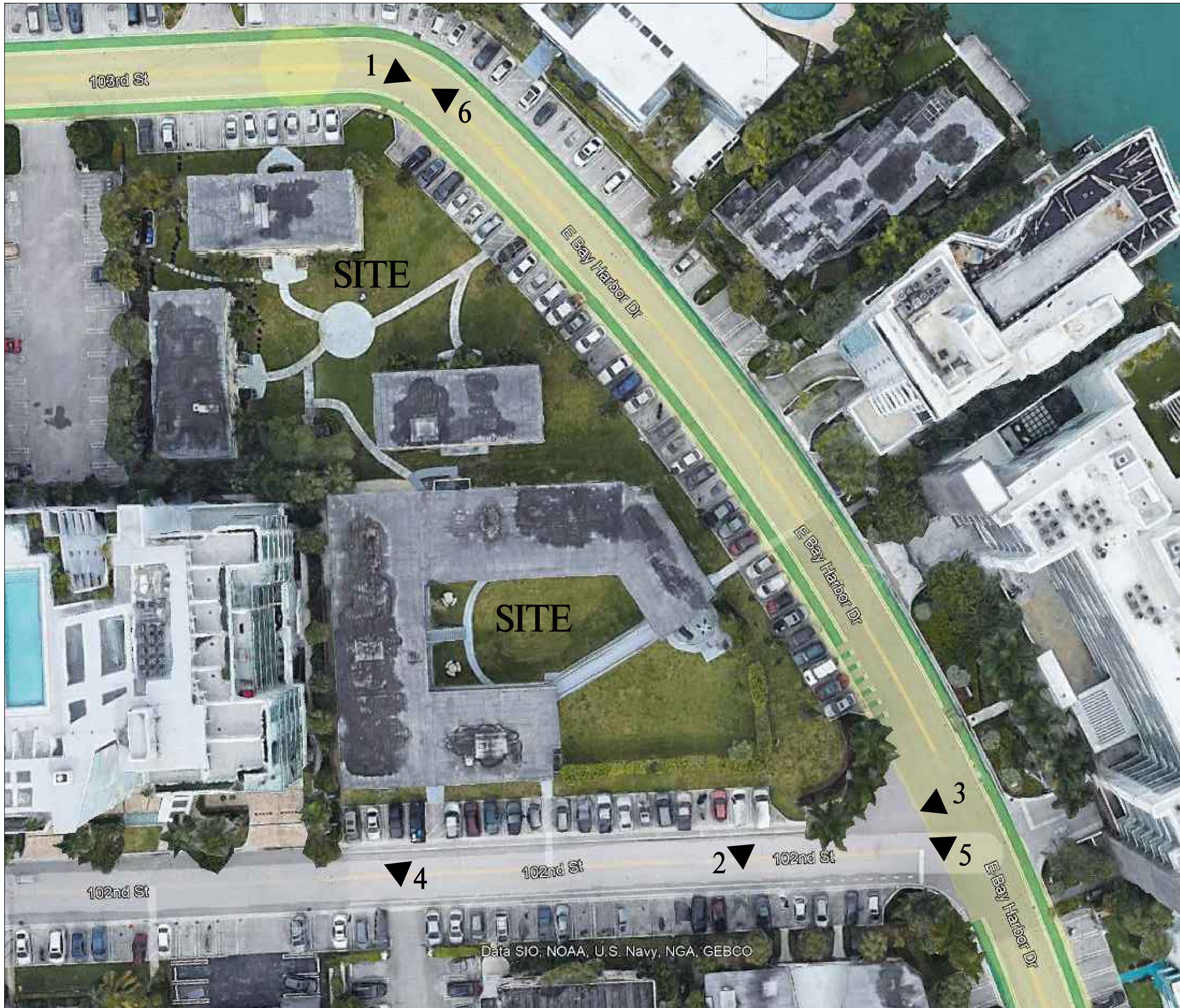


PHOTO
SITE LEGEND



4



5



6

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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

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

SHEET TITLE
SITE AND CONTEXT
PHOTOS

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

A-2

OF SHEETS



Google Earth
Data 2019, Imagery 2020, U.S. Navy NOAA, GEBCO
© 2020 Google

AERIAL VIEW

REVISIONS		DATE
1	DRG RESUBMITTAL	10-25-22
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		

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

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

SHEET TITLE
AERIAL VIEW

DATE	09-09-22
SCALE	-
JOB NO.	2022-02
SHEET	A-3

OF SHEETS



RENDERING
(NORTH-EAST VIEW)

REVISIONS	DATE
1. DRG. RESUBMITTAL	10-25-22
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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

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

SHEET TITLE
**RENDERING
NORTH-EAST VIEW**

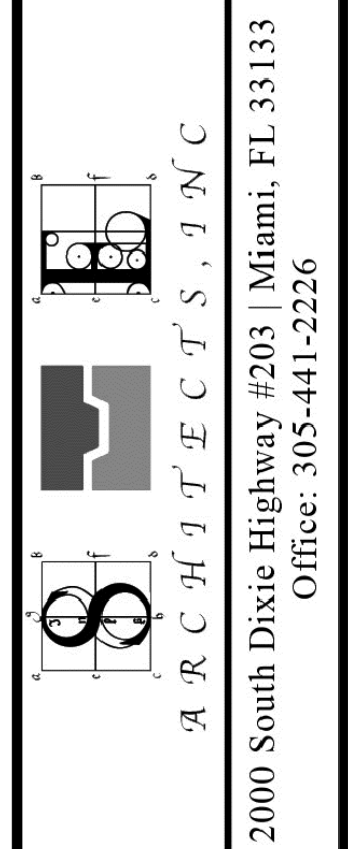
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JOB NO.	2022-02
SHEET	A-4

OF SHEETS

REVISONS		DATE
	DRC RESUBMITTAL	10-25-22

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET

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



SHEET TITLE

RENDERING
SOUTH-EAST VIEW

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

A-5



RENDERING
(SOUTH-EAST VIEW)



RENDERING
(NORTH VIEW)

REVISIONS		DATE
	DRC RESUBMITTAL	10-25-22
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		

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



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

SHEET TITLE

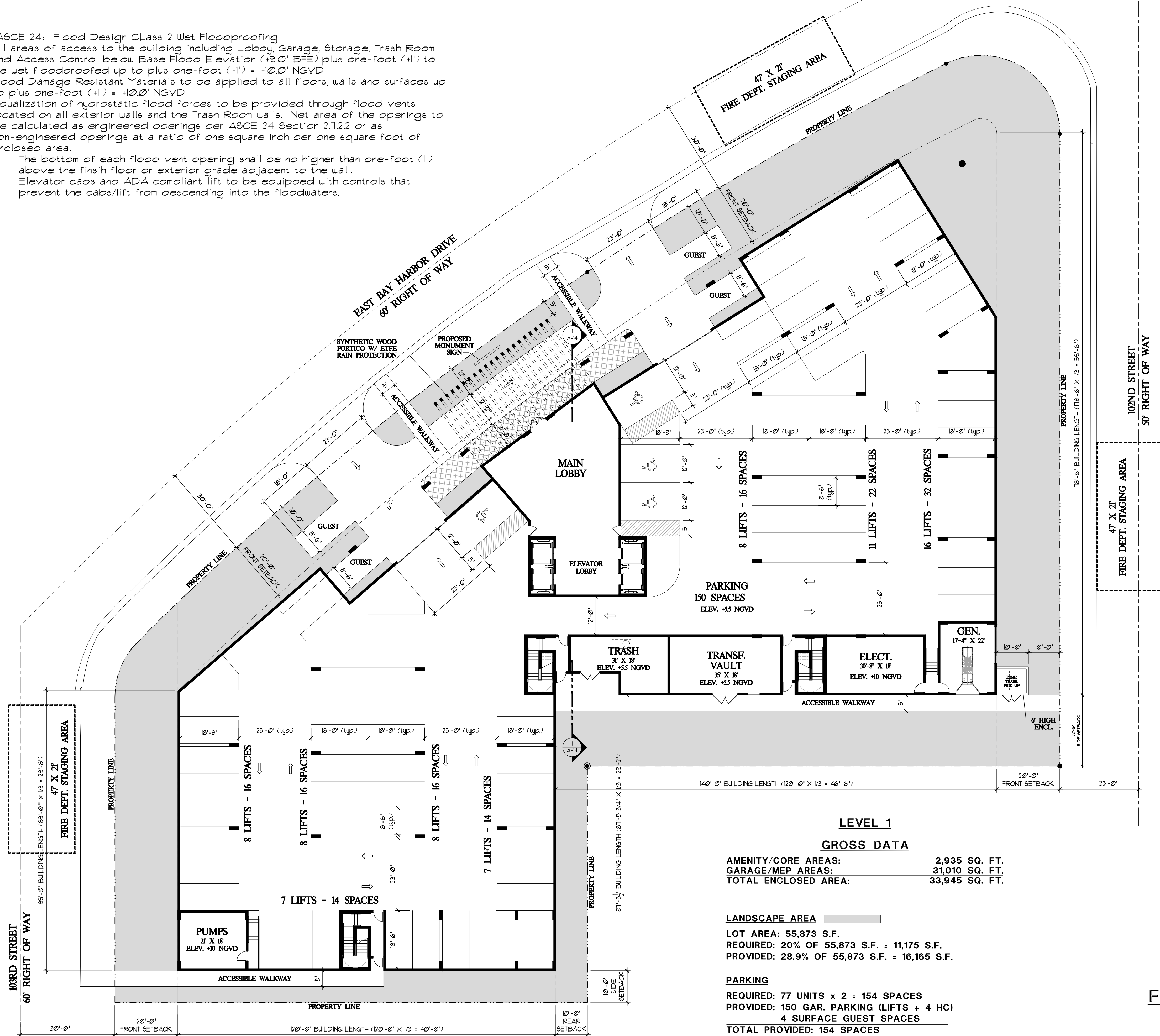
**RENDERING
NORTH VIEW**

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

A-6

Per ASCE 24: Flood Design Class 2 Wet Floodproofing

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



LEVEL 1

GROSS DATA

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

LANDSCAPE AREA

LOT AREA: 55,873 S.F.
REQUIRED: 20% OF 55,873 S.F. = 11,175 S.F.
PROVIDED: 28.9% OF 55,873 S.F. = 16,165 S.F.

PARKING

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

CAR LIFTS:

- KLAUS LIFT MODEL G61-130/LP230
- 73 LIFTS = 146 PARKING SPACES
- FULL VALET OPERATION
- NO SELF PARKING ALLOWED

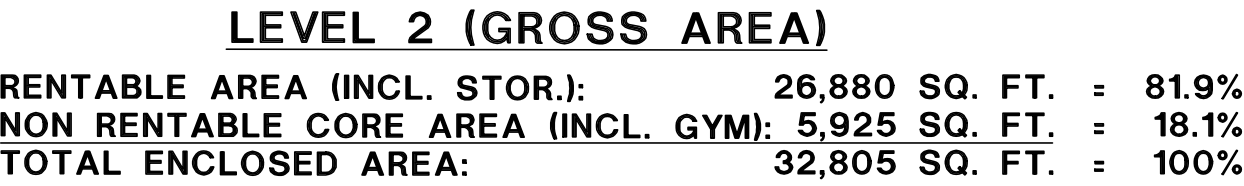
PARKING GARAGE NOTE:

FULLY ENCLOSED GARAGE W/ MECHANICAL VENTILATION
MECHANICAL VENTILATION TO BE DISCHARGED AT STREET FACADES ONLY

LEVEL 1
FLOOR PLAN

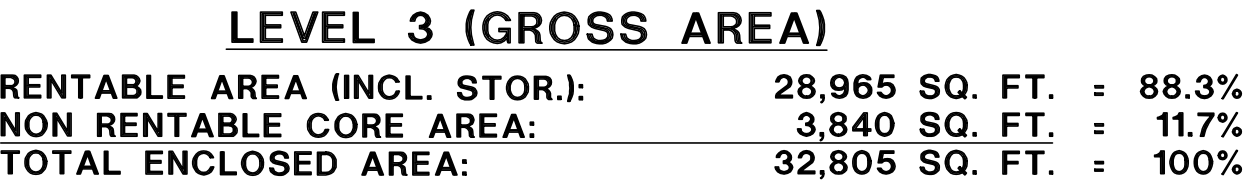
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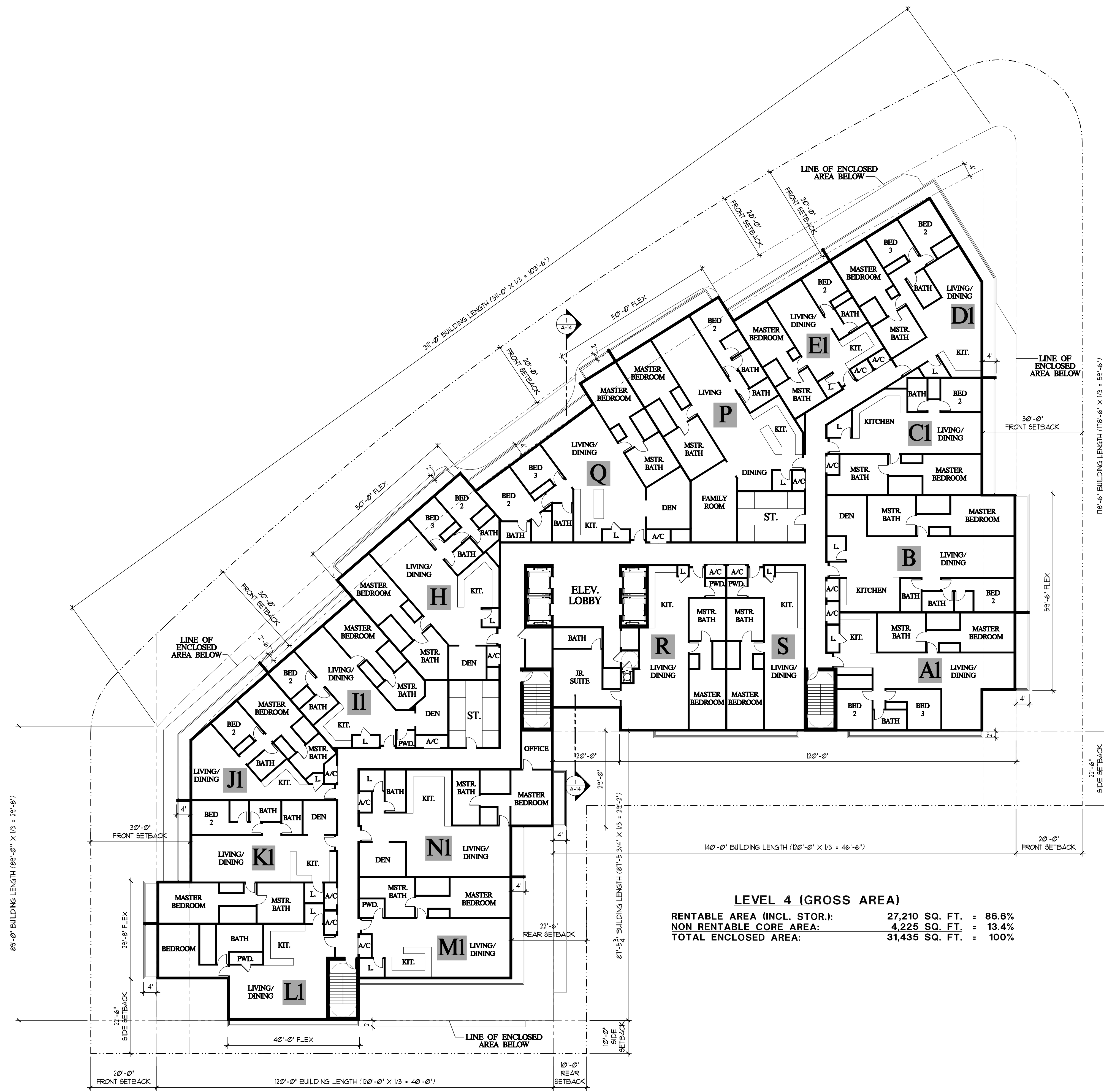
TENANT STORAGE NOTE:
MIN. 25 S.F. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

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



TENANT STORAGE NOTE:
MIN. 25 SF. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

REVISONS		DATE	
	PRC RESUBMITTAL		08-79-72
PERMIT ISSUE			
BID SET			
CONSTRUCTION SET			
BAY HARBOR 103RD STREET NEW RENTAL APARTMENT BUILDING 10290 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 3354			
 		A' R' C' H' I' T' E' C' T' S, I' N' C' 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
SHEET TITLE LEVEL 3 FLOOR PLAN			
DATE		09-09-22	
JOB NO.		2022-02	
SHEET		A-9	
OF		SHEETS	



LEVEL 4 (GROSS AREA)			
RENTABLE AREA (INCL. STOR.):	27,210 SQ. FT.	=	86.6%
NON RENTABLE CORE AREA:	4,225 SQ. FT.	=	13.4%
TOTAL ENCLOSED AREA:	31,435 SQ. FT.	=	100%

LEVEL 4 UNIT LEGEND			
UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A1	1,800 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C1	1,450 SF	25 SF	2 BEDROOM / 2 BATH
UNIT D1	1,580 SF	25 SF	3 BEDROOM / 2 BATH
UNIT E1	1,145 SF	25 SF	2 BEDROOM / 2 BATH
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT I1	1,465 SF	25 SF	2 BEDROOM / 2.5 BATH + DEN
UNIT J1	1,165 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K1	1,670 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L1	1,245 SF	25 SF	1 BEDROOM / 1.5 BATH
UNIT M1	1,360 SF	25 SF	1 BEDROOM / 1.5 BATH
UNIT N1	1,765 SF	25 SF	1 BEDROOM / 2 BATH + DEN
UNIT P	2,185 SF	25 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT Q	2,085 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT R	1,720 SF	25 SF	2 BEDROOM / 2.5 BATH
UNIT S	1,145 SF	25 SF	1 BEDROOM / 1.5 BATH

TENANT STORAGE NOTE:
MIN. 25 SF. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

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

REVISIONS
DATE
DRC
RESUBMITTAL
10-25-22

PERMIT ISSUE
BID SET
CONSTRUCTION SET

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

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100

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

SHEET TITLE
LEVEL 4
FLOOR PLAN

DATE
09-09-22

SCALE

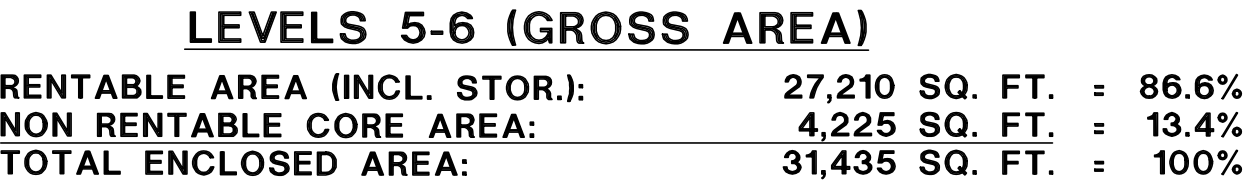
JOB NO.
2022-02

SHEET

A-10

OF SHEETS

S & E ARCHITECTS, INC.
426002332
ROBERT J. SCHNECKENBERG
AR0015487



TENANT STORAGE NOTE:
MIN. 25 SF. TENANT STORAGE LOCKER FOR EACH UNIT
LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

LEVEL 5-6
FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	DATE
PRC RESUBMITTAL	12-25-22
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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

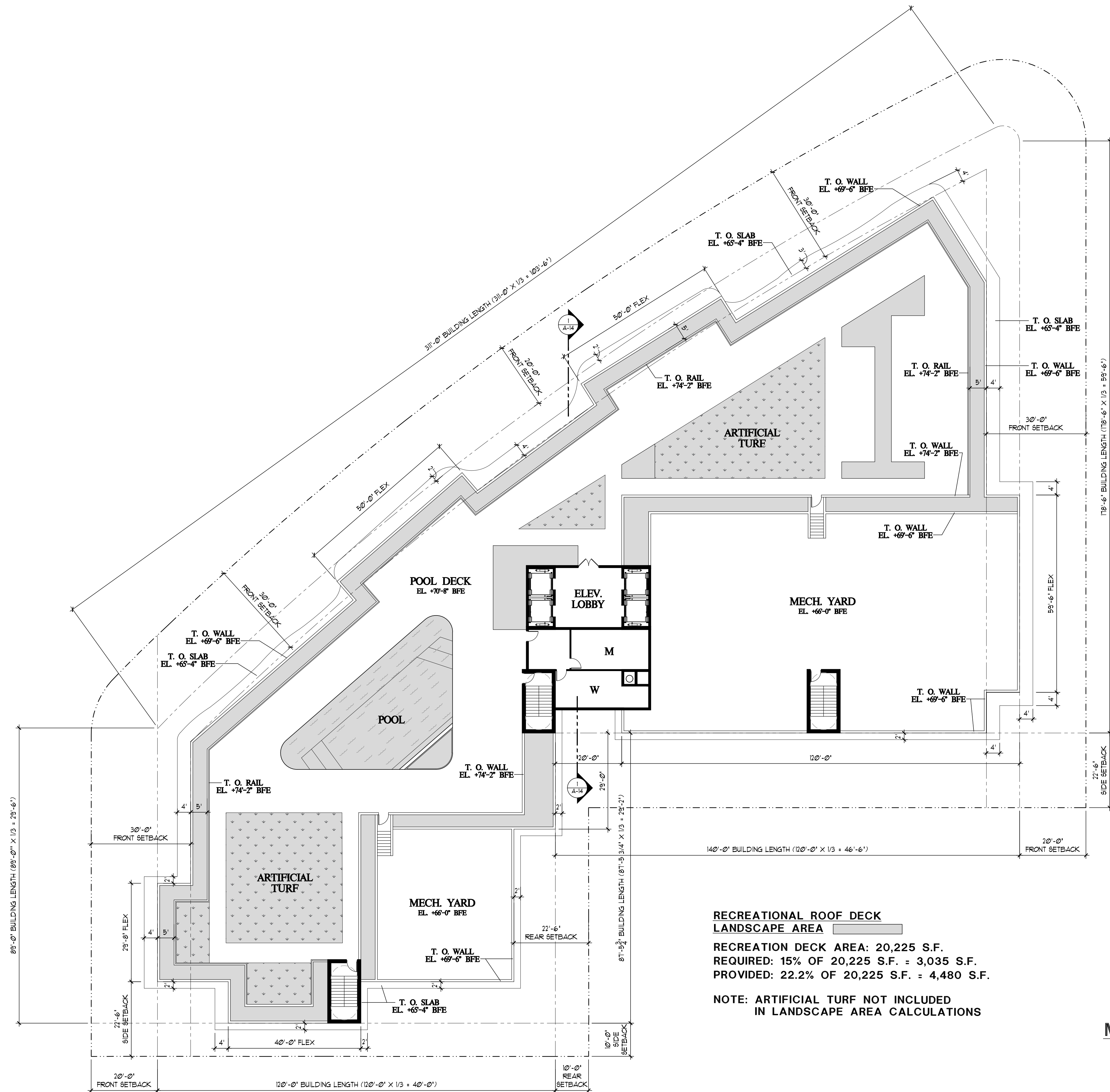
ARCHITECT
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
**MAIN ROOF LEVEL
FLOOR PLAN**

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

A-12

OF SHEETS



**RECREATIONAL ROOF DECK
LANDSCAPE AREA**
RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.
NOTE: ARTIFICIAL TURF NOT INCLUDED
IN LANDSCAPE AREA CALCULATIONS

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

REVISIONS	DATE
DRG SUBMITTAL	10-25-22
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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

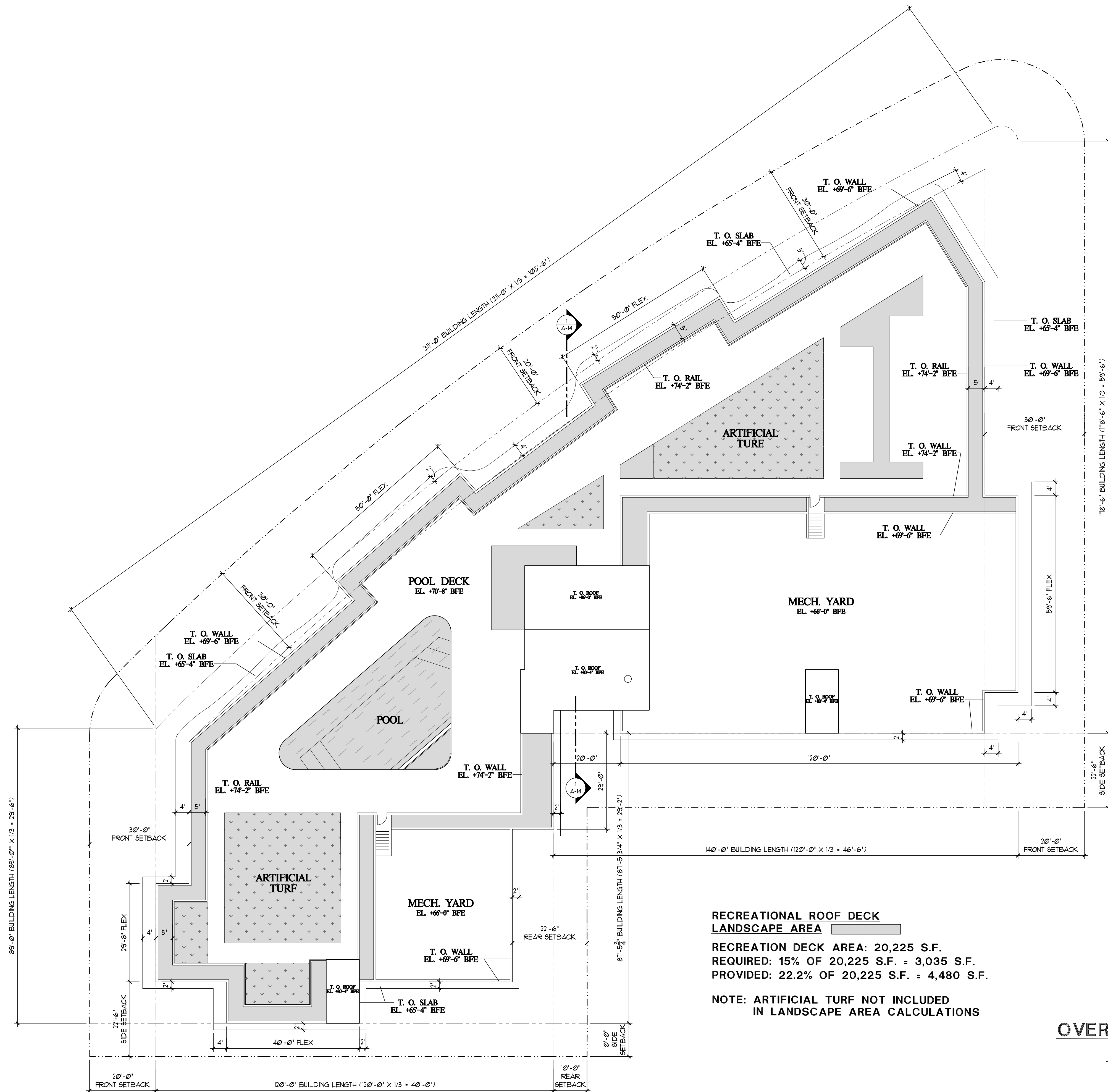
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ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

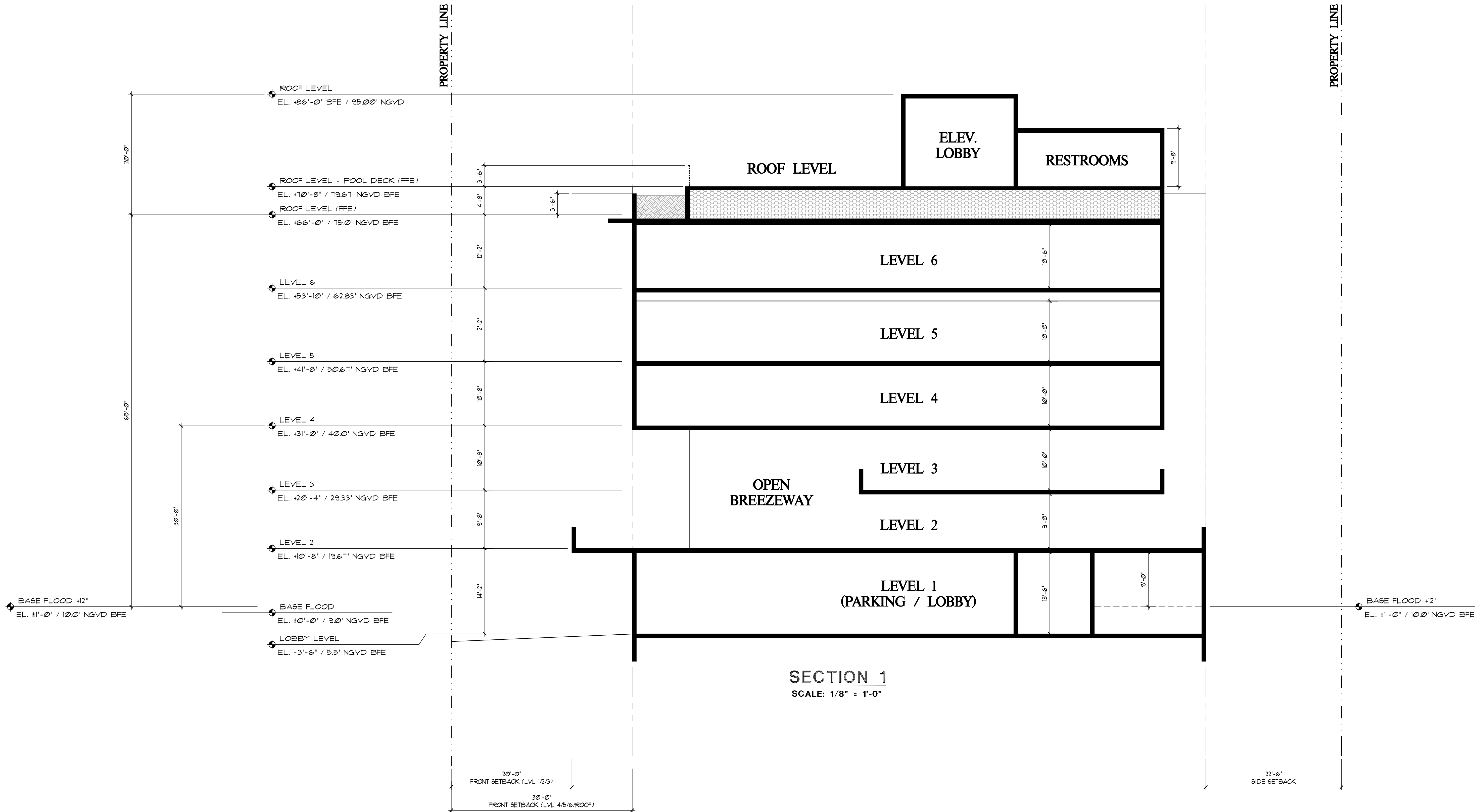
**OVERALL ROOF LEVEL
FLOOR PLAN**

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

A-12A

OF SHEETS





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



Technical Excellence
Practical Experience
Client Responsiveness

09 September 2022

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

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 **17,794 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	77 Units (2.17 per DU)	200 GPD per Capita/Unit	33,418
TOTAL DAILY GALLONAGE			33,418

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

NET INCREASE	17,794 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

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

09 September 2022
Page 2 of 3

SANIARY SEWER

The sanitary sewer use requirements for the project are calculated based on the units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **13,879 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SANIARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	77 Units (2.17 per DU)	156 GPD per Capita/Unit	26,066
TOTAL DAILY GALLONAGE			26,066

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

NET INCREASE	13,879 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 **56.23 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	77 Units (2.17 per DU)	0.632 TPY per Capita/Unit	105.60
TOTAL DAILY GALLONAGE			105.60

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

NET INCREASE	56.23 TPY
--------------	-----------



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

09 September 2022
Page 3 of 3

STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The drainage systems has been designed to meet the 10-Year 1-Hour storm and 10-Year 24-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 Bay Harbor 103rd Street Apartments project.

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



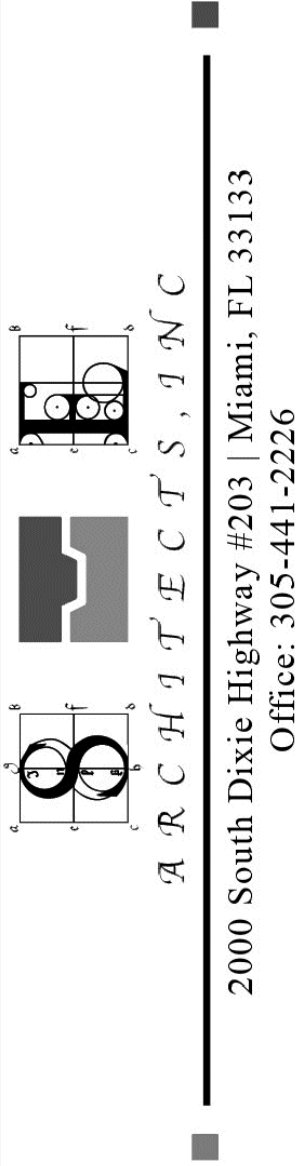
Langan Engineering and
Environmental Services, Inc.

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	

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

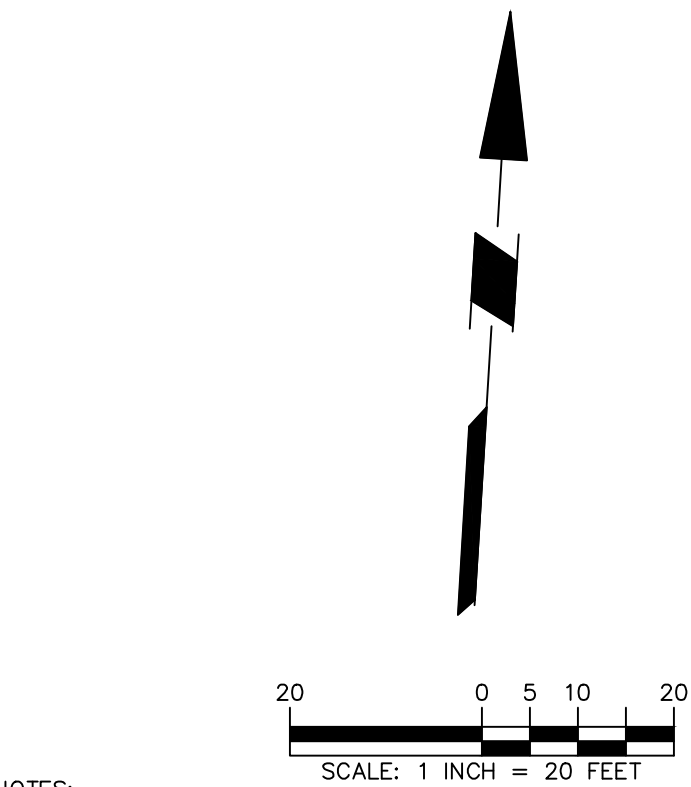
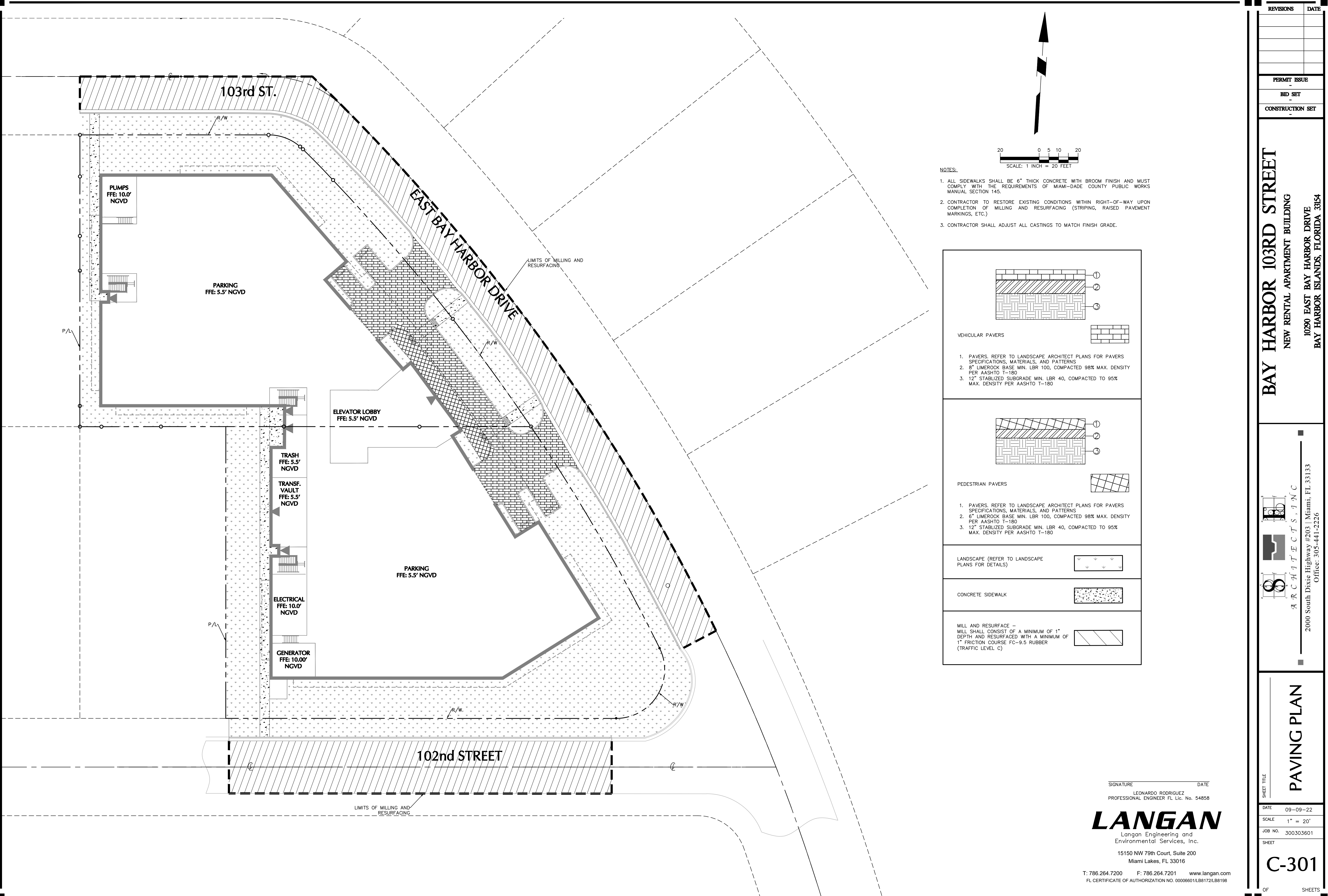


DEVELOPMENT
IMPACT ANALYSIS
REPORT

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

C-003

OF SHEETS



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

VEHICULAR PAVERS

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

PEDESTRIAN PAVERS

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

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

CONCRETE SIDEWALK

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

SIGNATURE

DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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/LB5198

REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

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

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

SHEET TITLE

PAVING PLAN

DATE

09-09-22

SCALE

1" = 20'

JOB NO.

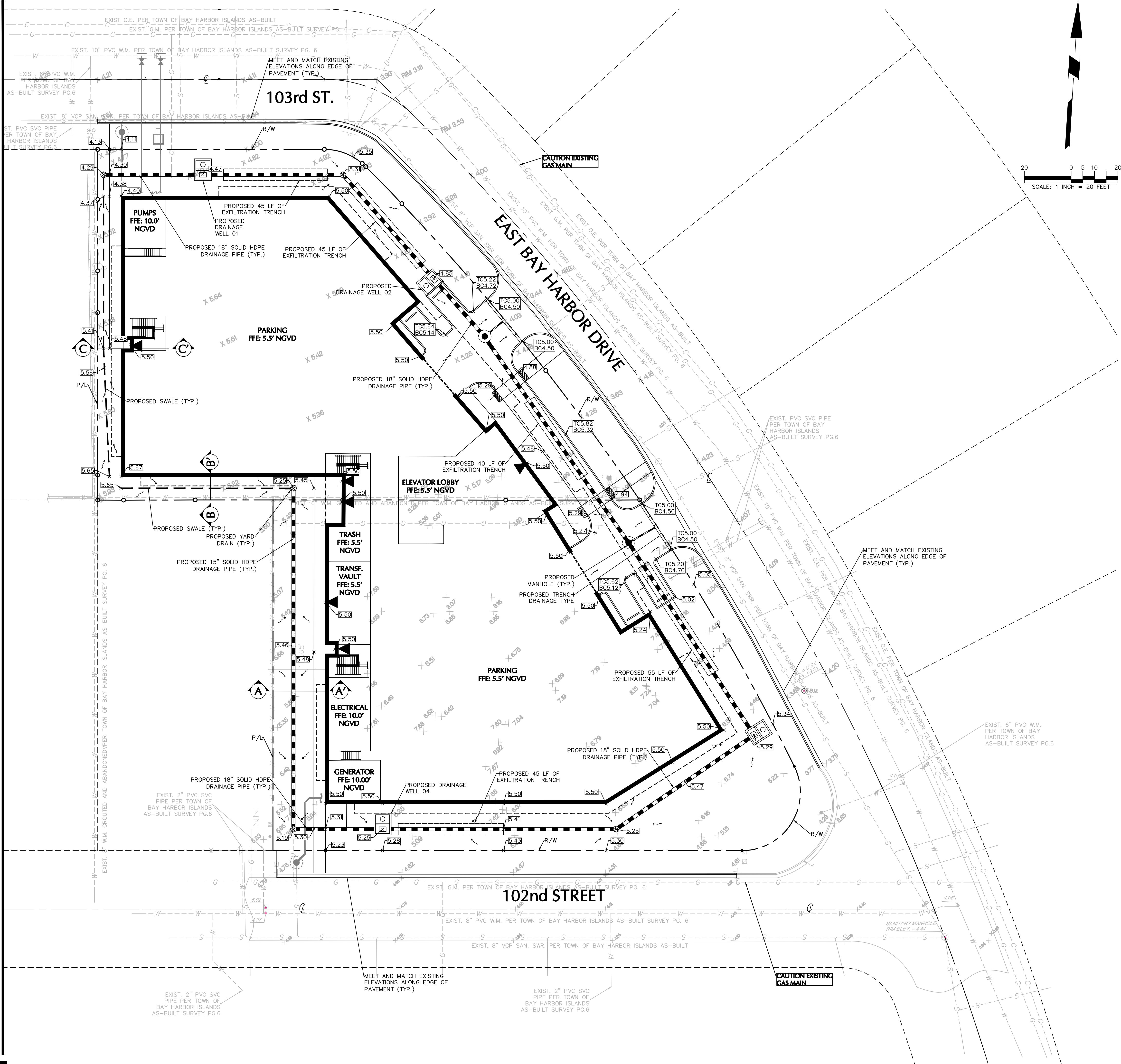
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SHEET

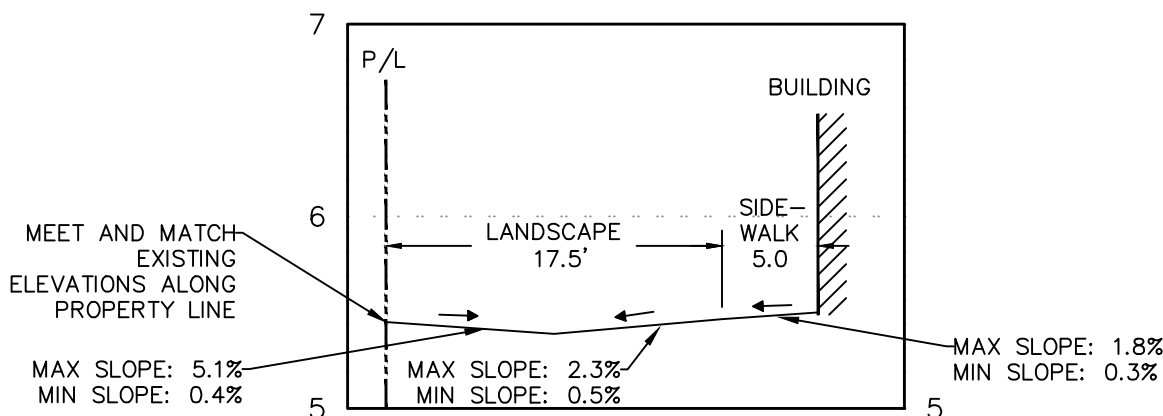
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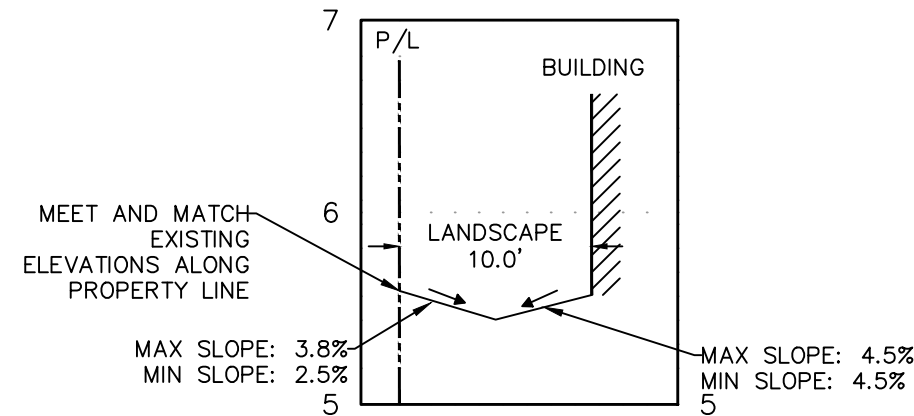
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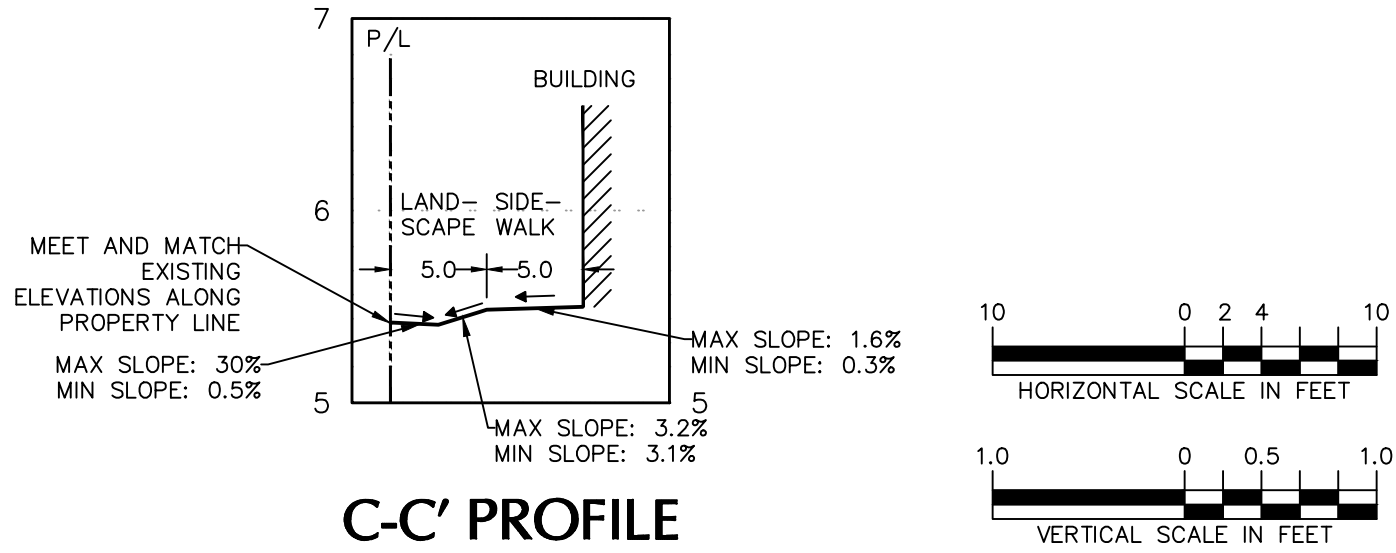
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	PROPOSED	EXISTING
WATER MAIN		-- W -- W --
SANITARY SEWER		-- S -- S --
STORM DRAINAGE LINE		-- D -- D --
EXFILTRATION TRENCH		
ELECTRICAL LINE		
OVERHEAD UTILITY WIRE		OH OH
GAS LINE		-- G -- G --
FIRE HYDRANT		
GATE VALVE		



