

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

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

January 17, 2017

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new commercial property for "One Kane Concourse" located at 9551 E. Bay Harbor Drive, Lots 1-2 of Block 1. On April 19, 2016 the Board discussed and deferred the application and instructed the applicant to make several changes. The owner is proposing to construct a 52,184+/- square foot commercial property. The proposed building is six stories in height over two stories of below grade parking garage @ 75'0" above BFE (maximum of 75' permitted). The owner has made the corrections as requested by the Board. Enclosed please find the site plan and elevations.(Item #1A)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9551 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for revisions for "Sawmill LLC" located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. On August 4, 2015 the Board approved the addition and renovations as proposed. The owner is now proposing a few modifications to the previously approved plan. Some of the revisions consist of enclosing the existing two car garage, modify the front entry design and add a portico. Enclosed please find the site plan and elevations. (Item #2A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

3. Request for approval for an addition and garage enclosure for "Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar" located at 1311 Kane Concourse, Lot 13 of Block 34. On November 15, 2016 the Board discussed but deferred the application and advised the applicant to make several changes. The applicant has addressed all the comments requested by Board. Enclosed please find the revised site plan and elevations.(Item 3A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

4. Request for approval for a new single family home for "1350 97 Street, LLC" located at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 7,437 square feet of living space with a two-car garage. The residence will have seven (7) bedrooms, ten (10) full bathrooms, one (1) half bathroom and a studio. Enclosed please find the site plan and elevations. (Item 4A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

5. Approval of the minutes held on September 20, 2016, October 19, 2016, November 1, 2016 and November 15, 2016. (Item #5A)

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

January 17, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for a new commercial property for “One Kane Concourse” located at 9551 E. Bay Harbor Drive, Lots 1-2 of Block 1. On April 19, 2016 the Board discussed and deferred the application and instructed the applicant to make several changes. The owner is proposing to construct a 52,184+/- square foot commercial property. The proposed building is six stories in height over two stories of below grade parking garage @ 75'0" above BFE (maximum of 75' permitted). The owner has made the corrections as requested by the Board. Enclosed please find the site plan and elevations.(Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9551 E. Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report Tauber Comm Rev Jan 9 2017 (2).pdf
2.	Site Plan & Elevations	OneKaneConcourse1.17.17.pdf
3.	Traffic Study	One Kane Concourse - Traffic Study (October 31 2016).pdf

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

To: Planning and Zoning Board
 Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
 Consultant Town Planner

Date: January 9th, 2017

Subject: Site Development Plan Application
 One Kane Concourse - Tauber Commercial / Office Building
 9551 East Bay Harbor Drive
 Revisions to 2011-12 Original Town Approval
 Bay Harbor Islands Acct. No. BP2016-88
 MMPA Acct. No. 01-0702-946B

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated October 11th, 2016 and, if found acceptable, **APPROVE** the proposed Gateway Site Development Plan application subject to the following:

- (1) The Board finds the proposed plan "fits" within the building envelope without alterations or variances;
 - (2) The Board finds the same reduced interior driveway widths acceptable;
 - (3) Subject to any staff recommended conditions listed herein.
-

HISTORY OF PRIOR DEVELOPMENT REQUESTS FOR THE SITE

Between 2005 and early 2011 various re-development plans were submitted to the Town for a mixed-use commercial / office building with 84,312 square feet of floor area. However, those plans were abandoned due to numerous Code-related problems that would have required zoning variances and/or Code amendments. In addition, those plans were predicated on the Town allowing the developer to build a multi-story parking garage on the existing Town-owned surface parking lot on 95th Street near East Bay Harbor Drive. The Town Council discussed

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One Kane Concourse / Tauber Commercial Development
9551 East Bay Harbor Drive
Site Development Plan Application – 2015/16 Revisions
January 9th, 2017
Page 2**

this concept but denied the off-site parking garage request, as the Town's Zoning Code does not allow such freestanding structures in residential areas, nor was any developer agreement discussed. The developer subsequently abandoned that design and revised their request. From late 2011 into early 2012 the Town PZB / TC reviewed and approved a Gateway Site Development Plan for this site. The Town Council approved the Site Development Plan on 11/14/11 (Res. No. 1121-A). The status of the 2011 Town Council site plan approval is that through Town Code provisions (6-month ext.) and state law provisions, several time extensions have been requested / granted by the Town. These state law provisions include Legislative Bills as well as Governor Declarations. The current expiration date is 7/13/17.

CURRENT PROJECT REVIEW HISTORY

In April 2015, the Town received a set of revised Site Development Plans from a new architectural firm for a new design for pre-DRC review for the above referenced property. Subsequently the Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received several revised sets of plans from the architect and found that all previous DRC issues had been addressed. On April 19th, 2016, the Planning and Zoning Board discussed the item at a public meeting but deferred the application and instructed the applicant to make several changes. In July 2016, the applicant submitted a revised set of plans attempting to address the Planning and Zoning Board concerns; however, MMPA found the revised plans did not fully address the Board's comments. The most recent plans (10/11/16) appear to address all previous Planning and Zoning Board issues. An updated Traffic Study was also submitted.

GENERAL PROJECT INFORMATION

Land Use Designation: Commercial (C) District

Zoning District: Gateway (G) District

General Location: 9551 East Bay Harbor Drive

Legal Description: Lots 1 & 2 of Block 1 "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The current project architect, Revuelta Architecture International, as agent for the property owner, One Kane Concourse, LLC, has submitted a revised Site Development Plan application to allow for the construction of a proposed 98,000+/- gross sq. ft. commercial building located at 9551 East Bay Harbor Drive. The proposed building includes a 5,298+/- sq. ft. ground floor restaurant (indoor sq. ft.) with an additional 745 sq. ft. of outdoor seating area, approximately 42,302+/- sq. ft. of office use, 2 levels of parking garages and other areas. As was requested previously the roof of the building is proposed to be used for limited recreation.

**Planning and Zoning Board Staff Report
One Kane Concourse / Tauber Commercial Development
9551 East Bay Harbor Drive
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January 9th, 2017
Page 3**

The proposed revised commercial building is 6-stories in height over two stories of below grade parking garage @ 75'-0" above BFE (maximum of 75-feet permitted). The Site Development Plan depicts access to the site through three (3) driveway connections to East Bay Harbor Drive, as well as a service area near the southern edge of the site, as was envisioned in 2012. The southernmost driveway will be a 23-foot wide two-way entrance / exit to the below grade parking garage. The northern driveways comprise a one-way circular drop-off driveway at the lobby area. The plans indicate that 141 parking spaces are required and 156 parking spaces are provided through the use of vertical lifts, tandem parking spaces and standard parking spaces. The submission proposes to utilize Section 23-24(e) of the Town's Code, which provides that if a restaurant is open only in evenings from 6:00 PM – 2:00 AM no parking spaces are required, as it is inferred that other commercial uses would be closed and parking spaces would be available for restaurant patrons. The use of Section 23-24(e) significantly decreases the required number of parking spaces, as the restaurant use would require 97 parking spaces alone. If a parking study is submitted in the future in accordance with Section 23-11(C)(15) and the Town approves the study, the restaurant could possibly operate during the day and quantity of parking spaces could be adjusted further.

According to the land survey, the lots are currently developed with a one-story building and a surface parking lot and existing landscaping. The subject property was formerly used as a restaurant for many years but was converted an office building about 10 years ago.

As stated above the Town approved a Site Development Plan for this site in late 2011. The status of the previous Town approval is that through Town Code provisions / state law provisions several extensions have been requested / granted by the Town. The current expiration date is July 13th, 2017. The developer is now seeking revisions to the design, either to improve the project design or extend the development approval further.

The adjoining / nearby development sites currently include the Town of Surfside's Surfside Park to the east across the Indian Creek Canal. To the north across Kane Concourse are vacant lots, now approved for the proposed 7-story Grand Beach Hotel @ 96 hotel rooms. To the west across East Bay Harbor Drive is the current Ocean Cadillac vehicle dealership complex. The Town has finalized its review of a Site Development Plan application to demolish the Cadillac dealership and construct a mixed-use complex including retail uses / parking garage on the first floor with a two-story religious establishment (Church-by-the-Sea) above. Zoning appeals were filed against the new complex and the Town Council has denied one appeal to date – the other appeal was deferred pending a possible court challenge. To the immediate south are vacant lots approved for the La Boutique MFR complex @ 23 DU (formerly Riviera Apts. @ 20 DU / 38.5 DUA). This area of the Town is predominated by a mixture of older low-rise commercial complexes (2 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 and commercial complexes (5-7+/- 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 past 13+ years. In November 2004 the Town created the "G" Gateway Zoning District. This zoning classification was originally applied to only the lots on the East Island adjoining Kane Concourse at the two waterways. This included only Lot 1 of the subject site. In 2005 when the Town updated the B-1 Business Zoning District LDRs a proposal was made to increase the allowable building height in the B-1 Business District to 75 feet BFE as per the B&A Downtown Study; however, the Town Council decided to keep the allowable height limit at 65 feet per the Community Visioning recommendations. Subsequently, in early 2008, at the request of the property owner (Tauber), the Town rezoned Lot 2 from the B-1 (formerly BAA) Zoning District to the "G" Gateway Zoning District. The property owner desired to have one common set of development regulations on the site, and be permitted to build to 75 feet in lieu of the 65 feet maximum height allowed in the B-1 District at this location. However, there is a progressive step-back setback in the Gateway District for taller portions of buildings adjoining Kane Concourse.