A-A' PROFILE



B-B' PROFILE



C-C' PROFILE

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

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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
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REVISIONS

DATE

PERMIT ISSUE

BID SET

CONSTRUCTION SET

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

2000 South Dixie Highway #203 | Miami, FL 33133

Office: 305-441-2226

GRADING AND DRAINAGE PLAN

C-400

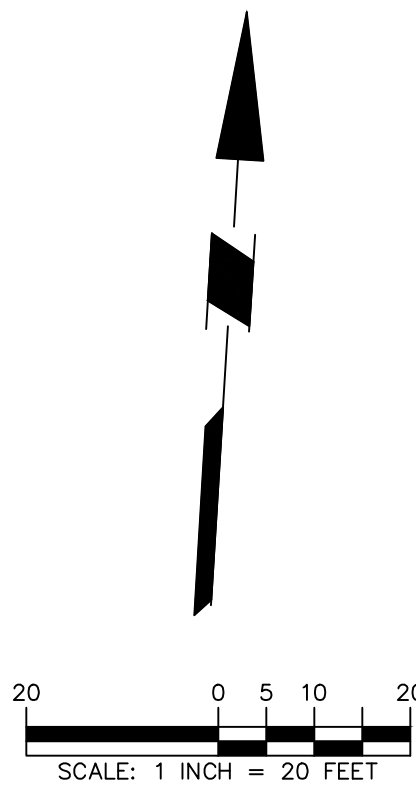
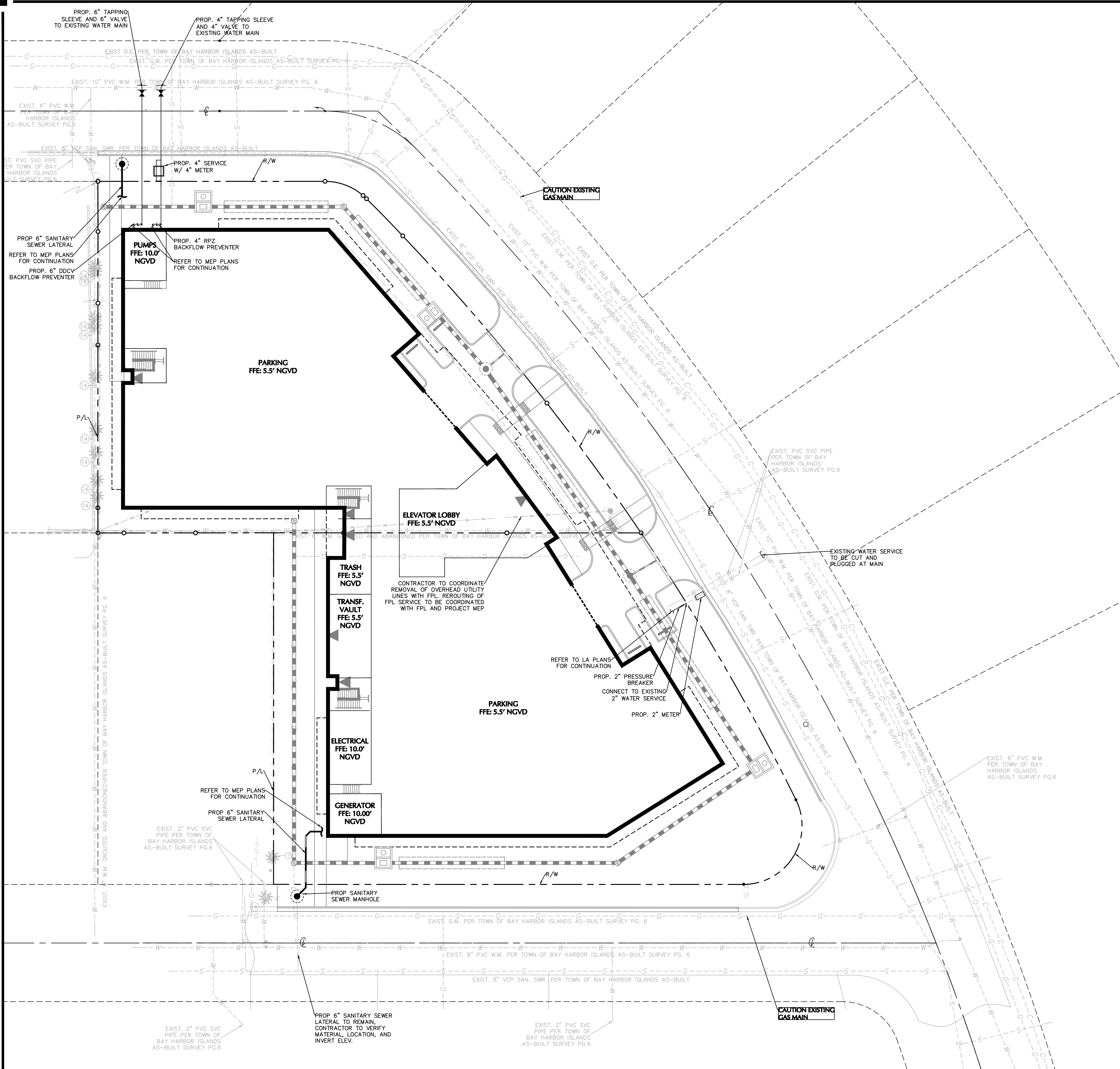
DATE 09-09-22

SCALE 1" = 20'

JOB NO. 300303601

SHEET

OF x SHEETS



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

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

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REVISONS
DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

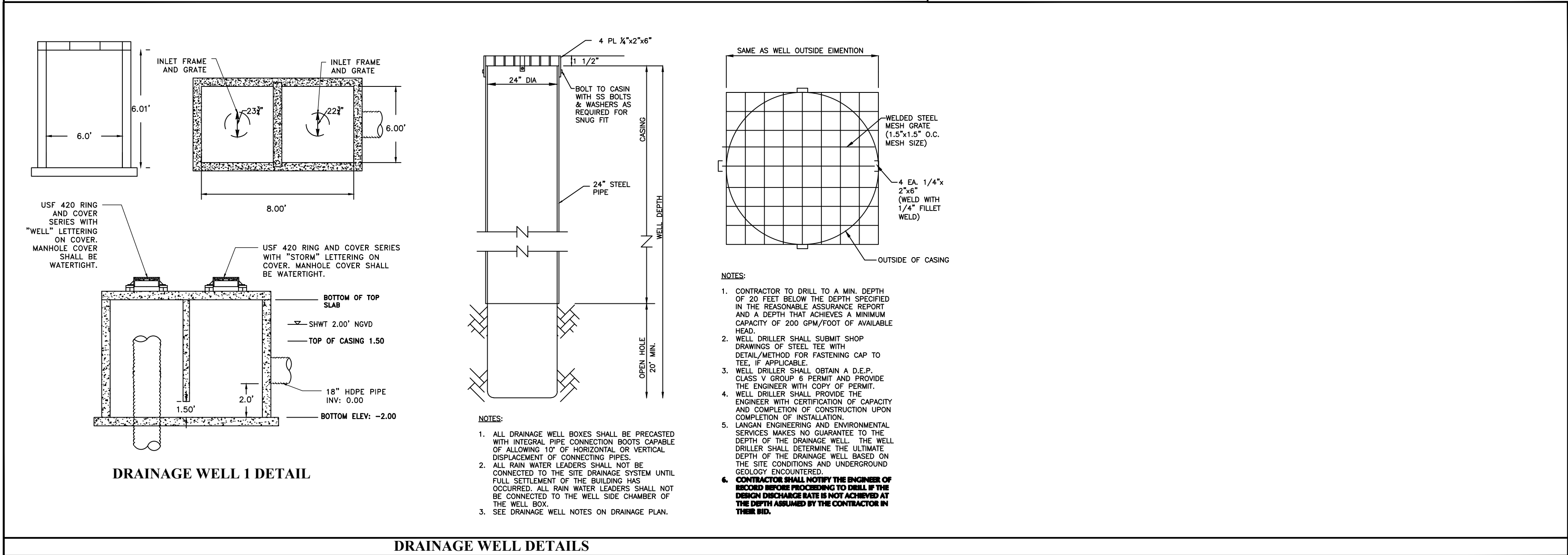
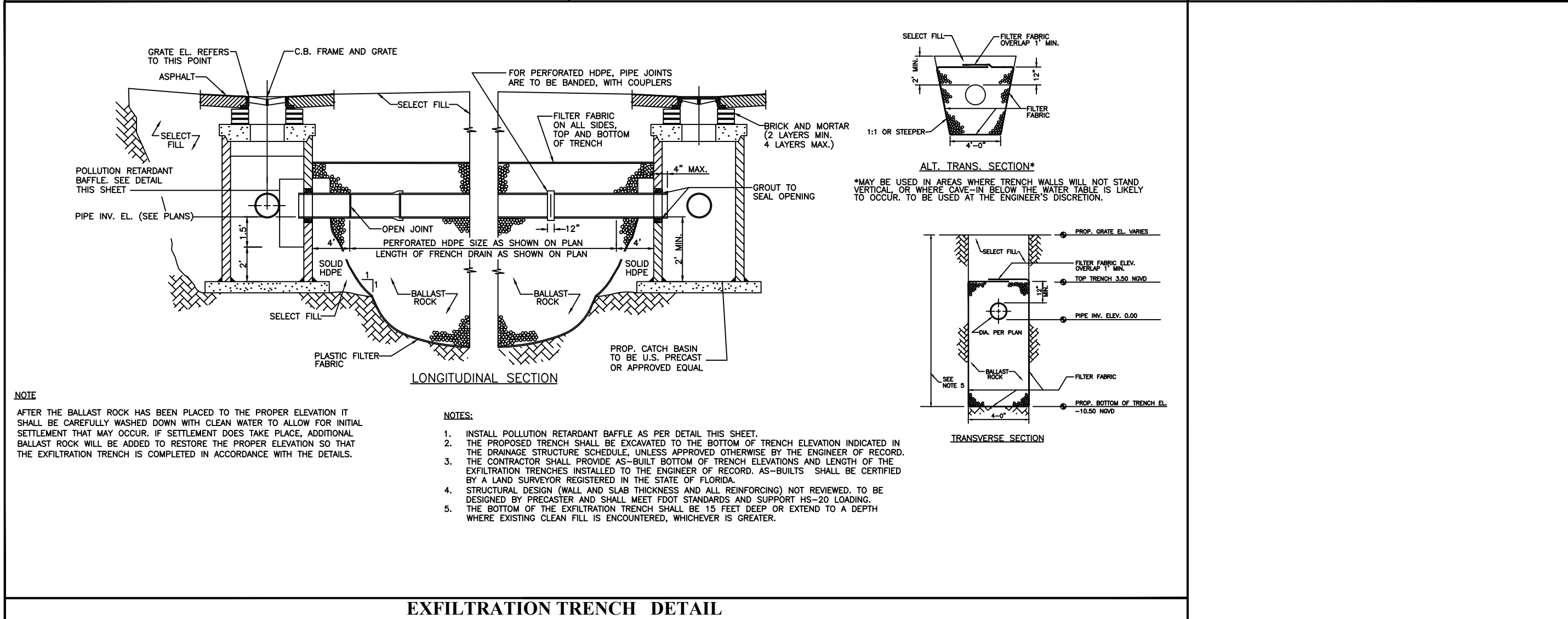
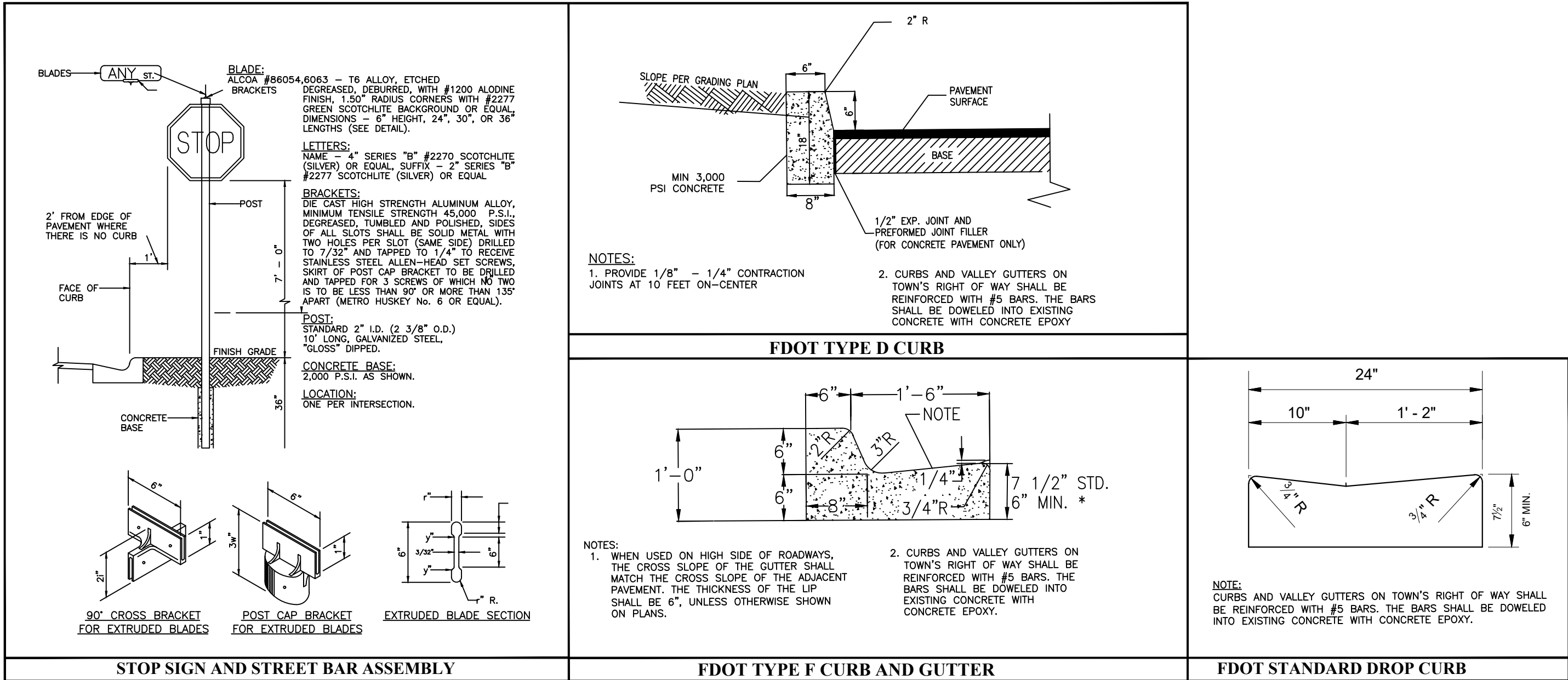
BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
UTILITY PLAN

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

C-500
OF SHEETS



SIGNATURE _____ DATE _____
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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB5198

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

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

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

DETAILS

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

C-800

OF SHEETS

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

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

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

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

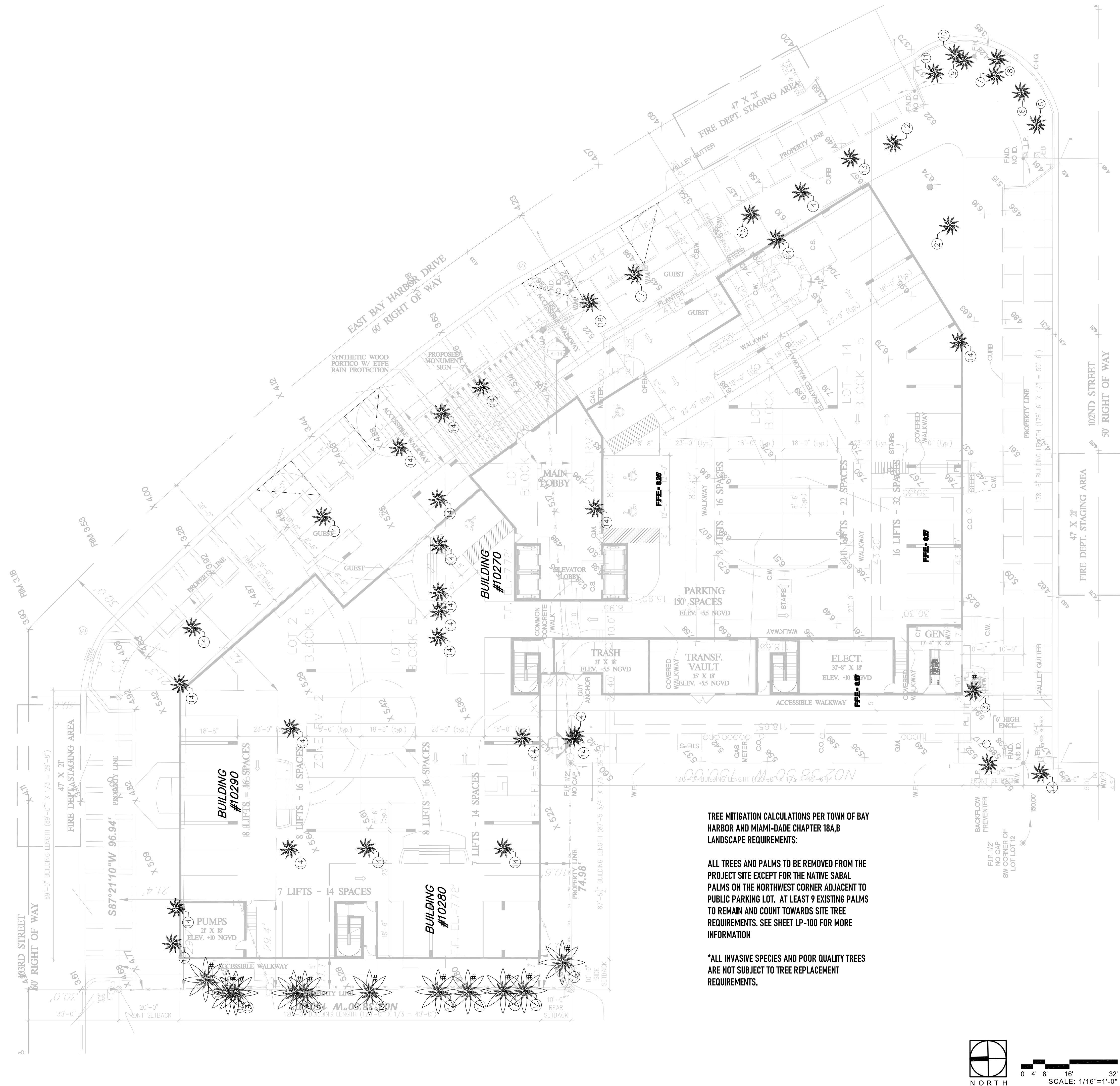
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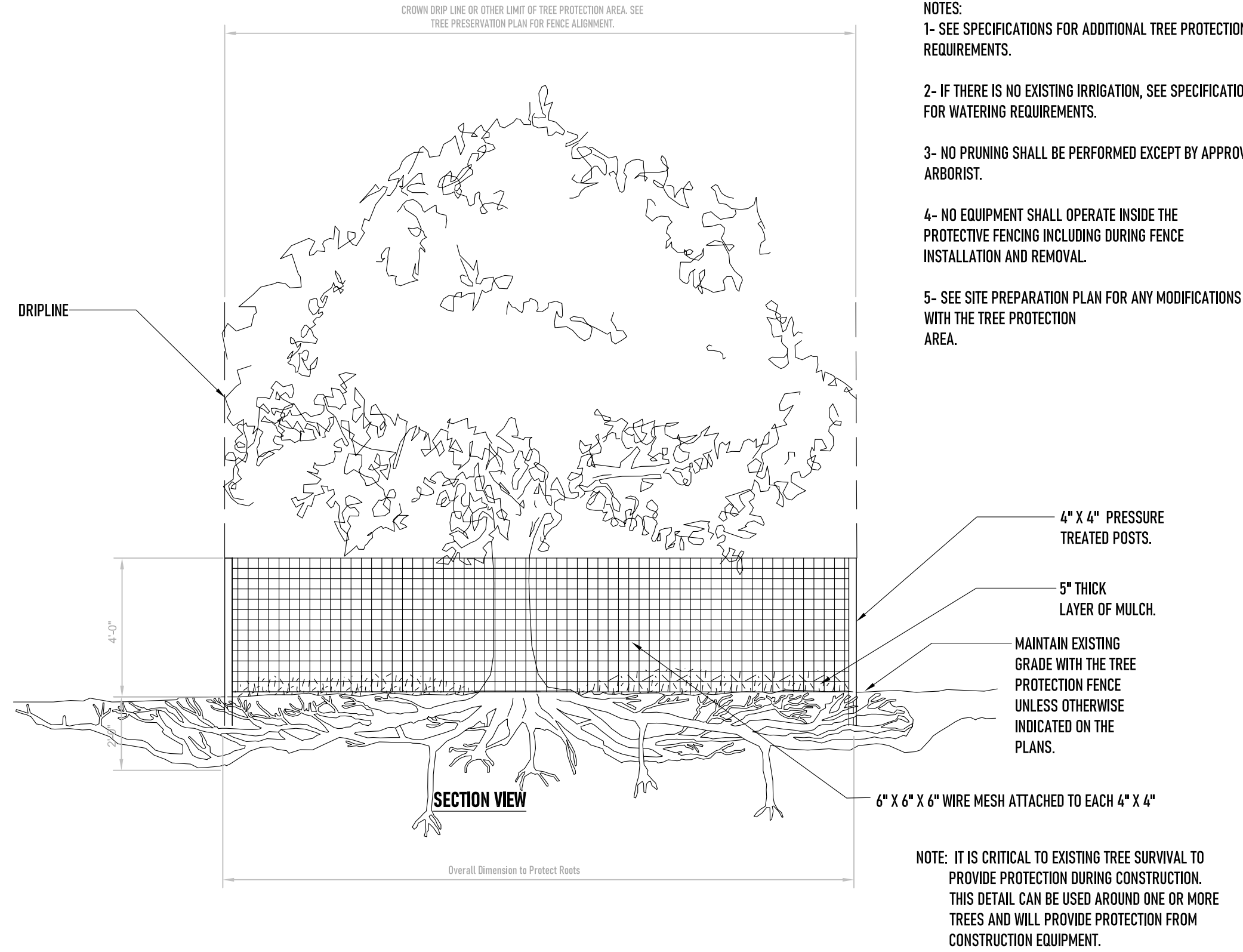
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	DATE	DESCRIPTION

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Sheet Title:

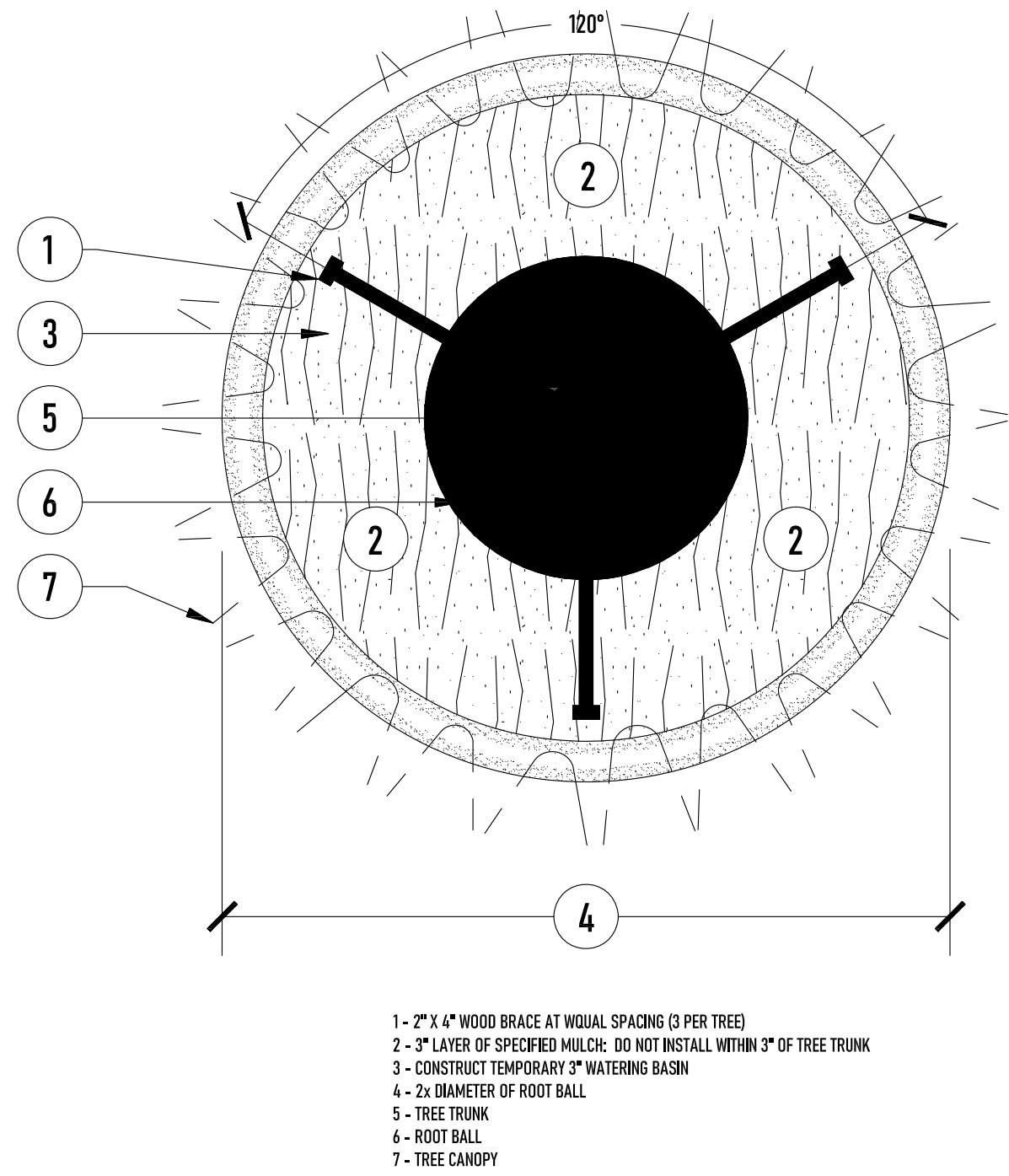
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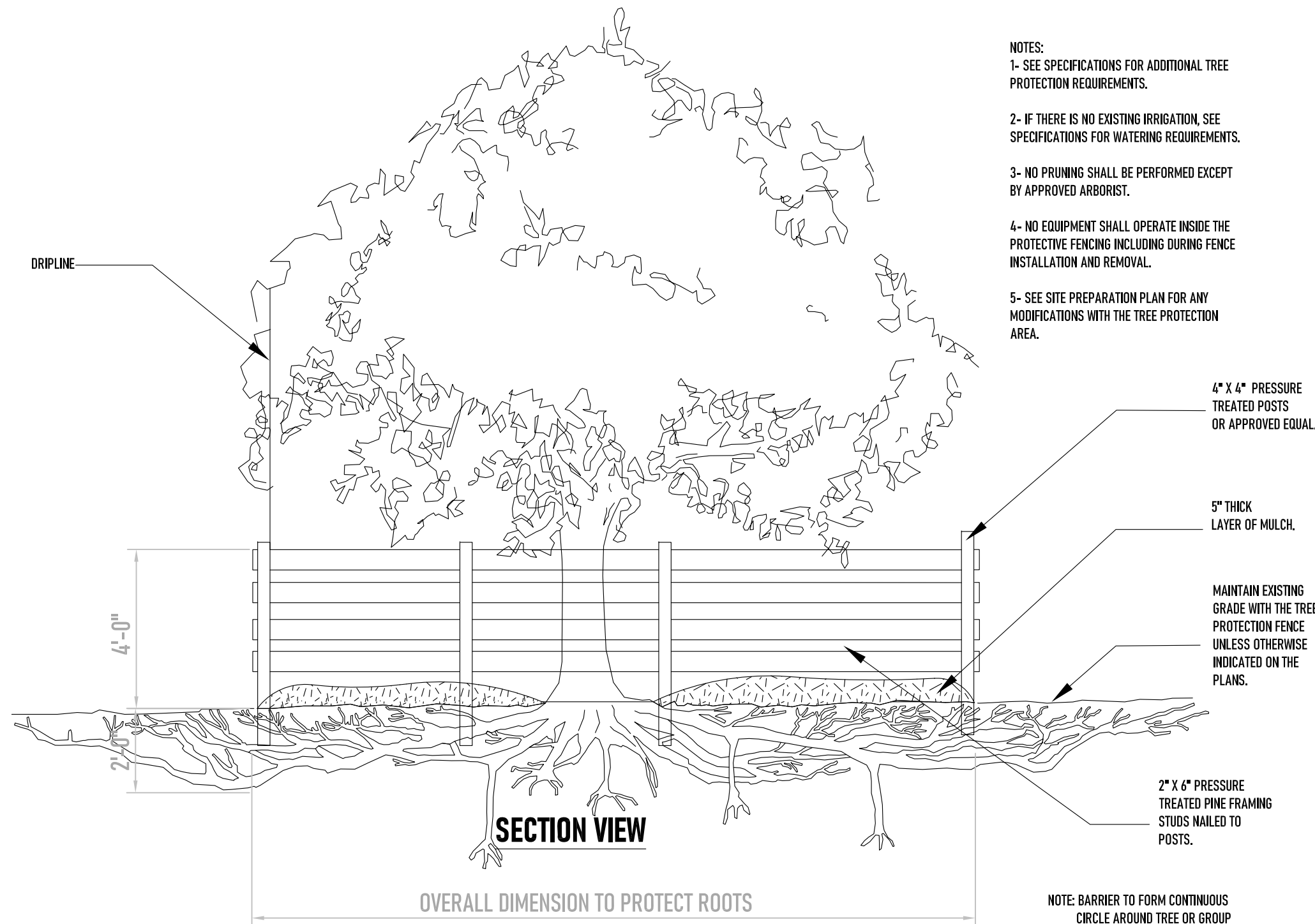
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TD-101 TREE / PALM PROTECTION

SCALE=N.T.S



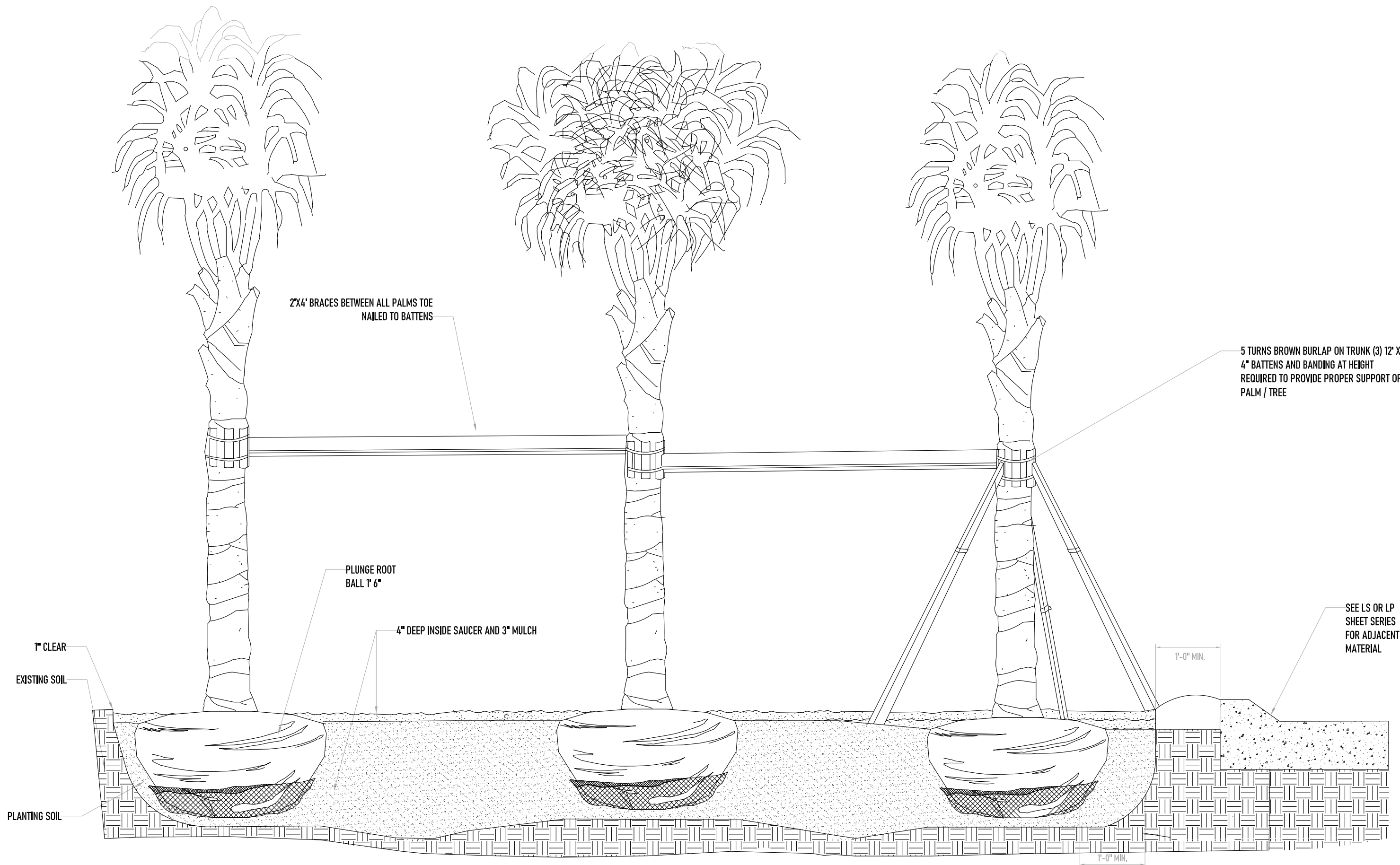
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TD-101 TREE / PALM PROTECTION

SCALE=N.T.S



2 WOOD BARRIER DETAIL
TD-101 TREE / PALM PROTECTION

SCALE=N.T.S



1 PALM BRACING DETAIL
TD-101 TREE / PALM PROTECTION

SCALE=N.T.S

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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

Sheet Title:

TREE PROTECTION DETAILS

TD-101

PROJECT LOCATION:

10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECT

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

PROJECT NAME:

CLARA 103 BH

PROFESSIONAL SEAL(S):

1	10/20/2022	DRC COMMENTS - REVISION 1
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH

Print Date: SEPTEMBER 09, 2022

Scale: As Indicated

Drawn By: TH

Sheet Title:

LANDSCAPE 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 10200-10290 103RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

Net Lot Area 1.28 Acres / 55,873 SF

	Required	Provided
A. Open Space Requirement	20% / 11,175 SF	28.9 % / 16,165 SF
Net Lot Area = 55,873 SF x 20% = 11,175 SF	20,250 6.2%	2,088

B. Maximum Lawn Area Allowed****	60% Max / 33,524 SF	3% / 1,648 SF
Req. open space 55,873 SF x 60% = 33,524 SF		

C. Shade Trees Required*	25% PALM ALLOWANCE = 36 x 25% = 9 PALMS MAY COUNT AS TREES, TOTAL 27 TREES + 9 PALMS REQUIRED	27 NEW TREES PLUS 9 EXISTING PALMS TO MEET THE TOWN'S SITE TREE REQUIREMENTS
---------------------------------	--	---

1. 28 trees/acre: 28 x 1.28 acres = 36 TREES

2. Native Species Required - 50%	18	27 NATIVE TREES + 9 NATIVE PALMS
# of Trees req. 36 x 50% = 18		

3. Drought Tolerant and Low Maintenance Species Require – 50%	18	27 NATIVE TREES + 9 NATIVE PALMS
# of Trees req. 36 x 50% = 18		

	Required	Provided
--	----------	----------

Measured @ 1:35 lineal feet of frontage

Width of lot 638 LF / 35' = 19 TREES

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	360	3,708
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2. Native Species Required - 30%	360 X .30 = 108 NATIVE SHRUBS	1,632
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3. Drought Tolerant and Low Maintenance Species Require – 50%	180	1,011
---	-----	-------

Last Updated 7/15/21

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:

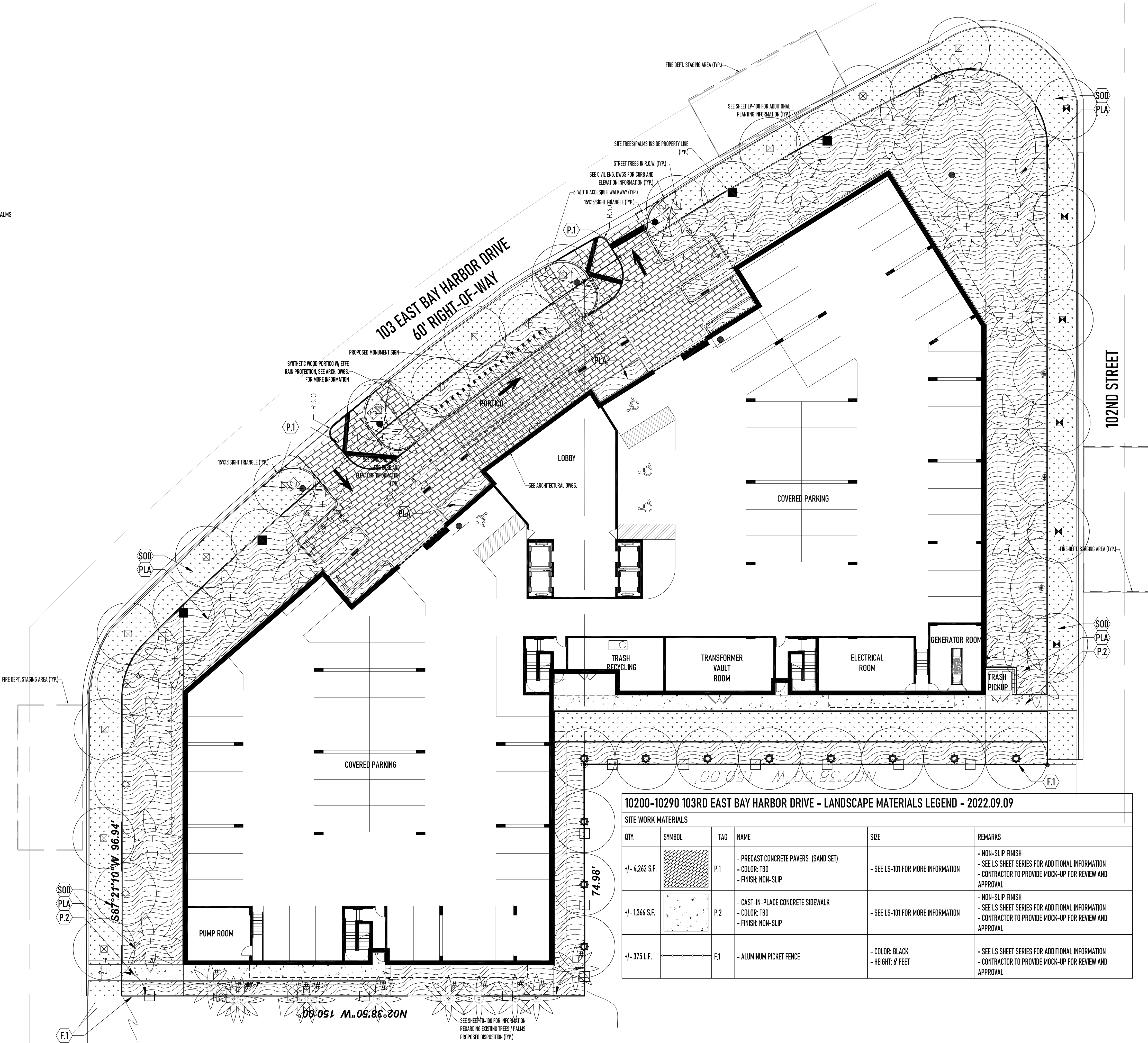
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of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

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

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

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

Last Updated 7/15/21



10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.09.09

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 4,262 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 1,366 S.F.		P.2	- CAST-IN-PLACE CONCRETE SIDEWALK - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 375 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

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

FIRM LICENSE: FL LA 6667411

WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10200-10290

E BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

CHBH 103RD STREET LLC

10200-10290

E BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FL 33154

PH: 305-972-8568

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S & E ARCHITECTS, INC.

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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

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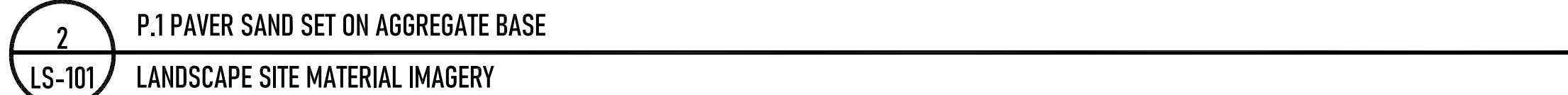
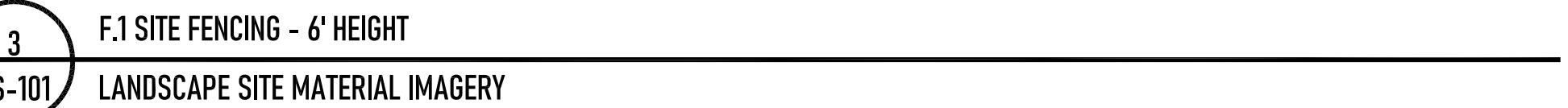
PH: 954-266-8932

FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA 103 BH

PROFESSIONAL SEAL(S):



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Project ID: 2022-103BH

Print Date: SEPTEMBER 09, 2022

Scale: As Indicated

Drawn By: TH

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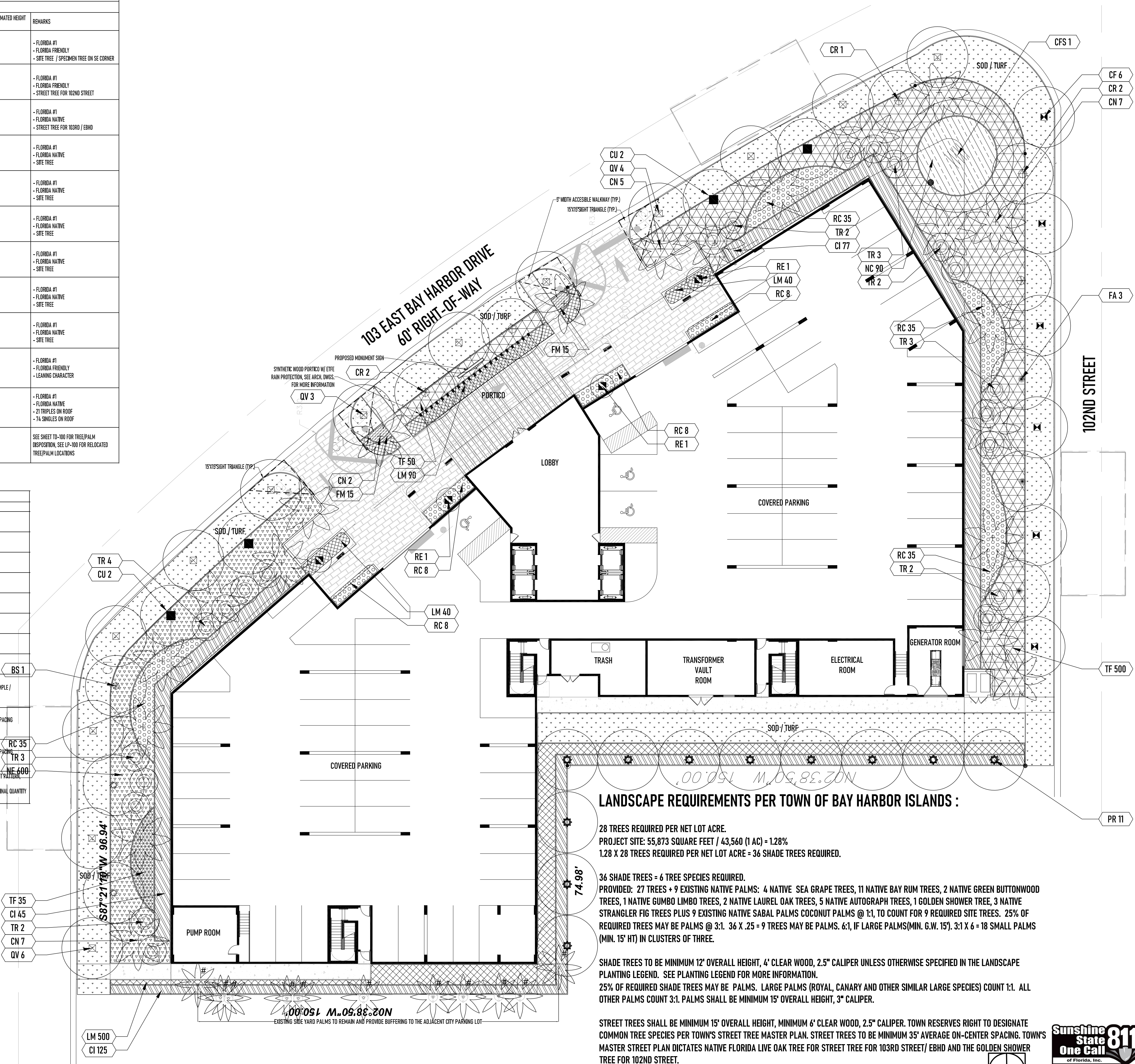
LS-101

10200-10290 103RD EAST BAY HARBOR DRIVE – LANDSCAPE PLANTING LEGEND – 2022.09.09							
PLANTING MATERIALS – TREES AND PALMS							
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBRO
4		CU	COCOLOBIA 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
5		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
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20" HT. - - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERIA SMARUBIA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20" HT. - - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		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		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20" HT. - - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUCIFERA MAYPAN	MAYPAN COCONUT	- MIN. 4" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBIDUM	HURRICANE PALM	- MIN. 8' C.T.	- 15' / 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TO-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

0200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.09.09						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOSOLANUM ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FIGUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY
125		EL	EXONEURA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIODIE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,402 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTER. - BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

BS 1

RC 35
TR 3
NE 600



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

PROJECT CLIENT(S) | OWNER(S):
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 FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S)

	10/20/2022	DRC COMMENTS - REVISION 1
	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: SEPTEMBER 09, 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: 55,873 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. 6.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

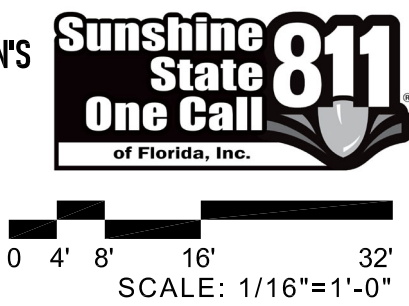
SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4" CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.