The intention of the Gateway District was to establish special development criteria to limit the large vertical massing of buildings near Kane Concourse at the edges of the East Island. Also, the Town adopted modifications to several other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of "Commercial." The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The subject site has a Zoning classification of "G" Gateway District. The applicable permitted uses listed in the Gateway District refer to the Town's B-1 Business District in Section 23-5. The proposed use of the commercial property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. If there is no existing Unity of Title at present this will be required as part of the redevelopment to legally tie the lots together.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As was depicted on the 2012 approved plans, the revised Site Development Plan depicts access to the site through three (3) driveway connections to East Bay Harbor Drive, as well as a service area near the southern edge of the site. The southernmost driveway is a 23-foot wide two-way entrance / exit to the below grade parking garage. To the north is a one-way circular drop-off

driveway near the lobby area. The Town Code requires that two-way driveways be a minimum of 23 feet in width, while one-way driveways must be a minimum of 12 feet in width. The one-way driveways meet the minimum driveway width requirement; however, the interior driveways in the parking garage are shown at 22 feet in width. The PZ Board has the ability to approve variations in driveway width dimensions based on site features and design. In this instance, the lot shape is not exactly rectangular and the off-street parking spaces will be by valet service. Therefore, MMPA is not opposed to this waiver request. The Town has approved several similar waivers for similar situations. The Town approved this same request in 2012.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The new revised building design could best be defined as “2016 Miami Modern” with strong decorative vertical window separations and both horizontal and vertical trellis design elements, as compared to the 2012 design.

The building elevations are significantly different than the 2011-12 approved plans. For example, the new “flex” building massing facing Kane Concourse is proposed near the roadway intersection versus the waterfront. This changes the bulk massing appearance from Kane Concourse. The new architectural design has numerous vertical components on the building façade presenting a “busier” appearance, while the previous plan had long horizontal elements with few vertical architectural breaks giving a “softer” appearance. Also the accessory rooftop structures (elevator shafts / stairs / bathrooms / mechanical rooms) are much larger / taller than the currently approved design. These modified building design features should be considered carefully by the PZB / TC. The Town Code states the Town “may” approve flex building features if deemed acceptable (not mandatory).

Building Length / Breezeway – As the building is less than 205 feet in length (118+/- feet) no building angulations are required. The Gateway District does not require a breezeway.

Gateway Promenade Walkway - The current design extends the parking garage structure near the Kane Concourse Bridge as is desired by the Town to provide a common pedestrian promenade as envisioned in the Community Visioning / Gateway discussions. Along the eastern waterfront, a landscaped plaza is proposed with landscaping / walkways.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

MMPA recommends **APPROVAL** of the revised Gateway / Site Development Plan. Following are suggested conditions of approval and/or comments on the latest revised plans dated October 11th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Revuelta Architecture International, dated October 11th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff / Planning and Zoning Board / Town Council, as specified in the Town Code.

- 2) The Town Code requires that two-way driveway widths be 23-feet in width unless the PZB approves otherwise. The interior driveways in the parking garage are shown at 22 feet in width. The PZB has the ability to approve variations in driveway width dimensions based on site features and design. In this instance, the lot shape is not exactly rectangular and the off-street parking spaces will be by valet service. The Town has approved several similar waivers for similar situations. The Town approved this same request in 2011. Therefore, MMPA is in support of this waiver request. Specific PZB approval is required for the reduction of the driveway widths.
- 3) MMPA notes that the building elevations are significantly different than the 2011-12 approved plans. For example, the new “flex” building massing facing Kane Concourse is proposed near the roadway intersection versus the waterfront. This changes the building massing appearance along Kane Concourse. The new architectural design has numerous vertical components on the building façade presenting a much “busier” appearance, while the previous plan had long horizontal elements with few vertical architectural breaks giving a “softer” appearance. The proposed accessory rooftop structures (elevator shafts / stairs / bathrooms / mechanical rooms) are much larger / taller than the current design. MMPA does not normally comment on architectural design features, as that is primarily the purview of the PZB / TC; however, this is a community entranceway “Gateway” site, so extra design attention is warranted. The Town Code states the Town “may” approve certain building design features, such as building flex areas, if deemed acceptable.
- 4) A Unity of Title document acceptable to the Town Attorney’s Office is necessary to legally bind the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 5) Payment of all required County / Town impact fees and connection fees prior to issuance of building permits.
- 6) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect desired refinements subsequent to the Town’s site plan approval may cause the plans to be resubmitted to the DRC / PZB / TC in accordance with Section 5-23.1(c).



Zoning Summary			revuelta architecture international p.a.		
ONE KANE CONCOURSE - COMMERCIAL BUILDING					
Lot Area	SF	22,301	Acres	0.512	
Legal Description					
LOTS 1 AND 2, BLOCK 1, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.					
Flood Elevation					
As per FEMA map number 12086C0144L Panel 0144					
Survey Flood Zone +10 N.G.V.D.					
Grade Level +4.3' (Crown of the road)					
Florida Building Code 2014					
Use and Occupancy Classification: Business Group "B"					
Zoning Classification	Comprehensive Plan FLUM: "COMMERCIAL"		Zoning District "G" - Gateway		
Building Setbacks					
		Required		Proposed	
Front (West /East bay harbor Drive)		20'-0" for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height with a maximum setback of 30 feet		20'-0" - 30'-0"	
Side Street (North / Kane Concourse)		20'-0", for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height		20'-0" - 45'-0"	
Side (South)		10'-0", for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height with a maximum setback of 25 feet.		10'-0" - 25'-0"	
Rear (East / Waterfront)		20'-0"		20'-0"	
Flex Setbacks					
		Allowable setback (Feet)		Proposed (Feet)	
West Side					
maximum allowed 1/3 of length of building	122	40'-8"		40'-8"	
South Side					
maximum allowed 1/3 of length of building	110	36'-8"		36'-8"	
North Side					
maximum allowed 1/3 of length of building	112'-11"	37'-7"		37'-7"	
Maximum Height					
Maximum Building Height - as of right		Allowable		Proposed	
		75 feet above BFE		75	
Landscape Areas					
		Allowable		Proposed	
Pervious Area		N.A.		2,790 SF	
Impervious Area				2,790 SF	
				19,511 SF	
Roof Landscape Requirement					
15% of Used Roof Area	Roof Area	Required		Proposed	
	4,995 SF	749 SF	15%	1,279 SF	26%
Parking Space Requirements					
	area	Required		Proposed	
Restaurant (1 space / 35 SF)	2,910 SF	83			
Restaurant Bar (1 space / 2 LF)	40 Linear Feet	20			
Restricted restaurant operations from 6pm - 2 am, ord. sect. [23-24 (e)]		0			
Office	42,302 SF	141		0	
Total Parking Spaces		141		156	
Building Gross Area					
				109,179 SF	



LOCATION MAP

ALL EXISTING OVERHEAD POWER LINES / OTHER LINES MUST BE PLACED UNDERGROUND AT THE EXPENSE OF THE DEVELOPER.
IF FPL DOESN NOT ALLOW THIS AT THIS TIME, CONDUIT MUST BE INSTALLED.
UTILITY SERVICES TO THE BUILDING MUST BE UNDERGROUND FROM THE POLES TO THE BUILDING

ZONING DATA

ONE KANE CONCOURSE

revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE,
SUITE 1110
MIAMI, FL 33133
T: 305.560.5000
F: 305.560.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA, 33154

OWNER INFORMATION

TAUBCO
9551 E. BAY HARBOR DR.
BAY HAROBOR, FLORIDA 33154

ARCHITECT
REVUELTAARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE
SUITE No 110
MIAMI, FLORIDA 33133

Revisions
06/27/2016
07/19/2016

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BOULEVARD, SUITE 303
HOLLYWOOD, FLORIDA, 33021

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS INC.
6800 SW. 81 STREET
MIAMI, FLORIDA 33143

LIGHTING CONSULTANT
ARPE ENGINEERING INC
GABLES INTERNATIONAL PLAZA
2655 LE JEUNE ROAD, SUITE 1109
CORAL GABLES, FLORIDA 33134

DATE
10/11/2016
SCALE
As Shown
PROJECT NO.
1338

A-101



3 SOUTH EAST AERIAL VIEW
SCALE: 1:1.91



4 SOUTH WEST AERIAL VIEW
SCALE: 1:2.39



2 NORTH WEST AERIAL VIEW
SCALE: 1:2.11



1 NORTH EAST AERIAL VIEW
SCALE: 1:2.11

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File: G:\Projects\1338 OFFICE BUILDING BAY HARBOR\BIM\OFFICE MODEL 2016 MAY 3.pln - By: jairocuat - Date: 10/11/2016

revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE,
SUITE 1110
MIAMI, FL 33133
T: 305.560.5000
F: 305.560.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

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ONE KANE CONCOURSE
6551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

TAUBCO
T

PLANNING
& ZONING

Revisions
06/27/2016
07/19/2016

CONSULTANTS

Date
10/11/2016
Scale
As Shown
Project No.
1338

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File: G:\Projects\1338_OFFICE BUILDING BAY HARBOR\OFFICE MODEL 2016 MAY 3.pln - By jairovnet - Date: 10/11/2016