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 LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND 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 - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOLAENUS ICACO 'RED TOP'	RED TOP CODOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA NATIVE
680		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY
125		EL	ELAEOGNE LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA NATIVE
200		NC	NYMPHAEA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIODENDRON 'SUPER BLUE'	SUPER BLUE LIRIODENDRON	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX PARVIFLORA	FLORIDA THATCH PALM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



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.

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



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Sheet Title:

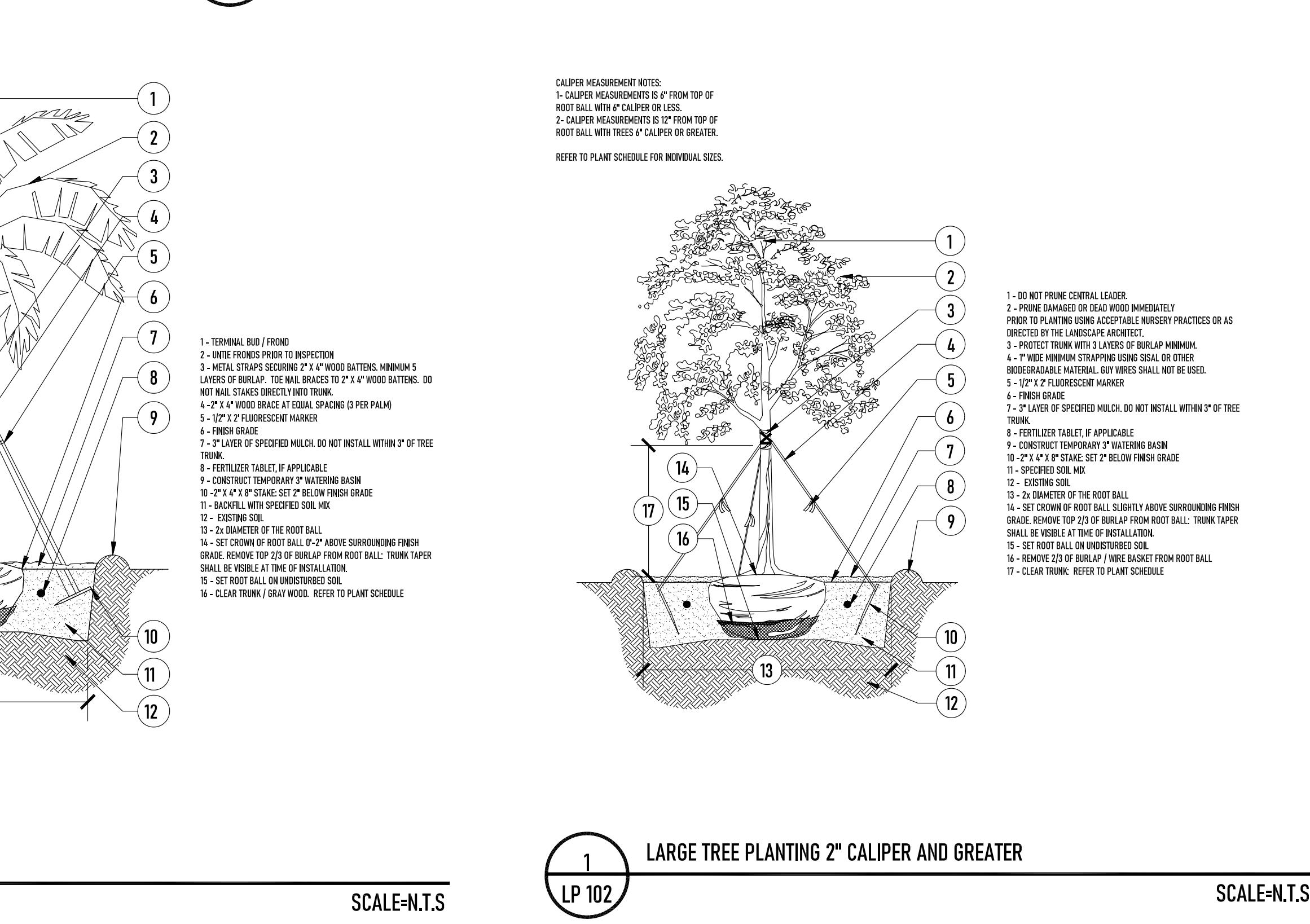
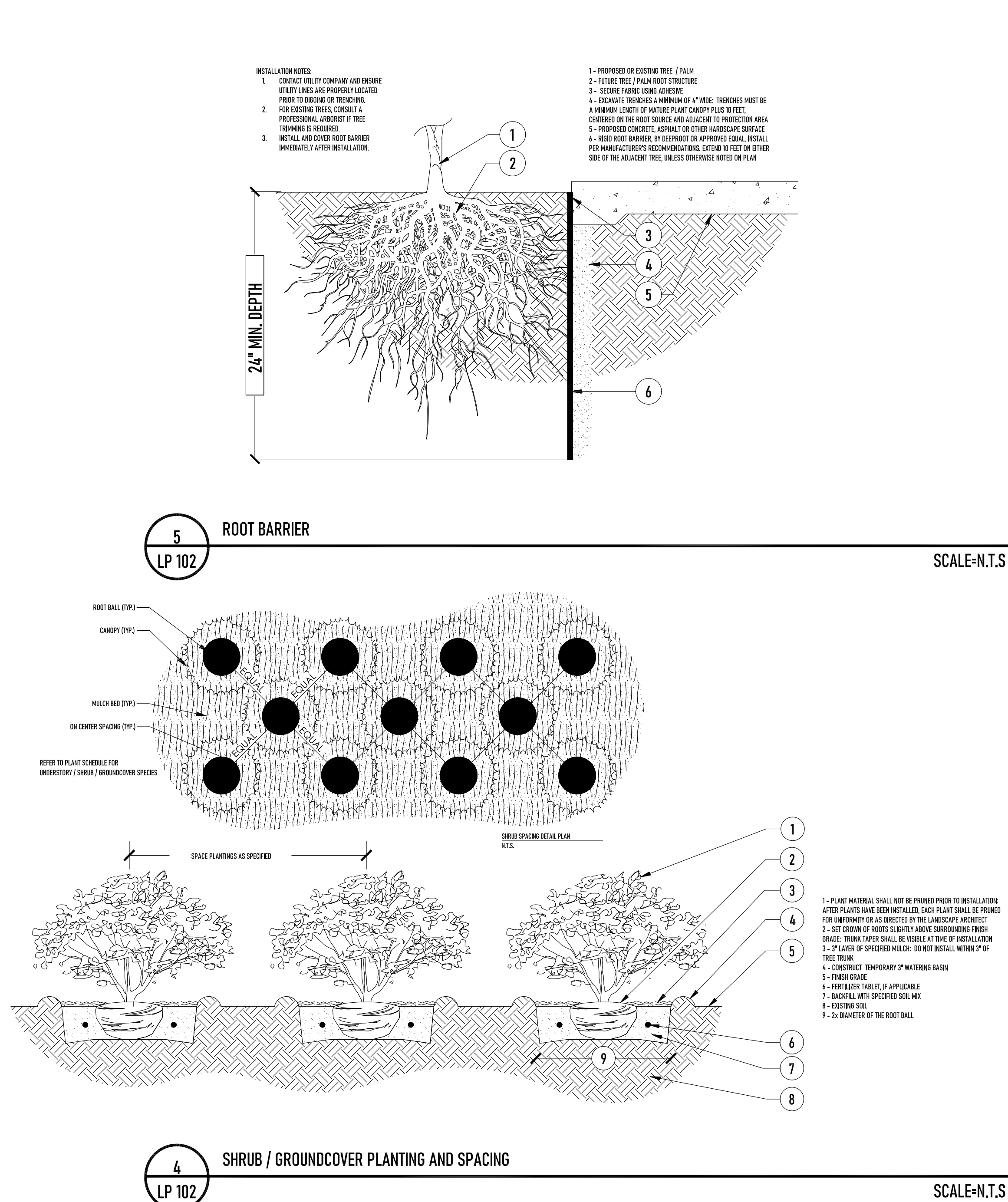
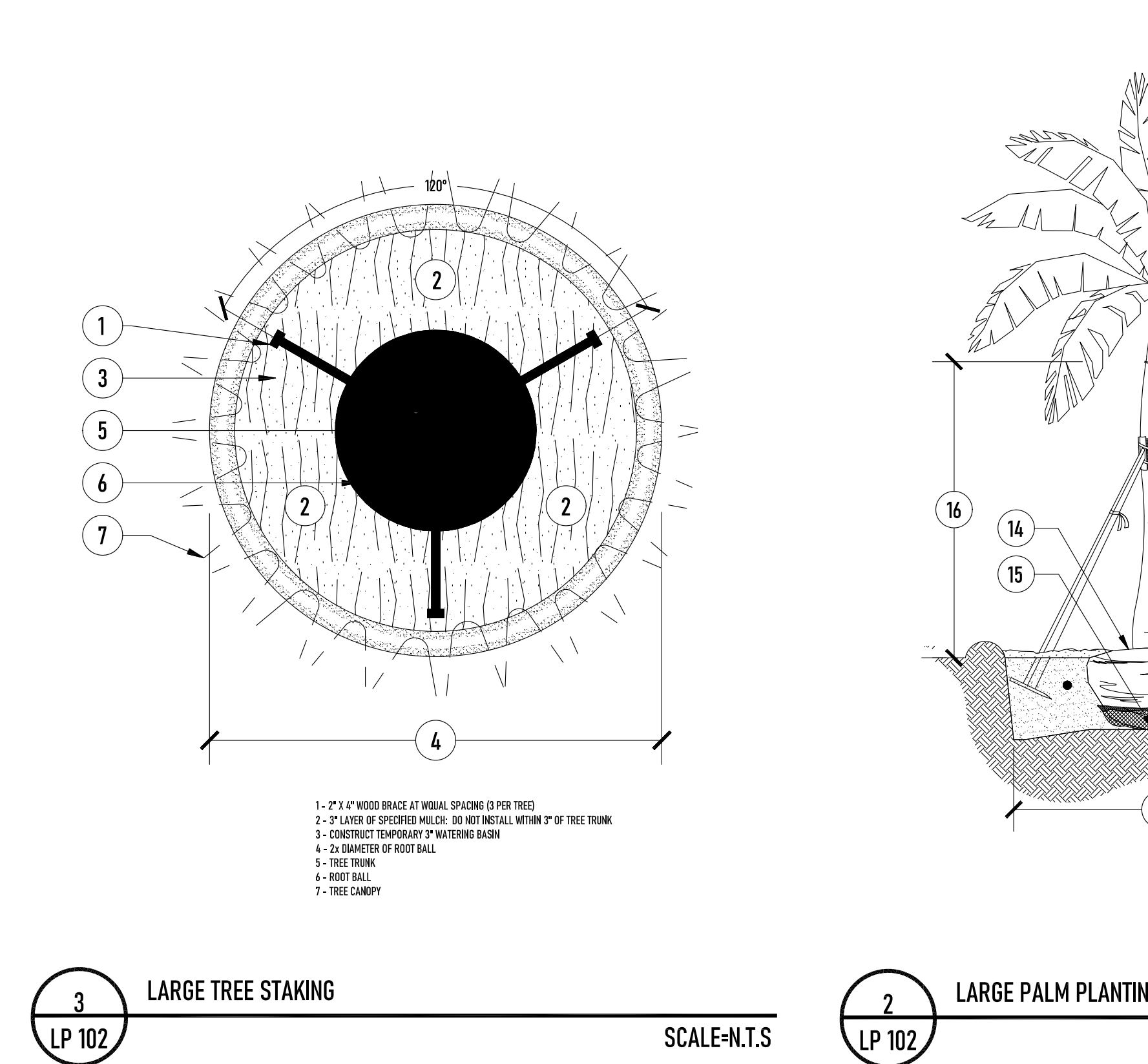
LP-102

PLANTING SPECIFICATIONS

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 KNT 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 INFECTIOUS INSECTS. A COMPLETE 6-6-6 FERTILIZER 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 PREVIOUSLY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.
28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 100% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN- SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.09.09						
PLANTING MATERIALS - TREES AND PALMS						
QTY.	SYMBOL	TAG	SCIENTIF NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY
1		DFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL. 6' C.T. 19' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 23' / 40'
6		DF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL. 6' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 23' / 40'
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL. 6' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'
4		CU	COCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL. 6' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL. 4' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL. 6' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'
1		BS	BURRETIA SMARAGDA	GUMBO LIMBO	- MIN. 2.5" CAL. 6' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL. 4' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL. 6' C.T. 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'
21		CN	COCOS NUCIFERA 'MAJAPAHIT'	MAJAPAH COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT 22'-20' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-20' / 50'
SEE REMARKS FOR CITY.		DA	BURRETIA SMARAGDA	HURRICANE PALM	- MIN. 8' C.T.	- 10' / 25'
N/A		N / A	EXISTING TREES(AND / OR PALMS)	EXISTING TREES(AND / OR PALMS)	N / A	N / A

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.09.09						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	DIANELLA FLORIDIANA	DWARF FAKARAATREE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1, 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TOP'	RED TOP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1, 30" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1, 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1, 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1, 30" O.C. - FLORIDA FRIENDLY
125		EL	ERIONDA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1, 18" O.C. - FLORIDA NATIVE
200		NE	NEPHROLEPIS EXALTATA 'BOSTONENSIS'	GIANT APOSTLES RUS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1, 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIODIE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIODIE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1, 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCHER PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-4,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
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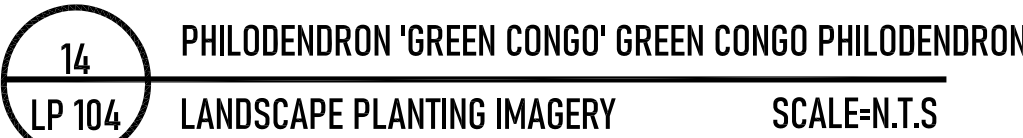
PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

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LANGAN
15150 NW 79TH COURT, SUITE 200
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COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

CLARA 103 BH

[illegible]

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

LANDSCAPE PLANTING IMAGERY

LP-104

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

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

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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 103 BH

PROFESSIONAL SEAL(S):

10/20/2022	DRC COMMENTS - REVISION 1
DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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

Sheet Title:
**LANDSCAPE LIGHTNG PLAN
AND PHOTOMETRIC ANALYSIS
(GROUND FLOOR)**



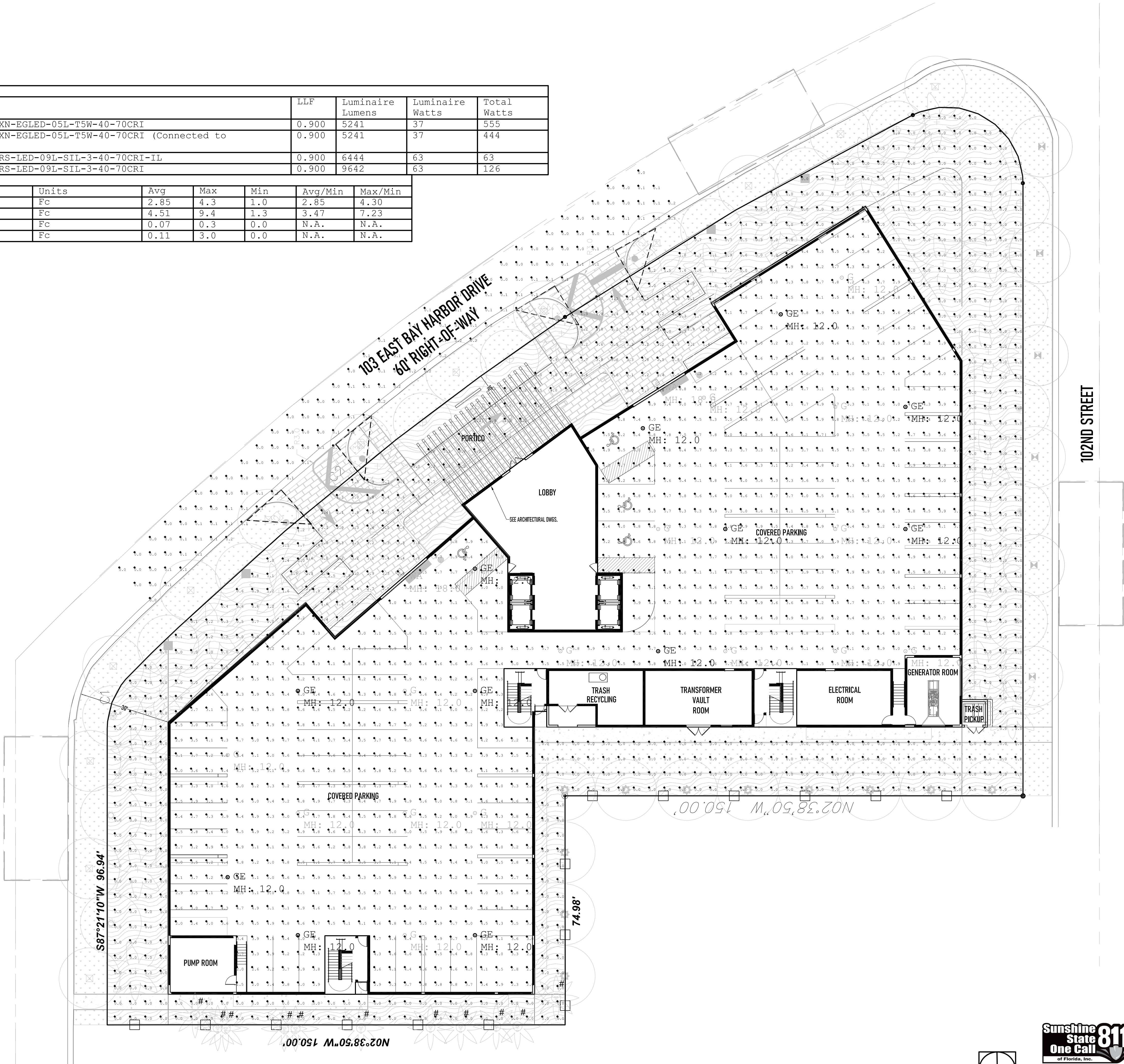
0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

LL-100

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	15	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	555
⊙	12	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator)	0.900	5241	37	444
⊕	1	SA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL	0.900	6444	63	63
⊕	2	WA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI	0.900	9642	63	126

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance and Guest Parking	Illuminance	Fc	2.85	4.3	1.0	2.85	4.30
Parking Garage Floor	Illuminance	Fc	4.51	9.4	1.3	3.47	7.23
Spill	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
To Property Line	Illuminance	Fc	0.11	3.0	0.0	N.A.	N.A.



COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

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

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

PROJECT ARCHITECT(S) | ENGINEER(S):
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

JOB: 103 BAY HARBOR TYPE: SA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX-IL
Catalog #: Project:
Prepared By: Date: Type:

Mirada Small Area (MRS)
Outdoor LED Area Light

Bluetooth ZigBee DALI 0-10V Dimming IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 34,000
Wattage Range	41 - 196
Efficiency Range (LPW)	102 - 156
Fixture Weight lbs (kg)	20 (9.0)

QUICK LINKS
Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSi's DuraDrip[®] polyester powder coat finishing process. The DuraDrip finish withstands extreme weather changes without cracking or peeling. Other standard LSi finishes available. Consult factory.
- Shipping weight: 27 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 IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 3000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integrates (lower L.S.) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (0% - 100%) standard.

Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).

- L70 Calculated Life >60K Hours
- 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.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Warranty

- LSi luminaires carry a 5-year limited warranty. Refer to <https://www.lscorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DA compliant with 3000K color temperature selection.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 30 rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated Luminaire per IEC 62626 mechanical impact code.
- DesignLights Consortium[®] Listings in progress.

Installation

- Designed to mount to square or round pole.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga wire.
- Utilizes LSi's traditional B3 drill pattern.

LSi Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lscorp.com
8000 436-7800 • 80022 LSi Industries Inc. All Rights Reserved. Specifications subject to change without notice.
Page 1/7 Rev. 07/26/23 SPEC-0004-A-0002

JOB: 103 BAY HARBOR TYPE: WA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX / WALL MT.
Catalog #: Project:
Prepared By: Date: Type:

Mirada Small Area (MRS)
Outdoor LED Area Light

Bluetooth ZigBee DALI 0-10V Dimming IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficiency Range (LPW)	102 - 156
Fixture Weight lbs (kg)	20 (9.0)

QUICK LINKS
Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSi's DuraDrip[®] polyester powder coat finishing process. The DuraDrip finish withstands extreme weather changes without cracking or peeling. Other standard LSi finishes available. Consult factory.
- Shipping weight: 27 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 IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 3000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integrates (lower L.S.) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (0% - 100%) standard.

Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).

- L70 Calculated Life >60K Hours
- 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.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- 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

- Optional integral passive infrared Bluetooth[®] motion and photoall sensor. 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.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga wire.
- Utilizes LSi's traditional B3 drill pattern.

Warranty

- LSi luminaires carry a 5-year limited warranty. Refer to <https://www.lscorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DA compliant with 3000K color temperature selection.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 30 rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 62626 mechanical impact code.
- DesignLights Consortium[®] Listings in progress.



JOB: 103 BAY HARBOR TYPE: P
TIG-26-AS2-4-70-TS-XX-XX / TIGP-94'-8-XX

TIGEA LED
BOLLARD RANGE

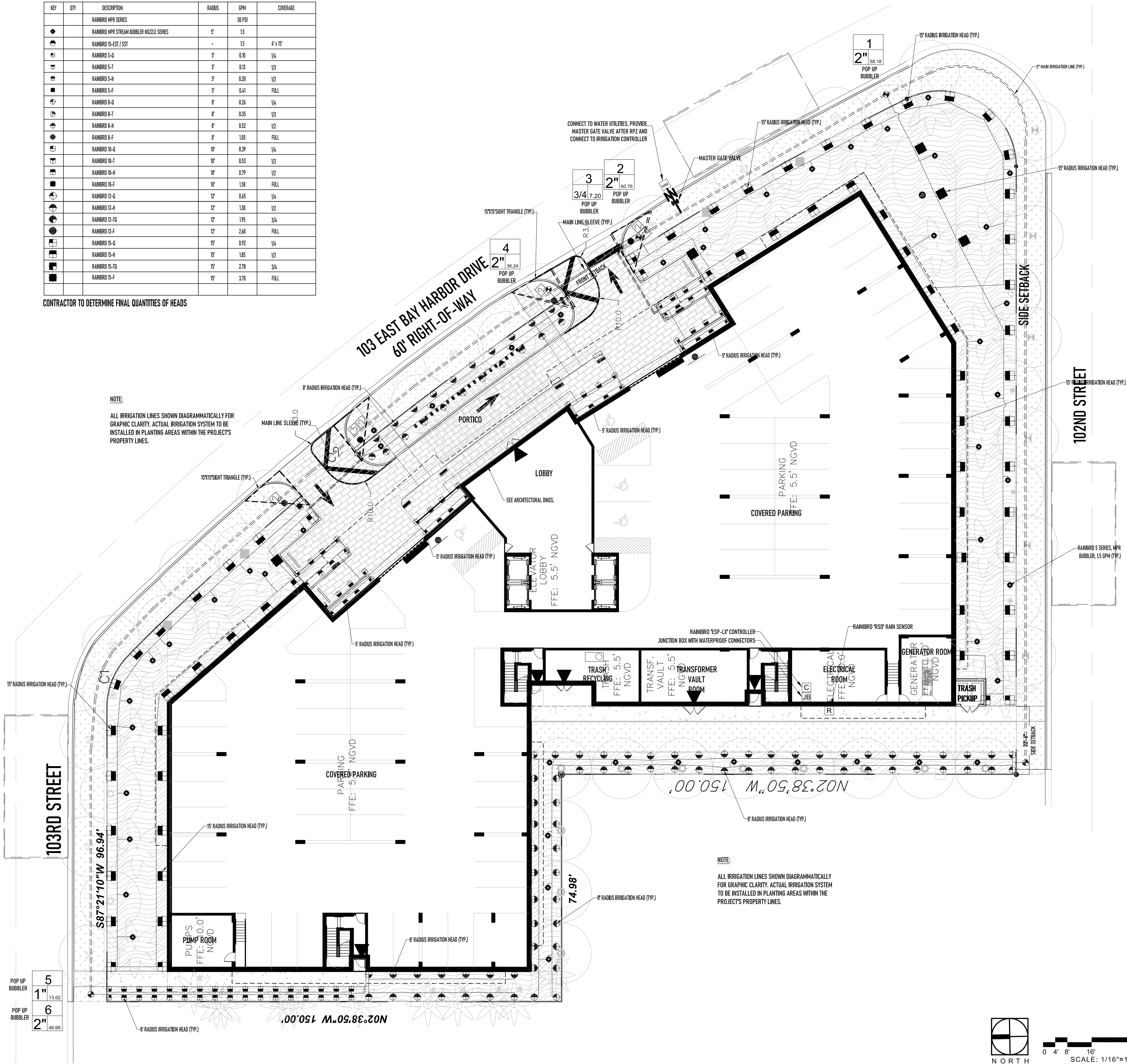
technical characteristics (Customer requested sizes available with no upcharge)	
Model (PL)	11.0 11.5 11.8 12.0 12.5 13.0 13.5 14.0 14.5 15.0 15.5 16.0 16.5 17.0 17.5 18.0 18.5 19.0 19.5 20.0 20.5 21.0 21.5 22.0 22.5 23.0 23.5 24.0 24.5 25.0 25.5 26.0 26.5 27.0 27.5 28.0 28.5 29.0 29.5 30.0 30.5 31.0 31.5 32.0 32.5 33.0 33.5 34.0 34.5 35.0 35.5 36.0 36.5 37.0 37.5 38.0 38.5 39.0 39.5 40.0 40.5 41.0 41.5 42.0 42.5 43.0 43.5 44.0 44.5 45.0 45.5 46.0 46.5 47.0 47.5 48.0 48.5 49.0 49.5 50.0 50.5 51.0 51.5 52.0 52.5 53.0 53.5 54.0 54.5 55.0 55.5 56.0 56.5 57.0 57.5 58.0 58.5 59.0 59.5 60.0 60.5 61.0 61.5 62.0 62.5 63.0 63.5 64.0 64.5 65.0 65.5 66.0 66.5 67.0 67.5 68.0 68.5 69.0 69.5 70.0 70.5 71.0 71.5 72.0 72.5 73.0 73.5 74.0 74.5 75.0 75.5 76.0 76.5 77.0 77.5 78.0 78.5 79.0 79.5 80.0 80.5 81.0 81.5 82.0 82.5 83.0 83.5 84.0 84.5 85.0 85.5 86.0 86.5 87.0 87.5 88.0 88.5 89.0 89.5 90.0 90.5 91.0 91.5 92.0 92.5 93.0 93.5 94.0 94.5 95.0 95.5 96.0 96.5 97.0 97.5 98.0 98.5 99.0 99.5 100.0 100.5 101.0 101.5 102.0 102.5 103.0 103.5 104.0 104.5 105.0 105.5 106.0 106.5 107.0 107.5 108.0 108.5 109.0 109.5 110.0 110.5 111.0 111.5 112.0 112.5 113.0 113.5 114.0 114.5 115.0 115.5 116.0 116.5 117.0 117.5 118.0 118.5 119.0 119.5 120.0 120.5 121.0 121.5 122.0 122.5 123.0 123.5 124.0 124.5 125.0 125.5 126.0 126.5 127.0 127.5 128.0 128.5 129.0 129.5 130.0 130.5 131.0 131.5 132.0 132.5 133.0 133.5 134.0 134.5 135.0 135.5 136.0 136.5 137.0 137.5 138.0 138.5 139.0 139.5 140.0 140.5 141.0 141.5 142.0 142.5 143.0 143.5 144.0 144.5 145.0 145.5 146.0 146.5 147.0 147.5 148.0 148.5 149.0 149.5 150.0 150.5 151.0 151.5 152.0 152.5 153.0 153.5 154.0 154.5 155.0 155.5 156.0 156.5 157.0 157.5 158.0 158.5 159.0 159.5 160.0 160.5 161.0 161.5 162.0 162.5 163.0 163.5 164.0 164.5 165.0 165.5 166.0 166.5 167.0 167.5 168.0 168.5 169.0 169.5 170.0 170.5 171.0 171.5 172.0 172.5 173.0 173.5 174.0 174.5 175.0 175.5 176.0 176.5 177.0 177.5 178.0 178.5 179.0 179.5 180.0 180.5 181.0 181.5 182.0 182.5 183.0 183.5 184.0 184.5 185.0 185.5 186.0 186.5 187.0 187.5 188.0 188.5 189.0 189.5 190.0 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273.5 274.0 274.5 275.0 275.5 276.0 276.5 277.0 277.5 278.0 278.5 279.0 279.5 280.0 280.5 281.0 281.5 282.0 282.5 283.0 283.5 284.0 284.5 285.0 285.5 286.0 286.5 287.0 287.5 288.0 288.5 289.0 289.5 290.0 290.5 291.0 291.5 292.0 292.5 293.0 293.5 294.0 294.5 295.0 295.5 296.0 296.5 297.0 297.5 298.0 298.5 299.0 299.5 300.0 300.5 301.0 301.5 302.0 302.5 303.0 303.5 304.0 304.5 305.0 305.5 306.0 306.5 307.0 307.5 308.0 308.5 309.0 309.5 310.0 310.5 311.0 311.5 312.0 312.5 313.0 313.5 314.0 314.5 315.0 315.5 316.0 316.5 317.0 317.5 318.0 318.5 319.0 319.5 320.0 320.5 321.0 321.5 322.0 322.5 323.0 323.5 324.0 324.5 325.0 325.5 326.0 326.5 327.0 327.5 328.0 328.5 329.0 329.5 330.0 330.5 331.0 331.5 332.0 332.5 333.0 333.5 334.0 334.5 335.0 335.5 336.0 336.5 337.0 337.5 338.0 338.5 339.0 339.5 340.0 340.5 341.0 341.5 342.0 342.5 343.0 343.5 344.0 344.5 345.0 345.5 346.0 346.5 347.0 347.5 348.0 348.5 349.0 349.5 350.0 350.5 351.0 351.5 352.0 352.5 353.0 353.5 354.0 354.5 355.0 355.5 356.0 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439.5 440.0 440.5 441.0 441.5 442.0 442.5 443.0 443.5 444.0 444.5 445.0 445.5 446.0 446.5 447.0 447.5 448.0 448.5 449.0 449.5 450.0 450.5 451.0 451.5 452.0 452.5 453.0 453.5 454.0 454.5 455.0 455.5 456.0 456.5 457.0 457.5 458.0 458.5 459.0 459.5 460.0 460.5 461.0 461.5 462.0 462.5 463.0 463.5 464.0 464.5 465.0 465.5 466.0 466.5 467.0 467.5 468.0 468.5 469.0 469.5 470.0 470.5 471.0 471.5 472.0 472.5 473.0 473.5 474.0 474.5 475.0 475.5 476.0 476.5 477.0 477.5 478.0 478.5 479.0 479.5 480.0 480.5 481.0 481.5 482.0 482.5 483.0 483.5 484.0 484.5 485.0 485.5 486.0 486.5 487.0 487.5 488.0 488.5 489.0 489.5 490.0 490.5 491.0 491.5 492.0 492.5 493.0 493.5 494.0 494.5 495.0 495.5 496.0 496.5 497.0 497.5 498.0 498.5 499.0 499.5 500.0 500.5 501.0 501.5 502.0 502.5 503.0 503.5 504.0 504.5 505.0 505.5 506.0 506.5 507.0 507.5 508.0 508.5 509.0 509.5 510.0 510.5 511.0 511.5 512.0 512.5 513.0 513.5 514.0 514.5 515.0 515.5 516.0 516.5 517.0 517.5 518.0 518.5 519.0 519.5 520.0 520.5 521.0 521.5 522.0 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688.5 689.0 689.5 690.0 690.5 691.0 691.5 692.0 692.5 693.0 693.5 694.0 694.5 695.0 695.5 696.0 696.5 697.0 697.5 698.0 698.5 699.0 69

- 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.
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- 3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
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- 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.
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- 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.
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- 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 RADIIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- 13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

	NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.
	RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEER'S PLANS
	1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.
	RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER
	RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.
	RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
	JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS
	1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
		RANGRO MPR SERIES		30 PSI	
		RANGRO MPR STREAM BUBBLER NOZZLE SERIES	5"	1.5	
		RANGRO 15-EST / SST	-	1.5	4' x 15'
		RANGRO 5-0	5"	0.10	1/4
		RANGRO 5-7	5"	0.13	1/3
		RANGRO 5-H	5"	0.20	1/2
		RANGRO 5-F	5"	0.41	FULL
		RANGRO 8-0	8"	0.26	1/4
		RANGRO 8-7	8"	0.35	1/3
		RANGRO 8-H	8"	0.52	1/2
		RANGRO 8-F	8"	1.05	FULL
		RANGRO 10-0	10"	0.39	1/4
		RANGRO 10-7	10"	0.53	1/3
		RANGRO 10-H	10"	0.79	1/2
		RANGRO 10-F	10"	1.58	FULL
		RANGRO 12-0	12"	0.65	1/4
		RANGRO 12-H	12"	1.30	1/2
		RANGRO 12-TQ	12"	1.95	3/4
		RANGRO 12-F	12"	2.60	FULL
		RANGRO 15-0	15"	0.92	1/4
		RANGRO 15-H	15"	1.85	1/2
		RANGRO 15-TQ	15"	2.78	3/4
		RANGRO 15-F	15"	3.70	FULL

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



	10/20/2022	DRC COMMENTS - REVISION 1
	DATE	DESCRIPTION

LI-100

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ZONE INFORMATION BOX

ZONE NUMBER →

VALVE SIZE →

→ **ZONE G.P.M.**

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

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

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

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

RANBRO 5-T	5'	0.13	1/3
RANBRO 5-H	5'	0.20	1/2
RANBRO 5-F	5'	0.41	FULL
RANBRO 8-Q	8'	0.26	1/4
RANBRO 8-T	8'	0.35	1/3
RANBRO 8-H	8'	0.52	1/2
RANBRO 8-F	8'	1.05	FULL
RANBRO 10-Q	10'	0.39	1/4
RANBRO 10-T	10'	0.53	1/3
RANBRO 10-H	10'	0.79	1/2
RANBRO 10-F	10'	1.58	FULL
RANBRO 12-Q	12'	0.65	1/4
RANBRO 12-H	12'	1.30	1/2
RANBRO 12-TQ	12'	1.95	3/4
RANBRO 12-F	12'	2.60	FULL
RANBRO 15-Q	15'	0.92	1/4
RANBRO 15-H	15'	1.65	1/2
RANBRO 15-TQ	15'	2.78	3/4
RANBRO 15-F	15'	3.70	FULL

TERMINE FINAL QUANTITIES OF HEADS

The site plan illustrates the proposed irrigation system for a building complex. Key features include:

- Pools and Decks:** A large pool area with a swim shelf and swimming ledge, surrounded by multiple pool decks.
- Building Footprint:** Shows the main building with an elevated lobby (ELEV. LOBBY) and mechanical rooms (MECH. ROOMS).
- Outdoor Spaces:** Includes lawns and mechanical yards (MECH. YARD).
- Irrigation System Components:**
 - RAINBRO 5 SERIES, MPR BUBBLER, 1.5 GPM (TYP.):** Indicated along the perimeter of the pool deck and lawn areas.
 - RAINBRO 15-EST/SST (TYP.):** Located at various points along the pool deck and lawn perimeters.
- Notes:** Two notes specify that the general contractor must provide the water source for all planters' automatic irrigation systems at 4-4.7 gpm.

PROFESSIONAL SEAL(S):

[illegible]

Sheet Title:

LI-101

AGENDA ITEM REPORT

November 15, 2022

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Application by DDG 1055 BHI, LLC, to construct a 9-unit Multi-Family Development to be located at 1055 93 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: DDG 1055 BHI, LLC

Folio: 13-2227-001-2780

Property Address: 1055 93 Street

Zoning District: RM-2 Medium High Density

Legal Description: Lot 13, Block 14

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

Ayanidys Martinez

ATTACHMENTS

1.	BHI 1055 93 St MFR MMPA DRC Staff Report #2 Oct 7 2022
2.	SPR22-000026 Site Plan Application
3.	1055 93rd Street_ DRC Comm_ Civil Response
4.	2211_ Comments Reponse_ 1027
5.	1055 93 Street- PERCOLATION
6.	1055 93 Street- SOIL
7.	1055 93rd Street_ Drainage Calcs
8.	1055 93 Street DRC Set 11.10.2022

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

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

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

Date: November 7th, 2022

Subject: Site Development Plan Application – DRC Review #2
Proposed 9 DU Multi-family Residential Complex
1055 93rd Street
Bay Harbor Islands Acct. No. SPR22-000026
MMPA Acct. No. 01-0702-1144

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE / AUTHORIZE** the proposed Site Development Plan application to move forward and be scheduled for a Design Review Board (DRB) meeting based on the submittal of revised plans that now comply with the Town's minimum Code requirements.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1055 93rd Street

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

PROJECT DESCRIPTION

The project architect, Carl Levin Architecture + Design, as agent for the property owner, DDG 1055 BHI LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit mid-rise residential development located at 1055 93rd Street. The proposed dwelling units range from 1,440 to 2,527 square feet of A/C space plus balconies. The lot is currently cleared and vacant. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site on top of a grade level parking area. The building floors above the parking garage form a single enclosed structure. The proposed new building is 7-stories in height (6 floors of residential use) over a one (1) story parking area @ 65-feet above BFE + 1' FBC freeboard which meets Code. One (1) main driveway connection to 93rd Street is proposed. The driveway is shown as a two-way driveway that is twenty-three (23) feet in width which meets the Code minimum. The driveway provides access to the under-building parking garage area and one exterior parking space (guest / lobby drop-off / delivery). All parking spaces, except one grade level guest space, will be in the under-building parking area. The plan includes a tentative Fire Department staging area in the street adjoining the site (typical). It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking as some others had done; however, there are four (4) parallel parking spaces in the Town swale. The Town's Code requires that all re-development must completely remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics.

The second floor provides a common courtyard and landscape area on the east side / middle of the building. Two (2) units are also on this floor. The units have access from a common enclosed hallway on the west side of building. One unit is on the front of the building and other unit is on the rear. On the 5th floor, the southern half of the building has a pool, outdoor kitchen and sundeck area. An amenity room and bathroom are provided adjacent to the pool / rec area within the building. On the building rooftop an additional rooftop pool / deck was added since the original submission. The revised plans for these added features meet Code requirements.

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

The adjoining / nearby development sites currently include a 6-story multi-family residential complex @ 69 DU / 67 DUA to the immediate north. To the immediate east is a one-story quad multi-family residential complex @ 4 DU / 15 DUA. To the immediate west is a one-story triplex, @ 3 DU / 12 DUA. To the south across 93rd Street is the 7-story Stuart House multi-family residential complex @ 54 DU / 52 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

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

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Based on the site size a maximum of nine (9) DU could be built on this site. The applicant is requesting 9 DU; therefore, the proposed land use / density is consistent with the Complan designation.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of the main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present. See comments below.

PLATTING

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

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

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

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

The plan includes a proposed tentative Fire Department staging area in the street adjoining the site which is typical. 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 somewhat unusual with clean / modern with decorative vertical and horizontal design elements, as well as the use of painted vertical accents. The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

As related to the site parking facilities, Sec. 23-24(d)(4) requires that for all parking garages the building façades must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors unless the Design Review Board (DRB) approves equivalent screening. However, the Code also allows parking spaces to extend out from under a building into yard areas or be constructed totally in yards areas, subject to compliance with setbacks, screening and landscaping requirements. This project includes under-building parking garage spaces, portions of some parking spaces that extend out from under the building (east side), and a front yard guest space. The plans show that the north / south parking garage façades as solid walls with no openings (except at entry gate). Along the sides where the parking extends out from under the building into the side yards the parking spaces are proposed to be screened from the adjoining sites with a solid white 6' tall aluminum metal fence along each side lot line, with landscaping on the inside of the fences. A detail on the proposed aluminum fence is included. This design will comply with minimum Code requirements.

SITE PLAN / MISC. COMMENTS

Following are comments based on the latest revised plans dated / signed October 27th, 2022, submitted to the Town for consideration:

- 1) All previous MMPA DRC comments have been addressed and the plans revised to meet minimum Code requirements.
- 2) Sec. 23-24(d)(4) requires exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to provide some parking spaces that extend out from under the building but are screened from adjoining sites. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the DRB staff report. If the DRB does not approve the request the project design will have to be adjusted.

APPLICATION FOR SITE PLAN REVIEW

Vacant Lot



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

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Folio # 13-2227-001-2780

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 75.0' x 100.0' 7,500 SF (0.17 acres)

Project Description New Construction - Condo Units 9

Owner(s) Name DDG 1055 BHI LLC

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email lee@redhoek.com

Signature of Owner *[Signature]*

Name of Applicant (if different from owner) Jack Tawil

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email jack@redhoek.com

Signature of Applicant *[Signature]*

Name of Representative Jack Tawil

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email jack@redhoek.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received SPR22-000026 By *[Signature]*
Process Number 9/29/22 Fee Paid \$3,000 OF 1313

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

October 22, 2022

Town of Bay Harbor Islands
Development Review Committee (DRC)
9665 Bay Harbor Terrace
Bay Harbor Islands, FL. 33154



Subject: Site Development Application DRC
Proposed 9 DU Multi-Family Residential
Bay Harbor /islands Acct. No. SPR22-000026
MMPA Acct. No. 01-0702-1144
Project Address: 1055 93rd Street,
Bay Harbor Islands, FL. 33154.

To whom it may concern:

Please refer to our responses addressing the comments (dated October 10th, 2022) pertaining to the Civil Engineering discipline, for the above mentioned project:

Town Planner Review Comments

Comment # 7:

Civil Engineering plans were submitted. The calculations for LOS for a 10-year/24-hour storm event were not provided, which is the MD/Town adopted LOS. A separate drainage report from NGA Engineers used a 5-year storm event. Revise the calculations.

Response:

Addressed. Please refer to the attached drainage calculations based on a 10-year/24-hour design storm event.

Public Works Review Comments

Comment # 1:

Storm event used in the drainage calculations is a 5 yr storm. Per Town code it needs to be a 10-yr 24-hour storm event.

Response:

Addressed. Please refer to the attached drainage calculations based on a 10-year/24-hour design storm event.

Comment # 2:

The Town prefers to use the existing water service connections in place. If these are not being used, the existing service shall be cut at the corporation on the main.

Response:

Addressed. Please refer to the attached revised plans, indicating that the existing water service line will be used for this project.

Comment # 3:

Please use the existing sewer lateral to the building. These were lined by the town recently. Show it in the plans.

Response:

Addressed. Please refer to the attached revised plans, indicating the existing sewer lateral to remain and to be used for this project.

Please do not hesitate to contact me directly at 305-200-6701 or by email to nobel@ngaengineers.com

Sincerely yours,

A handwritten signature in blue ink that reads "Nobel Valencia".

Nobel Valencia, P.E.
President

PROJECT: 1055 93RD ST BAY HARBOR ISLANDS

SITE PLAN COMMENTS:		RESPONSES:
1)	A separate tree survey was not submitted as required. It appears that the site has no existing trees. Provide a note on the survey or letter from the surveyor stating no existing trees are present. From aerial photos it appears there are no trees on this site.	Addressed. See the updated survey.
2)	An exhibit detail must be added to the plans showing all existing land uses / Complan designations / zoning classifications within 300 feet of the subject property. Draw a radius on the map exhibit from the edges of the subject site. It needs to be a scale that is readable.	Sheet A-04 has been modified to show 300' radius of the subject property and existing land uses within it. Please see sheet A-04.
3)	Sheet A-05 has the following issues:	
	a) The guest parking space must be setback 10-feet from the front property line unless the DRB grants special approval. The minimum M-D Landscape Code dimension is 7 feet. There is an approximate 14' area between the front PL and parking space where the temporary solid waste storage enclosure / FPL transformer is shown. Add a setback dimension.	Plan have been reviewed accordingly. There is 14'-6" are between the front PL and parking space. Please see sheet A-05.
	b) In the Area Breakdown provide all unit sizes and bedroom breakdown for each unit and include the minimum Code size requirement & provided # bedrooms / DU sizes.	The required and provided bedrooms / DU sizes have been provided. Please see sheet A-05.
	c) Along the east property line in appears that a slab goes directly to the property line. At least three (3) feet of pervious landscape area is required per Sec.23-12(15)(b).	Plans have been reviewed accordingly. There is 3' of pervious landscape area along the east property. Please see sheets A-05 and A-11.
	d) Along the west property line dimension the landscape strip width shown. Also dimension the width of the sidewalk. The max. sidewalk width is five(5) feet.	Plans have been reviewed accordingly and dimensions has been provided. Please see sheets A-05 and A-11.
	e) How is the trash staging area screened. Provide details for the screening.	Details has been added. Please see sheets A-11, A-21, A-22 and A-23.
	f) Please dimension the proposed sidewalk connection on the west side of the driveway to 93rd street.	Dimensions have been provided. Please see sheets A-05 and A-11.
	g) Show the entire roadway right of way of 50' for 93rd street.	Sheet has been corrected. Please see sheet A-05.
4)	h) For the LOS concurrency data there is a typo for "water"(potable/not portable).	Correction has been made. Please see sheet A-05.
	All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.	Plans have been reviewed accordingly. FPL transformer is now hidden with landscaping. Please see sheet A-05.
5)	There are no height dimensions noted for numerous rooftop accessory structures. The maximum height allowed in 20' for elevator overrides / stairs and 10' for trellis / shade structures measured from the main roof deck. Parapet walls / etc. are limited to 5' in height above the main roof deck. see Sec 23-12(25).	Dimensions have been provided. Please see sheets A-21, A-22, A-23 and A-41.
6)	As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation. The Town's Bldg. Dept. staff is required to submit the application to the MDBD online. Any impact fees / mitigation funds are required at the time of building permits.	Noted.
7)	Civil Engineering plans were submitted. The calculations for LOS for a 10-year / 24-hour storm event were not provided, which is the MD/Town adopted LOS. A separate drainage report for NGA Engineers used a 5-year storm event. Revise the calculations	See civil responses.
8)	Storage areas were provided inside each unit. Please state the storage area has a 7' min. headroom for storage. More importantly, the Code requires the individual DU storage rooms to be located outside of the DU. Typically, these are located in the garage or hallways just outside of the DUs.	Plans have been reviewed accordingly. Please see sheets A-11, A-12, A-13 and A-14.

9)	Sec.23-24 (d)(4) required that for all parking garages each façade must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors unless the Design Review Board approves equivalent screening. Please provide details on the exterior facades screening the garage. No mechanical ventilation is allowed to adjoining sites - roof ventilation is preferred.	Plans have been reviewed accordingly. Please see sheets A-11, A-21, A-22, and A-23.
10)	The application does not indicate that any of the Town's incentive through it Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building, there are substantial rebates of permit fees available as well as awards, recognitions and signage incentives available.	Noted.
11)	The site plan (Sheet A-05) / other discipline plans (Civil/Landscaping) seem to show that at grade level along the west property line there will be an area with no landscaping in the site yard. The min 20% open space must include mostly living landscaping, but crushed stone / etc. is allowed to a limited degree. Artificial Turf (AT) is not allowed in M-D County as part of the minimum landscaped open space areas. The Town limits AT in any required setback or street.	Plans have been reviewed accordingly. Please see sheets A-05 and A-11.
12)	Along the north property line there are existing FPL power poles / overhead power lines / other utilities. The tree species selected for the northern lot area (Brazilian Beauty Leaf @ 18' tall at planting is not allowed per the FPL "Right Tree / Right Place" guidelines per the Town Landscape Code (Sec.24-16). Please select an alternative acceptable tree species.	See landscape responses.
BUILDING INSPECTOR REVIEW:		RESPONSES:
1)	Need to clarify all enclosed areas below DFE (BFE +1'). Are these areas being wet floodproofed? What material are being used, flood vents, etc. see ASCE 24.	Plans have been reviewed accordingly. Please see sheet A-11 and its notes.
PUBLIC WORKS REVIEW:		RESPONSES:
1)	Storm event used in the Drainage report is a 5 yr storm event. Per Town Code it needs to be a 10-yr, 24 hours storm event	See civil responses.
2)	The Town prefers to use the existing water service connections in place. If this are not being used, the existing service shall be cut and at the corporation on the main.	See civil responses.
3)	Please use the existing sewer lateral to the building. These were lined by the Town recently. Show it on the plans.	See civil responses.



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 26, 2022

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

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

Dear Mr. Asherian:

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

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

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

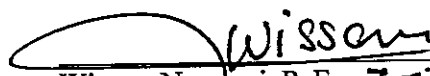
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified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

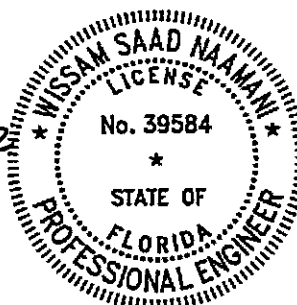
Re: 1055 -93rd Street, Bay Harbor Island, FL

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

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

Sincerely yours,


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



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

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC
COPIES.

PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

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

D.O.T. STANDARD TEST

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

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

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

Water Table 4' Below existing ground surface.

SUBSURFACE INVESTIGATION

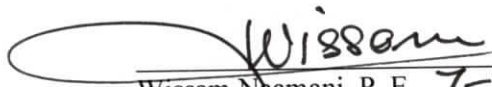
Depth Below Ground Surface

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

Soil Description

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

Sincerely yours,


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



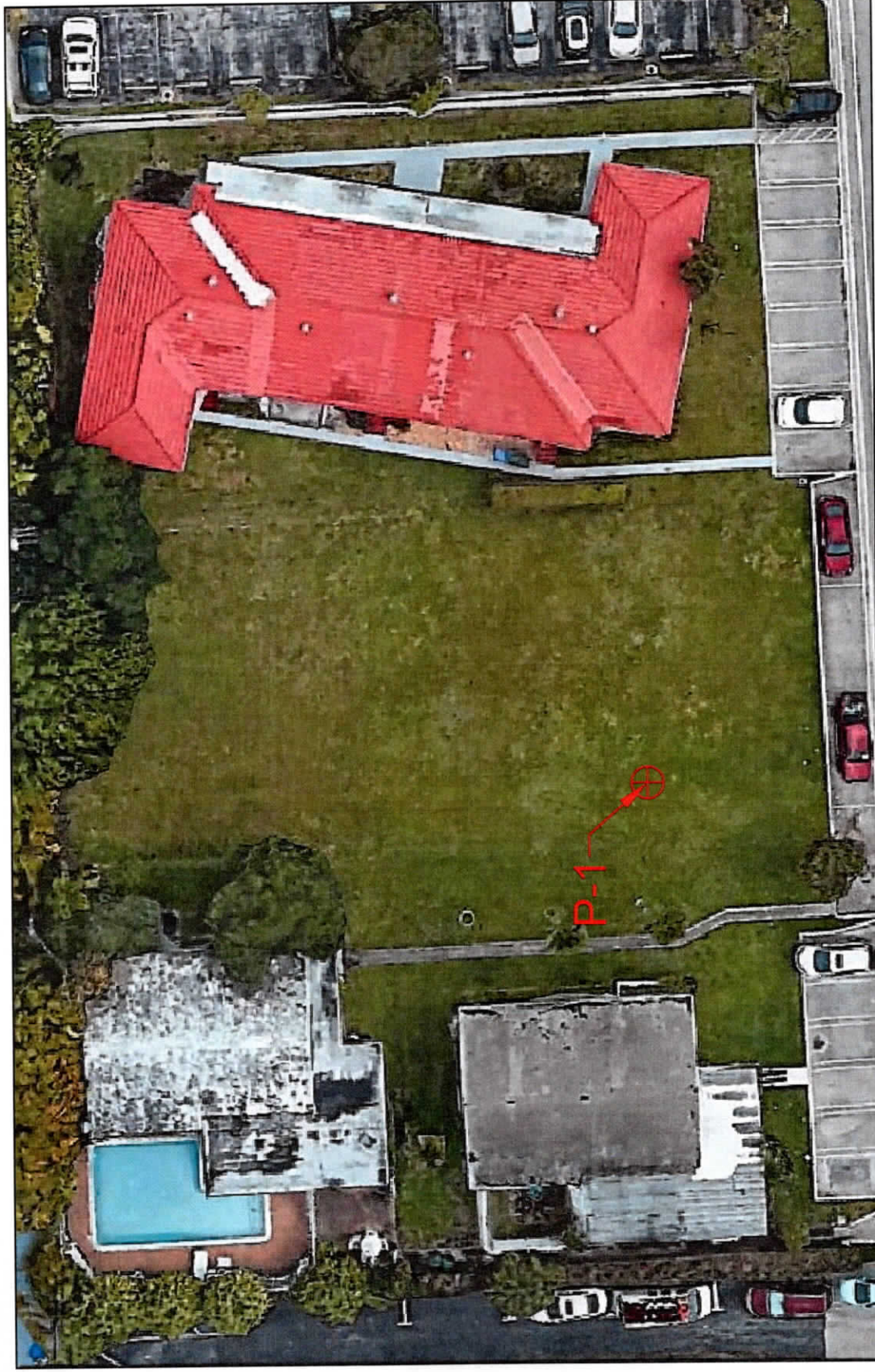
THIS ITEM HAS BEEN DIGITALLY
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 BY WISSAM SAAD NAMANI, P.E. ON
 THE DATE ADJACENT TO THE SEAL.

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

SITE PLAN

PERCOLATION TESTS



⊕ PERCOLATION TEST LOCATION

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



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 27, 2022

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

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

Dear Mr. Asherian:

Pursuant to your request, DYNATECH ENGINEERING CORP. (D.E.C.) completed a Subsoil Investigation on July 27, 2022 at the above referenced project. The purpose of our investigation was to help determine subsoil conditions relative to foundation design of the proposed structures.

It is our opinion that the subsurface conditions in the explored areas are favorable for supporting the proposed structure on pile foundation system as provided in our recommendations. Enclosed find copies of our field testing, findings and recommendations.

This report was provided to you as a preliminary aid in the evaluation of the site and to assist in the designing of the project and MUST be read in its entirety. D.E.C. was not provided any structural design parameters during the development of this report. Therefore, it is requested that upon preliminary or final structural designs and specifications, D.E.C. be provided the opportunity to review to the final design. Review of the final design drawings and specifications will be noted in writing by the geotechnical engineer to reflect the applicability of this report. With various available proprietary ground modification techniques, value engineering shall be considered once final designs are provided.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,

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



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REPORT OF SUBSOIL INVESTIGATION

FOR

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

Prepared For:

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

Prepared By:

DYNATECH ENGINEERING CORP.
750 West 84th Street
Hialeah, FL 33014
(305) 828-7499

Miami, July 27, 2022



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INTRODUCTION

Pursuant to the written request of Mr. Daniel Asherian. DYNATECH ENGINEERING CORP. (DEC) completed a foundation investigation for the proposed development on July 27, 2022. The site of the planned construction is located at 1055 -93 Street, Bay Harbor Island, FL.

The foundation investigation had a three fold purpose:

(1) Explore the subsurface of the site to determine the nature, sequencing and condition of the in-place materials. (2) Evaluate the Geotechnical engineering impact of the in-place materials on the planned construction, and (3) Provide recommendations for foundation design and related construction. Enclosed find copies of our field boring logs and site plan.

The scope of our investigation consisted of the following:

- Conduct a total of (3) Standard Penetration Test Borings (SPT) at the locations requested by the client, to an average depth of 60 feet below existing land surface.
- Preparation of this report to document our findings and recommendations.

Information regarding the proposed structure was provided to us by Mr. Asherian. Structural information or land surveys and elevations was not provided to us as of the completion of this report.

We estimate that the actual boring locations were within 10 feet of the locations shown on the attached plans. If boring locations and elevations need to be more accurate; a registered land surveyor must be retained to mark exact locations and elevations. Existing grade elevations was NOT reported to us as of the completion date of this report. Existing and final Grades must be verified by a Florida registered land surveyor prior to bidding. The boring data reflect conditions at the specific test location only and at the time borings were drilled.

Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. The soil samples were taken to our laboratory where they were visually classified by our engineer. The soil classifications and other pertinent data from our explorations are reported on the boring logs in the appendix.



PROJECT CONSIDERATION

It is our understanding that the planned construction will consist of a 6-story building and parking. Construction plans or drawings are not yet available for our review. However; based on our experience with similar projects, the following are estimates of anticipated loads. These loads and our recommendations will need to be adjusted upon final design of the project if loading conditions are significantly different from the following:

- Deep Foundations : 40-75 Tons / pile (see table 1)
- Slabs : Structural slabs
- Soil Compaction : 95% of Modified Proctor
- Below Grade Basement Construction: None.

It is further our understanding that interior roadways will be provided and must meet Dade County Transportation Department for grading and drainage. Interior roadways will consist of parking and driving areas as well as delivery and truck wells.

The south Florida region is not considered seismically active; therefore liquefaction, ground shaking and lateral spreading are generally not a factor in foundation design.

If the above project considerations change; we must be notified so that we can evaluate the potential impact the change may have on our design, and adjust our recommendations accordingly.

SURFACE CONDITION OF SITE

Topography throughout the parcel varies. Ground surface elevation was Not reported to us at this time. Access to the site was only provided to the areas of the soil borings. All contractors MUST familiarize themselves with site conditions prior to bidding. Once an elevation survey is performed, depths shall be adjusted accordingly.

SUBSURFACE CONDITIONS OF SITE

A total of (3) Standard Penetration Soil Boring tests were performed at the locations indicated by the attached sketch, to explore the subsurface conditions. The borings were arranged as shown on the attached site plan. The borings were performed according to ASTM D-1586 down to an average depth of 60' B.E.L.S. Drilling was performed using rotary hollow stem augers techniques. Split spoon sampling was typically performed continually the top 8 to 10 feet and at 5 feet intervals thereafter. The first 2' to 4' of each boring was performed by hand to check for underground utilities.

Based on our field boring logs; the following graph was developed as a general condition for the subject site from existing ground level: (**Subsoil conditions are non-homogenous** refer to field boring logs for exact soil conditions at various locations). Average depths are approximate and will vary on site.

Average Depth

<u>From</u>	<u>To</u>	<u>Soil Description</u>
0'-0"	0'-6"	Topsoil
0'-6"	3'-0"	Tan beach sand
3'-0"	4'-6"	Gray silty beach sand
4'-6"	5'-6"	Gray beach sand with peat
5'-6"	7'-0"	Brown peat
7'-0"	11'-0"	Gray silty beach sand
11'-0"	18'-0"	Gray beach sand
18'-0"	48'-0"	Tan sandy limerock
48'-0"	58'-0"	Tan medium sand with rock fragments
58'-0"	60'-0"	Tan sandy limerock

DISCUSSIONS AND RECOMMENDATIONS

SITE GEOTECHNICAL SUITABILITY

Results of the foundation investigation confirm that the site is generally suitable from a Geotechnical engineering perspective for deep foundation system of the planned construction. The proposed structure may be supported on deep foundations pursuant to our soil recommendations. Detailed recommendations for site preparation, foundation design and related construction are presented in the following sections of this report.

CLEARING, GRUBBING AND STRIPPING

Strip the entire building parking and paving construction areas plus 5 feet outside perimeter of all vegetation, asphalt, former construction debris and structures, roots, tree stumps and topsoil wherever encountered down to clean granular material. Any former underground structures, utilities, pools, septic tanks, former slabs, major root systems and drainage trenches, etc... must be removed in its entirety from beneath the proposed construction area. All roots greater than one inch in diameter or a high concentration of small diameter roots must be removed during clearing activities.

All excavations must be backfilled and compacted as indicated in our recommendations prior to construction.

All site contractors must familiarize themselves with site conditions prior to bidding. Site elevations and final grades must be verified prior to bidding.

An arborist must be consulted prior to any land clearing to verify compliance with local codes.

BUILDING PAD FILL

All construction fill material above the water table shall consist of clean granular homogenous soil, free of organics or other deleterious material, and shall contain no more than 12 percent fines passing a U.S. standard No. 200 sieve and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, or SW. No particle size greater than 3 inches shall be in the top 12 inches of the building pad.

Fill material below the water table shall consist of washed free draining gravel to about 12 inches above the water table. (ie: FDOT No. 57 stone or equivalent) unless dewatering is employed. When dewatering is employed, fill material shall consist of clean, granular homogenous soil, free of organics or other deleterious material, and shall contain no more than 5 percent fines passing a US standard No. 200 sieve.

The fill should be placed at a moisture content within two percent of optimum and uniformly compacted to 95 percent of the ASTM D-1557 maximum dry density. All fill material shall be placed in lifts not to exceed 12 inches in thickness and compacted as stated above. Compaction tests shall be performed in each lift to verify compaction efforts. Representative samples of the onsite and proposed fill material should be collected and tested to determine the classification and compaction characteristics prior to delivery to the project.

All Geotechnical work must be performed under the supervision of our geotechnical engineer or his representative to verify compliance with our specifications and the Florida Building Code.

RETAINING WALLS AND EXCAVATIONS:

In the event that the buildings are provided with below grade walls, the walls of these features should be designed to withstand lateral earth, hydrostatic and surcharge pressure. The pressure intensity to be used in the design will be dependent upon the wall deflection characteristics. In addition the footings of such walls shall be designed for deep foundation system as indicated below.

The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist: 115 pcf. Submerged: 53 pcf.
- Angle of internal friction: 30°
- Earth pressure coefficient K_a : 0.33; K_p : 3.0
- Angle of wall friction: 30° for steel piles, 20° for concrete or brick walls; 15° uncoated steel.

Excavations shall not extend within 1 foot of the angle of repose, next to existing footings or structures, unless shoring and underpinning is provided. All trenching work shall be in compliance with the Florida Building Code, OSHA and the Trench Safety Act. Excavation shorings shall be designed and inspected by a Florida licensed professional engineer. Vibration levels shall be monitored to verify compliance with local and state regulations during construction. In the event excessive vibrations are experienced, alternative driving methods (ie: predrilling, hydraulic push, slurry walls, etc...) shall be implemented. In areas where hard soil formations are encountered, specialty excavation equipment or predrilling will be required.

Deep Foundation System:

Based on our understanding of the proposed structures and our field boring logs, it is our opinion that deep foundation systems are needed to support the proposed building without detrimental settlement to the structure or adjoining structures. It is our understanding that NO below ground basement construction is proposed.

The Augered Cast-in-Place Pile (ACP) system appears to be the most appropriate for this project considering the encountered subsurface conditions, their relatively low cost when compared to other types of deep foundation systems, and the relatively low level of noise and vibration disturbance to others that need to be maintained during the construction activities for this project.

TABLE 1

ALLOWABLE CAPACITIES FOR THE AUGERED CAST-IN PLACE PILE SYSTEM					
Pile Diameter (inches)	Allowable Compression Capacity (Tons)	Allowable Tension Capacity (Tons)	Allowable Lateral Capacity (Tons)	Approximate Pile Length B.E.L.S. (ft.)	**Minimum grout strength KSI
14"	40	17	2	32'	5
14"	75	30	2	42'	5

* B.E.L.S.: Below Existing Land Surface.

** Minimum Grout Strength in 28 days.

For computer structural modeling of the building foundation system initial vertical spring constants of 450 Kpi for compression, 250 Kpi for tension and 100 Kpi for lateral may be used.

The vertical spring constant values is the work pile load divided by estimated pile settlement and is based on our experience and review of available pile load tests data and settlement estimates in similar subsurface conditions and shall be refined as the structural model is developed. Point of fixity for moment design shall be taken at 24 feet below existing ground surface.

In case of existing structures in the vicinity of the pile driving operation, care shall be taken not to create excessive vibration. Vibration levels shall be monitored to verify compliance with county regulations. Steps must be taken by the contractor to prevent excessive vibrations in the event excessive vibrations are experienced during construction, alternative driving methods shall be implemented (ie: predrilling, jetting, hydraulic push, etc...).

A pre-construction survey should be performed before the start of construction to document existing conditions of the surrounding structures and roadways, to provide a baseline for future reference.

The estimated pile tip elevation for the above piles will be on the order of 32' to 42' **below existing ground elevation at the time of drilling as noted on Table 1.** Depending on future surface elevations and proposed grades, piles length MUST be adjusted accordingly.

Estimated lateral load capacities are based on a top deflection of 0.25 inches for fixed head condition. Lateral load capacities may be increased using battered piles. Batter angles can be used for the pile installation of up to 2 inches per foot; however, care shall be taken not to overlap adjacent piles. Bracing can be accomplished using lateral structural restraints.

Pile length may vary based upon proposed grade beam elevations and surface and soil profile. All work shall be performed in compliance to the Florida Building Code. Pile capacity to be verified by a pile load test; the monitoring of which must be under the supervision of our Geotechnical engineer if it is to exceed 40 tons. Strain gauges should be installed at selected depths within the test pile to measure the load distribution within the pile shaft.

The minimum center to center spacing between piles shall not be less than twice the average pile diameters but in no case less than 36" to avoid load capacity reduction caused by group effect. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, and within 3" of the specified plan location.

Large grout volumes, possibly twice (or more) of the theoretical pile volume, must be expected for proper auger cast pile installation due to subsoil conditions. More so were former underground structures have been demolished, or where former piles have been removed causing additional underground cavities.

All piles and steel reinforcement shall be designed by the structural engineer of record as required by the Florida Building Code, FBC. If the pile is not reinforced over the entire length, we recommend a minimum of a single No. 7 bar be placed the full length of the pile to verify pile continuity. Provisions shall be made by the Architect, Engineer of records and contractor when tying in new to existing construction.

The installation of adjacent piles (located within 6 pile diameters o.c. of each other) on the same working day is not recommended. We recommended that adjacent piles not be installed until the initial grouted pile has set overnight, but no less than 12 hours.

Hard drilling should be anticipated when drilling through the various subsurface materials. The subsurface material should be considered porous which may cause concrete grout loss. (See attached field logs).

ESTIMATED SETTLEMENT POTENTIAL OF AUGERED CAST-IN PLACE PILES
Detailed settlement analysis of the building is a function of the loading intensity, compressibility of building material, and soil conditions. we have compared the field test data obtained in this exploration with our experience with structures similar to those proposed for this project and published empirical relationships between the field data and the compressibility characteristics of the soils and rocks.

Due to the variable nature of subsurface conditions, the estimated magnitude of these construction settlements in this preliminary settlement analysis may be summarized as follows:

Summary of Estimated Settlements	
In the Range of (inches):	
Total	Differential
1	1/2

The magnitude of these settlements were estimated considering our recommended pile tip elevations, the subsurface conditions encountered, our recommended allowable pile capacities, and the magnitude of the anticipated maximum concentrated structural loads to be present at the structure.

Due to the granular nature of the subsurface bearing materials, the foundation settlements should occur as the loads are applied during construction and for a short period following substantial completion. Additional settlements could occur after structural completion as interior finishes are applied.

Any underground structures such as grease traps; septic systems, etc... must be supported on pile foundations, unless the deleterious material (ie: silt, muck, peat, etc...) is excavated in its entirety and replaced with compacted washed gravel such as ballast rock or # 57 stone. Fasten utility lines to underside of structural slabs to limit settlements.

The structure and construction schedules should be planned to accommodate the anticipated settlements. Underground utilities connection to the structure should be differed until building construction is near completion.

For Ancillary nonstructural elements such as sidewalks, short landscaping walls <3' etc... a shallow foundation system with soil bearing pressure of 1500 psf may be used. Please note however that these elements will settle with time. Therefore; it is a business decision for the property owner to choose whether to place these elements on piles or shallow foundations.

GROUND FLOOR SLABS

The ground floor slabs shall be designed as structural slabs by the structural engineer.

To minimize adverse impacts of the settlements of the building pile caps, delayed ground floor slab placement should be considered to reduce settlement related cracking. We recommend that structural ground floor slabs construction be delayed until the building has been substantially completed.

TRUCK WELLS (Optional)

Due to the proximity of the groundwater table to the existing ground level and depending on the final design elevation of the Truck Wells; dewatering of deep construction excavation will be needed. Additional investigation and testing might be required when final design is completed to provide adequate foundation and construction recommendations for Truck Wells if needed.

The Truck Wells must be supported on deep piles based on the structural engineer designs. Any disturbed material shall be compacted as stated in the building pad fill section. Excavated material is acceptable as fill material only when approved by our field engineer. We further recommend that the Truck Wells be designed to withstand hydrostatic uplift pressure.



GROUNDWATER

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

ROADWAYS AND PARKING AREAS

For parking and driving areas that are not supported on piles, pavement recommendations shall consist of either flexible or rigid pavement design, based on the design traffic volumes, types and use. Based on our experience in the area, the following typical pavement section thickness are acceptable:

Type of Pavement	Type of acceptable material	Layer thickness(inches)		Minimum limerock bearing ratio test
		Light duty	Heavy duty	
Flexible Pavement	Asphaltic Concrete	1.0	2.0	N/A
	Crushed limerock base course	6.0	8.0	100
	Stabilized subgrade	12.0	12.0	40
Rigid Pavement	Portland concrete	6.0	8.0	N/A
	Crushed limerock base course	N/A	8.0	100
	Stabilize subgrade	12.0	12.0	40

The wearing course shall consist of either asphaltic concrete or Portland concrete as indicated above.

The base course shall consist of crushed limerock having a minimum carbonates content of 70%, liquid limit shall not exceed 35; the material shall be non-plastic, with an L.B.R. value of 100 or greater. The material shall be well graded with 97% (by weight) of the material passing the 3 inches sieve and less than 5% passing the No. 200 sieve. The base course shall be placed in lifts not to exceed 6" in thickness.

The subgrade should be stabilized to a minimum depth of 12 inches below the base course. The stabilized subgrade material shall be clean granular soil, free of organic or other deleterious materials, and shall contain no more than 5 percent fines passing a U.S. standard No. 200 sieve. (classified as GW/SW). The L.B.R. value shall be 40 or greater.

Both the base course and the stabilized subgrade shall be compacted to a minimum of 98% of ASHTO.180.C.

Pavement site work preparation shall be in compliance with the recommendations outlined in our Geotechnical report.

Due to the lack of information pertaining to the site traffic, the pavement recommendations are based on assumed traffic volumes. These volumes include automobiles and an occasional some truck and trailer on the access roads.

Actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The above sections represent minimum thickness representative of typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.



SUMMARY & LIMITATIONS

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

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

All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation.

Dynatech Engineering Corp. (DEC) cannot assume responsibility for the use of this report without our further involvement during the design and construction of this project.

All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations.

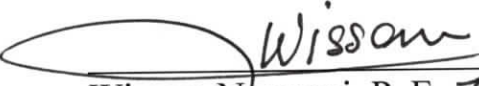
It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



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

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

APPENDIX



DRILLING APPENDIX

DYNATECH

ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
ADDRESS : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION : See attached sketch

DATE: July 26, 2022
HOLE NO.: B-1
DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLÔWS ON SAMPLER	"N"
0'-0" to 0'-6"	GRASS BROWN TOPSOIL	0-2	Hand	H
0'-6" to 1'-0"	FINE TAN BEACH SAND W/SHELLS	2-4	4 3 3 2	6
1'-0" to 3'-0"	TAN BEACH SAND	4-6	2 1 1 1	2
3'-0" to 4'-6"	GRAY SILTY BEACH SAND	6-8	1 1 1 1	2
4'-6" to 5'-6"	GRAY SILTY BEACH SAND WITH BROWN PEAT TRACES	8-10	A	A
5'-6" to 7'-0"	BROWN PEAT	10-12	A	A
7'-0" to 9'-0"	GRAY SILTY BEACH SAND WITH PEAT TRACES	12-14	A	A
9'-0" to 11'-0"	GRAY SILTY BEACH SAND	14-16	6 5 5 7	10
11'-0" to 18'-0"	GRAY BEACH SAND	16-18	A	A
18'-0" to 20'-0"	TAN VERY SANDY LIMEROCK	18-20	A	A
20'-0" to 38'-0"	TAN SANDY LIMEROCK	20-22	A	A
		22-24	20 15 19 17	34
		24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	14 13 11 17	24
		32-34	A	A
		34-36	A	A
		36-38	A	A

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

TEST BORING FIELD LOG

CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
ADDRESS : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION : See attached sketch

DATE: July 26, 2022
HOLE NO.: B-1
DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
38'-0" to 48'-0" 48'-0" to 55'-0" 55'-0" to 57'-0" 57'-0" to 59'-0" 59'-0" to 60'-0"	TAN SANDY LIMEROCK TAN MEDIUM SAND WITH ROCK FRAGMENTS TAN SANDY LIMEROCK TAN MEDIUM SAND WITH ROCK FRAGMENTS TAN SANDY LIMEROCK	38-40	23 27 25 24	52
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48	26 30 28 31	58
		48-50	A	A
		50-52	A	A
		52-54	A	A
		54-56	18 20 19 22	39
		56-58	A	A
		58-60	A	A
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
		70-72		
		72-74		
		74-76		

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, AUGER DRILLING: S: Soft, M: Medium, H: Hard, R: Refusal, V.H.: Very Hard.

DYNATECH

ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
ADDRESS : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION : See attached sketch

DATE: July 26, 2022
HOLE NO.: B-2
DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
		0-2	Hand	H
0'-0" to 0'-6"	GRASS AND TOPSOIL	2-4	3 4 2 2	6
0'-6" to 1'-0"	TAN W/BROWN BEACH SAND	4-6	2 1 1 1	2
1'-0" to 3'-0"	TAN BEACH SAND	6-8	1 1 - 1	1
3'-0" to 3'-6"	TAN SILTY BEACH SAND	8-10	A	A
3'-6" to 5'-0"	GRAY SILTY BEACH SAND	10-12	A	A
5'-0" to 7'-6"	BROWN PEAT W/GRAY SILT	12-14	A	A
7'-6" to 9'-0"	GRAY SILTY BEACH SAND WITH PEAT TRACES	14-16	6 4 5 6	9
9'-0" to 10'-6"	GRAY SILTY BEACH SAND	16-18	A	A
10'-6" to 19'-0"	GRAY BEACH SAND	18-20	A	A
19'-0" to 20'-0"	TAN VERY SANDY LIMEROCK	20-22	A	A
20'-0" to 38'-0"	TAN SANDY LIMEROCK	22-24	18 16 20 17	36
		24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	13 15 12 16	27
		32-34	A	A
		34-36	A	A
		36-38	A	A

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING; S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

DYNATECH

ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
ADDRESS : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION : See attached sketch

DATE: July 26, 2022
HOLE NO.: B-2
DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
38'-0" to 45'-0" 45'-0" to 46'-6" 46'-6" to 48'-0" 48'-0" to 58'-6" 58'-6" to 60'-0"	TAN SANDY LIMEROCK TAN MEDIUM SAND WITH ROCK FRAGMENTS TAN SANDY LIMEROCK TAN MEDIUM SAND WITH ROCK FRAGMENTS TAN SANDY LIMEROCK	38-40	27 30 32 28	62
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48	34 31 33 30	64
		48-50	A	A
		50-52	A	A
		52-54	A	A
		54-56	19 22 20 21	42
		56-58	A	A
		58-60	A	A
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
		70-72		
		72-74		
		74-76		

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, AUGER DRILLING: S: Soft, M: Medium, H: Hard, R: Refusal, V.H.: Very Hard.

DYNATECH

ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
ADDRESS : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION : See attached sketch

DATE: July 26, 2022
HOLE NO.: B-3
DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
		0-2	Hand	H
0'-0" to 0'-6"	GRASS AND TOPSOIL	2-4	3 2 3 4	5
0'-6" to 1'-0"	TANISH BROWN BEACH SAND	4-6	2 2 1 1	3
1'-0" to 2'-6"	TAN BEACH SAND	6-8	1 1 1 1	2
2'-6" to 3'-0"	TAN SILTY BEACH SAND	8-10	A	A
3'-0" to 5'-6"	GRAY SILTY BEACH SAND	10-12	A	A
5'-6" to 7'-0"	BROWN PEAT W/GRAY SILT	12-14	A	A
7'-0" to 8'-6"	GRAY SILTY BEACH SAND WITH PEAT TRACES	14-16	5 5 6 4	11
8'-6" to 9'-0"	GRAY SILTY BEACH SAND	16-18	A	A
9'-0" to 10'-6"	GRAY BEACH SAND	18-20	A	A
10'-6" to 18'-0"	TAN VERY SANDY LIMEROCK	20-22	A	A
18'-0" to 20'-0"	TAN SANDY LIMEROCK	22-24	19 17 18 20	35
20'-0" to 38'-0"	TAN SANDY LIMEROCK	24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	15 14 13 16	27
		32-34	A	A
		34-36	A	A
		36-38	A	A

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

DYNATECH

ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
ADDRESS : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION : See attached sketch

DATE: July 26, 2022
HOLE NO.: B-3
DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
38'-0" to 44'-0" 44'-0" to 47'-0" 47'-0" to 52'-6" 52'-6" to 55'-6" 55'-6" to 60'-0"	TAN SANDY LIMEROCK TAN MEDIUM SAND TAN MEDIUM SAND WITH ROCK FRAGMENTS TAN VERY SANDY LIMEROCK TAN SANDY LIMEROCK	38-40	32 28 30 29	58
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48	31 35 37 34	72
		48-50	A	A
		50-52	A	A
		52-54	A	A
		54-56	22 20 21 24	41
		56-58	A	A
		58-60	A	A
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
		70-72		
		72-74		
		74-76		

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

SOIL BORING TESTS



⊕ SOIL BORING LOCATION

DYNATECH ENGINEERING CORP.
750 WEST 84TH STREET
HIALEAH, FLORIDA 33014
(TEL) 305-828-7499
(FAX) 305-828-9598
EMAIL: INFO@DYNATECHENGINEERING.COM

PROPOSED BUILDING & PARKING
1055 93 STREET
BAY HARBOR ISLAND, FL

DATE: JULY 26, 2022
CLIENT: DANIEL ASHERIAN
DRAWN BY: SB
DRAWING SCALE: NOT TO SCALE



Civil Engineers

DRAINAGE CALCULATIONS

1055 93rd Street

1055 93rd Street, Bay Harbor Islands, FL.

By: Nobel Valencia, P.E.

10/22/2022

COEFFICIENT OF RUNOFF

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

DESIGN PARAMETERS

EXFILTRATION TRENCH FOR CATCH BASINS (ON-SITE)				GENERAL			
Rainfall Depth (in) 10 year/24 Hr	R=	6.74	inches	Total Area of Site (Acres)	=	0.26	Acres
Hydraulic conductivity, (K) cfs / ft ² -ft.head *				Flood Zones	=	"AE"	
Test #1		2.68E-04		Base Flood Elevation (FEMA)	=	8.00	NGVD
Test #2				Dade County Flood Criteria	=	5.00	NGVD
	Average	2.68E-04		Water Table Elevation (October H.W.)	=	2.00	NGVD
Depth to Water Table (feet) **	(H ₂)	3.00	feet	Design Storm	=	10 year/24hr	
Non-Saturated Trench Depth (feet) **	(D _u)	1.30	feet	Time of Concentration (min.)	=	15	
Saturated Trench Depth (feet) **	(D _s)	12.00	feet				
Width (feet)	(W)	4	feet				
* Information Provided By:	Dynatech Engineering Corp						
* Test Conducted on :	7/26/2022						
** Refer to Exfiltration Trench Diagram							

FORMULAS

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

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

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

DRAINAGE STRUCTURES AREAS

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

EXFILTRATION TRENCH CALCULATIONS

DRAINAGE AREA NUMBER		ON-SITE	-	-	-	-	-	-	-	-	-
Area (Sq Feet)	A	11250	0	0	0	0	0	0	0	0	0
Volume Treated (acre-inch)	V	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trench Width (Feet)	W	4	4	4	4	4	4	4	4	4	4
Hydraulic Conductivity, K	K	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04
Depth to Water Table	H ₂	3	3	3	3	3	3	3	3	3	3
Non-Saturated Trench Depth (feet)	D _u	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Saturated Trench Depth (feet)	D _s	12	12	12	12	12	12	12	12	12	12
Length of Trench Required (ft)	L	65.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Min. Length of Trench Used (ft)	L	75	0	0	0	0	0	0	0	0	0

PROJECT NAME **1055 93rd Street**
ON-SITE Drainage
PROJECT LOCATION **1055 93rd Street, Bay Harbor Islands, FL.**
DATE October 22, 2022

C FACTOR FOR IMPERVIOUS AREA	0.9
C FACTOR FOR PERVIOUS AREAS	0.3
ACRES OF IMPERVIOUS AREAS	0.22
ACRES OF PERVIOUS AREAS	0.04
LINEAR FEET OF FRENCH DRAIN PROVIDED	75.00
RATE OF EXFILTRATION PER LINEAR FOOT	0.021
WEIGHTED COEFFICIENT OF RUN-OFF	0.81
STORAGE AVAILABLE IN SYSTEM (C.F. PER 1000)	0.20
TOTAL DRAINAGE AREA	0.26

TIME TO GENERATE ONE INCH OF RUN-OFF IN MINUTES

VOLUME OF ONE INCH OF RUN-OFF IN C.F.	938
DESIGN STORM EVENT	10 Year/24 Hr
INITIAL TIME OF CONCENTRATION	15
TIME TO GENERATE ONE INCH OF RUN-OFF	11.34
TOTAL TIME TO GENERATE ONE INCH OF RUN-OFF	26.34

MASS DIAGRAM FOR 5 YEAR STORM

TIME MIN.	INT I/H	RUN-OFF C.F.S.	CUM-RUN. C.F. X 1000
0	0.00	0.00	0.00
5	7.39	1.55	0.46
10	6.74	1.41	0.85
15	6.20	1.30	1.17
20	5.74	1.20	1.44
25	5.34	1.12	1.67
30	4.99	1.04	1.88
40	4.42	0.92	2.22
50	3.96	0.83	2.49
60	3.59	0.75	2.70
90	2.80	0.59	3.17
120	2.30	0.48	3.46
150	1.95	0.41	3.67
180	1.69	0.35	3.82
240	1.34	0.28	4.03
360	0.94	0.20	4.26
480	0.73	0.15	4.39
720	0.50	0.10	4.53
1080	0.34	0.07	4.62
1440	0.26	0.05	4.67

TIME MIN.	EXF. C.F.S.	CUM-EXF+ST CUBIC FEET X 1000	STORAGE	TOTAL
0	1.57	0.00	0.20	0.20
5	1.57	0.47	0.195	0.67
10	1.57	0.94	0.195	1.14
15	1.57	1.41	0.195	1.61
20	1.57	1.88	0.195	2.08
25	1.57	2.36	0.195	2.55
30	1.57	2.83	0.195	3.02
40	1.57	3.77	0.195	3.96
50	1.57	4.71	0.195	4.91
60	1.57	5.65	0.195	5.85
90	1.57	8.48	0.195	8.67
120	1.57	11.30	0.195	11.50
150	1.57	14.13	0.195	14.33
180	1.57	16.96	0.195	17.15
240	1.57	22.61	0.195	22.80
360	1.57	33.91	0.195	34.11
480	1.57	45.22	0.195	45.41
720	1.57	67.82	0.195	68.02
1080	1.57	101.74	0.195	101.93
1440	1.57	135.65	0.195	135.84

SUMMARY OF ACCUMULATED INFLOWS AND OUTFLOWS

TIME MIN.	CUM-RUN	CUM-EXF--ST CUBIC FEET X 1000	OVERF.
0	0.00	0.20	-0.20
5	0.46	0.67	-0.20
10	0.85	1.14	-0.29
15	1.17	1.61	-0.44
20	1.44	2.08	-0.64
25	1.67	2.55	-0.88
30	1.88	3.02	-1.14
40	2.22	3.96	-1.75
50	2.49	4.91	-2.42
60	2.70	5.85	-3.14
90	3.17	8.67	-5.51
120	3.46	11.50	-8.03
150	3.67	14.33	-10.65
180	3.82	17.15	-13.33
240	4.03	22.80	-18.77
360	4.26	34.11	-29.84
480	4.39	45.41	-41.02
720	4.53	68.02	-63.49
1080	4.62	101.93	-97.31
1440	4.67	135.84	-131.18



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 26, 2022

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

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

Dear Mr. Asherian:

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

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

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

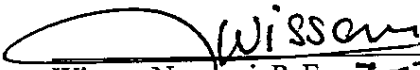
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified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

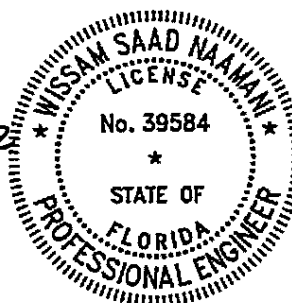
Re: 1055 -93rd Street, Bay Harbor Island, FL

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

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

Sincerely yours,


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



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

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC
COPIES.

PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

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

D.O.T. STANDARD TEST

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

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

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

Water Table 4' Below existing ground surface.

SUBSURFACE INVESTIGATION

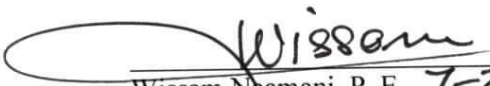
Depth Below Ground Surface

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

Soil Description

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

Sincerely yours,


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



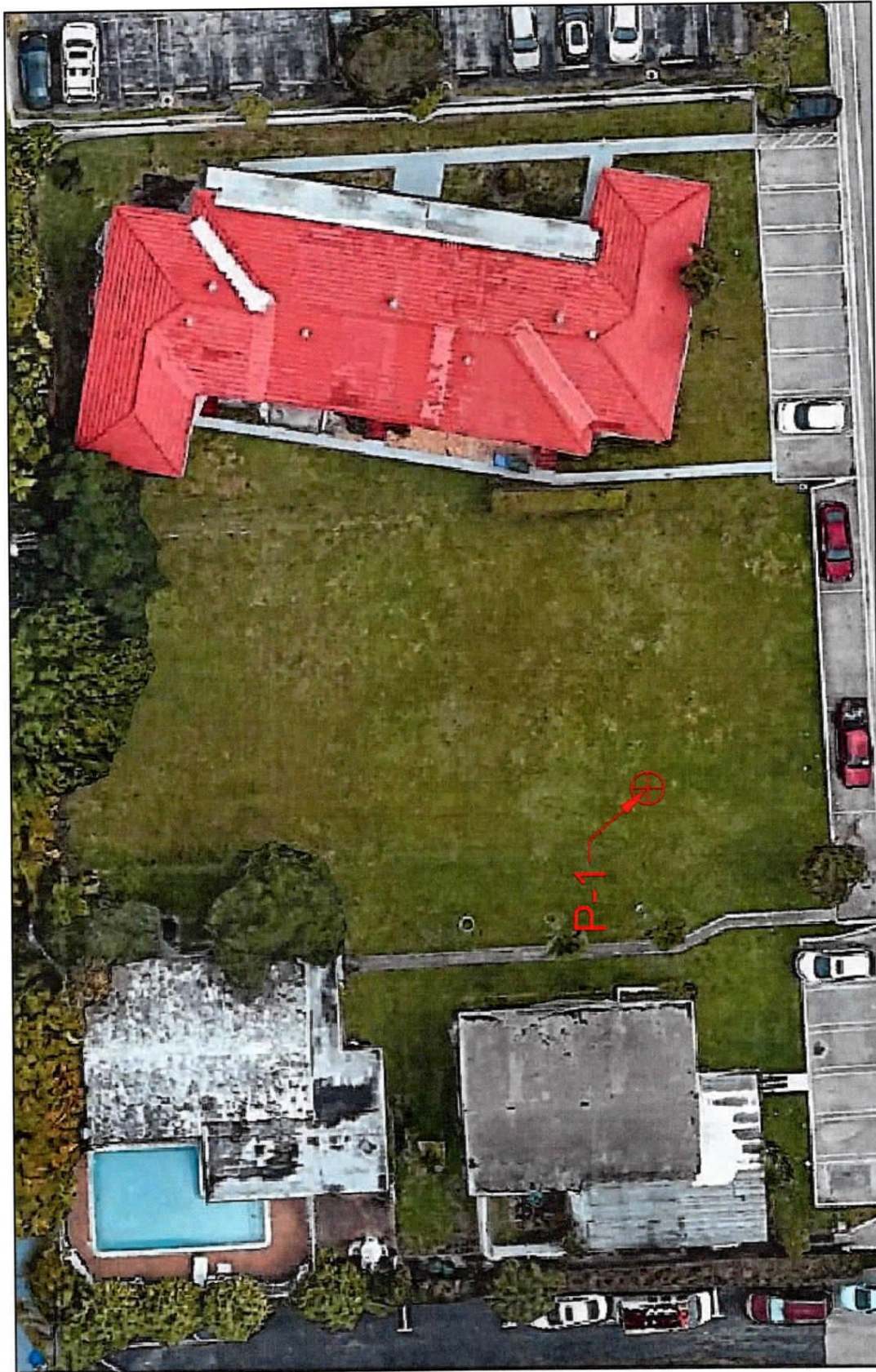
THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED
 BY WISSAM SAAD NAMANI, P.E. ON
 THE DATE ADJACENT TO THE SEAL.

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

SITE PLAN

PERCOLATION TESTS



⊕ PERCOLATION TEST LOCATION

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



BHI 1055 93RD ST
SITE PLAN REVIEW SUBMISSION
OCT 27, 2022

1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DRAWING LIST

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

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

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

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

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

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

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

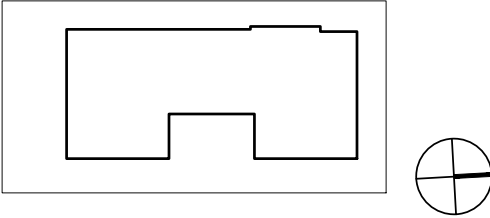
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN



PRINTING	DATE
, 01 ISSUE FOR SITE PLAN REVIEW	, 09.29.2022
, 02 ISSUE FOR SITE PLAN REVIEW	, 10.27.2022

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DRAWN BY CHECK BY

PROJECT NUMBER
2211

TITLE
COVER SHEET

DRAWING NO.

T-01

SCALE: 1"= 20'

BH LAND I HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
MARK MAJESKI

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

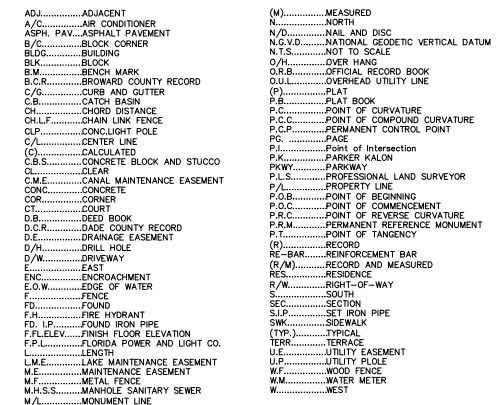
1055 93RD STREET
BAY HARBOR ISLAND, FLORIDA 33154

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

THE SUBJECT PROPERTY DOES LIE
IN A SPECIAL FLOOD HAZARD AREA

A circular red seal for a Professional Land Surveyor. The outer ring contains the text "JULIO SERGIO PITA" at the top and "PROFESSIONAL LAND SURVEYOR & MAPPER" at the bottom, separated by two stars. The inner circle contains the text "CERTIFICATE" at the top, "No. 5789" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



SET NAIL & DISK ELEV= 4.31' NGVD29

WITH THE EXCEPTION OF THE SABAL PALM LOCATED AT THE SOUTHWEST CORNER OF THE SITE, AS SHOWN ON THE SURVEY, THERE ARE NO EXISTING TREES PRESENT ON THIS PROPERTY. ALL OTHER EXISTING TREES SHOWN ON THE SURVEY ARE LOCATED ON THE ADJACENT PROPERTIES.

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
442-7692 DADE, (954) 779-
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY
SURVEYORS—MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

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

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

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

DESIGNER:
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DESIGNER:
PLISKIN ARCHITECTURE PLLC
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NEW YORK, NY 10279
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
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T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
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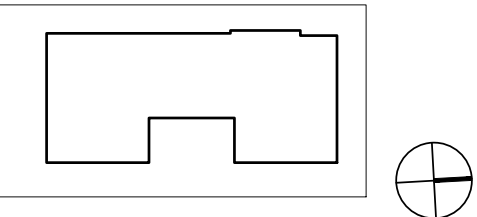
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
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T: 305 747 9336

LIGHTING:
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TITLE
EXTERIOR RENDERING

DRAWING NO.