1 STREET ELEVATION EAST BAY HARBOR DRIVE
SCALE: 1/64" = 1'-0"

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architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE,
SUITE 1110
MIAMI, FL 33133
T: 305.560.5000
F: 305.560.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

TAUBCO
T

PLANNING
& ZONING

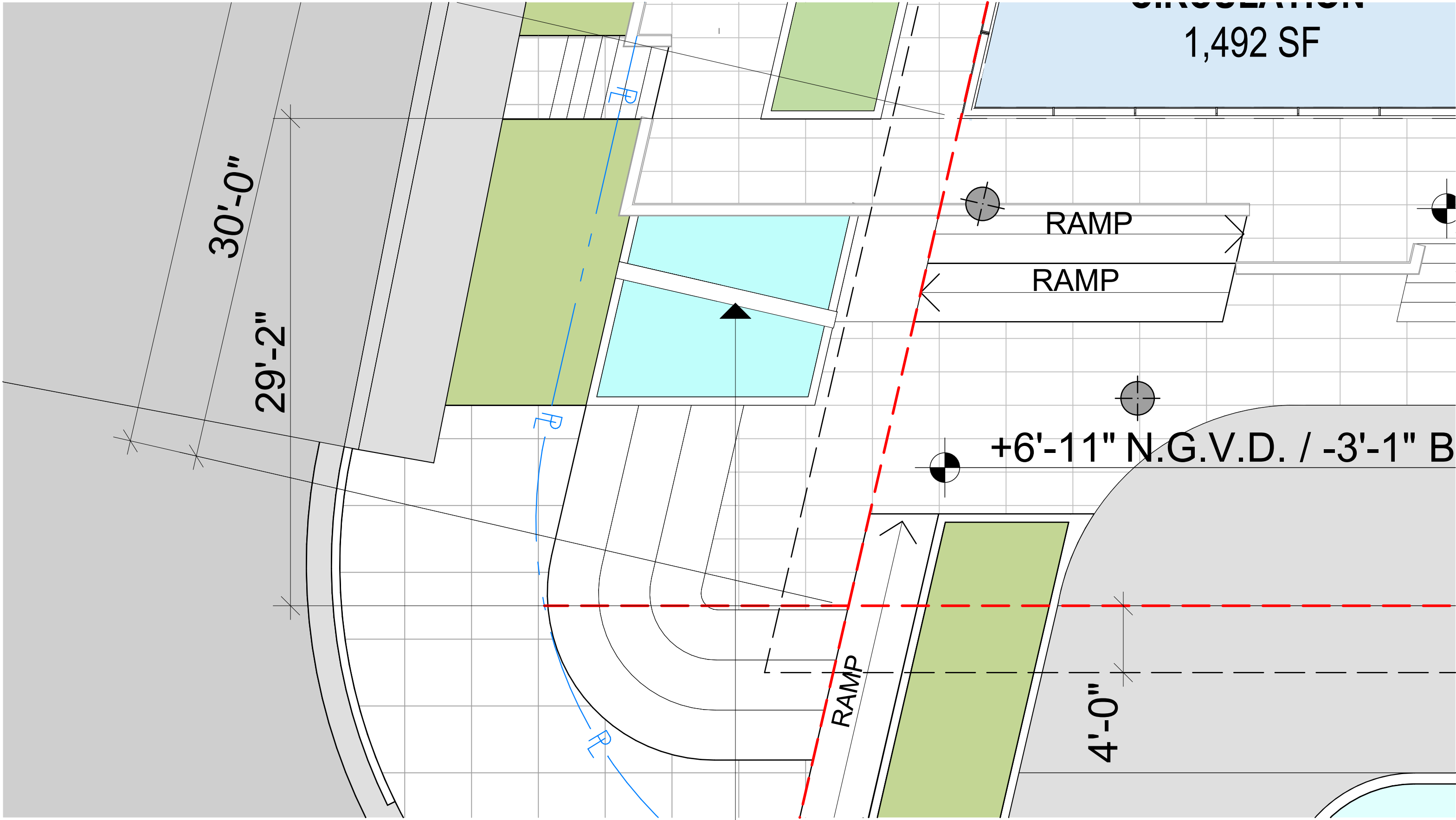
Revisions
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07/19/2016

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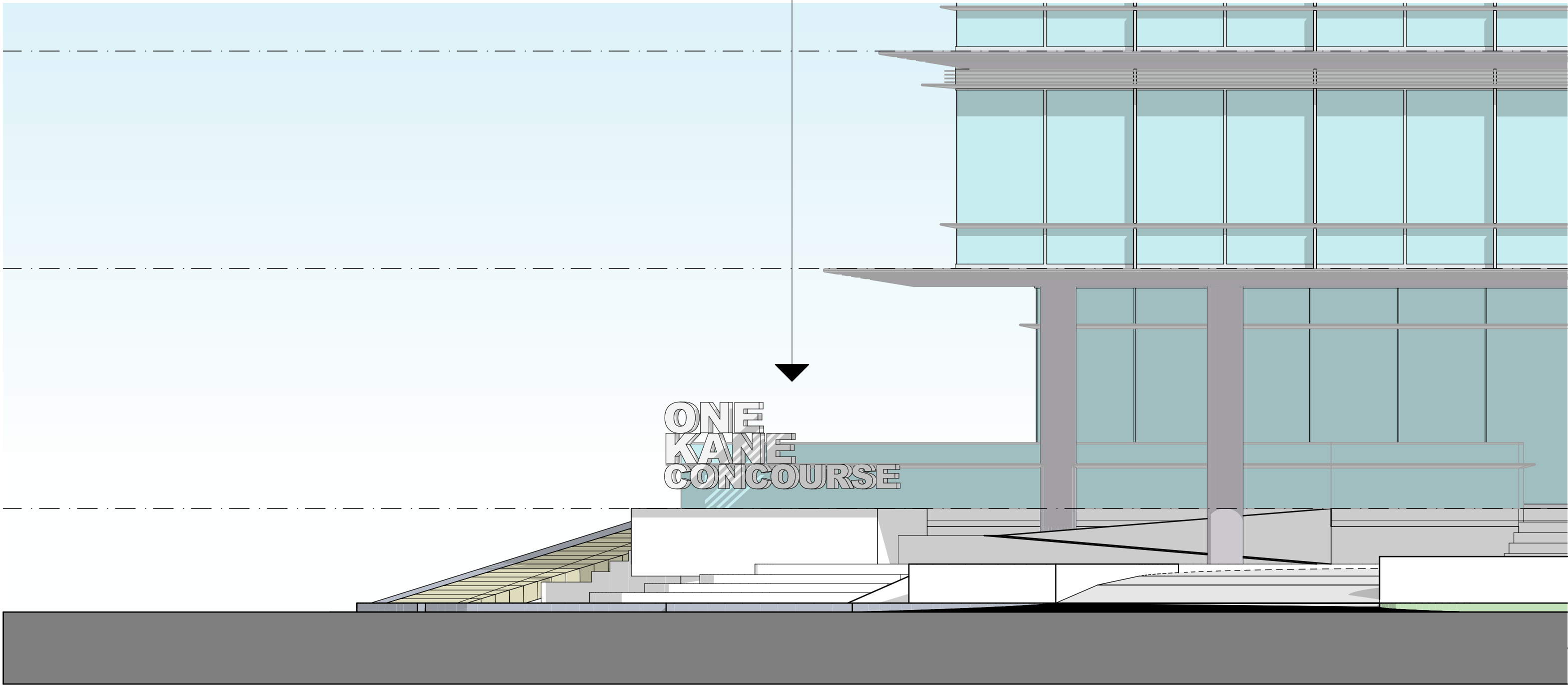
Date
10/11/2016
Scale
As Shown
Project No.
1338