A-01



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

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

DEVELOPER:
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138 PIONEER STREET
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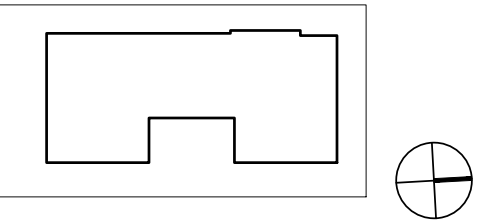
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TITLE
EXTERIOR RENDERING

DRAWING NO.

A-02

PAGE No. _____ OF _____

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

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1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
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NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305.200.6701

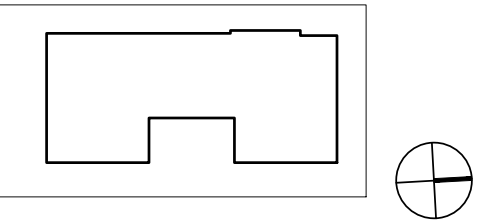
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
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LIGHTING:
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2211

TITLE
AERIAL RENDERING

DRAWING NO.

A-03

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

ADJACENT LAND USES

ADDRESS	STORIES	LAND USES (DWELLING UNITS)
1. 1075 92ND STREET	6	RESIDENTIAL (28 D.U.)
2. 1025 92ND STREET	8	RESIDENTIAL (42 D.U.)
3. 9260 BAY HARBOR	2	RESIDENTIAL (16 D.U.)
4. 1080 93RD STREET	4	RESIDENTIAL (24 D.U.)
5. 1050 93RD STREET	7	RESIDENTIAL (54 D.U.)
6. 9270 E BAY HARBOR DR	2	RESIDENTIAL (24 D.U.)
7. 9300 BAY HARBOR	7	RESIDENTIAL (24 D.U.)
8. 9300 E BAY HARBOR DR	2	RESIDENTIAL (26 D.U.)
9. 1025 93RD STREET	2	RESIDENTIAL (7 D.U.)
11. 1045 93RD STREET	1	RESIDENTIAL (2 D.U.)
12. 1065 93RD STREET	1	RESIDENTIAL (2 D.U.)
13. 1075 93RD STREET	4	RESIDENTIAL (12 D.U.)
14. 9350 E BAY HARBOR DR	2	RESIDENTIAL (8 D.U.)
15. 9370 E BAY HARBOR DR	2	RESIDENTIAL (12 D.U.)
16. 9390 E BAY HARBOR DR	3	RESIDENTIAL (10 D.U.)
17. 1020 94TH STREET	5	RESIDENTIAL (12 D.U.)
18. 1030 94TH STREET	2	RESIDENTIAL (4 D.U.)
19. 1040 94TH STREET	2	RESIDENTIAL (8 D.U.)
20. 1080 94TH STREET	6	RESIDENTIAL (70 D.U.)
21. 9350 BAY HARBOR TER		UNDER CONSTRUCTION
22. 1085 94TH STREET	1	RESIDENTIAL (6 D.U.)
23. 1065 94TH STREET	3	RESIDENTIAL (21 D.U.)
24. 1043 94TH STREET	2	RESIDENTIAL (8 D.U.)
25. 1035 94TH STREET	2	RESIDENTIAL (6 D.U.)
26. 1025 94TH STREET	1	RESIDENTIAL (12 D.U.)

2



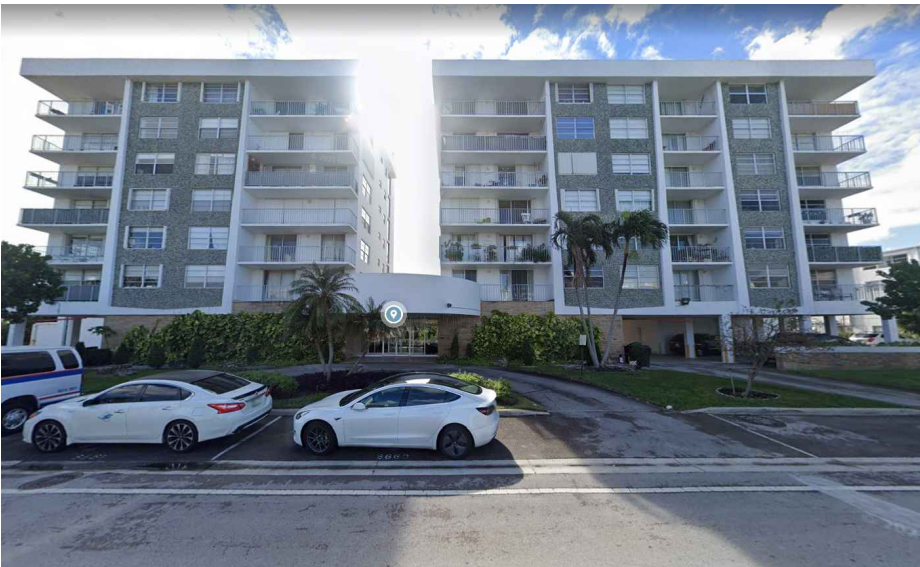
2 SITE PHOTOGRAPH



1. EAST STREET VIEW



2. WEST STREET VIEW



5. 1050 93RD STREET



9. 1025 93RD STREET



10. SUBJECT PROPERTY



11. 1045 93RD STREET

1 CONTEXT PHOTOGRAPHS

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

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

DESIGNER:
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ARCHITECT:
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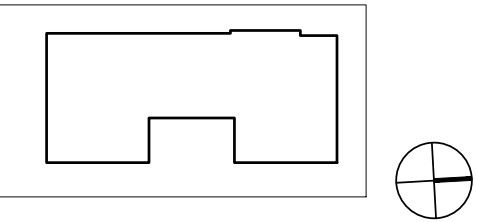
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STRATA LANDSCAPE ARCHITECTURE
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LIGHTING:
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MIAMI, FL 33146
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PROJECT NUMBER
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TITLE
SITE AND CONTEXT PHOTOGRAPHS

DRAWING NO.

A-04

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DEVELOPMENTAL IMPACT ANALYSIS

2020 U.S. CENSUS: 2.60 PERSONS PER HOUSEHOLD

EXISTING PROPERTY INFORMATION:
0 LIVING UNITS, 0 STORIES

POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 0 D.U. =	0 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 0 D.U. =	0 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 0 D.U. =	0 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 0 D.U. =	0 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 0 D.U. =	0 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 0 D.U. =	0 TRIPS P.M. PEAK

9 LIVING UNITS, 7 STORIES

POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 9 D.U. =	4,683 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 9 D.U. =	3,650.4 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 9 D.U. =	10.76 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 9 D.U. =	48.96 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 9 D.U. =	17.64 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 9 D.U. =	21.51 TRIPS P.M. PEAK

POTABLE WATER:	4,683 GAL PER DAY - 0 GAL PER DAY =	4,683 GAL PER DAY DIFFERENCE
SANITARY SEWER:	3,650.4 GAL PER DAY - 0 GAL PER DAY =	3,650.4 GAL PER DAY DIFFERENCE
SOLID WASTE:	01.76 GAL PER DAY - 0 GAL PER DAY =	01.76 GAL PER DAY DIFFERENCE

TRAFFIC:	48.96 TRIPS - 0 TRIPS =	48.96 TRIPS DIFFERENCE
	17.64 TRIPS A.M. PEAK - 0 TRIPS =	17.64 TRIPS A.M. PEAK DIFFERENCE
	21.51 TRIPS P.M. PEAK - 0 TRIPS =	21.51 TRIPS P.M. PEAK DIFFERENCE

UNIT MIX CHART

UNIT / # OF BEDROOMS	REQUIRED:	PROVIDED:	UNIT / # OF BEDROOMS	REQUIRED:	PROVIDED:
2A / 2	1,150 SF	1,433 SF	4B / 3	1,350 SF	2,226 SF
2B / 3	1,350 SF	2,074 SF	5A / 2	1,150 SF	1,512 SF
3A / 3	1,350 SF	1,981 SF	6A / 3	1,550 SF	2,389 SF
3B / 3	1,350 SF	2,170 SF	7A / 3	1,350 SF	2,273 SF
4A / 3	1,350 SF	1,981 SF			

PARKING REQUIREMENTS

	REQUIRED:	PROPOSED:
RESIDENTIAL:	2 PS PER DWELLING UNIT (9 UNITS x 2PS = 18 PS)	18 PS
PARKING PER FLOOR		
LEVEL 1 (PARKING GARAGE)	17 STANDARD PS + 1 ACCESSIBLE PS = 18 PS	TOTAL 18 PS

AREA BREAKDOWN

	TOTAL AREA:	SELLABLE AREA:
LEVEL 1 (PARKING GARAGE):	6,380 SF	-
LEVEL 2:	4,668 SF	3,507 SF
LEVEL 3:	5,058 SF	4,151 SF
LEVEL 4:	5,058 SF	4,207 SF
LEVEL 5:	2,707 SF	1,512 SF
LEVEL 6:	2,930 SF	2,389 SF
LEVEL 7:	2,810 SF	2,273 SF
ROOF:	478 SF	-
GRAND TOTAL:	30,089 SF	18,039 SF

OF UNIT BREAKDOWN

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

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	BUILDING LESS THAN 30'-0" 20'-0" BUILDING LESS THAN 45'-25'-0" BUILDING LESS THAN 65'-30'-0"	LEVEL 1: 24'-0" LEVEL 2: 25'-2" LEVEL 3: 25'-2" LEVEL 4: 25'-2" LEVEL 5: 58'-0" LEVEL 6: 55'-2" LEVEL 7: 55'-2"
SIDE YARD SETBACK:	BUILDING LESS THAN 30'-10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT MAXIMUM SETBACK: 20'	WEST / EAST LEVEL 1: 10'-0" / 5'-0" LEVEL 2: 11'-5" / 10'-5" LEVEL 3: 11'-5" / 14'-5" LEVEL 4: 11'-5" / 14'-5" LEVEL 5: 18'-0" / 18'-0" LEVEL 6: 20'-0" / 20'-0" LEVEL 7: 20'-0" / 20'-0"
REAR YARD SETBACK:	BUILDING LESS THAN 30'-10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	LEVEL 1: 10'-0" LEVEL 2: 11'-5" LEVEL 3: 11'-5" LEVEL 4: 11'-5" LEVEL 5: 17'-8" LEVEL 6: 18'-3" LEVEL 7: 21'-8"
OFF-STREET PARKING SETBACK:	5'-0"	LEVEL 1: 9'-4" (WEST) 5'-0" (EAST)

SITE REQUIREMENTS

	ALLOWED / REQUIRED:	PROPOSED:
LOT AREA:	11,250 SF (0.258 ACRES)	11,250 SF (0.258 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 0.258 X 34 = 8.8 (9 UNITS)	9 UNITS
BUILDING HEIGHT:	65'-0"	65'-0"
BUILDING LENGTH:	120'-0"	116'-0"
LANDSCAPE REQUIREMENTS:	MIN. 20 PERCENT LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 1ST FLOOR: 11,250 SF x 20% = 2,250 SF SHALL BE LANDSCAPED	2,332 SF (20.4%)
BUILDING ROOF DESIGN:	MIN. 15 PERCENT OF FLAT ROOF DECK SHALL BE LANDSCAPED 2ND FLOOR: 1,246 SF x 15% = 186.9 SF 5TH FLOOR: 2,120 SF x 15% = 318 SF ROOF: 1,269 SF x 15% = 190 SF	208 SF (15.3%) 348 SF (15.4%) 412 SF (28%)
FLOOD ZONE:	AE 8.00	
COMMUNITY NUMBER:	120637	
PANEL NUMBER:	1208660144	
SUFFIX:	L	
HEIGHT OF LOWEST HABITABLE FLOOR:	8.00' N.G.V.D	

FLOOD INFORMATION

PROJECT DESCRIPTION

LEGAL DESCRIPTION:	LOT 13, BLOCK 14, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	13-2227-001-2780
PROJECT NAME:	BHI 1055 93rd ST
PROJECT ADDRESS:	1055 93rd STREET, BAY HARBOR ISLANDS, FL 33154
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLAND RM-2 (MULTIPLE FAMILY DISTRICT, NON-WATERFRONT LOTS)
OCCUPANCY CLASSIFICATION:	R-2 AS PER FBC 2020 SECTION 310.4
GROSS LOT AREA:	11,250 SF (0.258 ACRES)
BASE FLOOD ELEVATION:	8 NGVD
DESIGN FLOOD ELEVATION:	8+1' = 9' NGVD
BUILDING HEIGHT:	65'-0"
BUILDING STORIES:	7

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

DEVELOPER:
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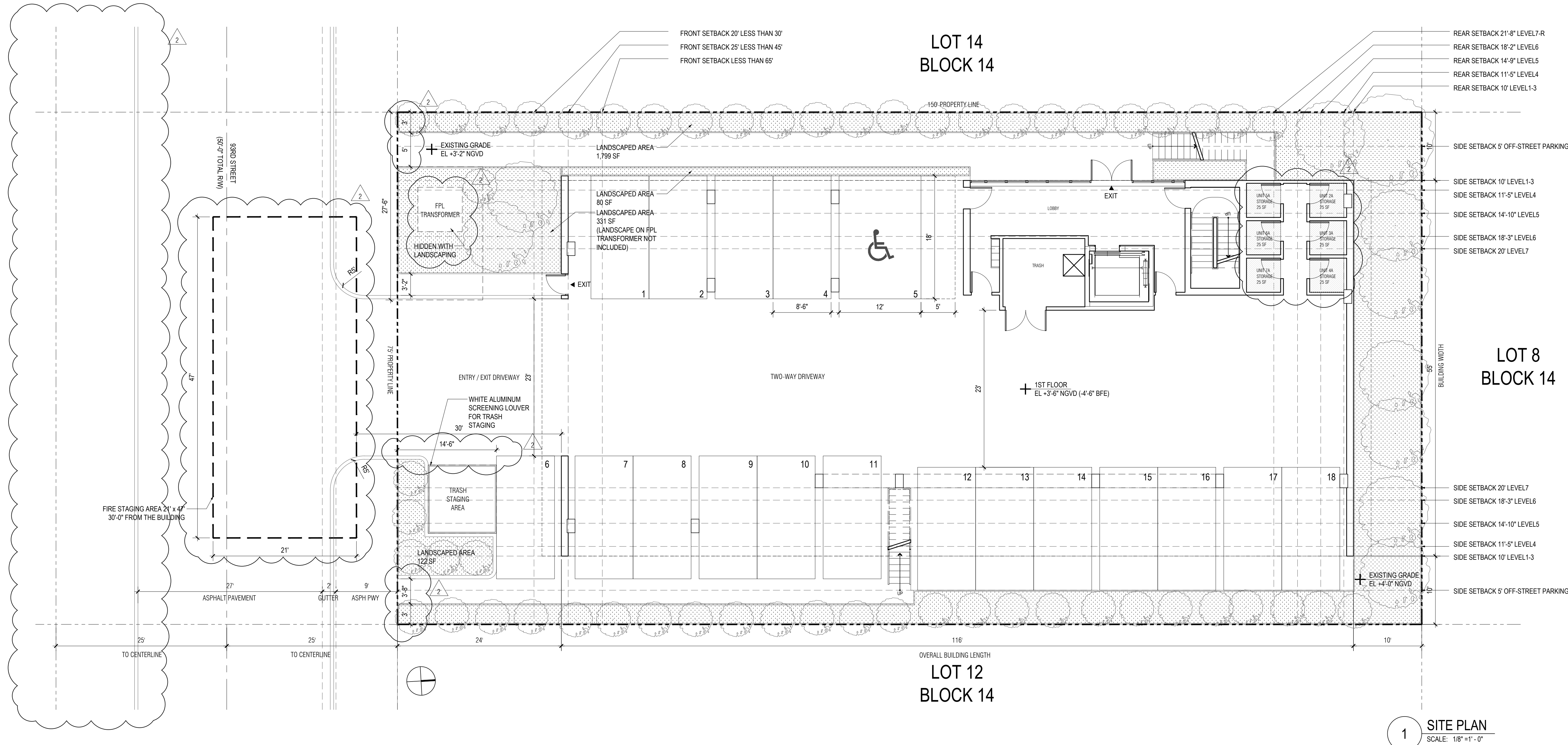
PROJECT NUMBER
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TITLE
SITE PLAN AND
ZONING INFORMATION

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

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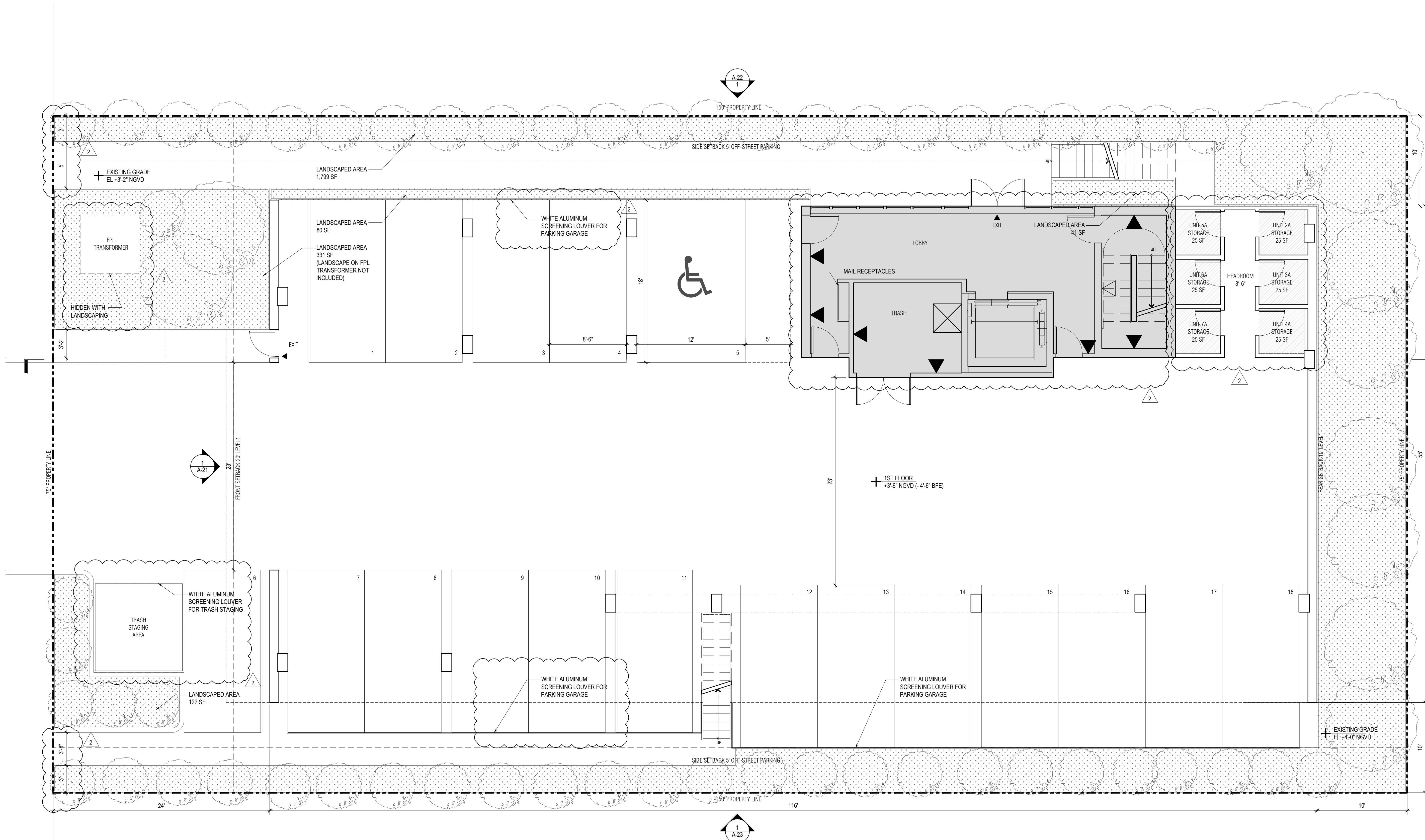
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TITLE
1ST FLOOR
FLOOR PLAN

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DRAWING KEY

- DRY FLOOD AREA
- ENGINEERED FLOOD VENT
- ENGINEERED FLOOD VENT WITH FSD

SHEET NOTES

- ALL MATERIALS BELOW BFE +1 (+9 N.G.V.D.) TO BE COMPATIBLE WITH FLOOD-RESISTANT MATERIALS IN ACCORDANCE WITH SECTION 5, ASCE 24.
- PROPOSED LAYOUT DESIGNED TO PROVIDE FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTION 2.6.2, ASCE 24.

FLOOD VENT CALCULATION

WET FLOODED AREA = 746 SF
FLOOD VENT OPENING SIZE = 16' W x 8' H = 128 SI
FLOOD VENT COVERAGE RATE = 1 SI / 15F
8 X FLOOD VENT 128 SI = 1024 SI
FLOOD COVERAGE = 1024 SF > WET FLOOD AREA 746 SF

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

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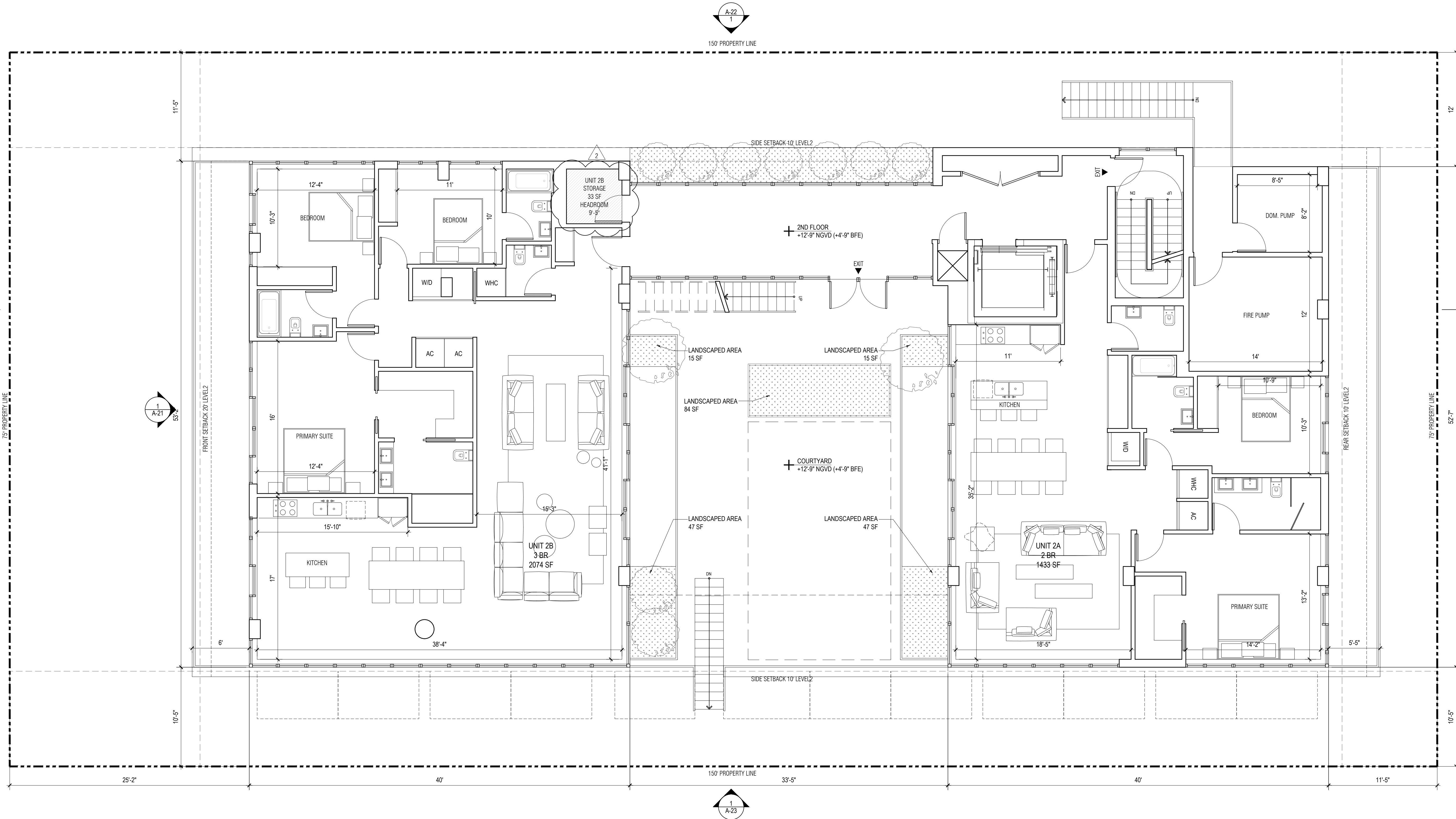
TITLE
2ND FLOOR
FLOOR PLAN

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

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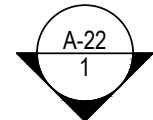
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TITLE
4TH FLOOR PLAN

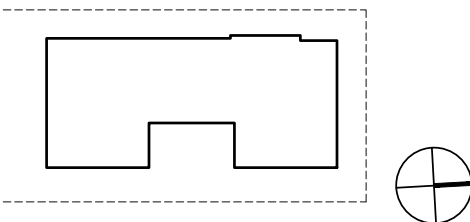
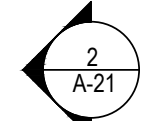
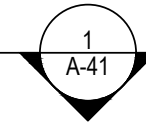
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150' PROPERTY LINE



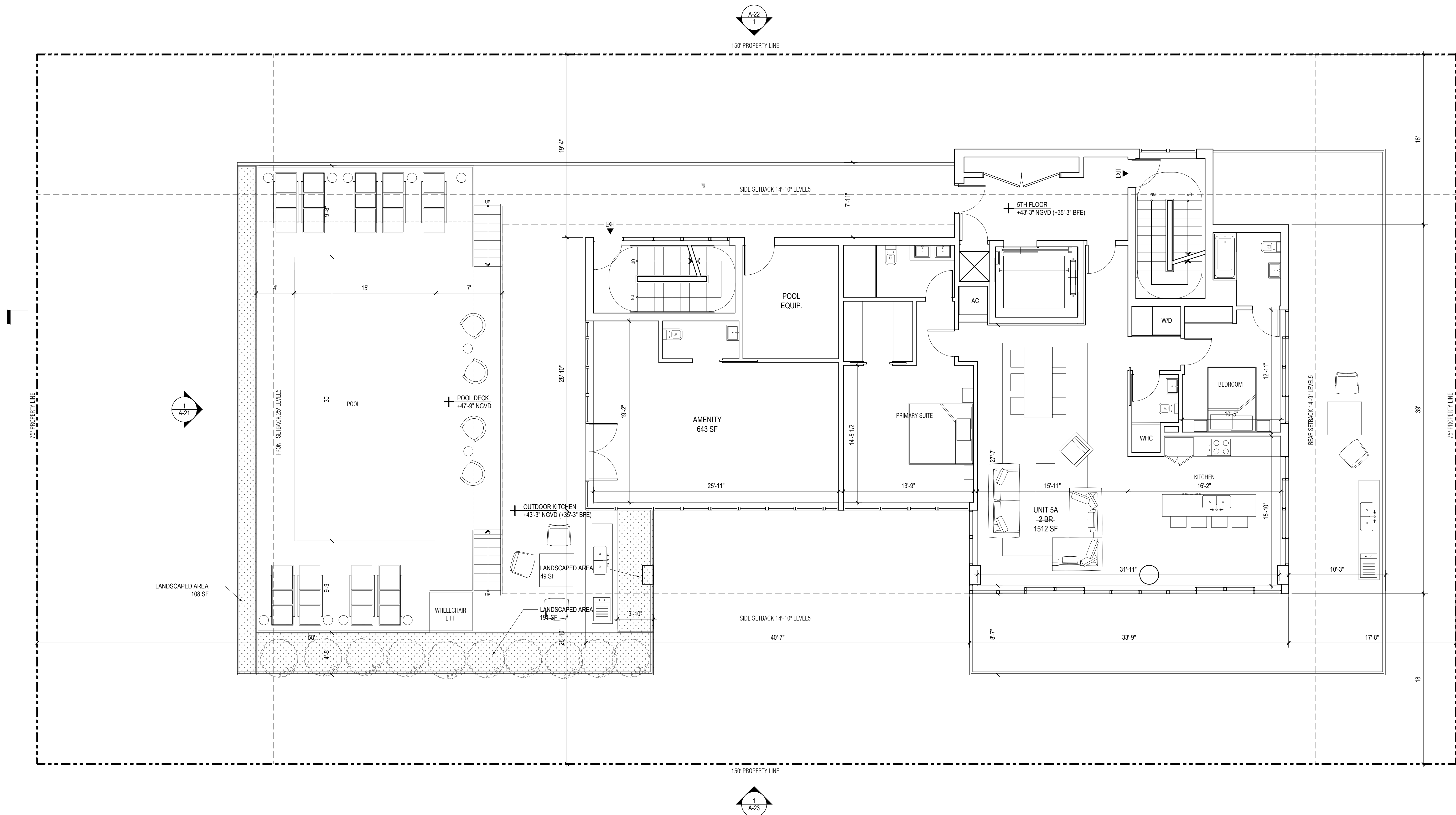
1 4TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"

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1 5TH FLOOR PLAN
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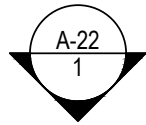
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TITLE
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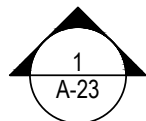
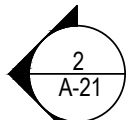
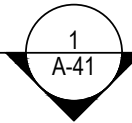
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150' PROPERTY LINE



150' PROPERTY LINE

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

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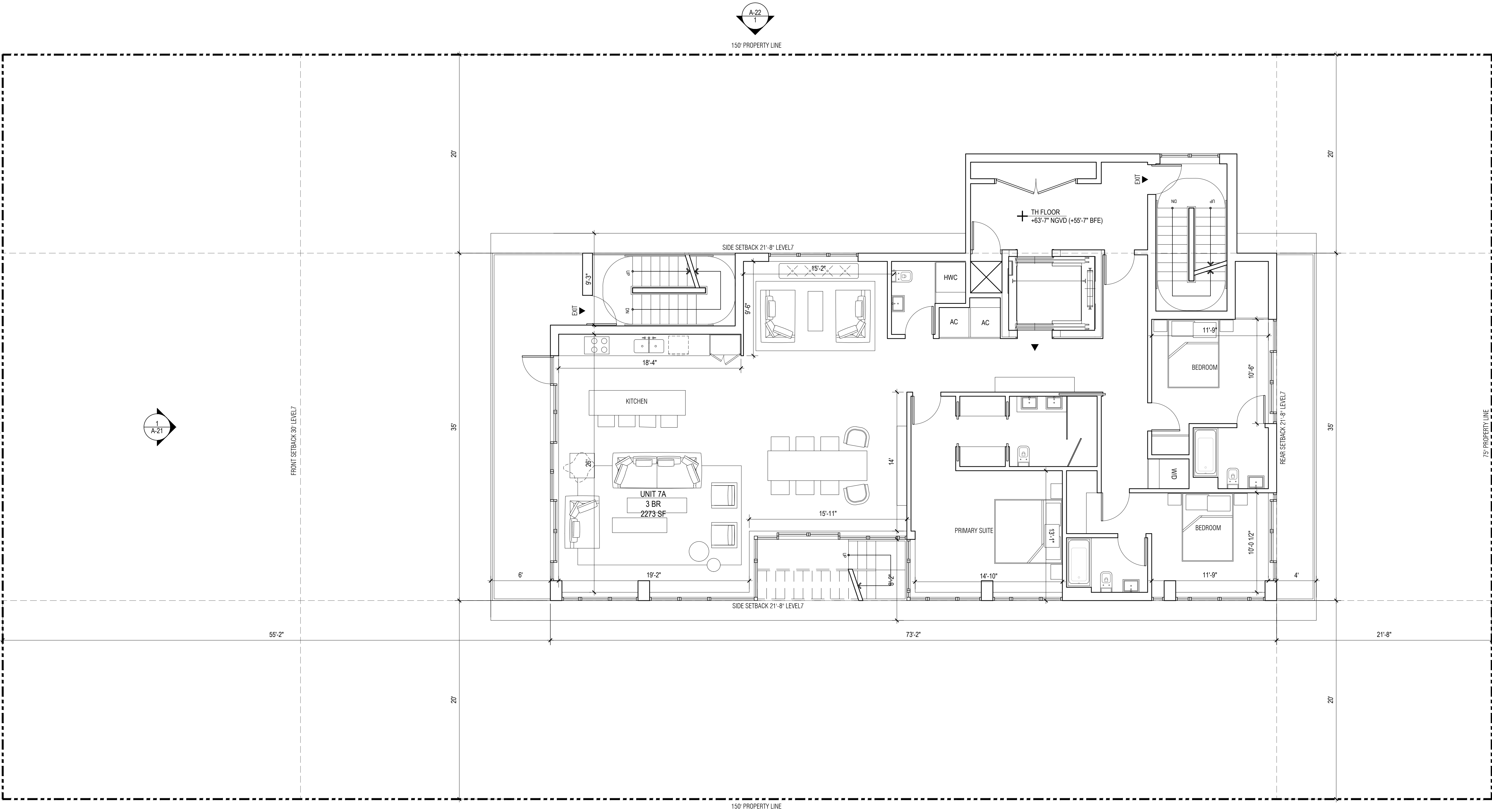
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TITLE
7TH FLOOR PLAN

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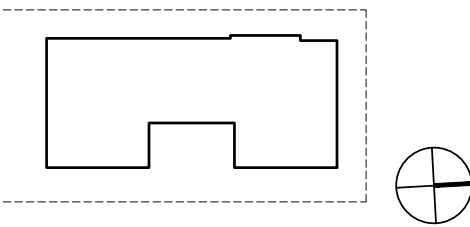
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ROOF PLAN

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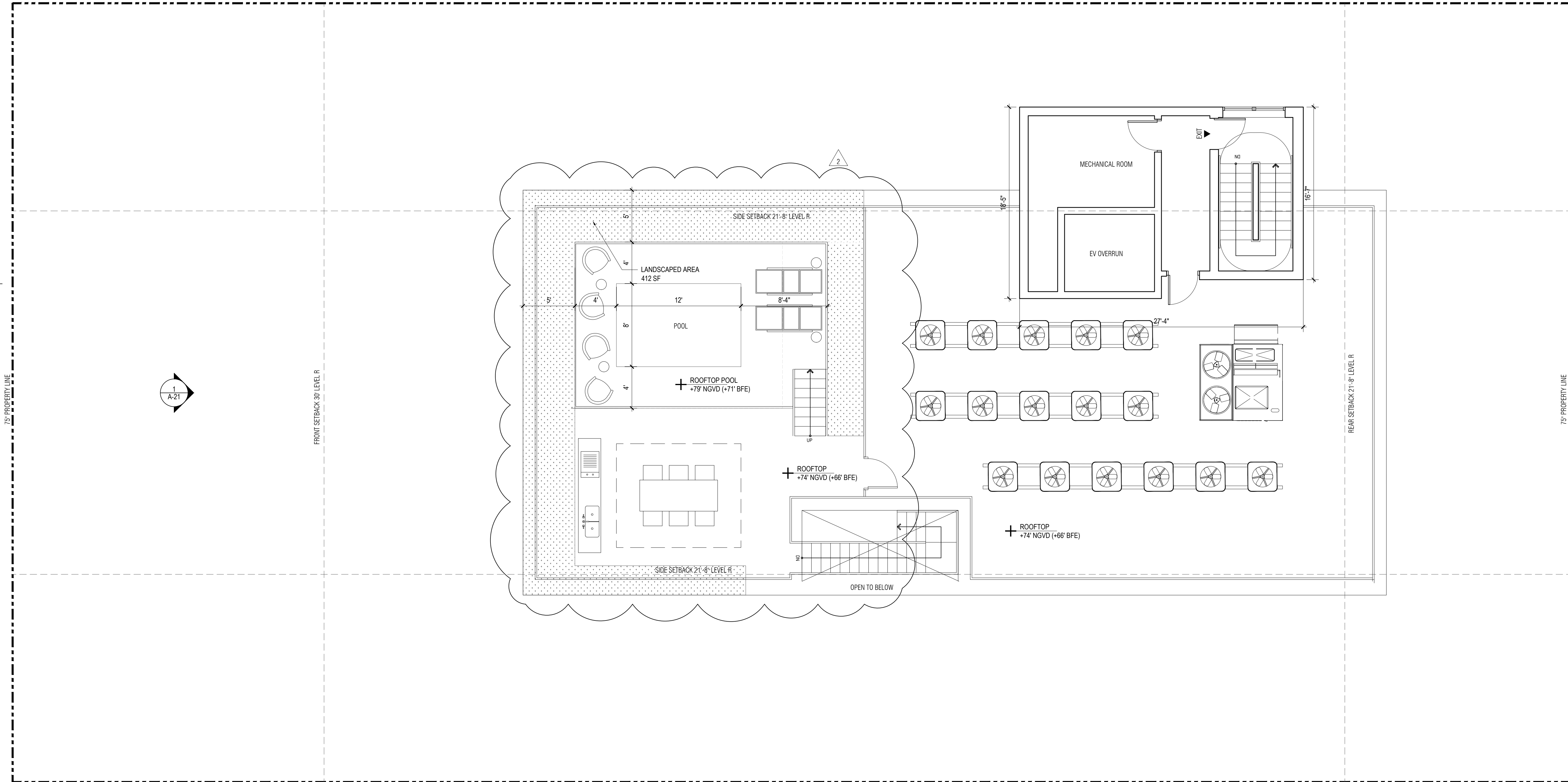
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150' PROPERTY LINE

2

A-23
1

150' PROPERTY LINE



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

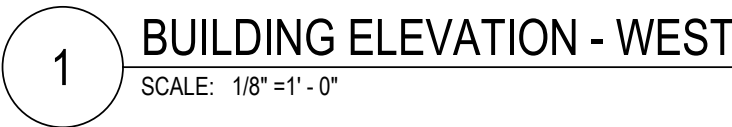
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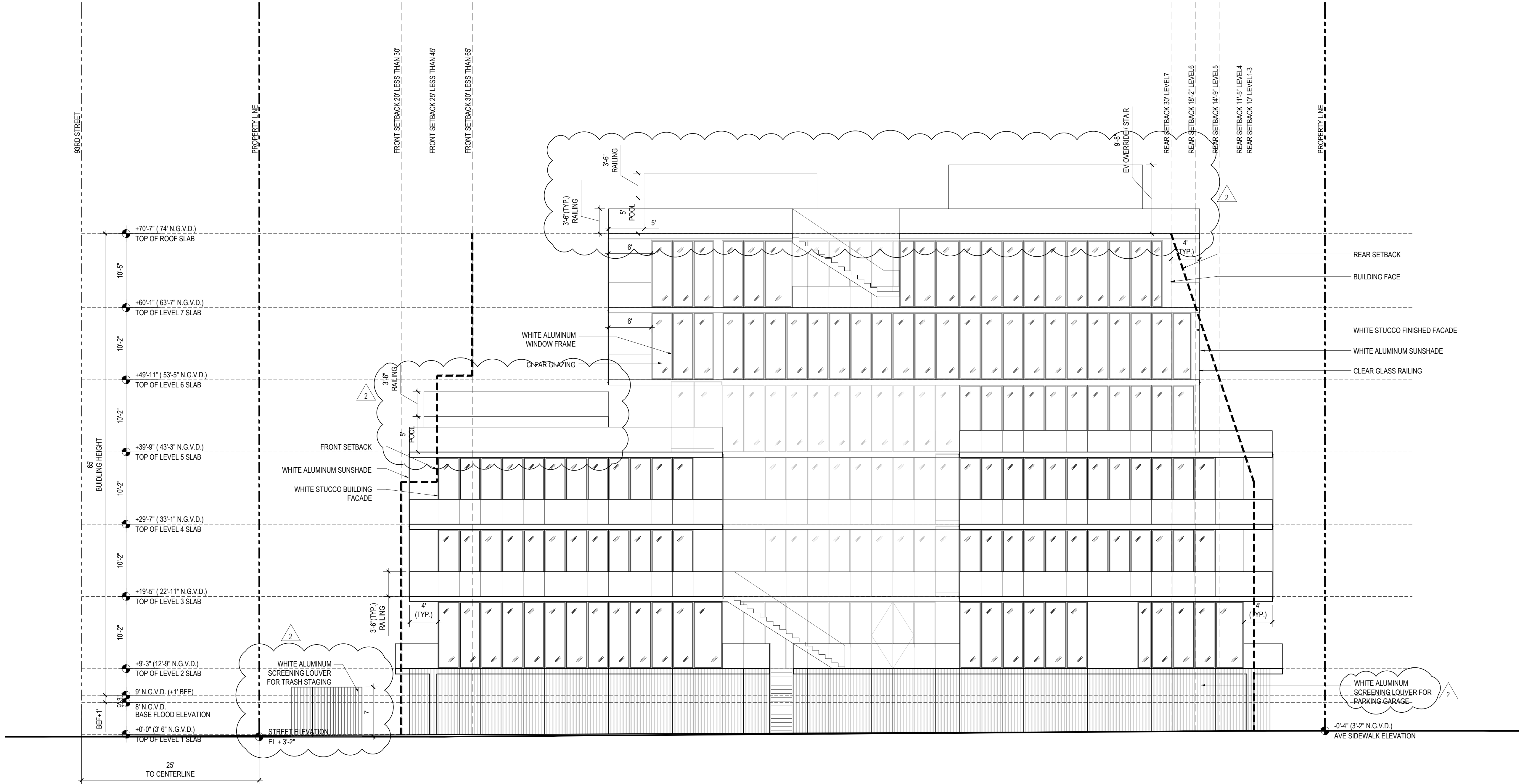
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TITLE
BUILDING ELEVATION
EAST

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

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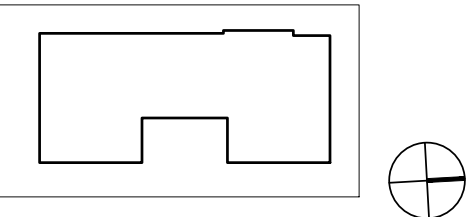
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TITLE
COLORED BUILDING ELEVATION
WEST

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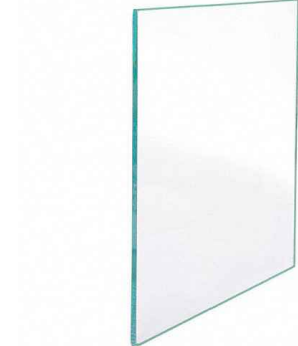
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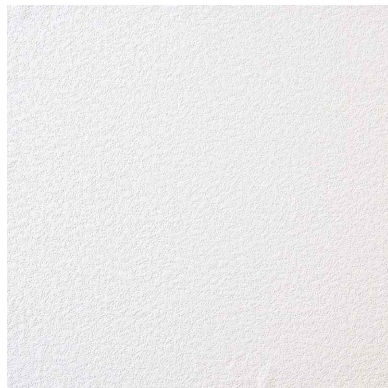
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2. CLEAR GLASS RAILING



3. ALUMINUM WINDOW FRAME COLOR WHITE



4. EXTERIOR WALL STUCCO COLOR WHITE



5. ALUMINUM SUNSHADE COLOR WHITE

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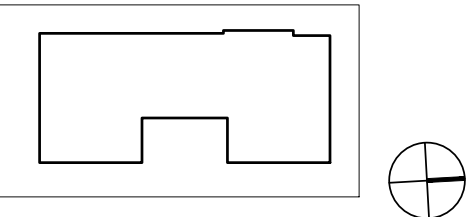
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TITLE
BUILDING ELEVATION
EAST

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1 BUILDING ELEVATION - EAST
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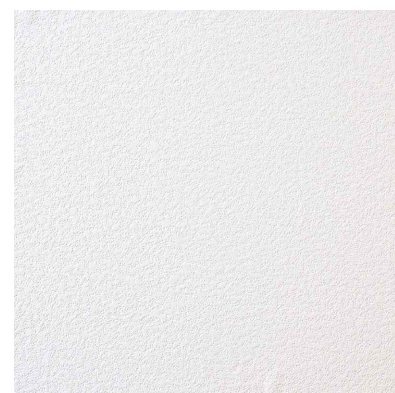
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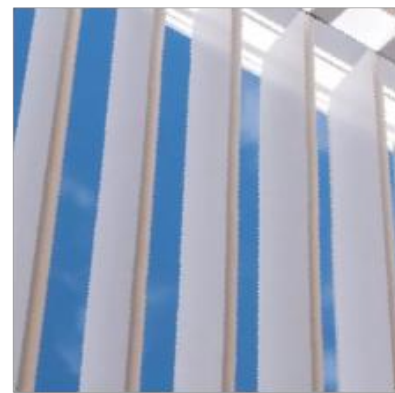
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DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN

PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
02 ISSUE FOR SITE PLAN REVIEW	10.27.2022

NOT FOR CONSTRUCTION

STAMP

DRAWN BY CHECK BY

PROJECT NUMBER
2211

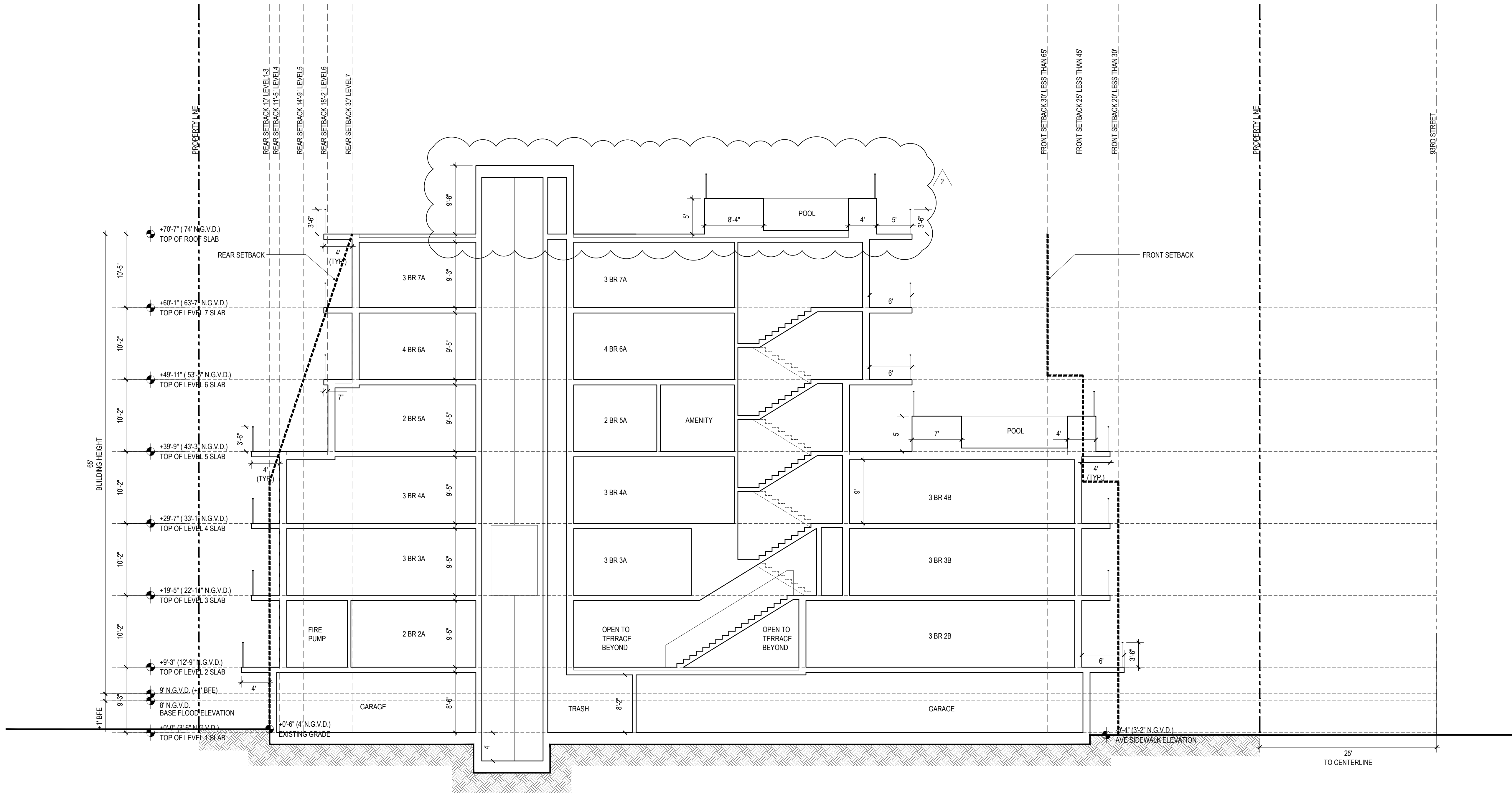
TITLE
BUILDING SECTION

DRAWING NO.

A-41

PAGE No. 1 OF 1

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

INDEX OF SHEETS

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

DEMOLITION NOTES:

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

TRENCH SAFETY ACT

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

SITE DATA

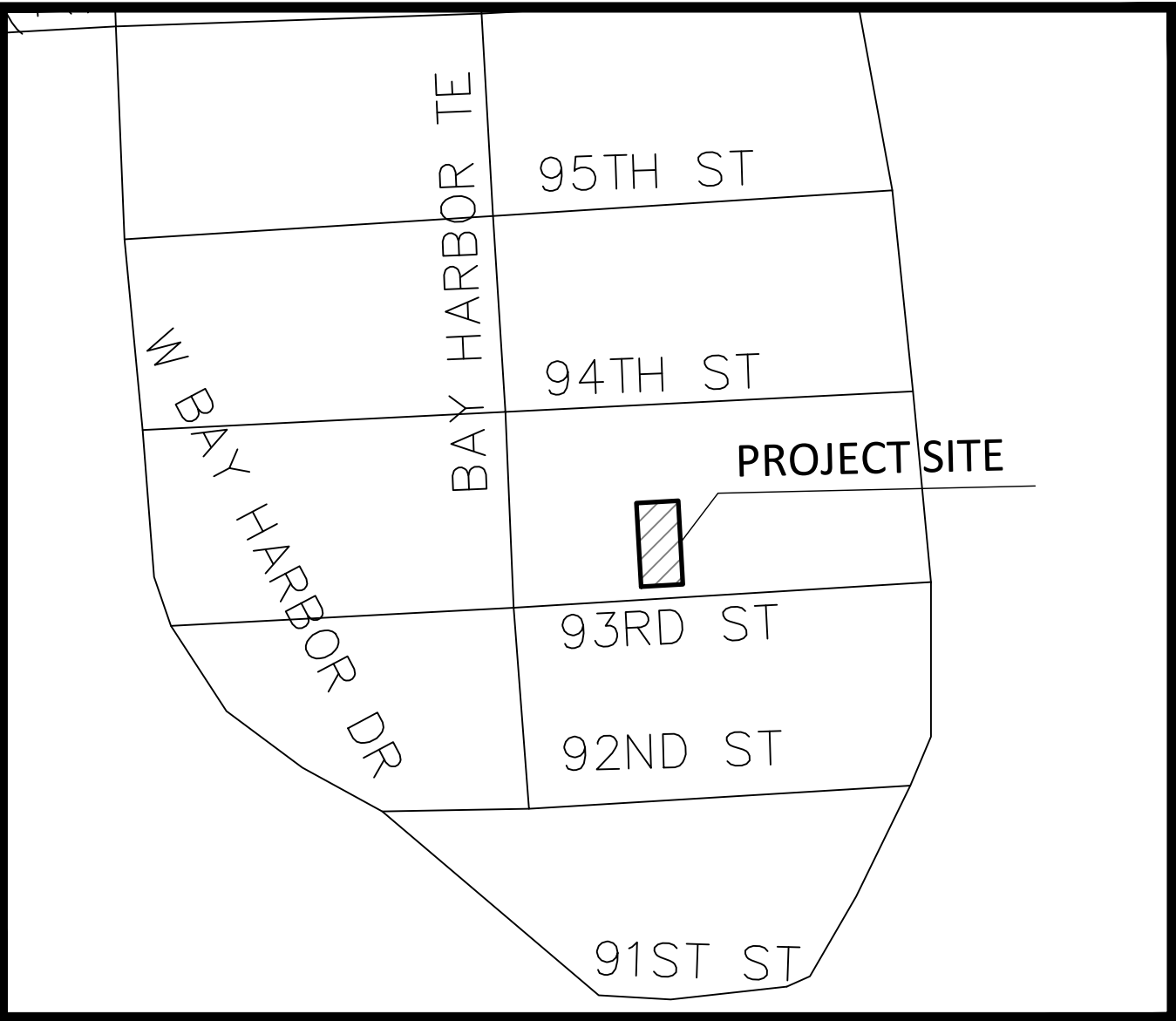
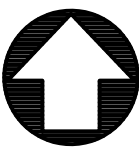
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD

UNDERGROUND DIGGING NOTE:

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

GENERAL NOTES:

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



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ENGINEER'S CERTIFICATION:



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



Civil Engineers

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Civil Engineer

CONSULTANT :

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1055 93rd STREET
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REVISIONS :

DATE: 10/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:

Cover Sheet

SHEET No.

PD-1



Civil Engineers

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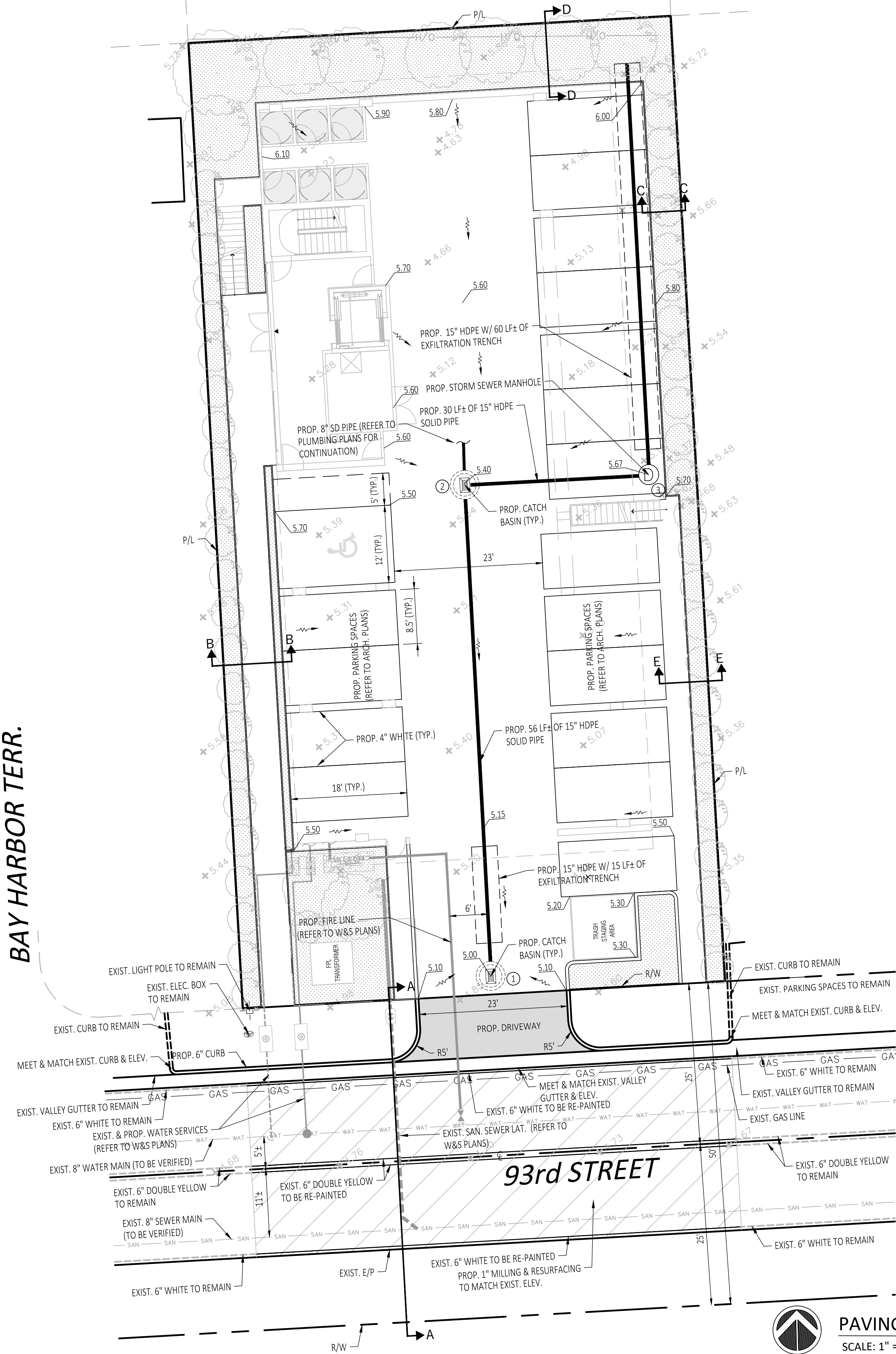
REVISIONS :

DATE: 10/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

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

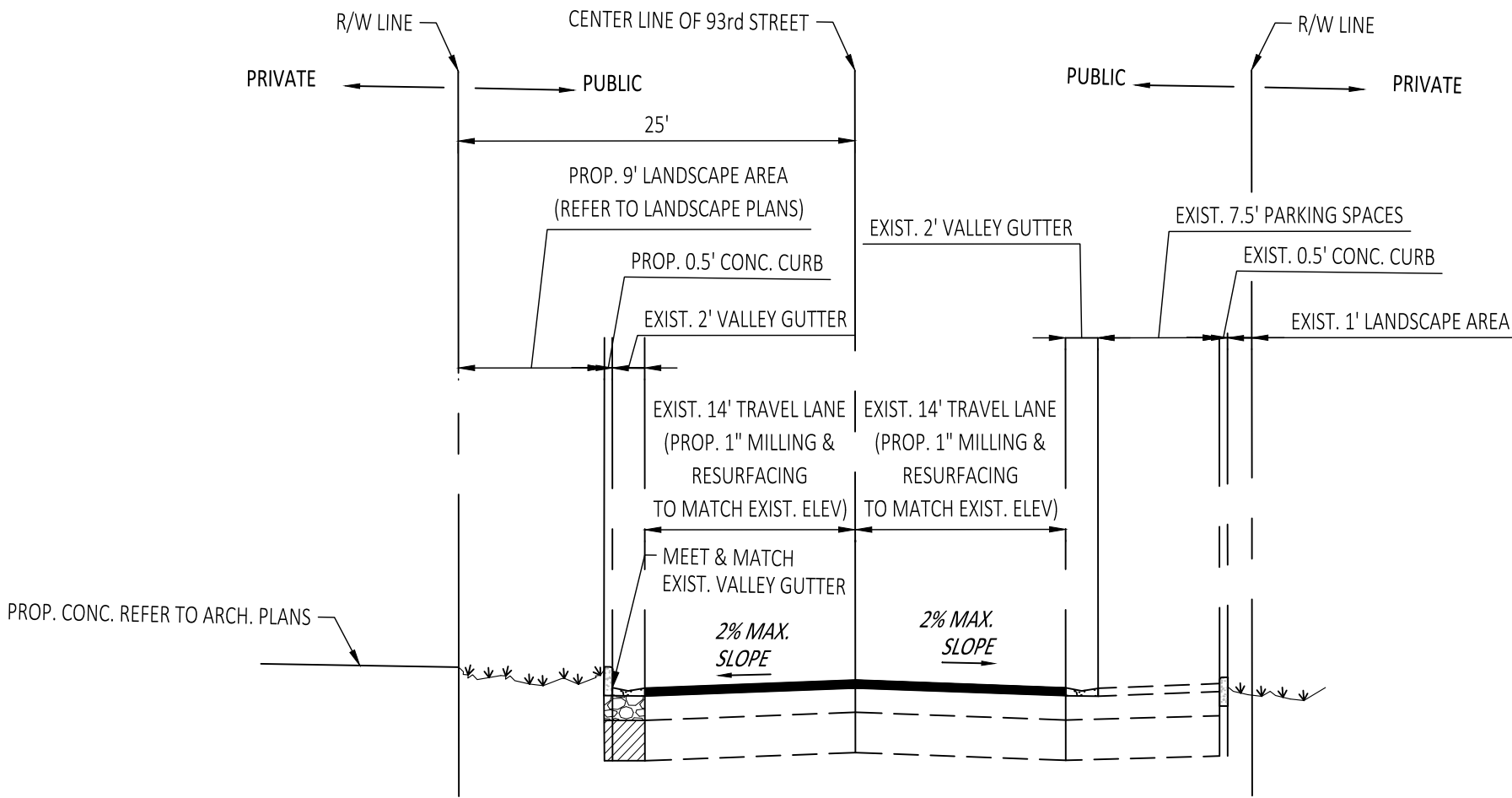
PD-2

BAY HARBOR TERR.



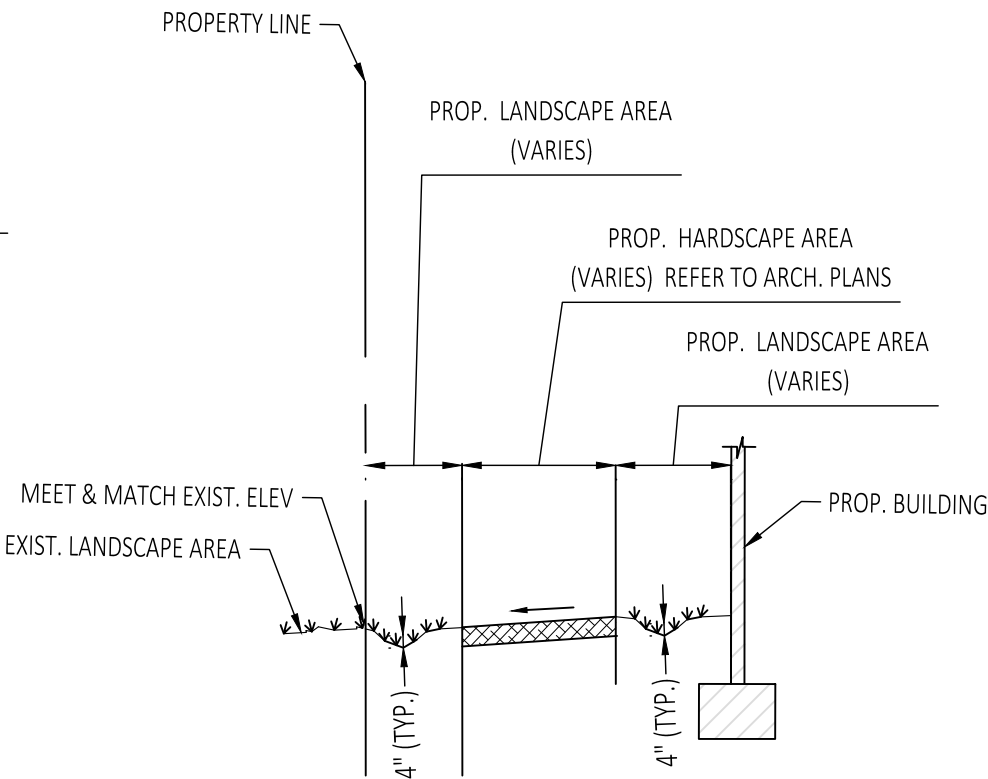
PAVING, GRADING, DRAINAGE PLAN & DETAILS

SCALE: 1" = 10'



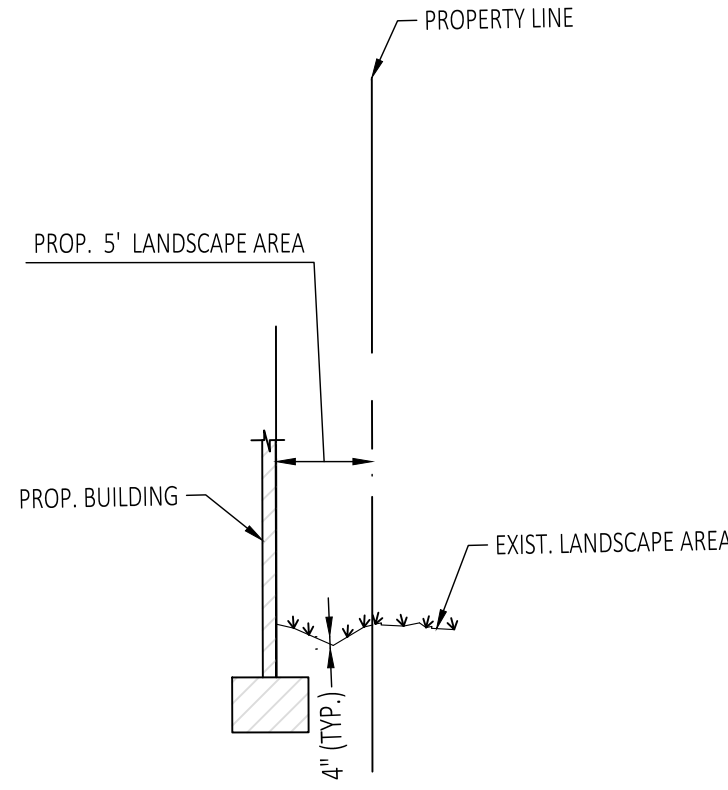
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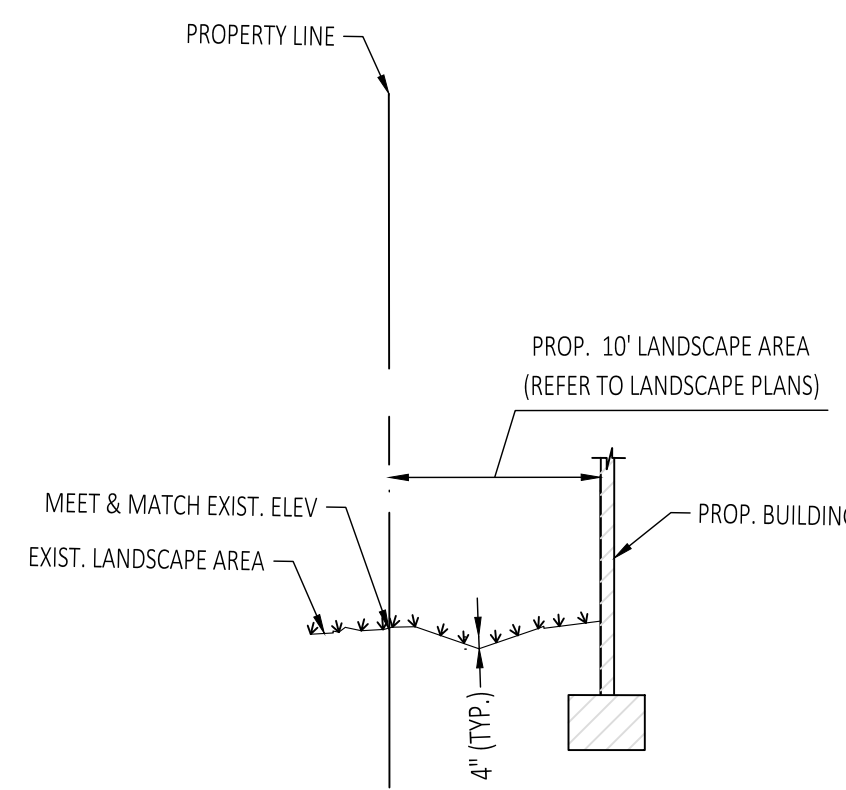
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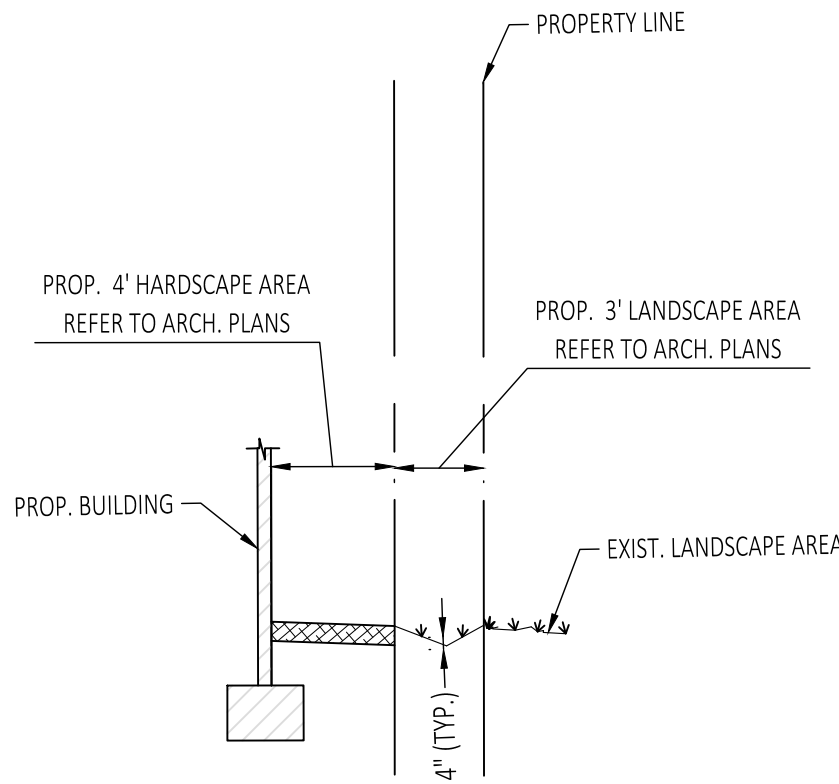
TYPICAL SECTION C-C

NOT TO SCALE



TYPICAL SECTION D-D

NOT TO SCALE



TYPICAL SECTION E-E

NOT TO SCALE

TYPICAL SECTIONS

NOT TO SCALE

DRAINAGE STRUCTURE SCHEDULE

STRUCT. No.	SIZE	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.	STRUCTURE TYPE
			N	W	S	E		
CB-1	48"	5.00	1.00*	-	-	-	(-)2.50	TYPE "P", USF 4700-6223
CB-2	48"	5.40	-	-	1.00*	1.00	(-)2.50	TYPE "P", USF 4700-6223
MH-3	48"	5.67	1.00*	1.00	-	-	(-)2.50	TYPE "P", USF 310

* BAFFLE REQUIRED

SITE DATA

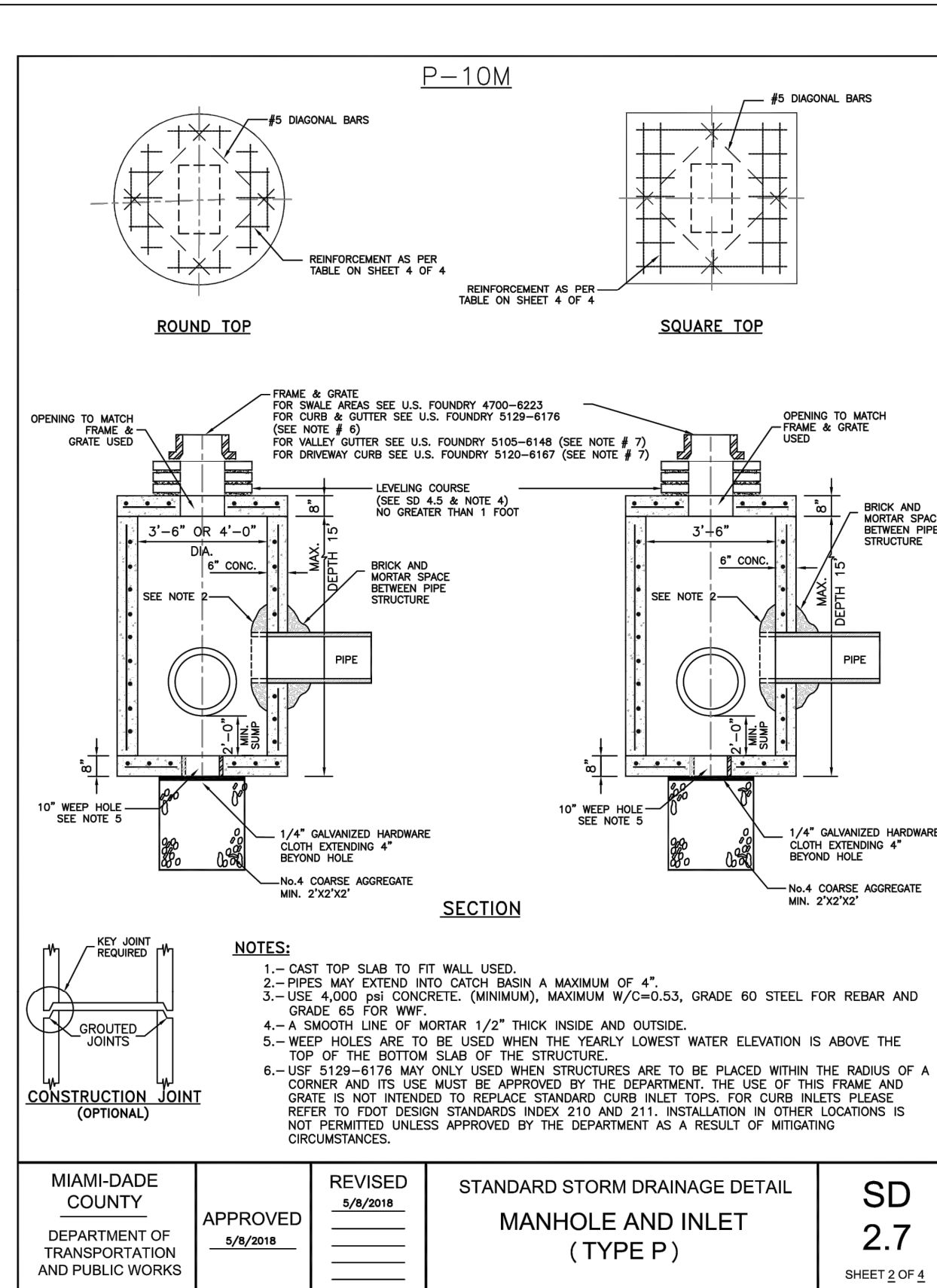
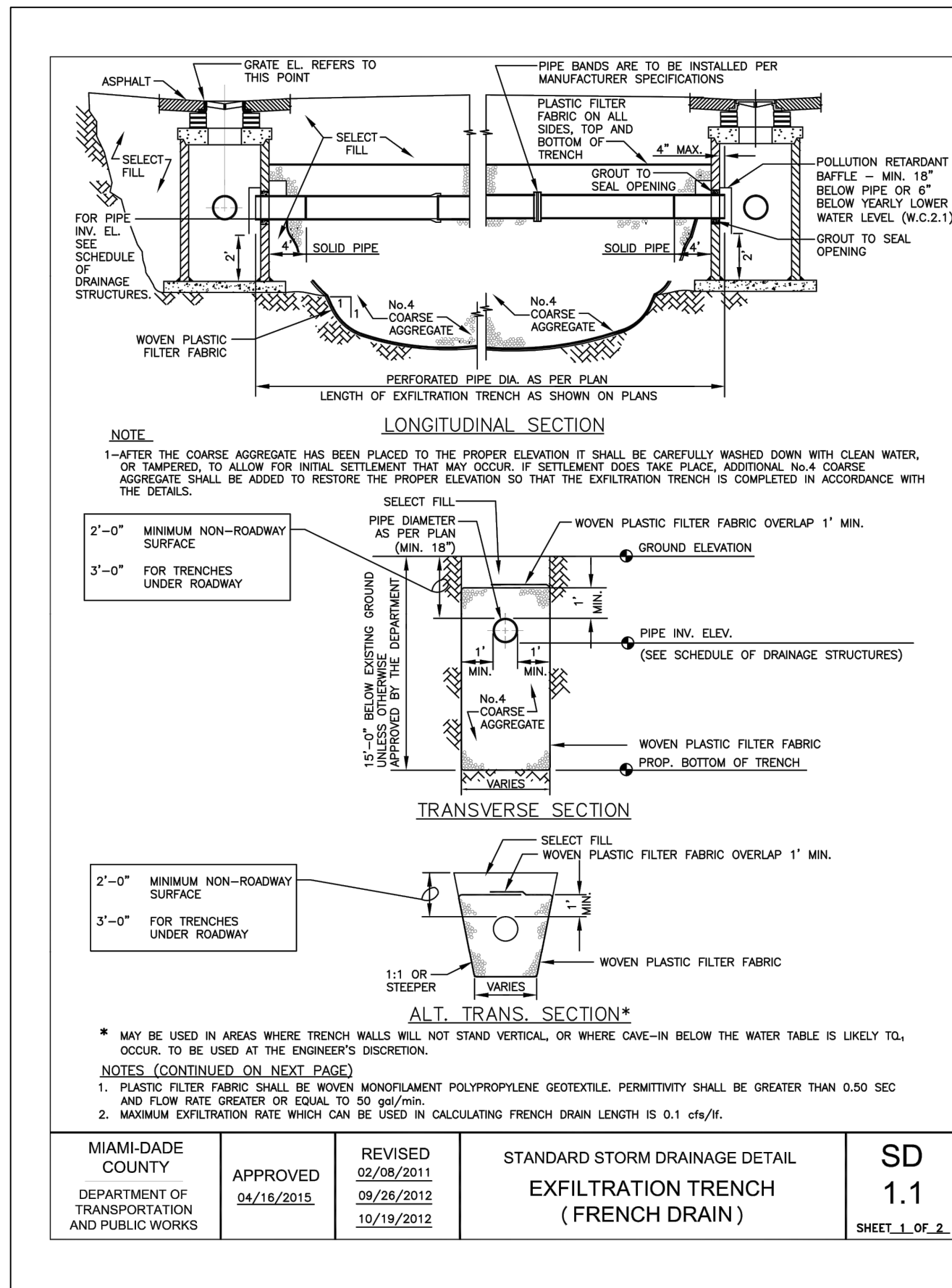
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD



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

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NOTES (CONTINUED)

- THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
- NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
- TYPE "P" S.D. 2.8 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
- TYPE "P" S.D. 2.8 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
- ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
- PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
- NEOPRENE GASKET REQUIRED FOR BATTLES ON ALL CONTACT EDGES MOUNTED ON WALL.
- OIL AND GREASE BATTLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WETTED PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 12 PARKING SPACES OR MORE.
- OIL AND GREASE BATTLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

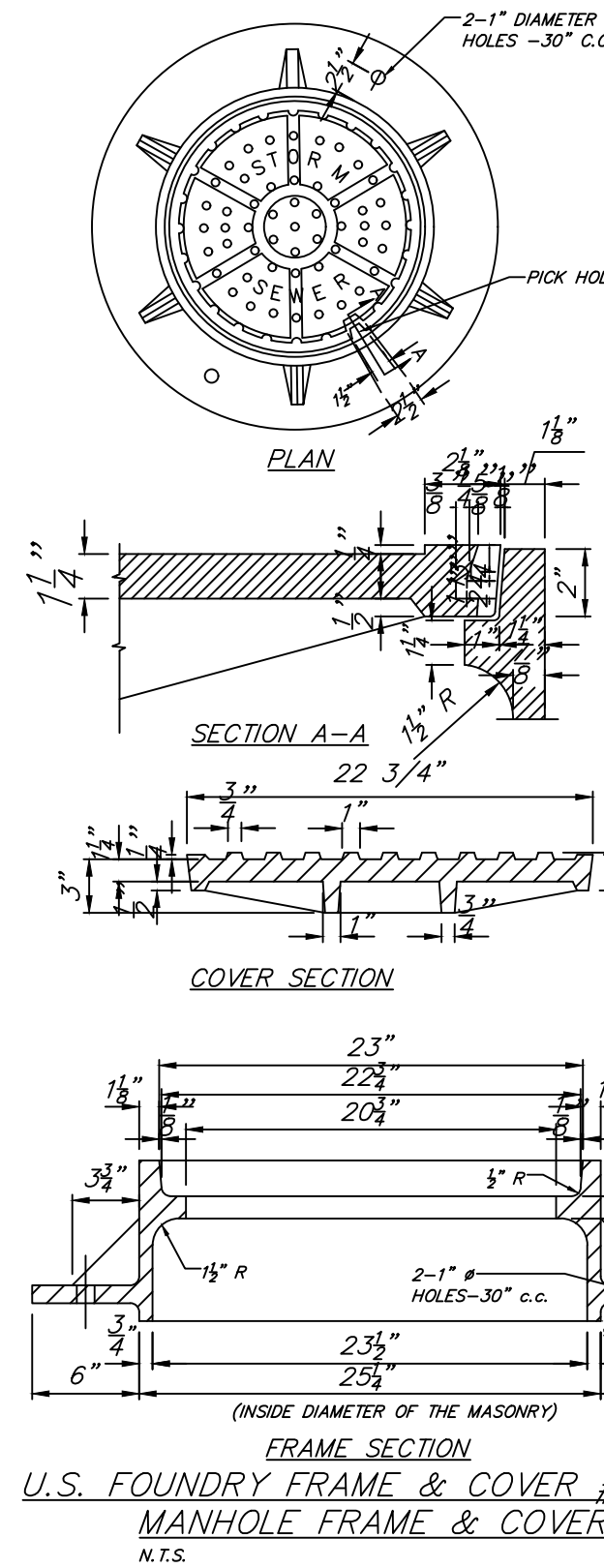
CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS.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

PIPE DIAMETER (Inches)	MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS	
	OUTER SHELL	LINER
15	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)
18	100	50
24	120	60
30	160	80
36	200	100
42	240	120
48	275	140
54	315	150
60	355	180
72	395	200
84	470	235
	550	275

NOTE:

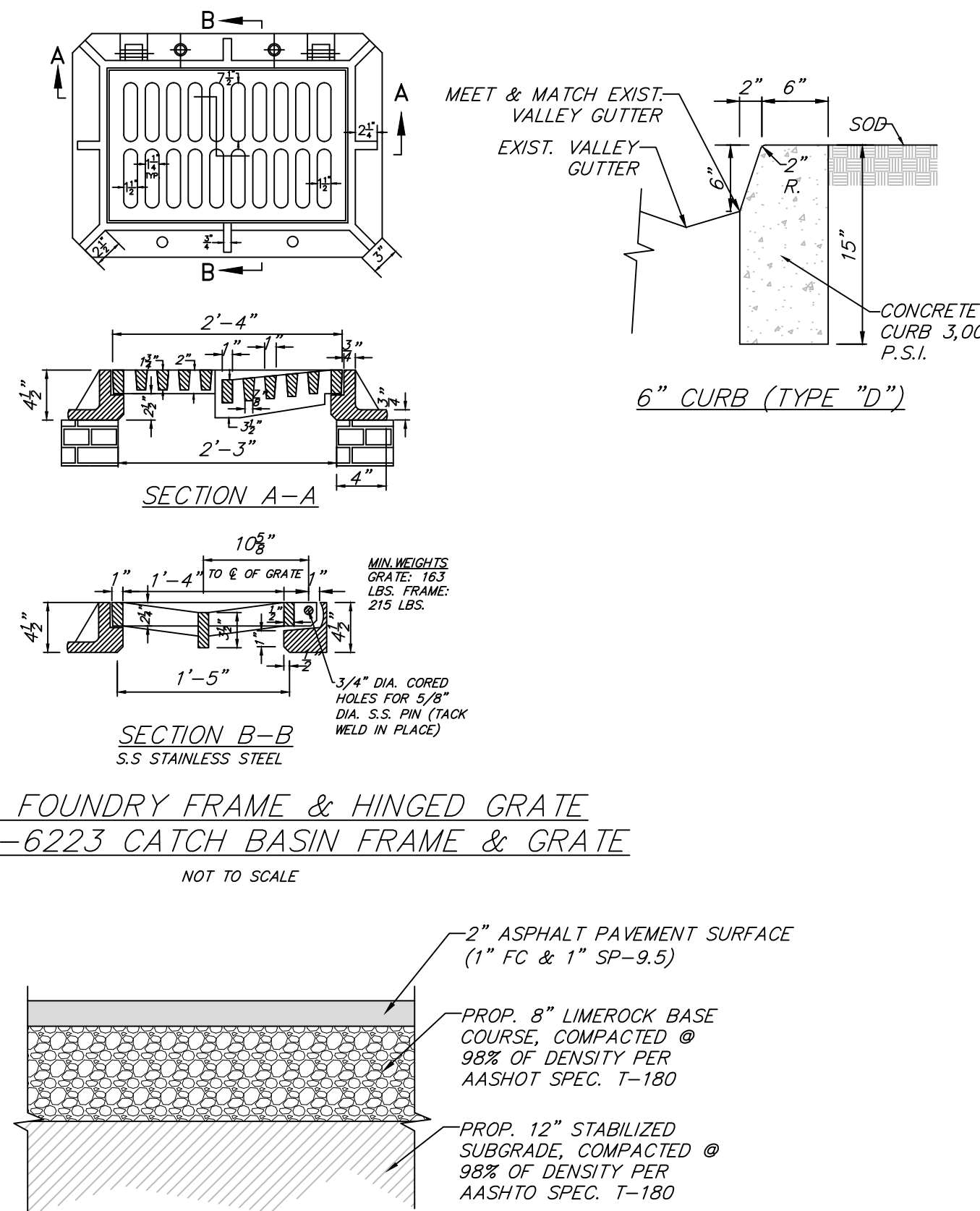
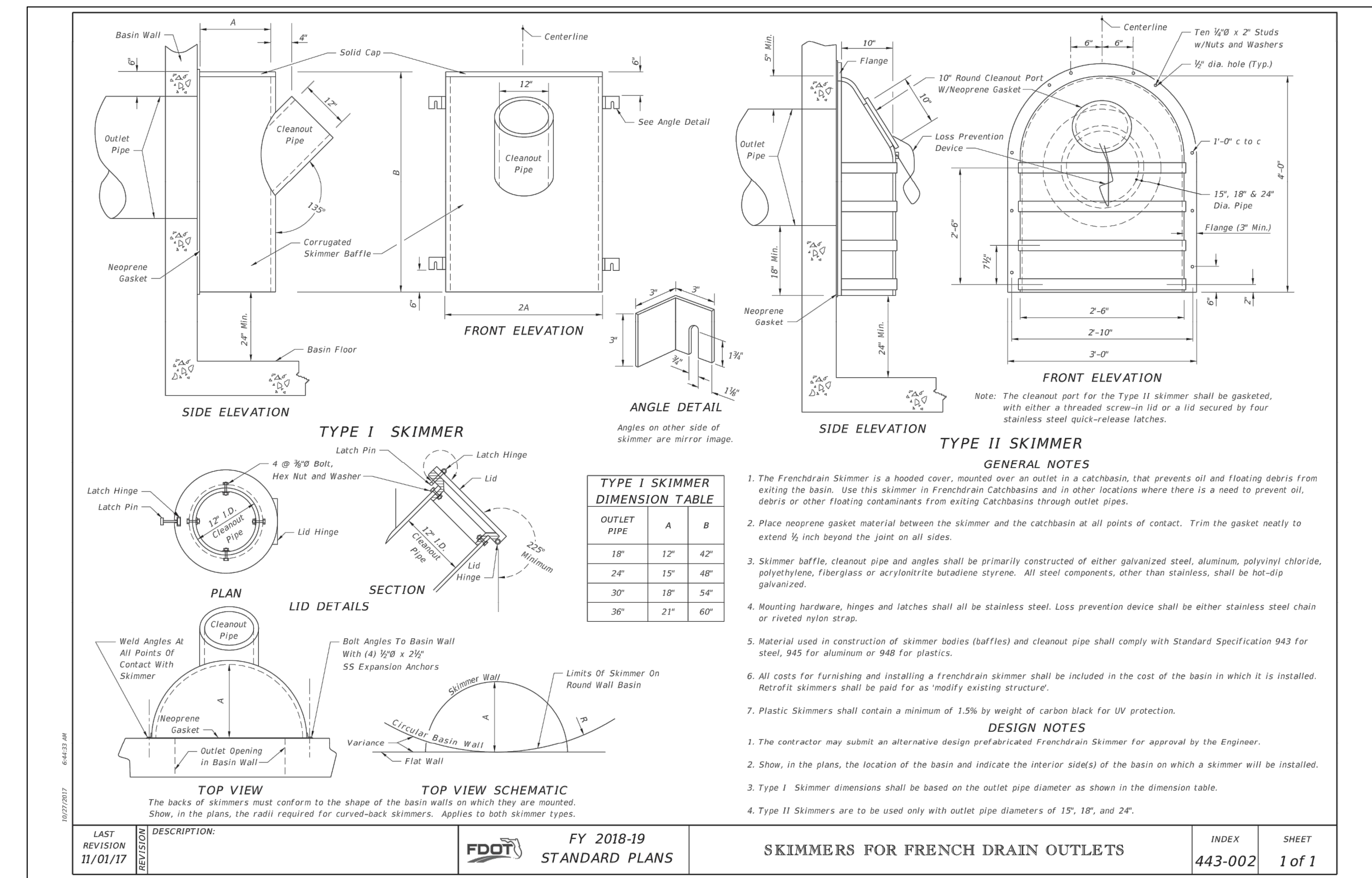
PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/18/2015	REVISED 06-04-88 10-22-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1	SHEET 2 OF 2
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TRAFFIC NOTES & STANDARDS

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



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!

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INDEX OF SHEETS

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

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

RER-DERM WATER-SEWER GENERAL NOTES:

- 1. A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE TOP OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
 - A) THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - B) THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
 - C) THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
- 2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THIS DISTANCE CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
 - A) THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - B) THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
- 3. AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWERS.
- 4. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
 - A) RESIDENTIAL LAND USES. FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
 - B) NON-RESIDENTIAL LAND USES. TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
 - C) ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- 5. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- 6. FOREMAIN SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE DUCTILE IRON, C-900 PVC, HDPE OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
- 7. THE MAXIMUM ALLOWABLE EXFILTRATION/LEAKAGE RATE OF FORCE MAIN SANITARY SEWERS SHALL BE:
 - A) DUCTILE IRON, C-900 PVC, HDPE, AND PVC PIPE. THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
 - B) REINFORCED CONCRETE PRESSURE PIPE. HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
 - C) ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- 8. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- 9. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS.
- 10. IF ANY AREA OF THE WORK SITE IS FOUND TO CONTAIN BURIED SOLID WASTE AND/OR GROUND OR GROUND WATER CONTAMINATION, THE FOLLOWING SHALL APPLY:
 - A) ALL WORK IN THE AREA SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION MUST BE PROVIDED TO THE APPROPRIATE AGENCIES.
 - B) IMMEDIATELY NOTIFY THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION (EMRD). THE EMRD CAN BE CONTACTED AT (305) 372-6700.
 - C) IF CONTAMINATED SOILS AND/OR BURIED SOLID WASTE MATERIAL IS EXCAVATED DURING CONSTRUCTION, THEN THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. BE ADVISED THAT THE LANDFILL OWNER/OPERATOR IS THE FINAL AUTHORITY ON DISPOSAL AND MAY HAVE REQUIREMENTS BEYOND THOSE PROVIDED BY HEREIN. IF DISPOSAL WITHIN A MIAMI-DADE COUNTY OWNED LANDFILL (CLASS 1 LANDFILL) IS APPROPRIATE AND SELECTED, PLEASE CONTACT THE MIAMI-DADE COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT AT (305) 594-5666 FOR INFORMATION.
 - D) THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOLI MANAGEMENT PLAN FROM THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION. THE EMRD CAN BE CONTACTED AT (305) 372-6700.
- 11. PUMPS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS FOR CLASS 1, GROUP D, DIVISION 1 LOCATIONS (EXPLOSION PROOF).
- 12. THE CONTRACTOR IS ADVISED THAT A TREE REMOVAL/RELOCATION PERMIT MAY BE REQUIRED PRIOR TO THE REMOVAL AND/OR RELOCATION OF TREE REMOVALS. PRIOR TO REMOVING ANY TREE, THE CONTRACTOR SHALL NOTIFY THE TREE AND FOREST RESOURCES SECTION OF DERM AT (305) 372-6574 OR VIA E-MAIL AT: TFRS@MIAMI-DADE.GOV , OR CONTACT THE MUNICIPALITY WITH TREE ORDINANCE JURISDICTION TO OBTAIN ANY REQUIRED PERMITS. THOSE TREES NOT INTERFERING WITH THE CONSTRUCTION SHALL BE PROTECTED IN PLACE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24-49.5 OF THE MIAMI-DADE CODE.
- 13. PLEASE NOTE THAT THE DEMOLITION, REMOVAL, AND/OR DISTURBANCE OF EXISTING UNDERGROUND UTILITIES THAT CONTAIN ASBESTOS- CEMENT PIPES (ACP) ARE SUBJECT TO THE PROVISIONS OF 40 CFR-61 SUBPART M. THEREFORE, PURSUANT TO THE PROVISIONS OF 40 CFR-61-145, A NOTICE OF DEMOLITION OR ASBESTOS RENOVATION FORM MUST BE FILED WITH THE AIR QUALITY MANAGEMENT DIVISION (AQMD) OF DERM, AT LEAST TEN (10) WORKING DAYS PRIOR TO STARTING OF ANY WORK. NOTE THAT THE BACKFILLING AND BURIAL OF CRUSHED ACP WOULD CAUSE THESE LOCATIONS TO BE CONSIDERED ACTIVE DISPOSAL SITES AND SUBJECT TO 40 CFR-61.154, AND 40 CFR-61.151 A YEAR AFTER PROJECT COMPLETION. EXISTING STANDARD OPERATING PROCEDURES, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY CRITERIA, MUST BE FOLLOWED AND IMPLEMENTED TO MINIMIZE ANY POTENTIAL RELEASE OF FUGITIVE EMISSIONS, ESPECIALLY DURING PROJECT CONSTRUCTION ACTIVITIES. THE AQMD CAN BE CONTACTED VIA EMAIL AT ASBESTOS@MIAMI-DADE.GOV OR (305) 372-6925.