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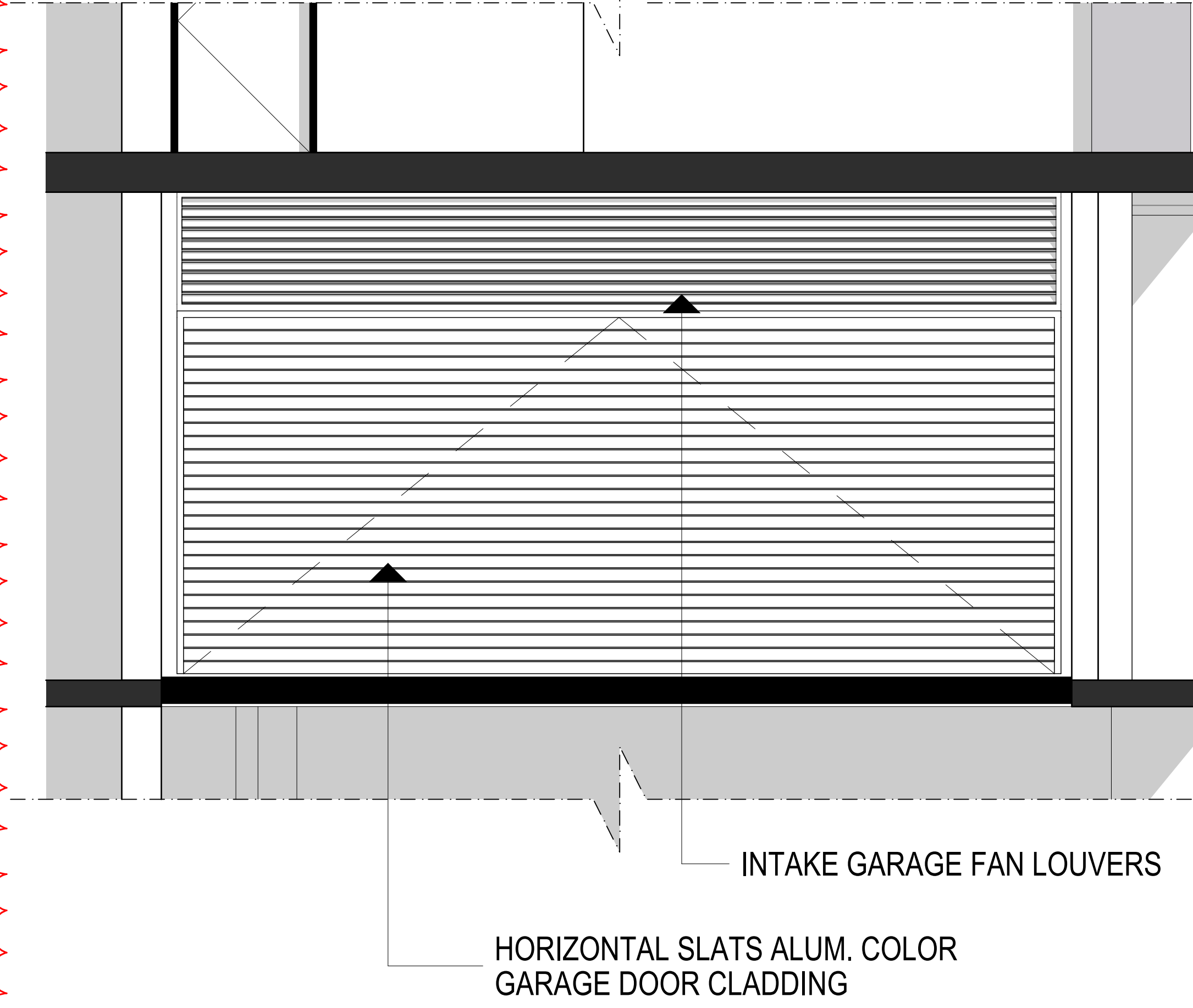
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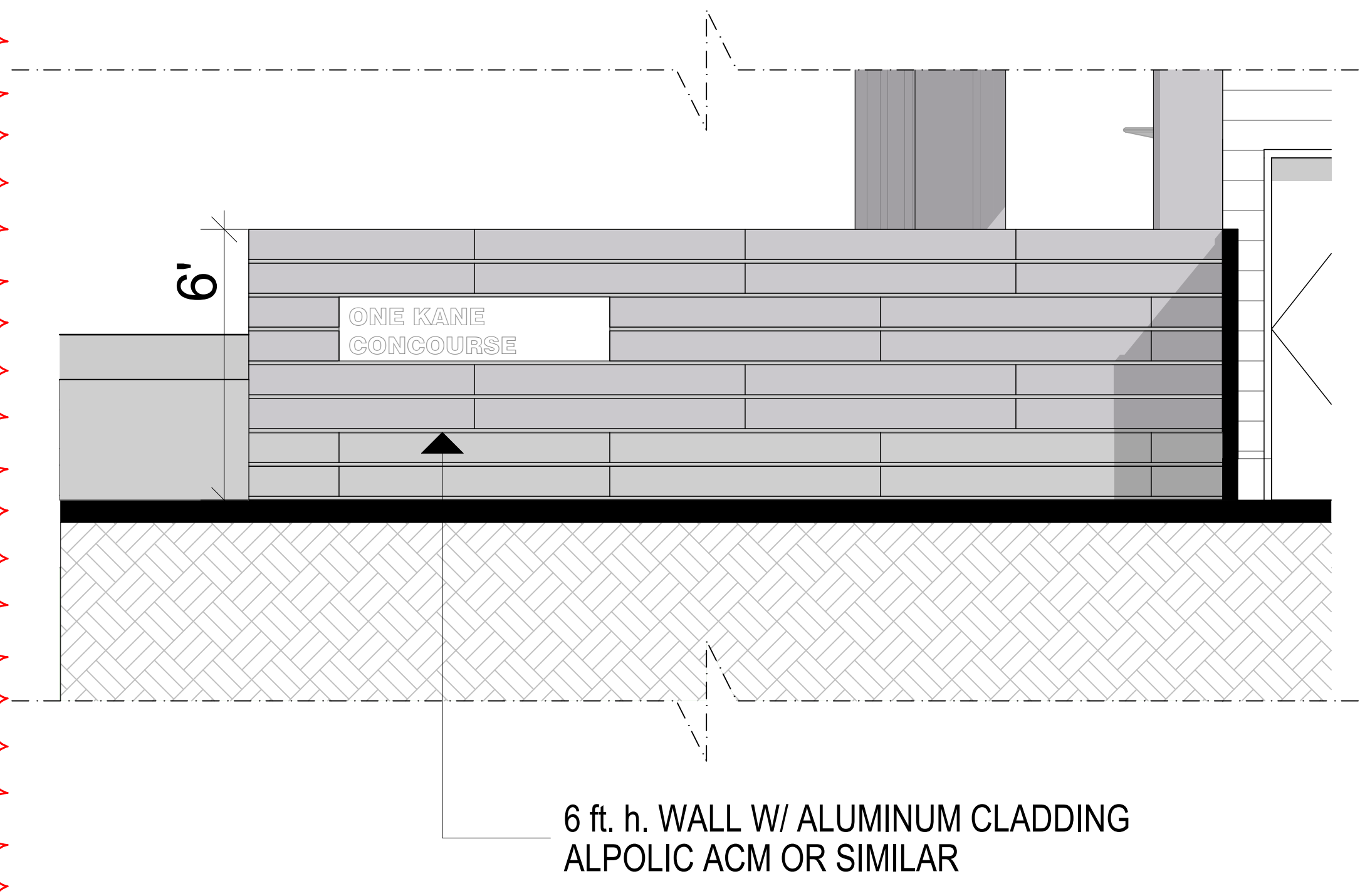
1 BUILDING SIGN FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 BUILDING SIGN ELEVATION
SCALE: 3/16" = 1'-0"



3 GARAGE DOOR
SCALE: 3/8" = 1'-0"



4 CLADED WALL
SCALE: 3/8" = 1'-0"

revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE,
SUITE 1115
MIAMI, FL 33133
T: 305.560.5000
F: 305.560.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
6551 EAST BAY HARBOR DRIVE
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OWNER INFORMATION

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PLANNING
& ZONING

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06/27/2016
07/19/2016

CONSULTANTS

Date
10/11/2016
Scale
As Shown
Project No.
1338

A-105

OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



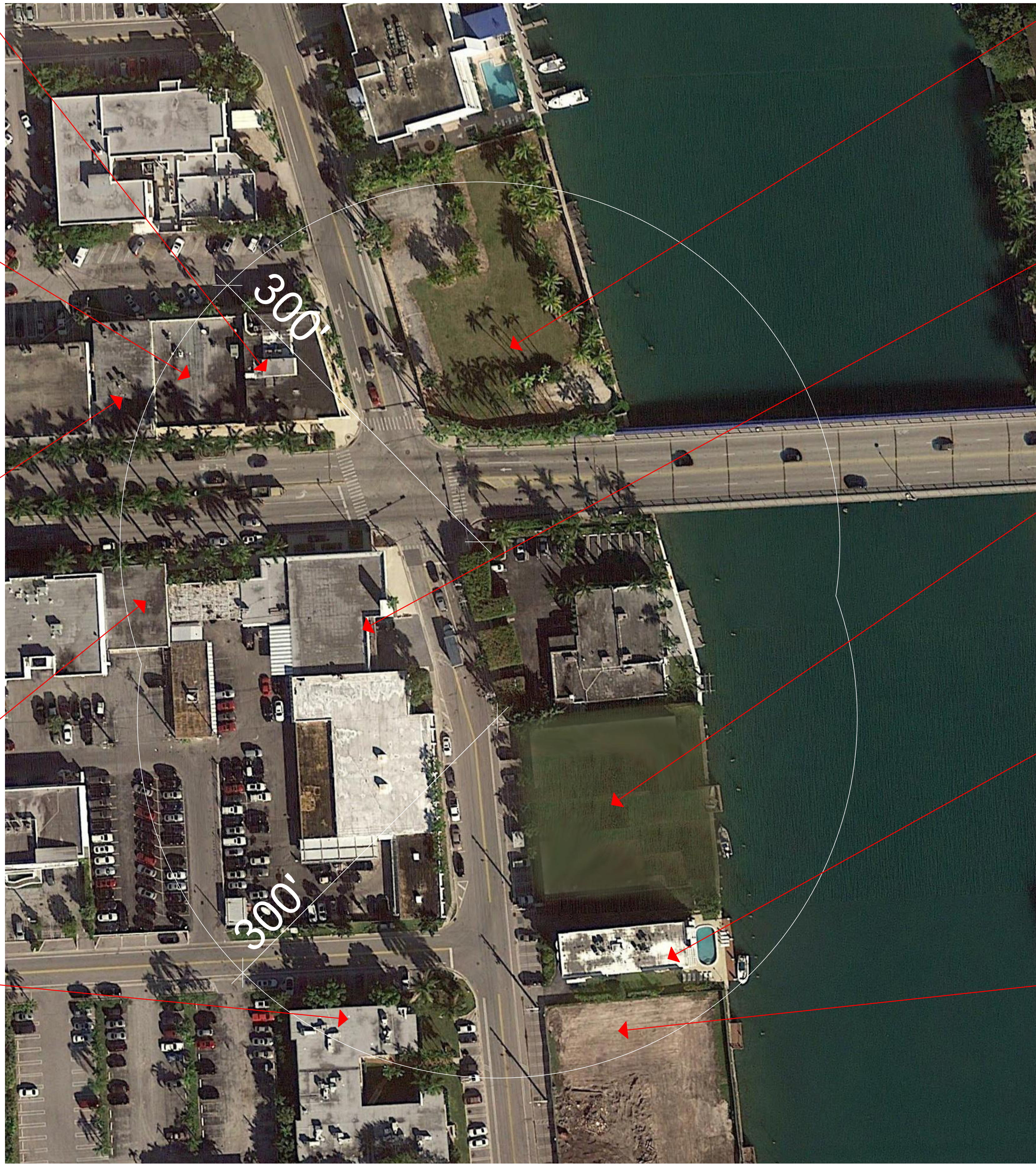
OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



MULTIFAMILY, RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



1 LAND USE PLAN DESIGNATION
SCALE: 1" = 50'

GATEWAY DISTRICT
FLUM: GATEWAY DISTRICT
7 STORY NEW BUILDING



OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



MULTIFAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY NEW BUILDING



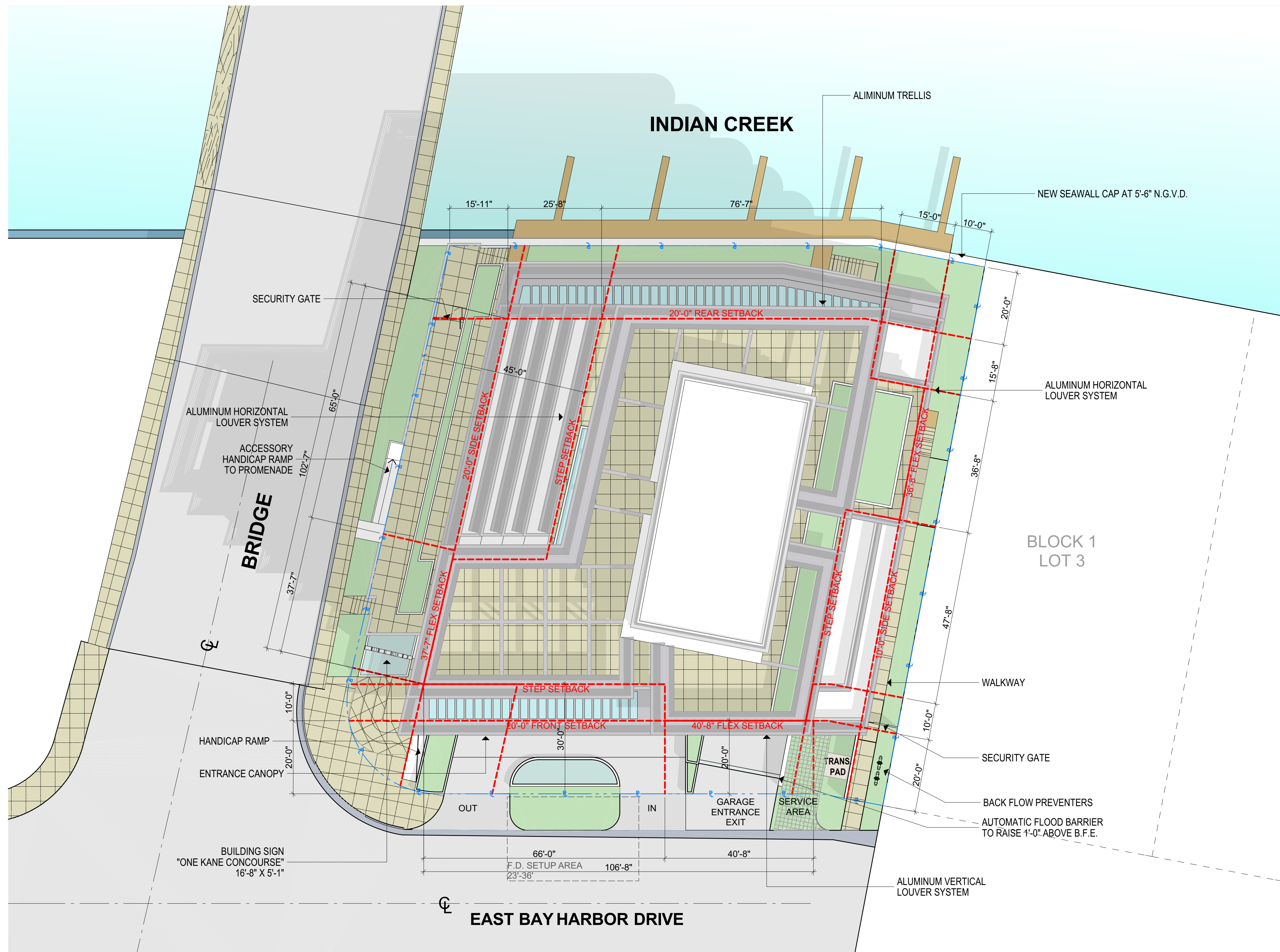
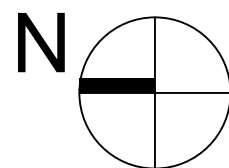
MULTIFAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
4 STORY BUILDING



MULTIFAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY NEW BUILDING



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1 SITE PLAN

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

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

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1 BASEMENT -2
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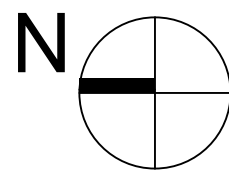
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1 BASEMENT -1
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F: 305.560.5040

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AR 0007972

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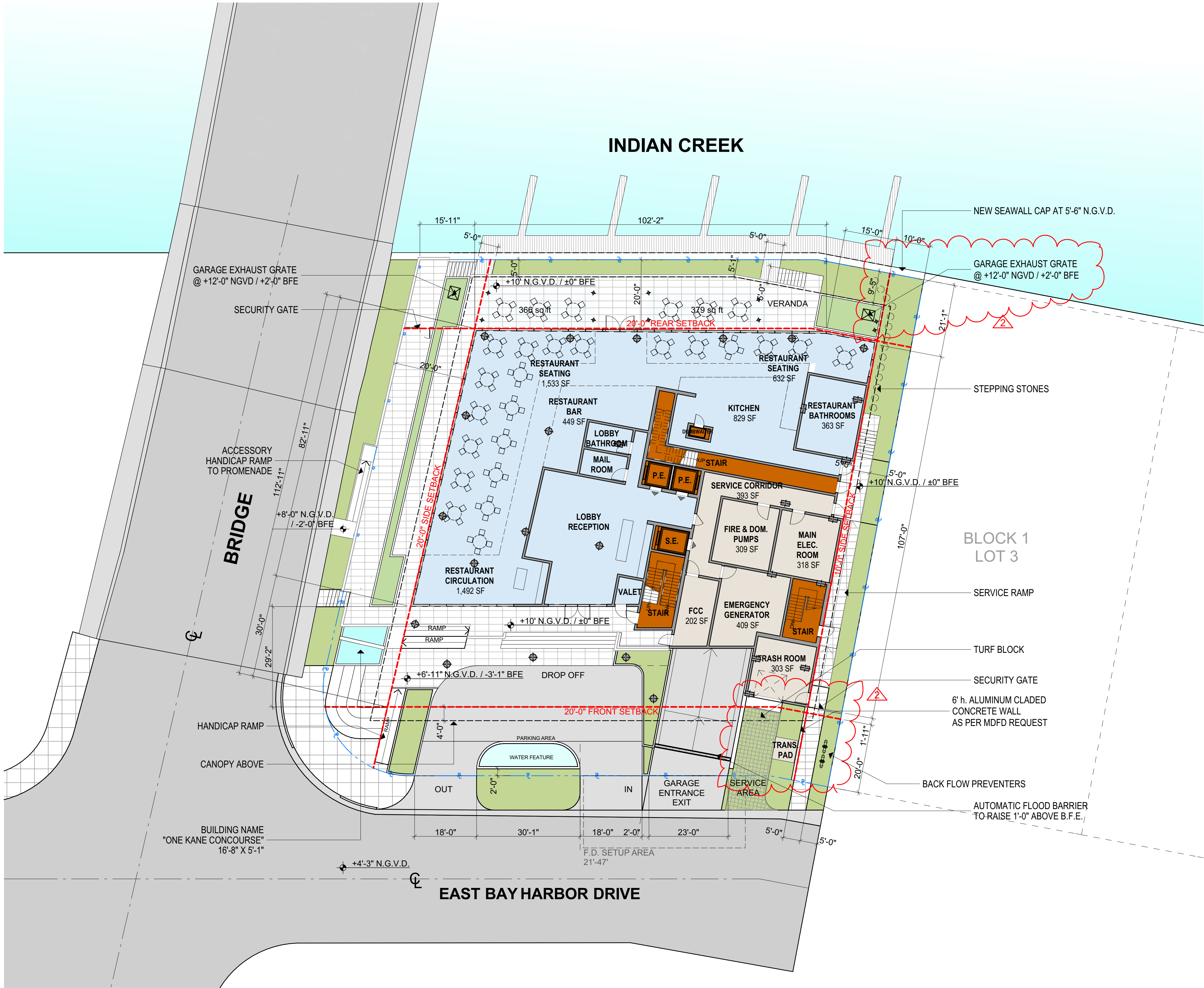
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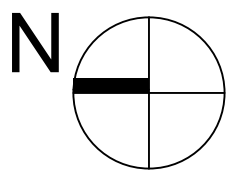
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1 LEVEL 1
SCALE: 1/16" = 1'-0"



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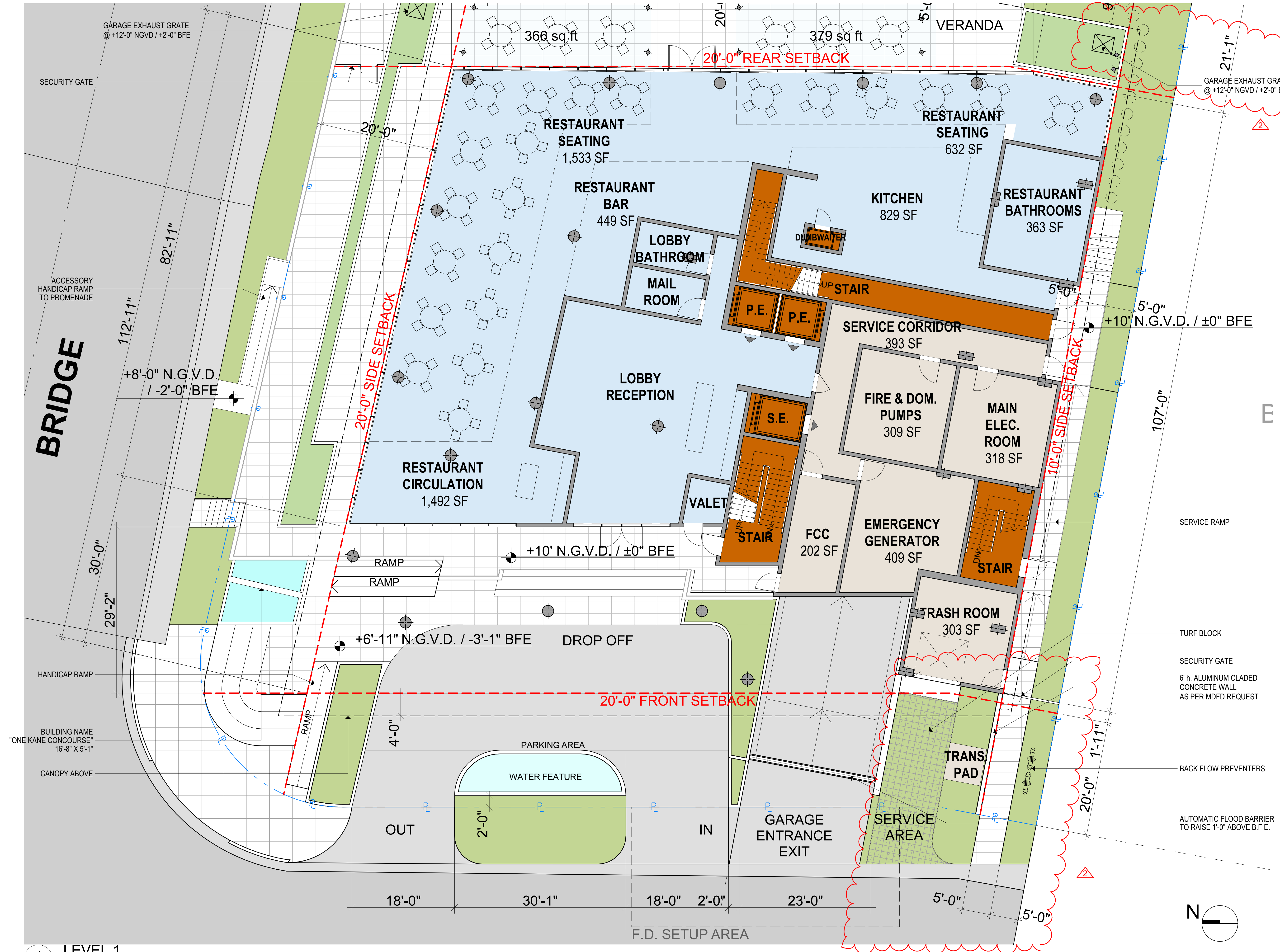
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1 LEVEL 1
SCALE: 1/8" = 1'-0"

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1

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



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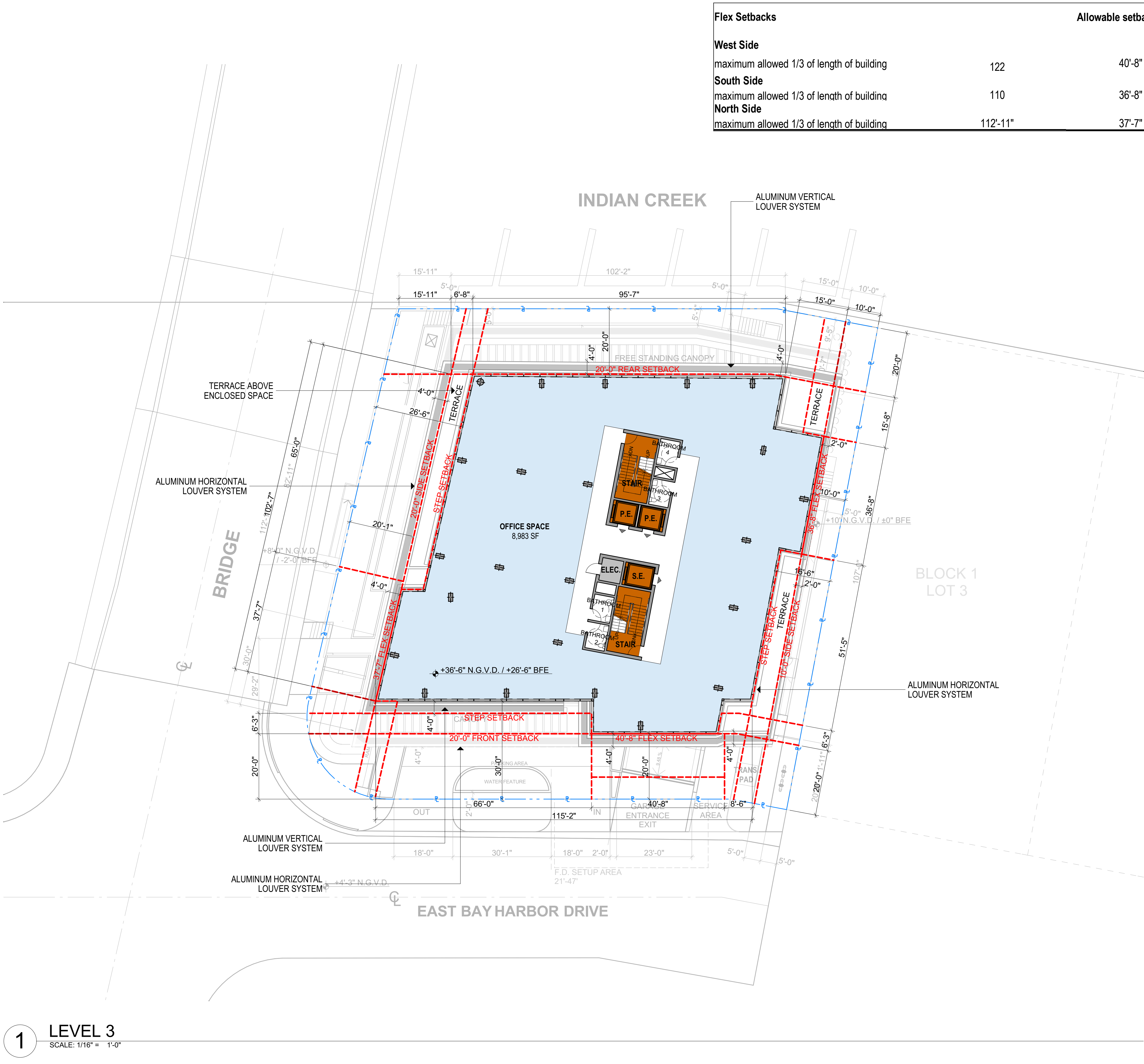
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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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1

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



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LEVEL 4
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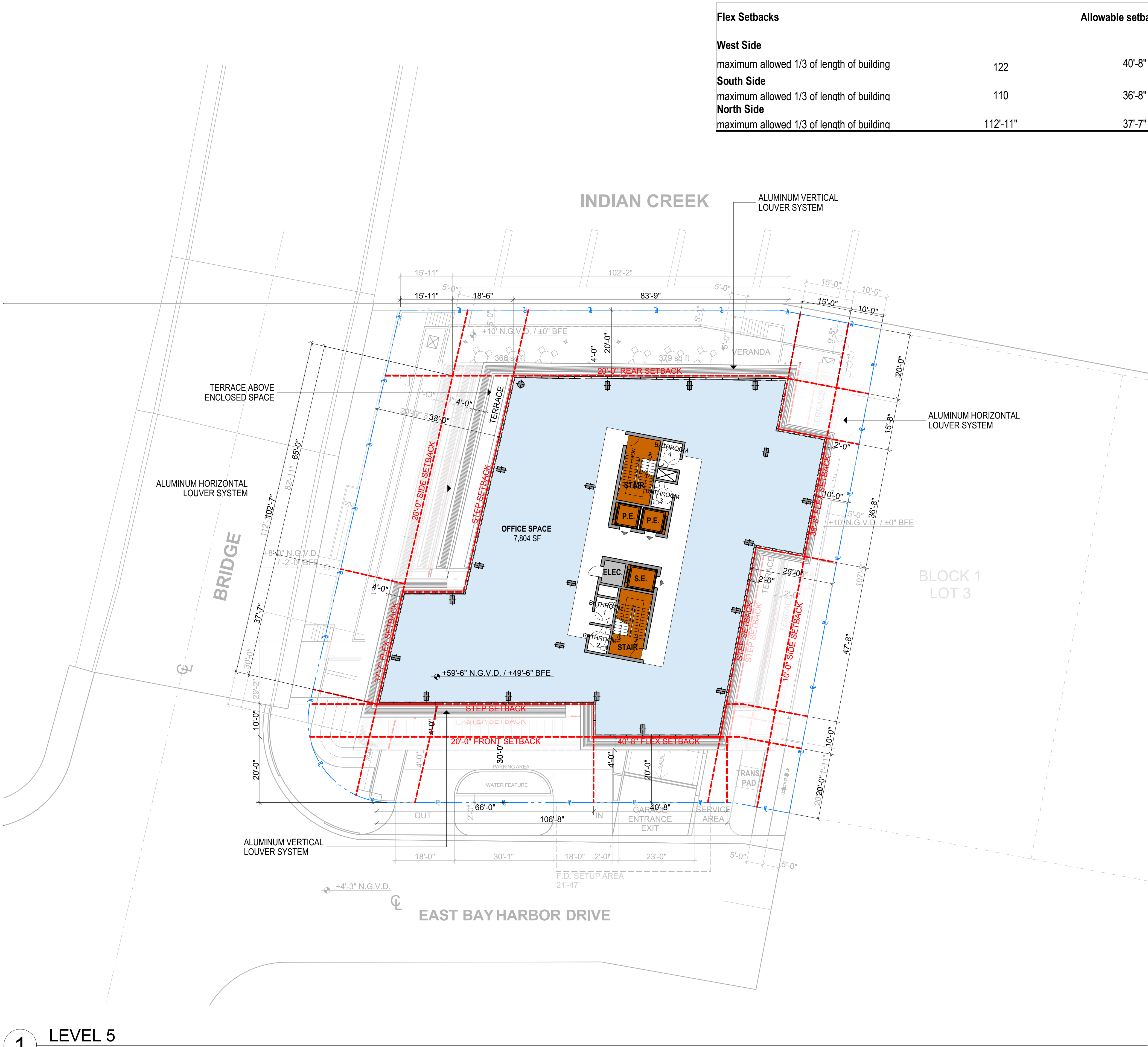
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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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1

LEVEL 5
SCALE: 1/8" = 1'-0"



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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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1 LEVEL 6
SCALE: 1/8" = 1'-0"



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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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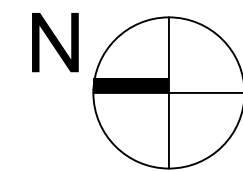
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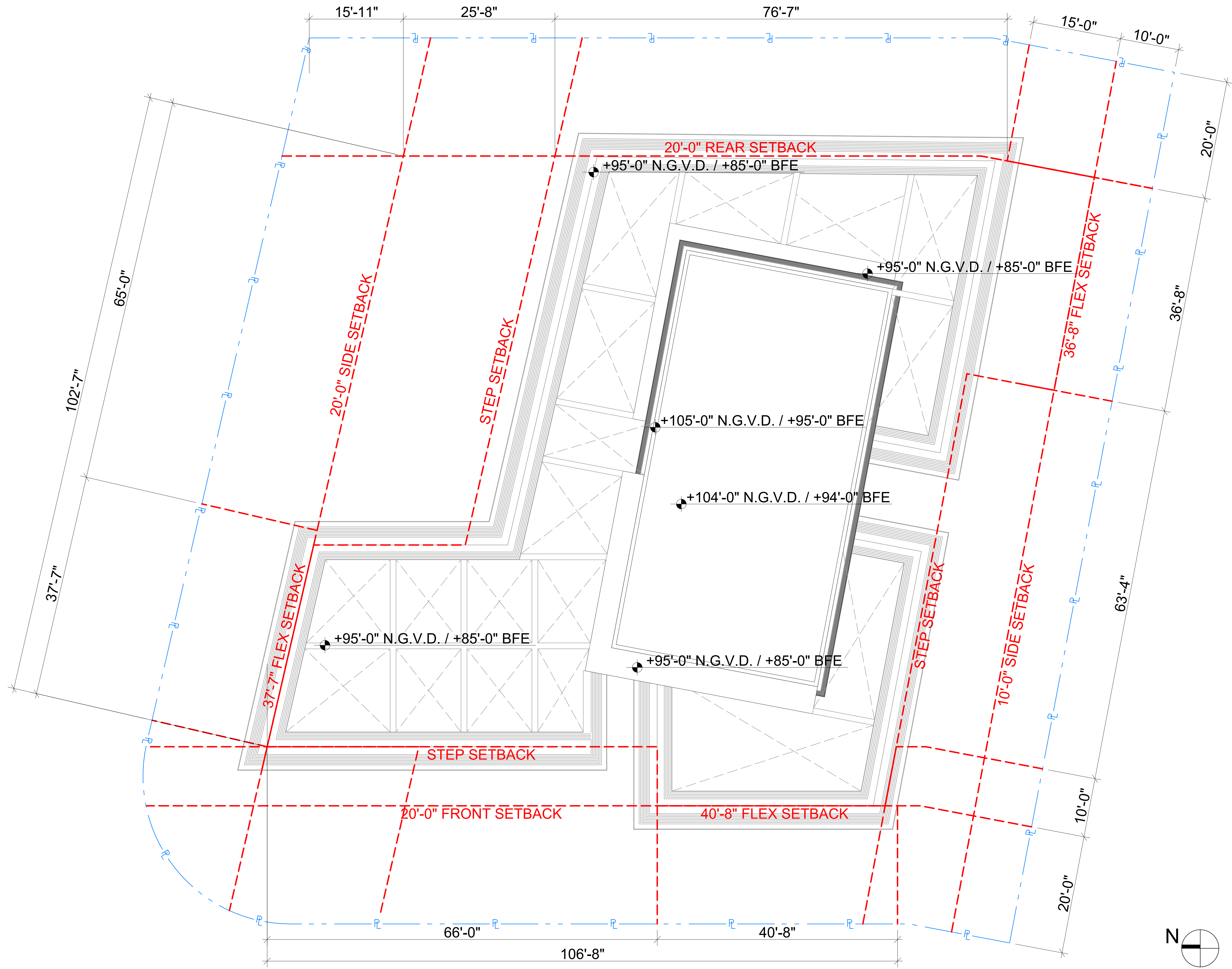
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1 UPPER ROOF
SCALE: 1/8" = 1'-0"



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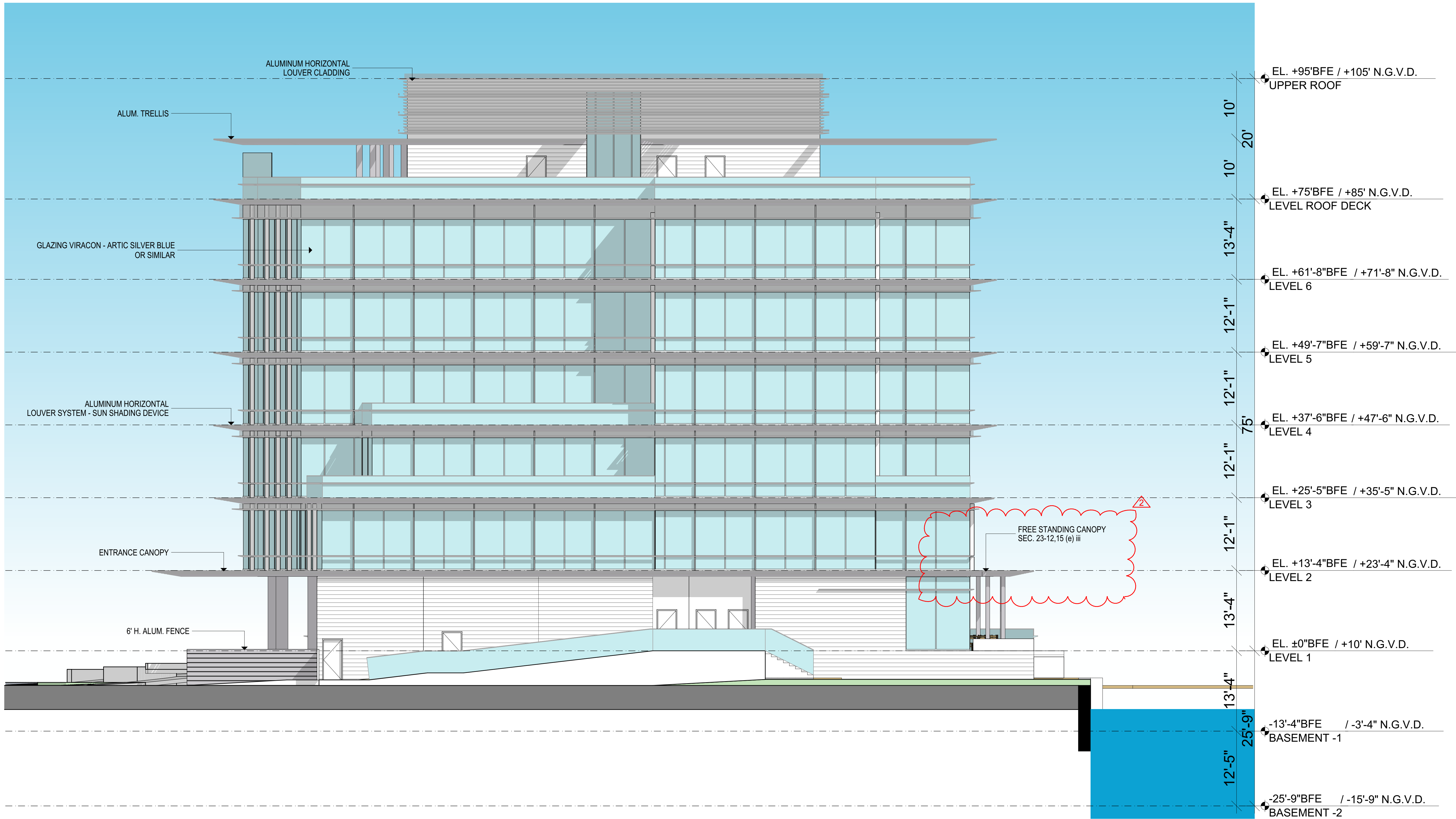
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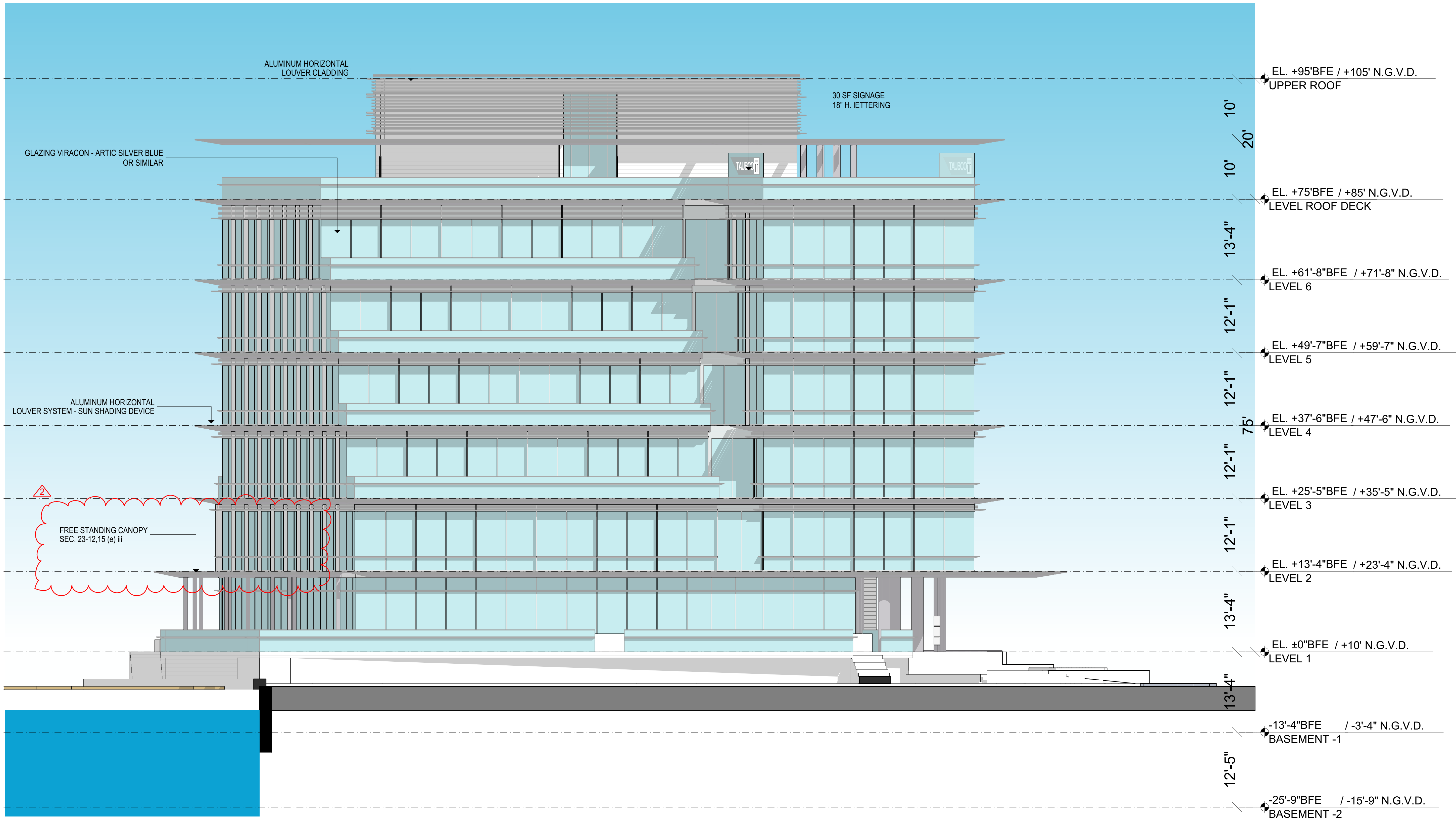
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1 SOUTH ELEVATION

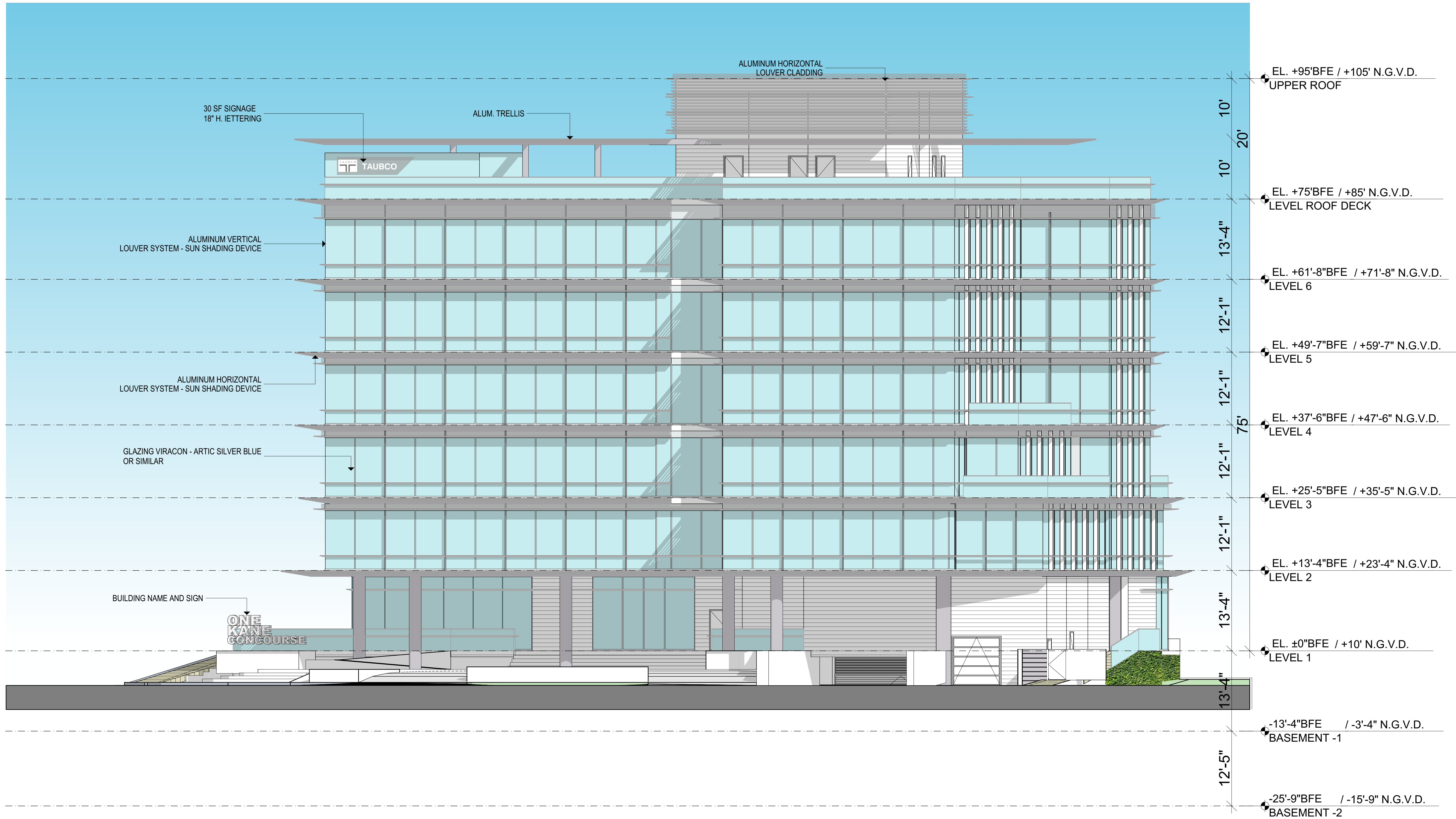
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1
A-127
NORTH ELEVATION
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