REV 04/30/2018

TRENCH SAFETY ACT:

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

UNDERGROUND DIGGING NOTE:

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

NOTE:

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED:

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

GENERAL NOTES:

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

THE FOLLOWING ARE REQUIREMENTS PER DEPARTMENT OF HEALTH:

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OR WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

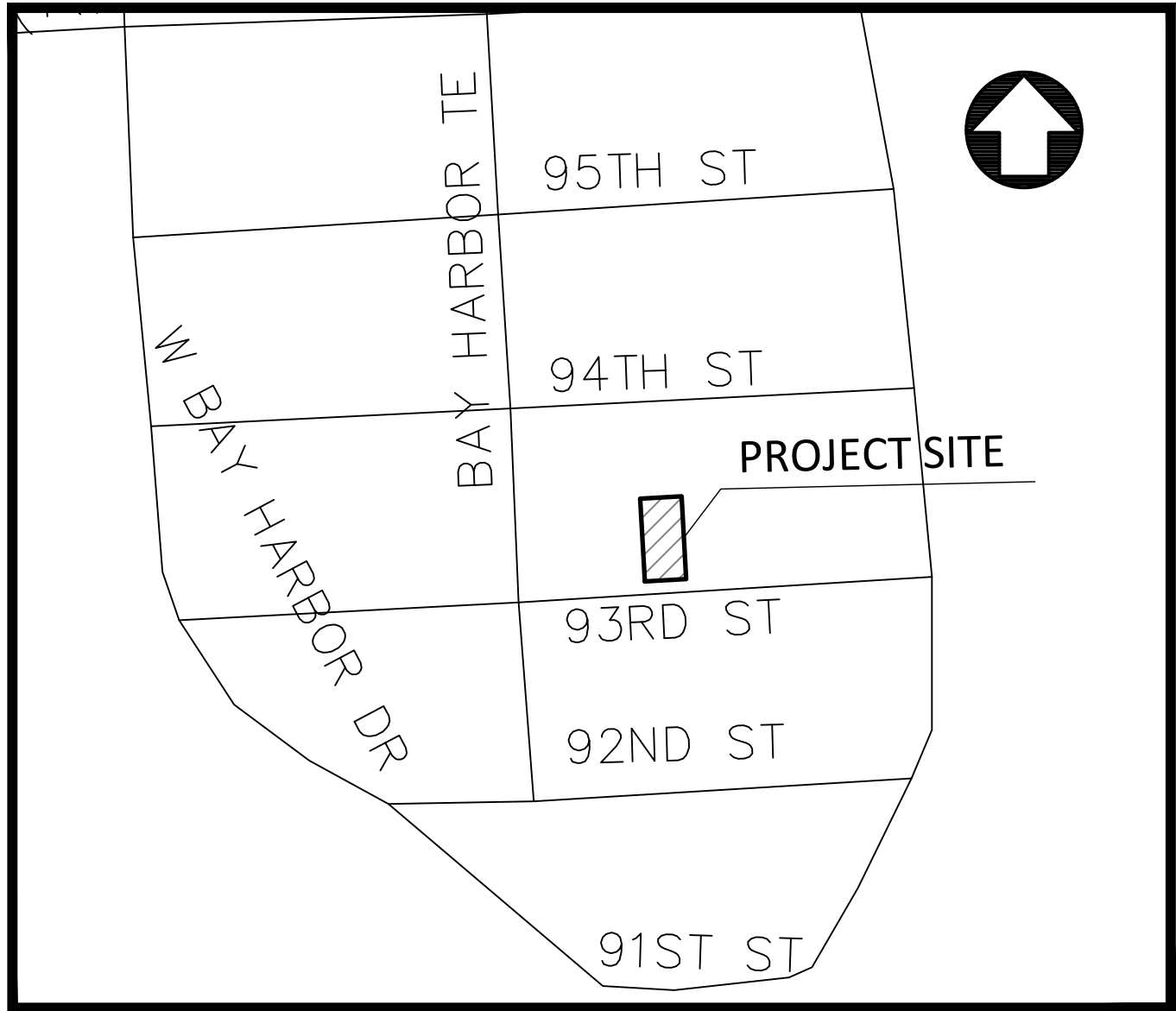
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



Civil Engineers

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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33164

REVISIONS :

DATE: 10/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:

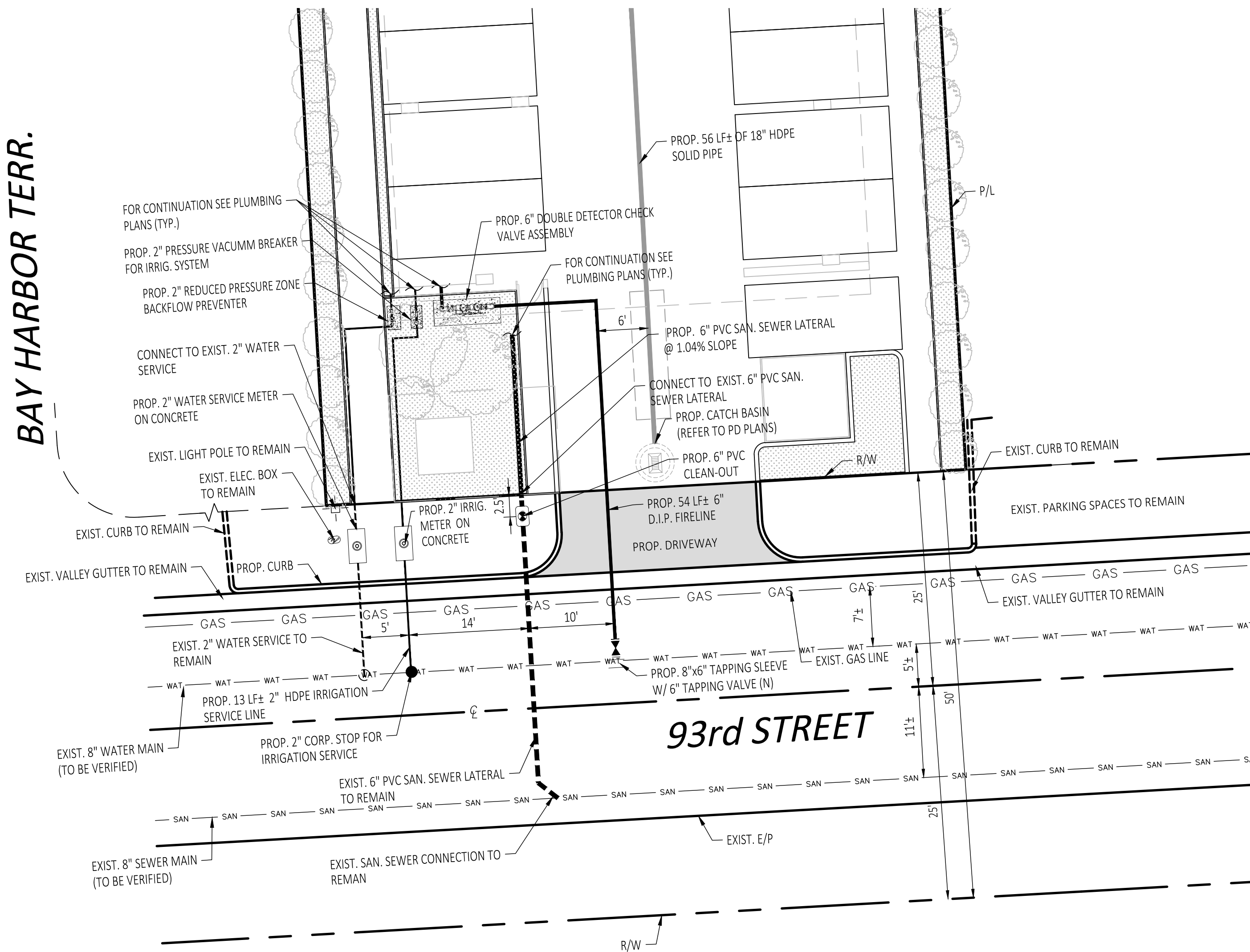
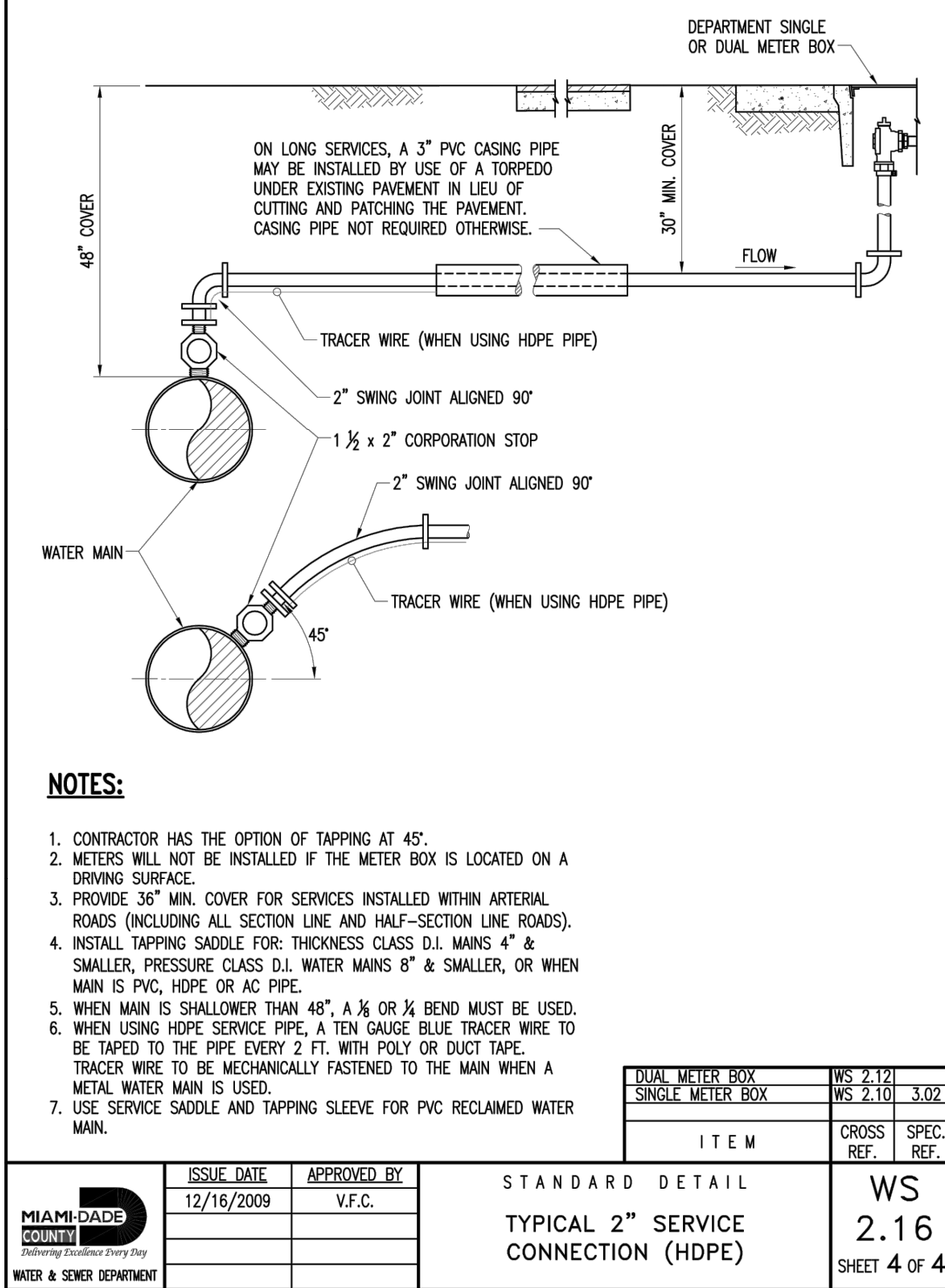
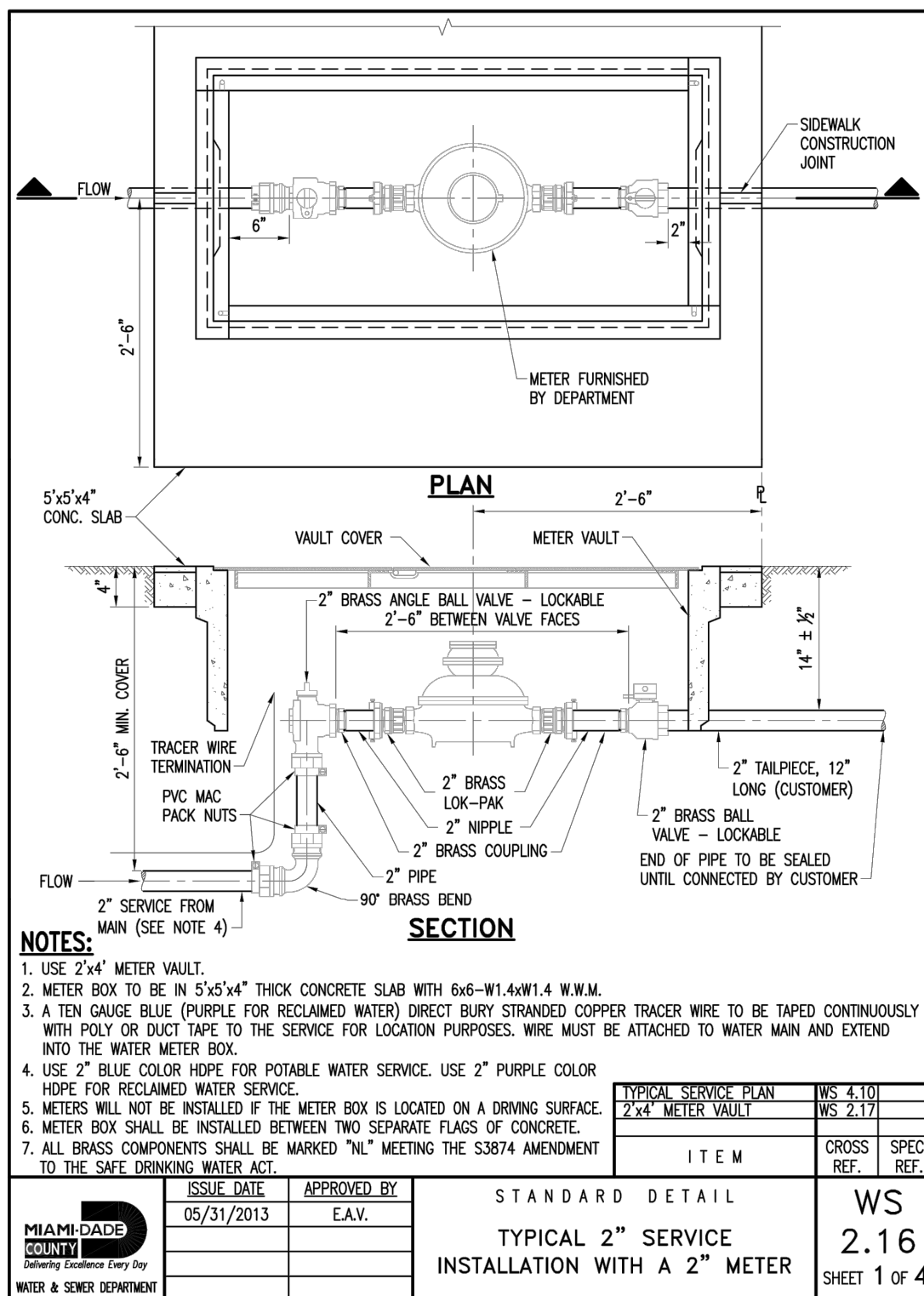
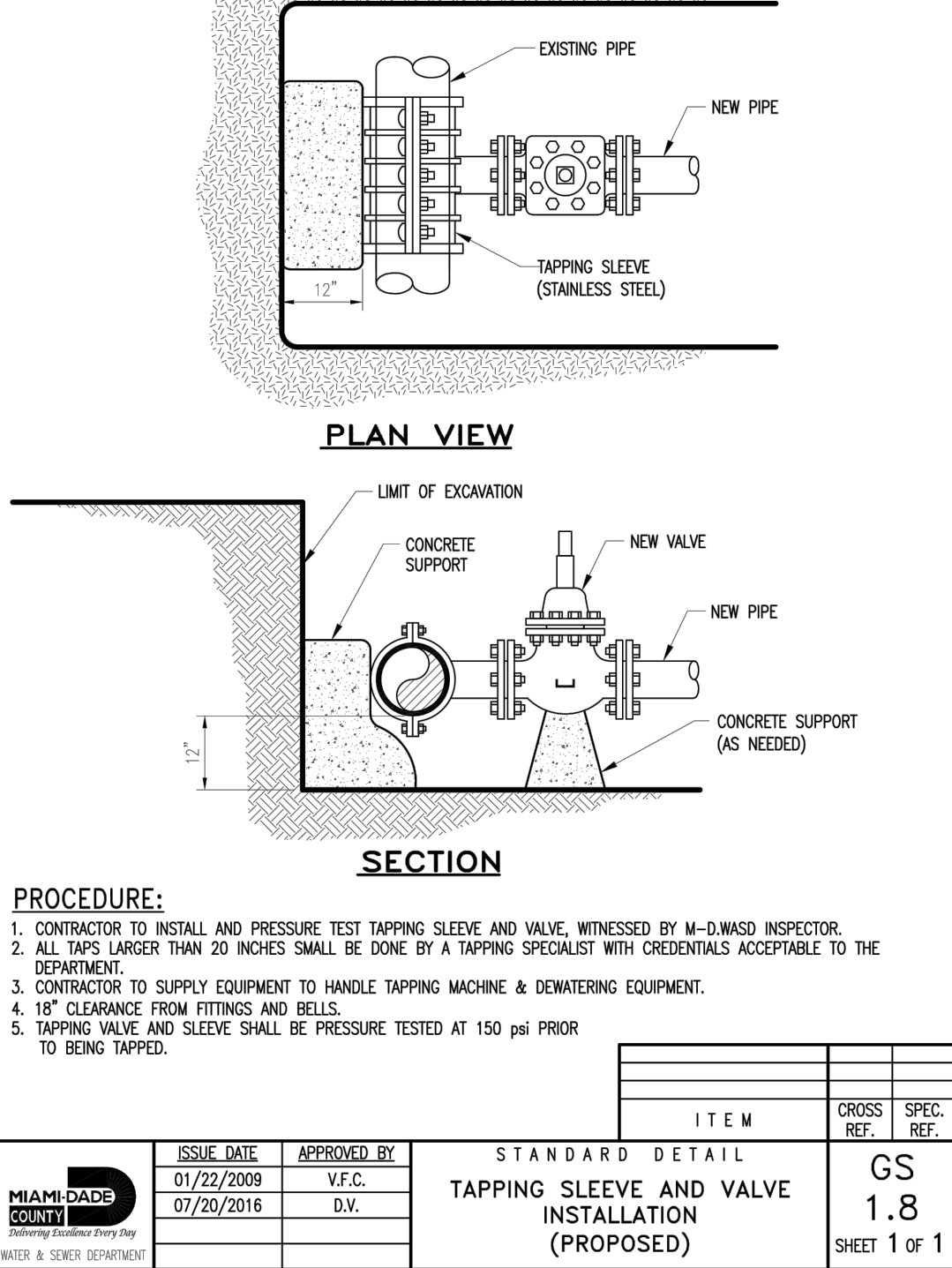
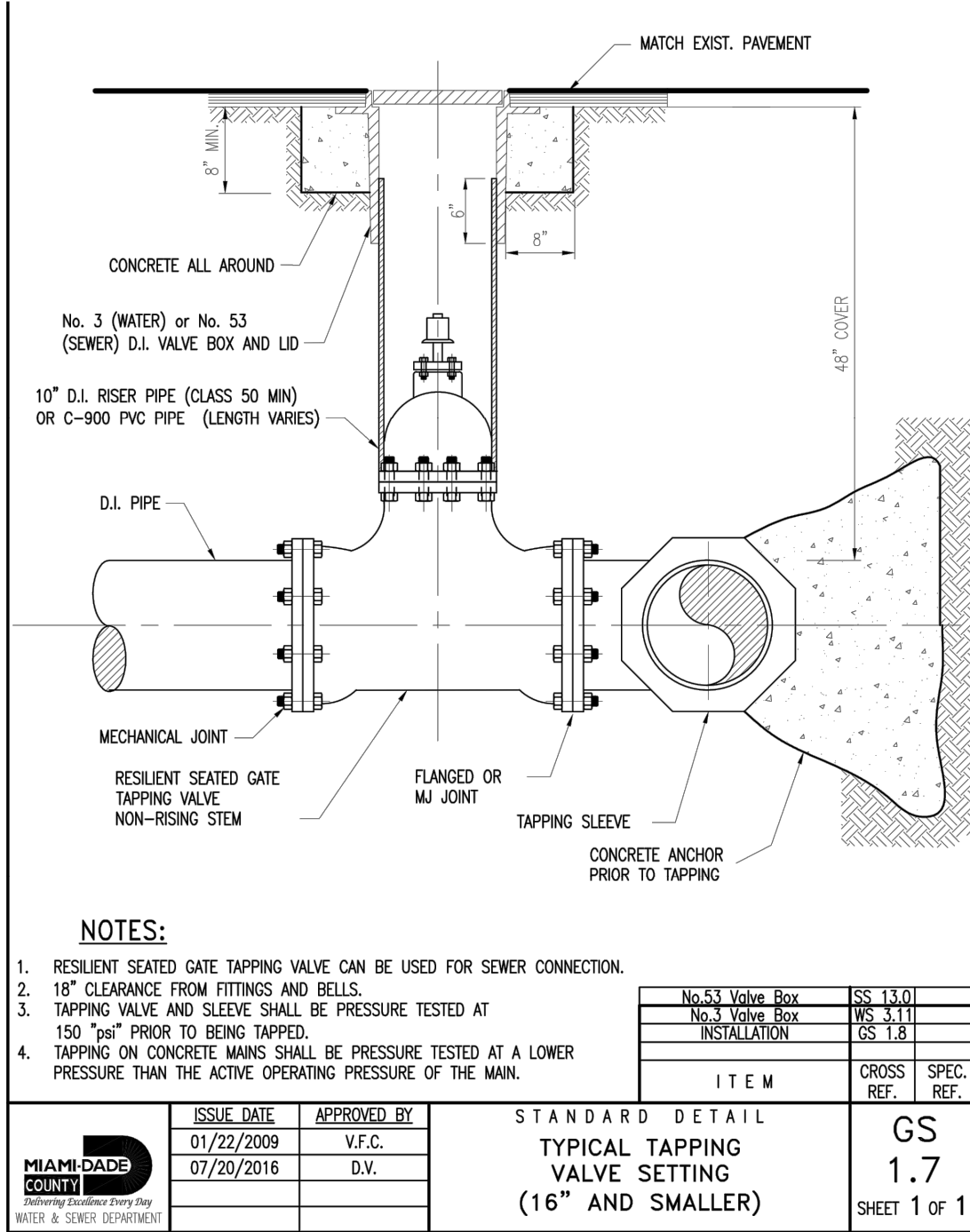
Cover Sheet

SHEET No.

WS-1

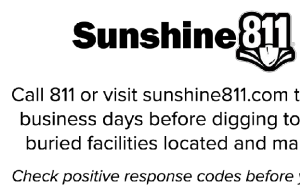


I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328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



WATER & SEWER PLAN

SCALE: 1" = 10'



ENGINEER'S CERTIFICATION:

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



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Civil Engineer

CONSULTANT :

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1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 10/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:

Water & Sewer Plan
& Details

SHEET No.

WS-2



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Civil Engineer

CONSULTANT :

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1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 10/22/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

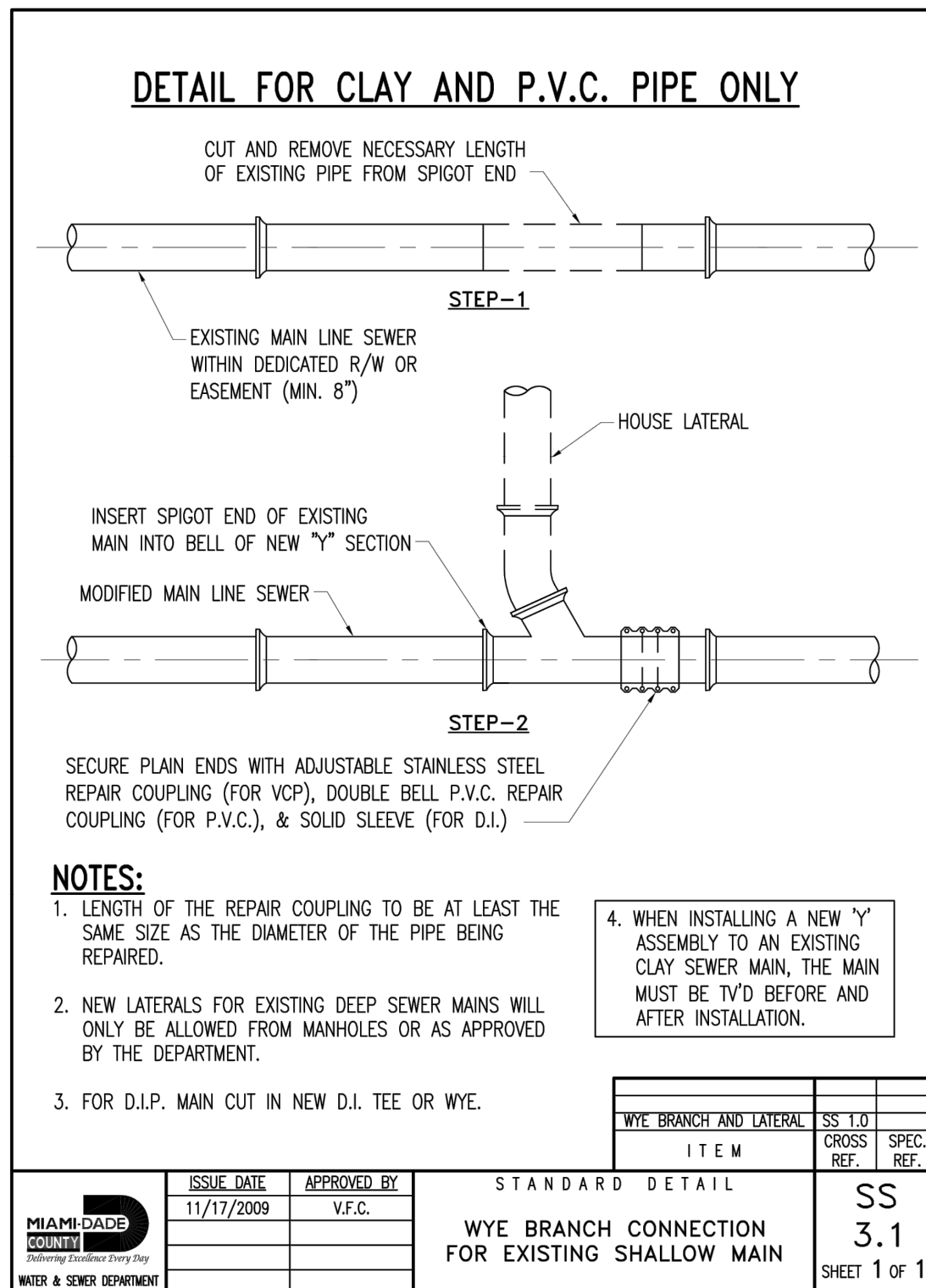
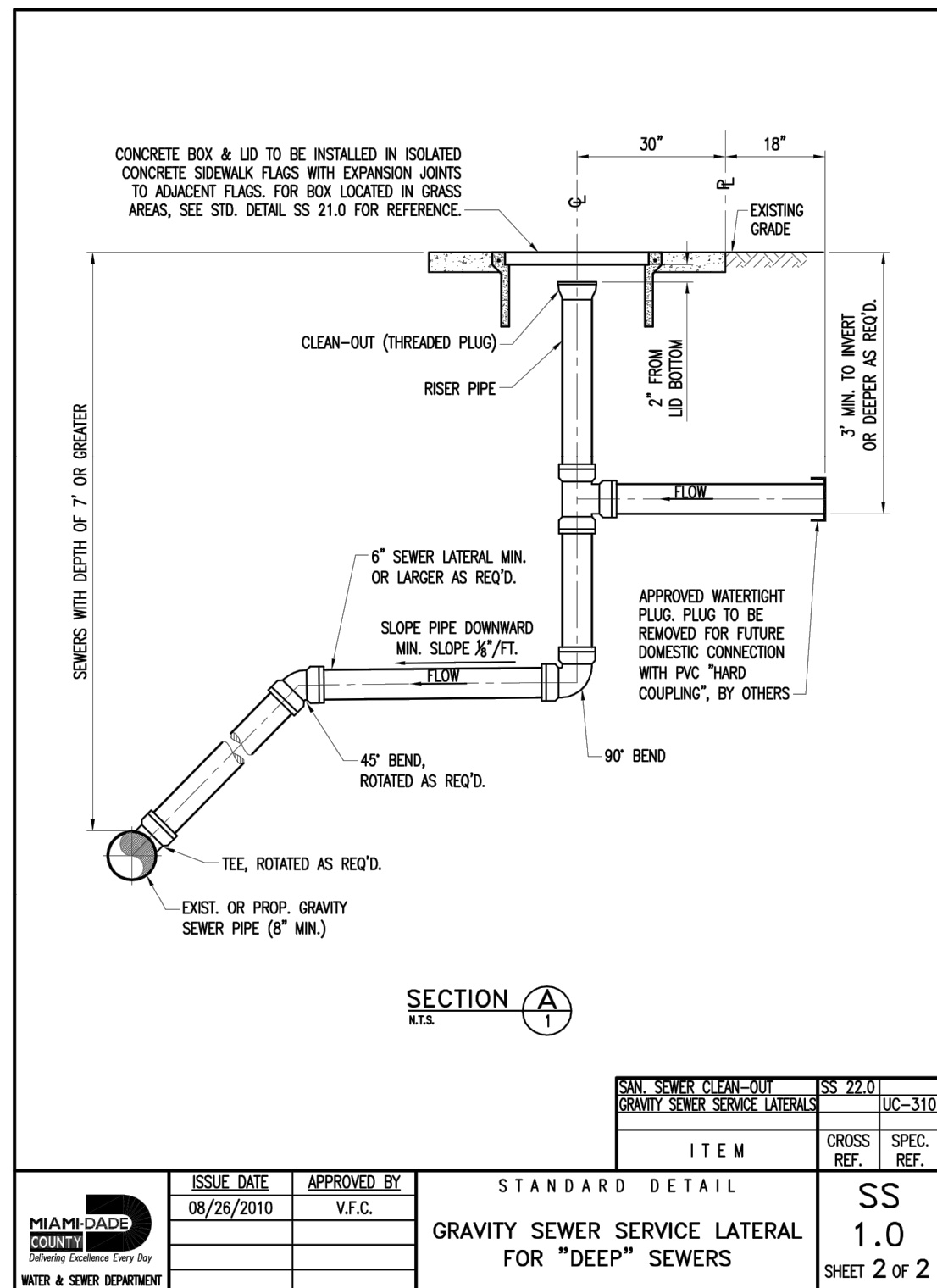
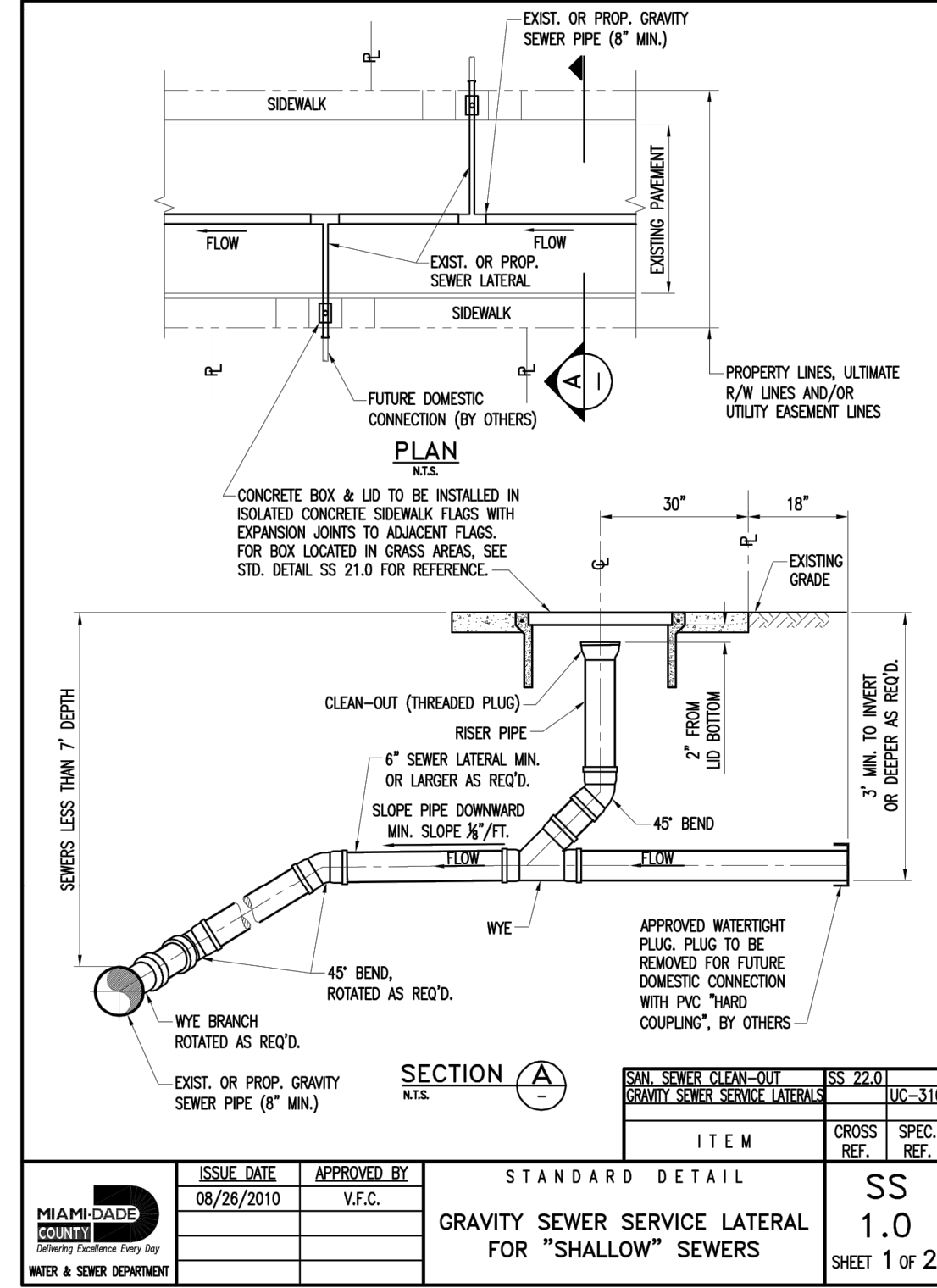
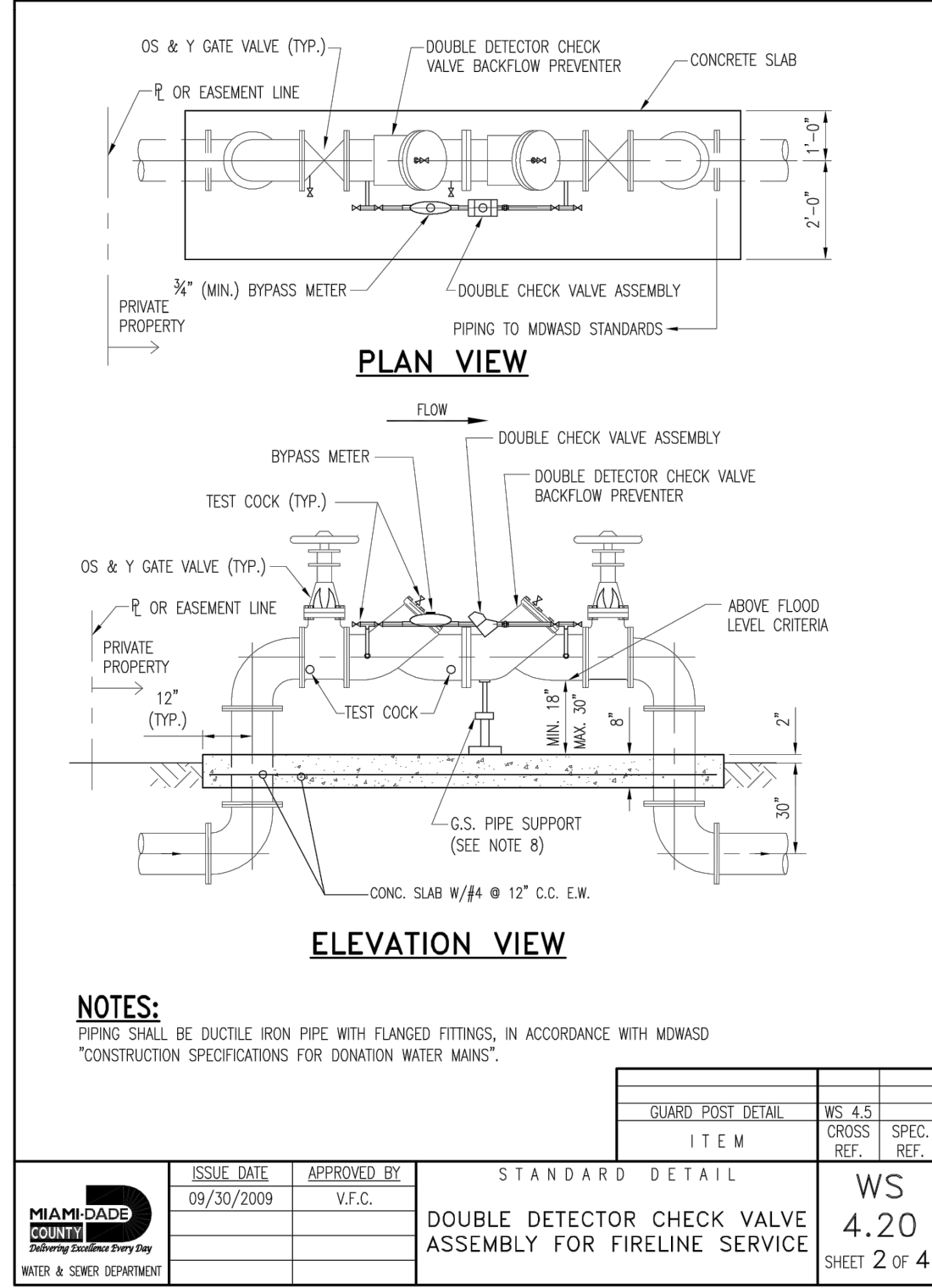
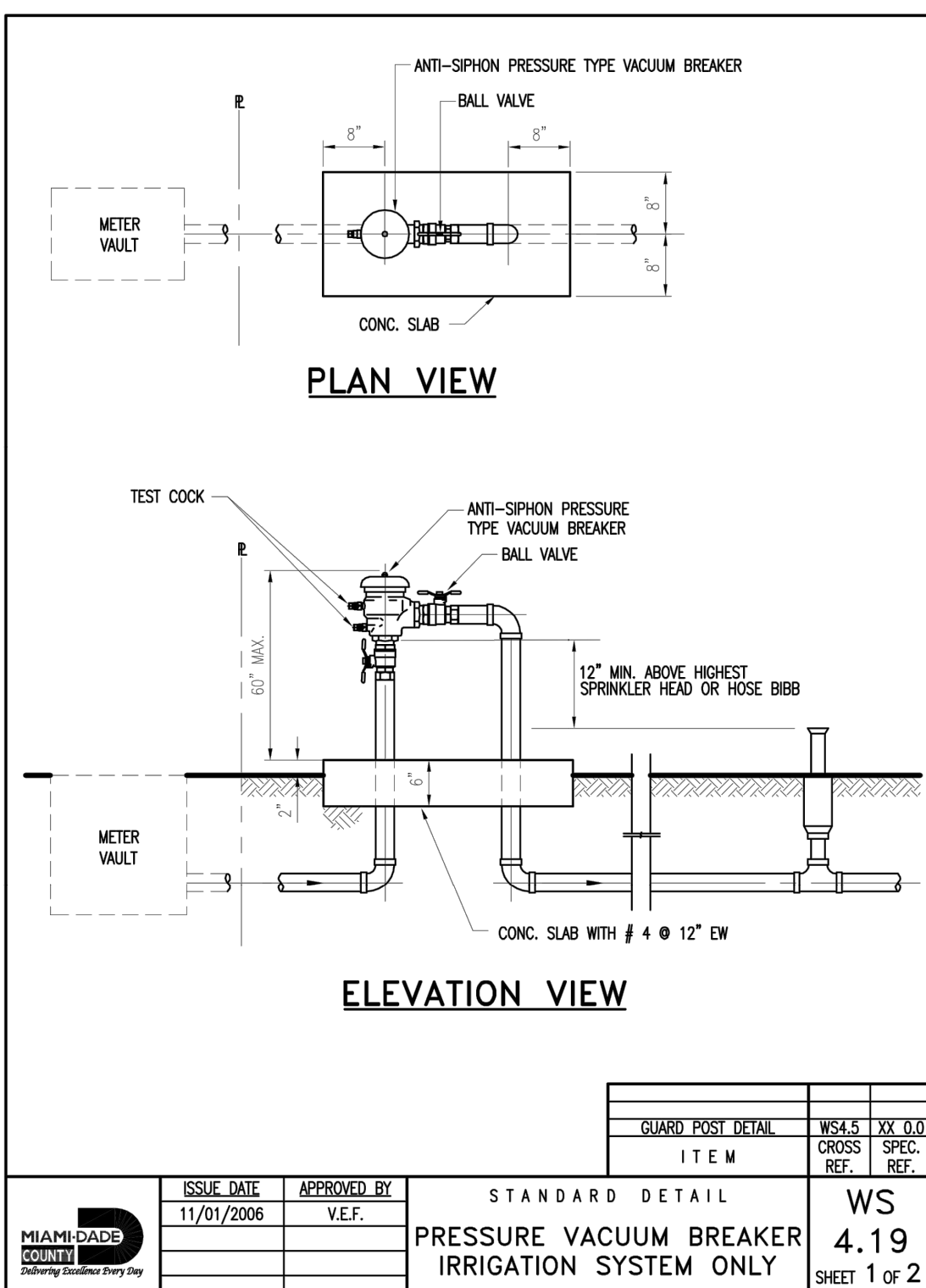
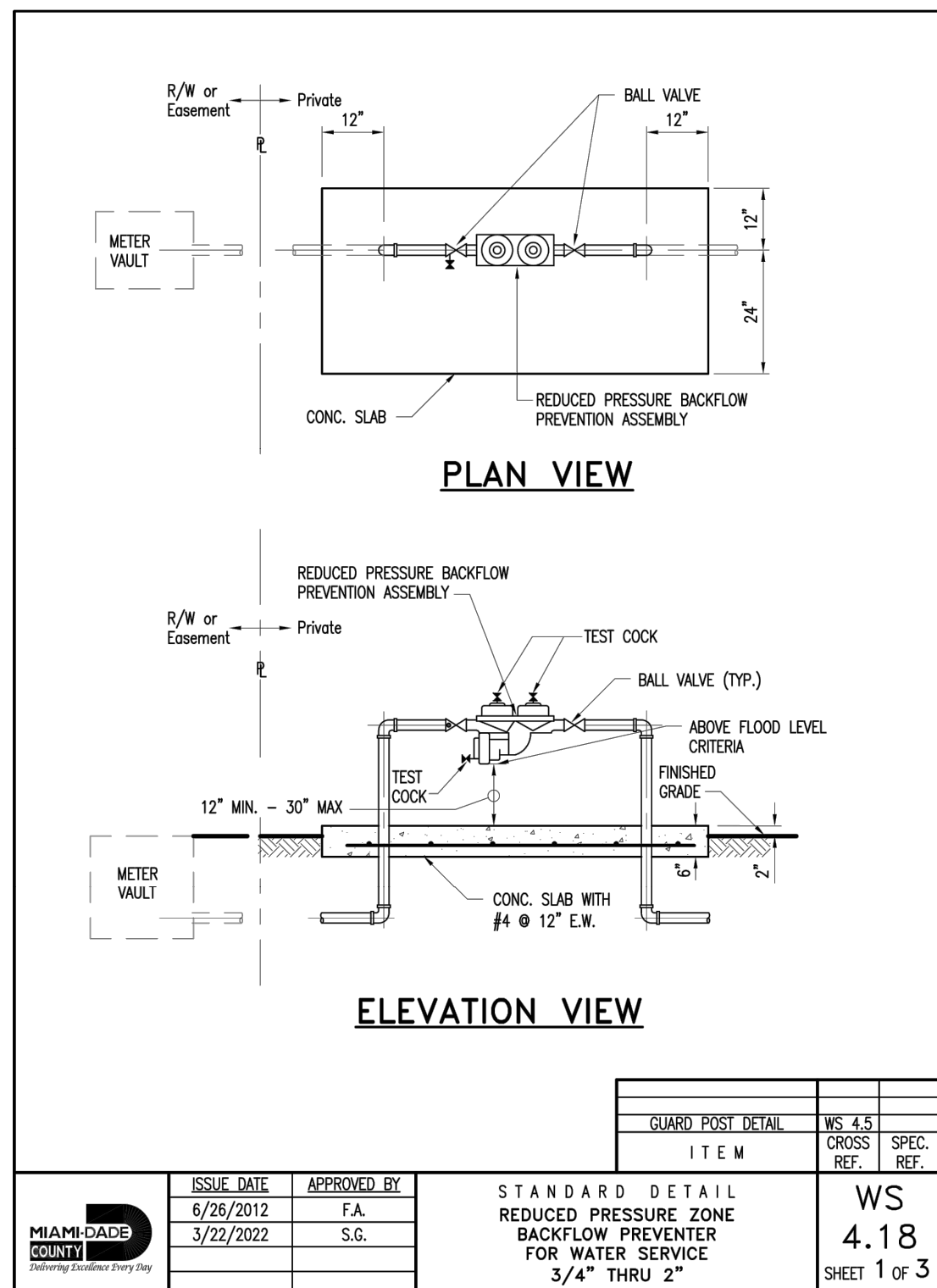
SHEET NAME:

Water & Sewer
Details

SHEET No.

WS-3

3 OF 3



WATER & SEWER DETAILS

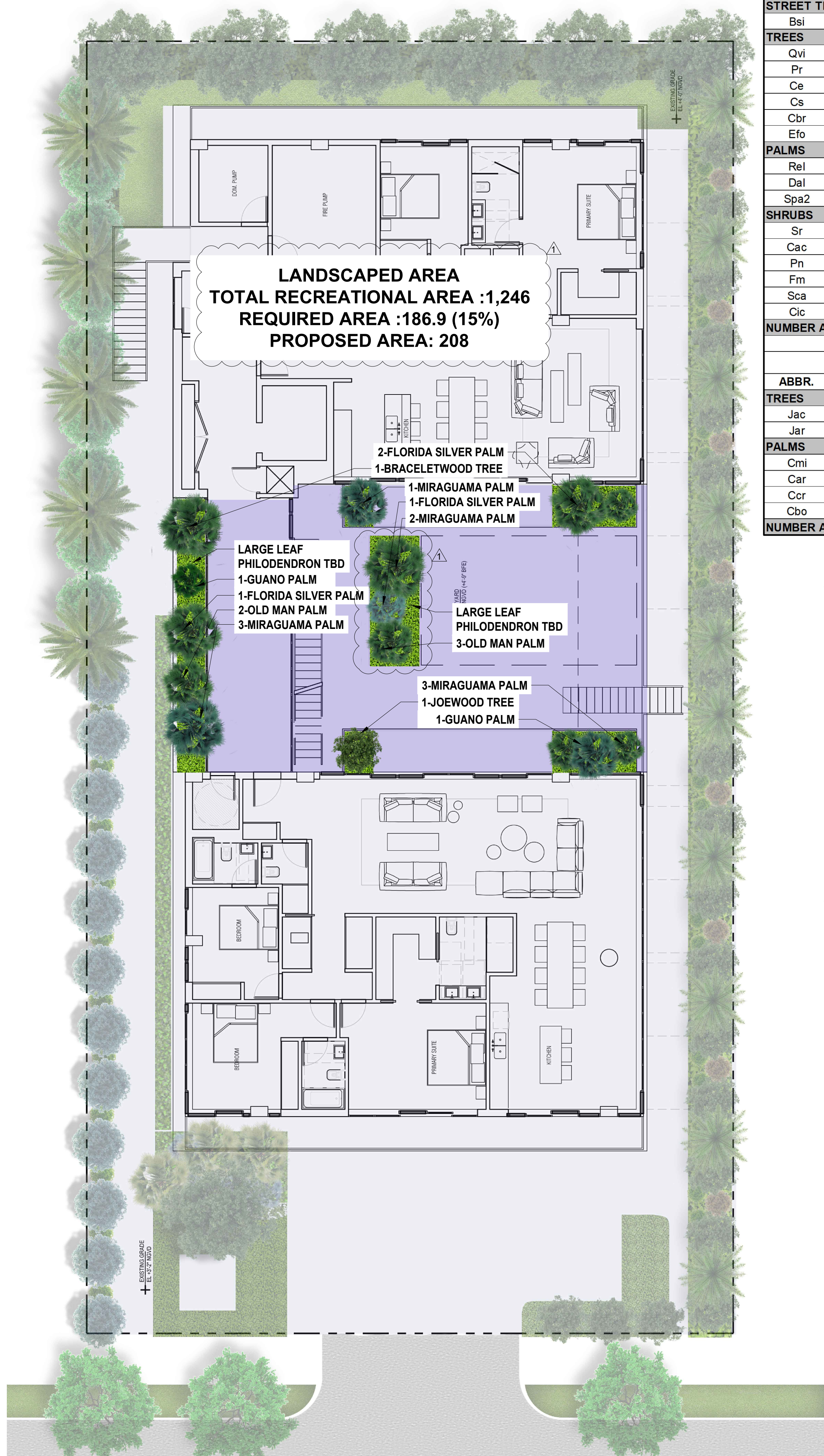
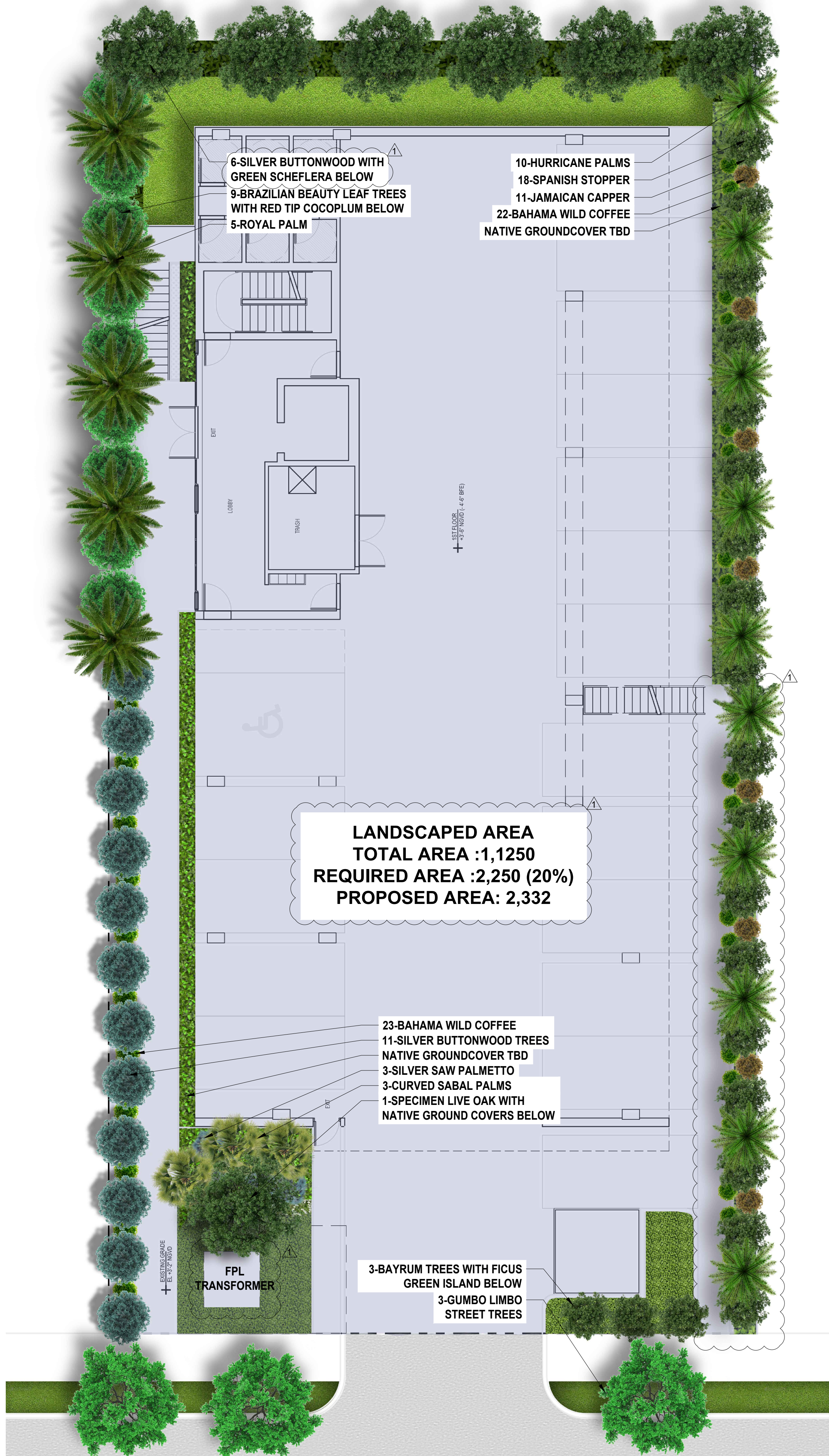
NOT TO SCALE

Sunshine

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

ENGINEER'S CERTIFICATION:

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

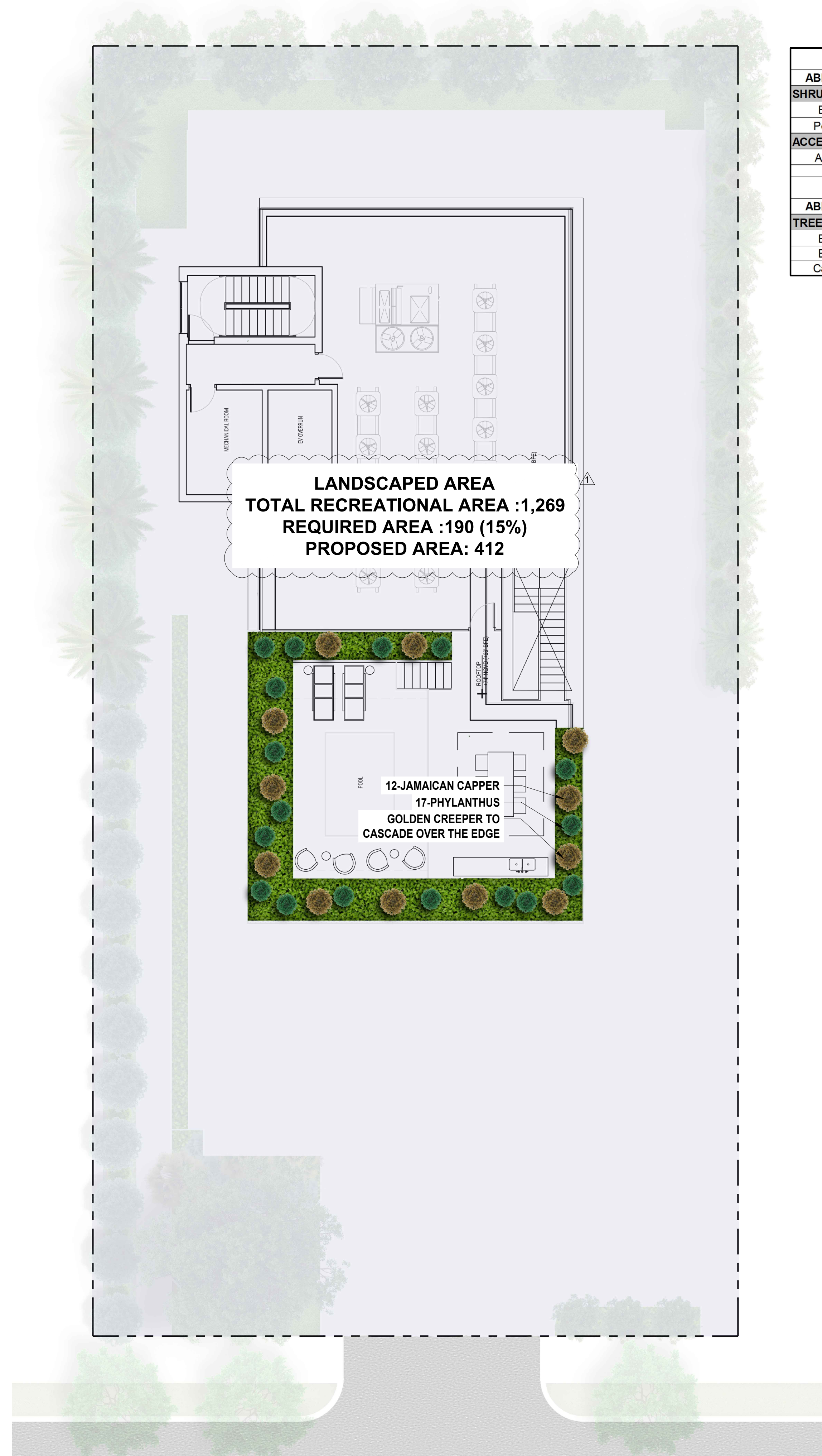
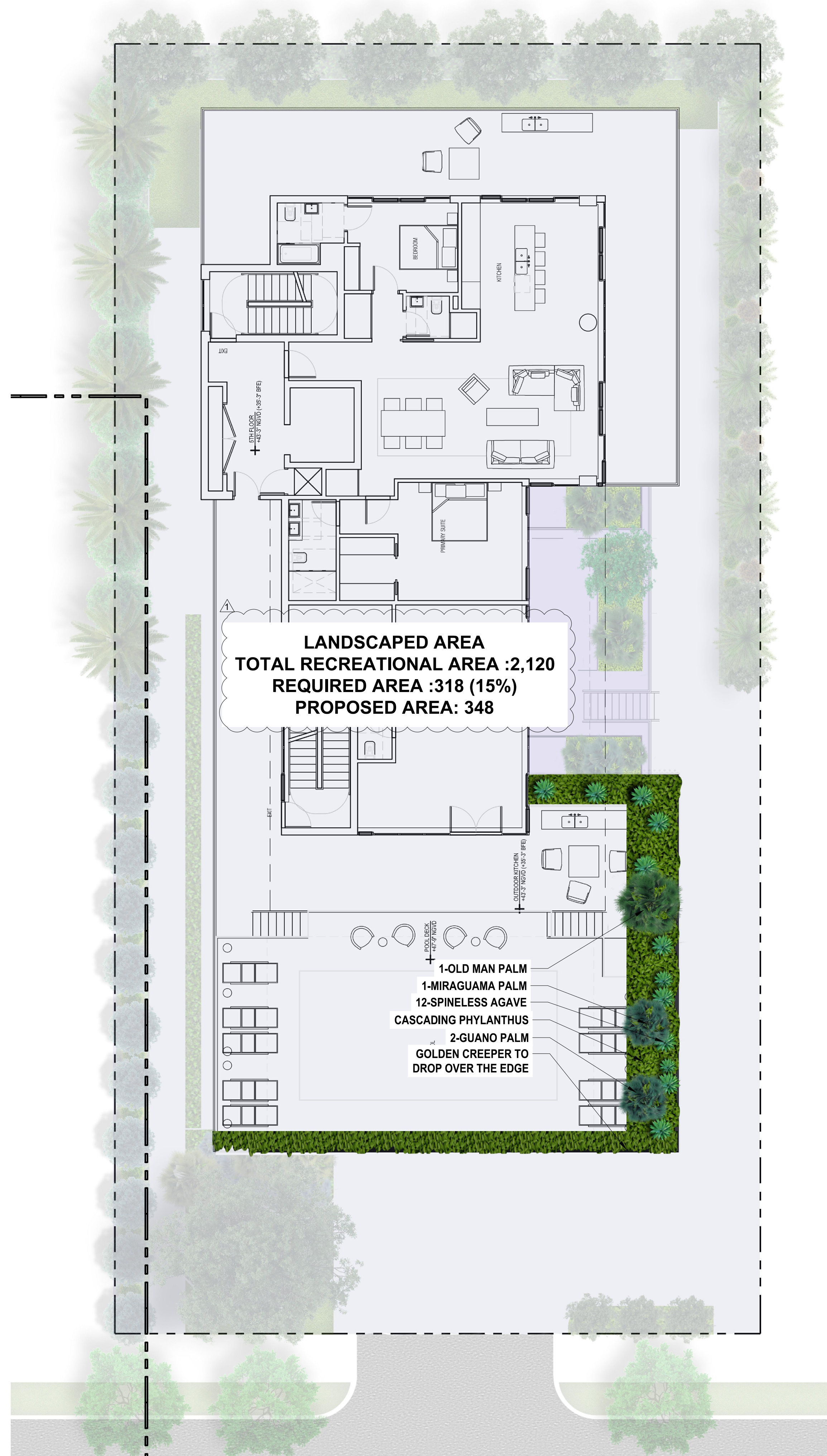


1ST FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Bsi	3	<i>Bursera simaruba</i>	Gumbo Limbo	3" DBH 16' Ht. Min. 6' CT
TREES				
Qvi	1	<i>Quercus virginiana</i>	Southern Live Oak	10" DBH 20' Ht. Min. 4' CT
Pr	3	<i>Pimenta racemosa</i>	Bay Rum	3" DBH 15' Ht. Min. 4' CT
Ce	9	<i>Conocarpus Erectus</i>	Green Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cs	17	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cbr	9	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4" DBH 17' Ht. Min. 4' CT
Efo	18	<i>Eugenia foetida</i>	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	<i>Roystonea elata</i>	Royal Palm	20'-28' Ht. O.A.
Dal	10	<i>Dictyosperma album</i>	Hurricane Palm	14'-18' Ht. OA
Spa2	6	<i>Sabal palmetto</i>	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	3	<i>Serenoa repens 'Silver Form'</i>	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	15	<i>Capparis cynophallophora</i>	Jamaican Caper	15 Gal. 36" Ht.
Pn	44	<i>Psychotria nervosa</i>	Wild Coffee	15 Gal. 36" Ht.
Fm	35	<i>Ficus microcarpa</i>	Green Island Ficus	7 Gal. 18" Ht.
Sca	20	<i>Schefflera arboricola</i>	Green Schefflera	15 Gal. 36" Ht.
Cic	48	<i>Chrysobalanus icaco</i>	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE N0				
2ND FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	1	<i>Jacquinia keyensis</i>	Joewood Tree	25 Gal. Sculptural
Jar	1	<i>Jacquinia arborea</i>	Braceletwood Tree	25 Gal. Sculptural
PALMS				
Cmi	4	<i>Coccothrinax miraguama</i>	Miraguama Palm	6'-10' Ht. OA
Car	5	<i>Coccothrinax argentata</i>	Florida Silver Palm	4'-6" Ht. OA
Ccr	6	<i>Coccothrinax crinita</i>	Old Man Palm	4'-6" Ht. OA
Cbo	7	<i>Coccothrinax borhidiana</i>	Guano Palm	4'-6" Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

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

REV.	DATE	DESCRIPTION DRC COMMENTS
1	10/21/2022	

PROJECT NO: 51_22
PHASE: PERMITTING
DATE: 09/26/2022
DRAWN: M.V.
CHECKED: P.S.
SHEET TITLE: 1ST & 2ND FLOOR PLANTING PLAN
SHEET NO. L.02



5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS				
El	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
ACCENTS				
Aat	13	<i>Agave attenuata</i>	Spineless Agave	3 Gal.

ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
El	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
El	12	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
Cac	17	<i>Capparis cynophallophora</i>	Jamaican Caper	15 Gal. 36" Ht.

LANDSCAPED AREA
TOTAL RECREATIONAL AREA :2,120
REQUIRED AREA :318 (15%)
PROPOSED AREA: 348

1-OLD MAN PALM
1-MIRAGUAMA PALM
12-SPINELESS AGAVE
CASCADING PHYLANTHUS
2-GUANO PALM
GOLDEN CREEPER TO
DROP OVER THE EDGE

LANDSCAPED AREA
TOTAL RECREATIONAL AREA :1,269
REQUIRED AREA :190 (15%)
PROPOSED AREA: 412

12-JAMAICAN CAPPER
17-PHYLANTHUS
GOLDEN CREEPER TO
CASCADE OVER THE EDGE

strata
LANDSCAPE ARCHITECTURE
1906 Tigertail Ave. Miami, FL 33133
strata-landarch.com | 305.747.9336

BHI 1055 93RD ST

1055 93RD STREET, BAY HARBOR ISLANDS, FL 33154

DRC COMMENTS

10/21/20:

L:

ar Stracenski, RLA #LA6667526

PROJECT NO: 51_22

PHASE: PERMITTING

DATE: 09/26/2022

RAWN: M.V.

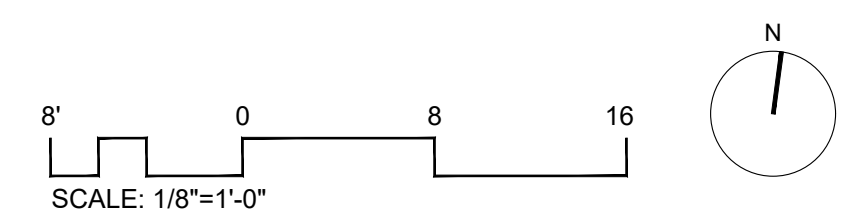
CHECKED: P.S.

SHEET TITLE:

TH FLOOR & ROOF PLANTING PLAN

SHEET NO.

..03





Southern Live Oak
Quercus virginiana



Bay Rum
Pimenta racemosa



Green Buttonwood
Conocarpus Erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



Sabal Palm
Sabal palmetto



Silver Saw Palmetto
Serenoa repens 'Silver Form'



Brazilian Beautyleaf
Calophyllum brasiliense



Spanish Stopper
Eugenia foetida



Royal Palm
Roystonea elata



Hurricane Palm
Dictyosperma album



Green Island Ficus
Ficus microcarpa



Trinette
Schefflera arboricola 'Trinette'



Florida Silver Palm
Coccothrinax argentata



Old Man Palm
Coccothrinax crinita



Guano Palm
Coccothrinax borhidiana



Golden Creeper
Ernodea littoralis



Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



Jacquinia keyensis
Joewood



Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

REV.	DATE	DESCRIPTION

SEAL:

Peter Stracconali, RLA #LA6667526

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



LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	6	A	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	N/A	0.900	3592	26.57
	3	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3592	26.57
	1	B	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	N/A	0.900	710	10
	3	BE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	INVERTER	0.900	710	10
	3	C	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	N/A	0.900	161	3
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	1	E	Single	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	POLE MOUNTED: 15' A.F.G.	N/A	0.900	2669	38
	15	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	6	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	5	FB	Single	ALPHABET	750S-30K-ST-PC	RECESSED	N/A	0.900	164	1.5

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRANCE	Illuminance	Fc	8	8	0	2.38	3.4	1.3	1.83	2.62
EXIT	Illuminance	Fc	2	2	0	3.24	5.0	1.1	2.95	4.55
GARAGE_Floor	Illuminance	Fc	8	8	0	4.70	7.8	1.5	3.13	5.20
PROP LINE	Illuminance	Fc	8	N.A.	N.A.	0.14	1.2	0.0	N.A.	N.A.
WALKWAY_EAST	Illuminance	Fc	2.5	2.5	0	2.66	9.3	1.2	2.22	7.75
WALKWAY_WEST	Illuminance	Fc	2	2	0	2.30	9.7	1.1	2.09	8.82
STAIR_EAST	Illuminance	Fc				18.89	22.7	15.4	1.23	1.47
STAIR_WEST	Illuminance	Fc				15.46	21.8	10.2	1.52	2.14

LIGHTING POWER DENSITY SUMMARY			
Scene: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE	6159	257.13	0.042

Scale: 1 inch= 8 Ft.

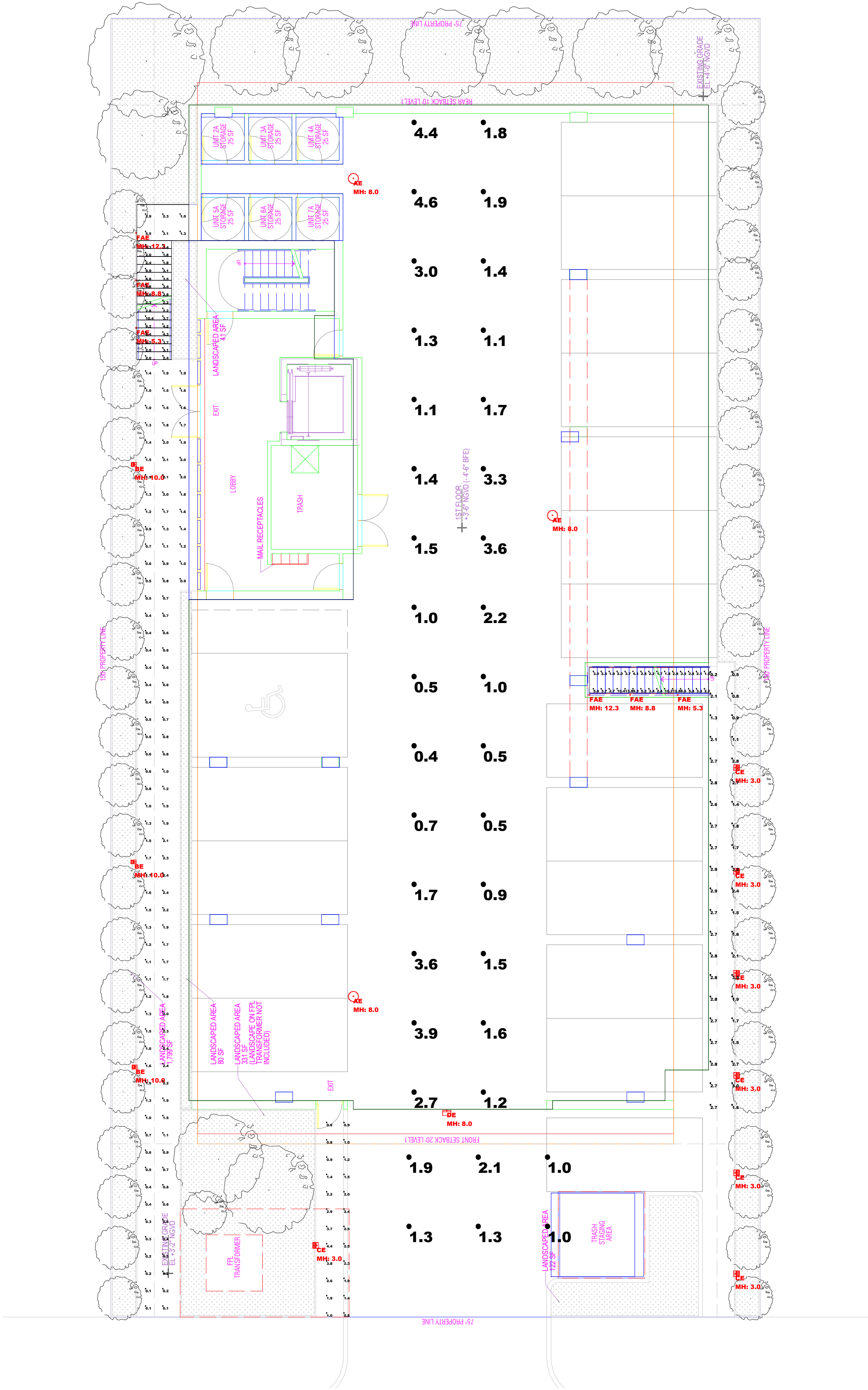
DESCRIPTION:
PARKING & WALKWAY
NORMAL POWER

DATE:
10/20/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3592	26.57
	3	BE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	INVERTER	0.900	710	10
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	6	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRANCE_EM	Illuminance	Fc	8	8	0	1.43	2.1	1.0	1.43	2.10
EXIT_EM	Illuminance	Fc	2	2	0	1.94	4.4	0.6	3.23	7.33
GARAGE_EM	Illuminance	Fc	8	8	0	1.87	4.6	0.4	4.68	11.50
WALKWAY_EAST_EM	Illuminance	Fc	2.5	2.5	0	2.20	3.3	0.2	11.00	16.50
WALKWAY_WEST_EM	Illuminance	Fc	2	2	0	1.17	2.4	0.1	11.70	24.00
STAIR_EAST_EM	Illuminance	Fc				4.57	13.8	1.6	2.86	8.63
STAIR_WEST_EM	Illuminance	Fc				3.80	10.4	1.0	3.80	10.40

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

Scale: 1 inch= 8 Ft.

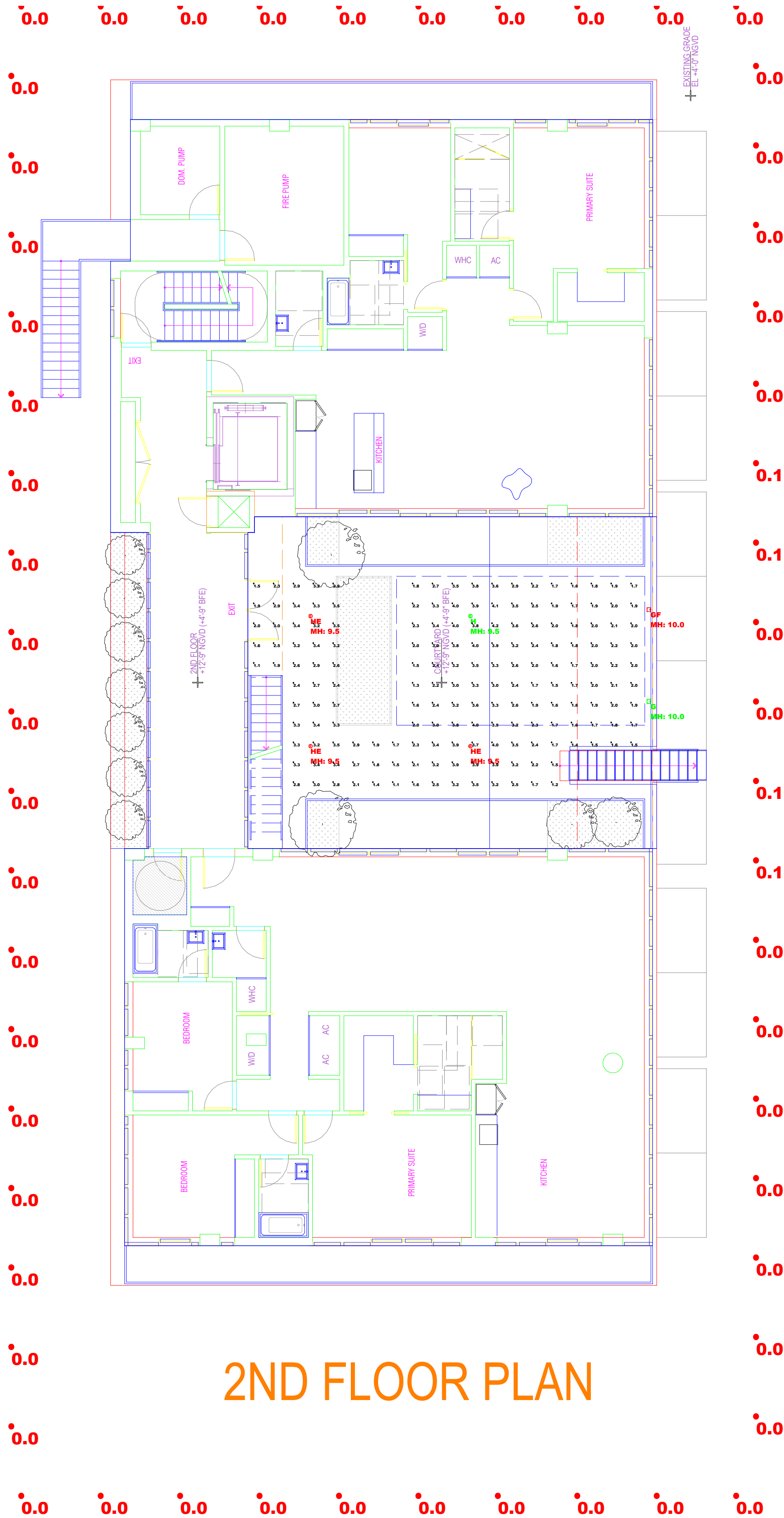
DESCRIPTION:
PARKING & WALKWAY
EMERGENCY POWER

DATE:
10/20/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





2ND FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	G	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	N/A	0.900	803	10
	1	GF	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	INVERTER	0.900	803	10
	1	H	Single	Gotham Architectural Lighting	EVO4SC 30/05 AR WD LD	SURFACE	N/A	0.900	424	7.2
	3	HE	Single	Gotham Architectural Lighting	EVO4SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD Planar	Illuminance	Fc	2	2	0	2.58	4.2	1.1	2.35	3.82
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.01	0.1	0.0	N.A.	N.A.

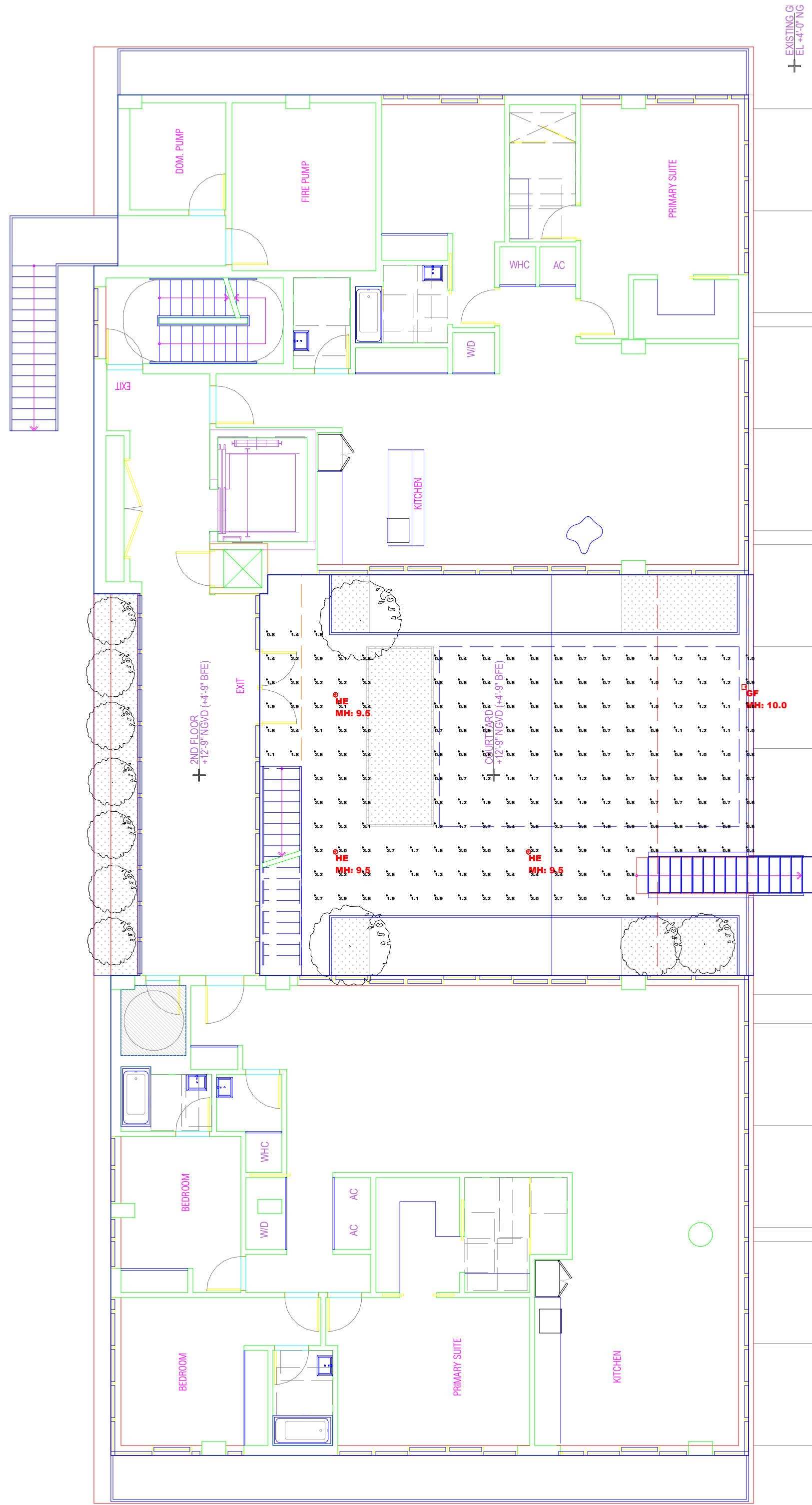
Scale: 1 inch= 8 Ft.

DESCRIPTION:
LEVEL 02
NORMAL POWER
DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





2ND FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	GF	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	INVERTER	0.900	803	10
	3	HE	Single	Gotham Architectural Lighting	EV04SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD-EM	Illuminance	Fc	2	2	0	1.57	3.5	0.4	3.93	8.75

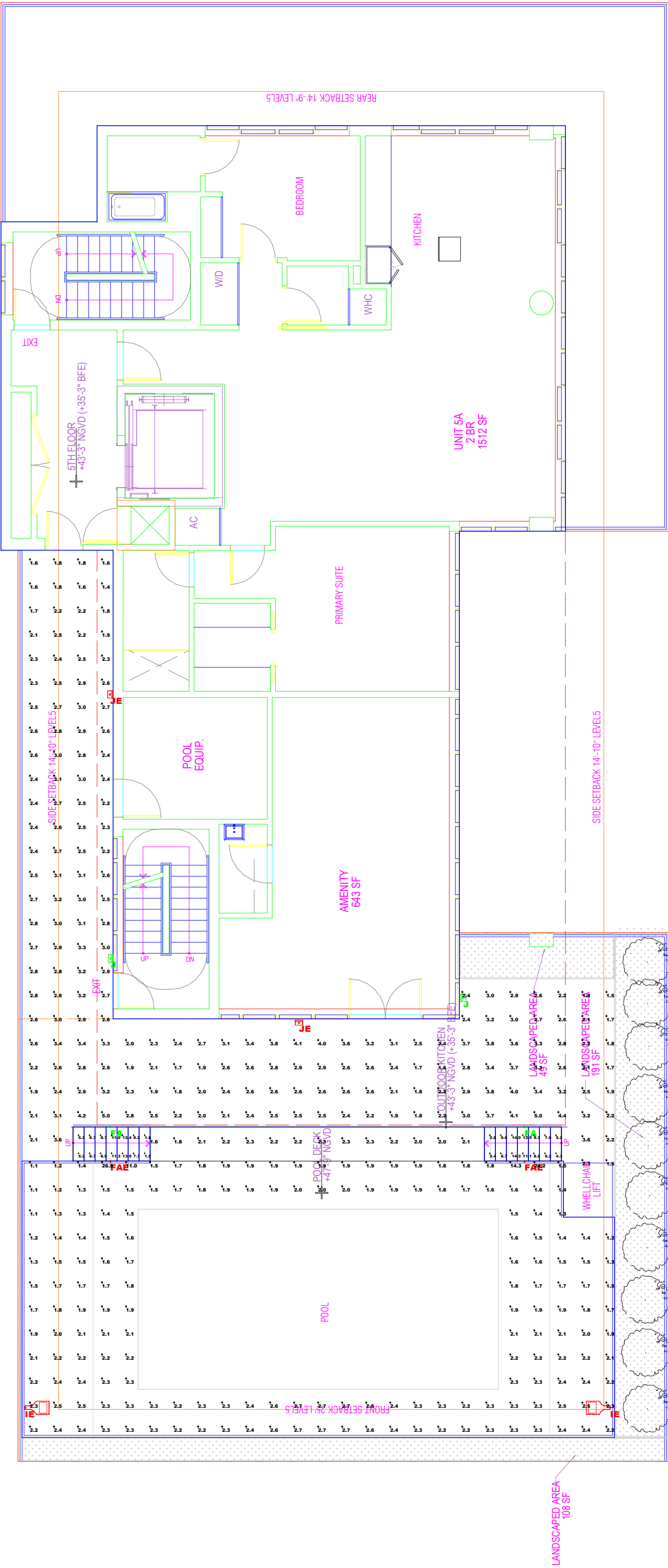
Scale: 1 inch= 8 Ft.

DESCRIPTION:
LEVEL 02
EMERGENCY POWER
DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





5TH FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	FA	Single	ALPHABET	7505-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	2	FAE	Single	ALPHABET	7505-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	2	IE	Single	Lithonia Lighting	DSX0 LED P1 30K TFTM MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	4373	38
	2	J	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	N/A	0.900	1205	11.17
	2	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
POOL DECK, Top	Illuminance	Fc	2	2	4.5	2.33	26.9	1.1	2.12	24.45
WALKWAY	Illuminance	Fc	2	2	0	2.64	5.0	1.4	1.89	3.57
STAIR	Illuminance	Fc				6.02	14.3	1.5	4.01	9.53

Scale: 1 inch= 8 Ft.

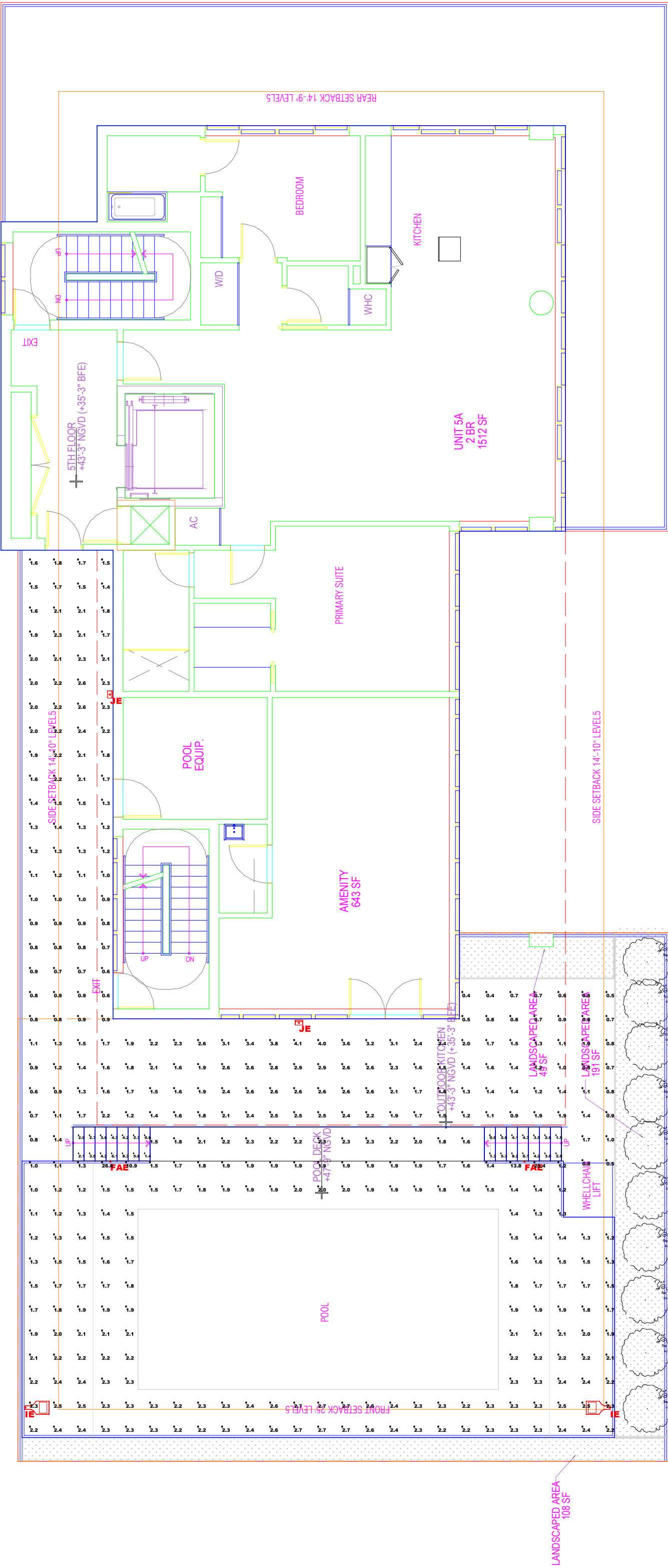
DESCRIPTION:
5TH FLOOR PLAN
NORMAL POWER

DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





5TH FLOOR PLAN

Scale: 1 inch= 8 Ft.

DESCRIPTION:
5TH FLOOR PLAN
EMERGENCY POWER

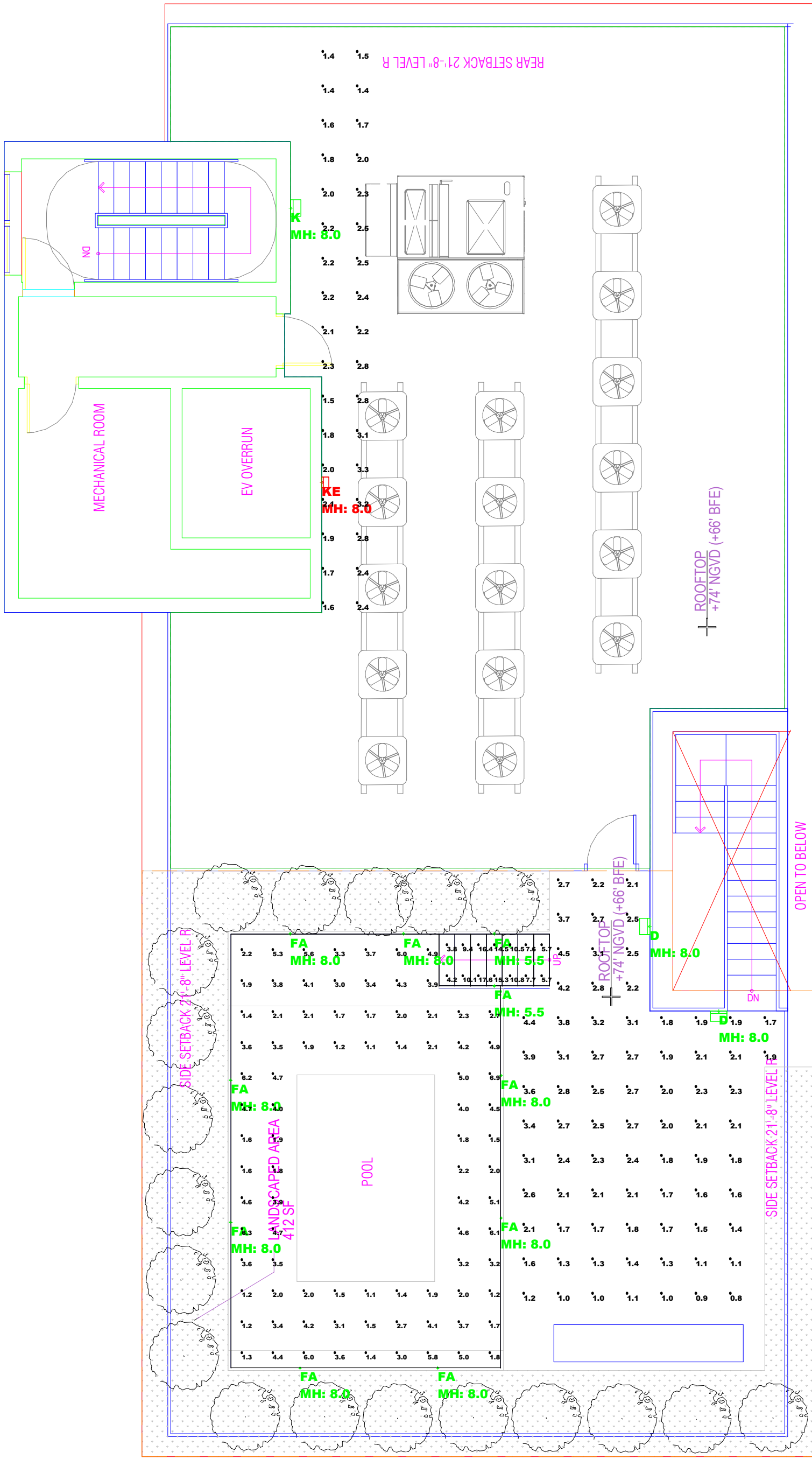
DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	FAE	Single	ALPHABET	7505-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	2	IE	Single	Lithonia Lighting	DSX0 LED P1 30K TFTM MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	4373	38
	2	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
POOL DECK_EM	Illuminance	Fc	2	2	4.5	2.30	26.6	1.0	2.30	26.60
WALKWAY_EM	Illuminance	Fc	2	2	0	1.61	4.1	0.4	4.03	10.25
STAIR (EM)	Illuminance	Fc				3.09	8.3	0.9	3.43	9.22



ROOF PLAN

LUMINAIRE SCHEDULE									
Scene: NORMAL									
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS
	2	D	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TPTM	WALL MOUNTED: 8' A.F.G.	N/A	0.900	1166
	10	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	N/A	0.900	158
	1	K	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T2M	WALL MOUNTED: 8' A.F.F.	N/A	0.900	693
	1	KE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
WALKWAY	Illuminance	Fc	2	2	0	2.22	4.5	0.8	2.78	5.63
ROOF Floor	Illuminance	Fc	2	2	0	2.15	3.3	1.4	1.84	2.36
POOL ROOF	Illuminance	Fc				4.12	17.6	1.1	3.75	16.00

Scale: 1 inch= 6 Ft.

DESCRIPTION:
ROOF
NORMAL POWER

DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN
ROOF, (EM)	Illuminance	Fc	2	2	0	1.21	2.5	0.2	6.05	12.50

DATE:
10/24/2022

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS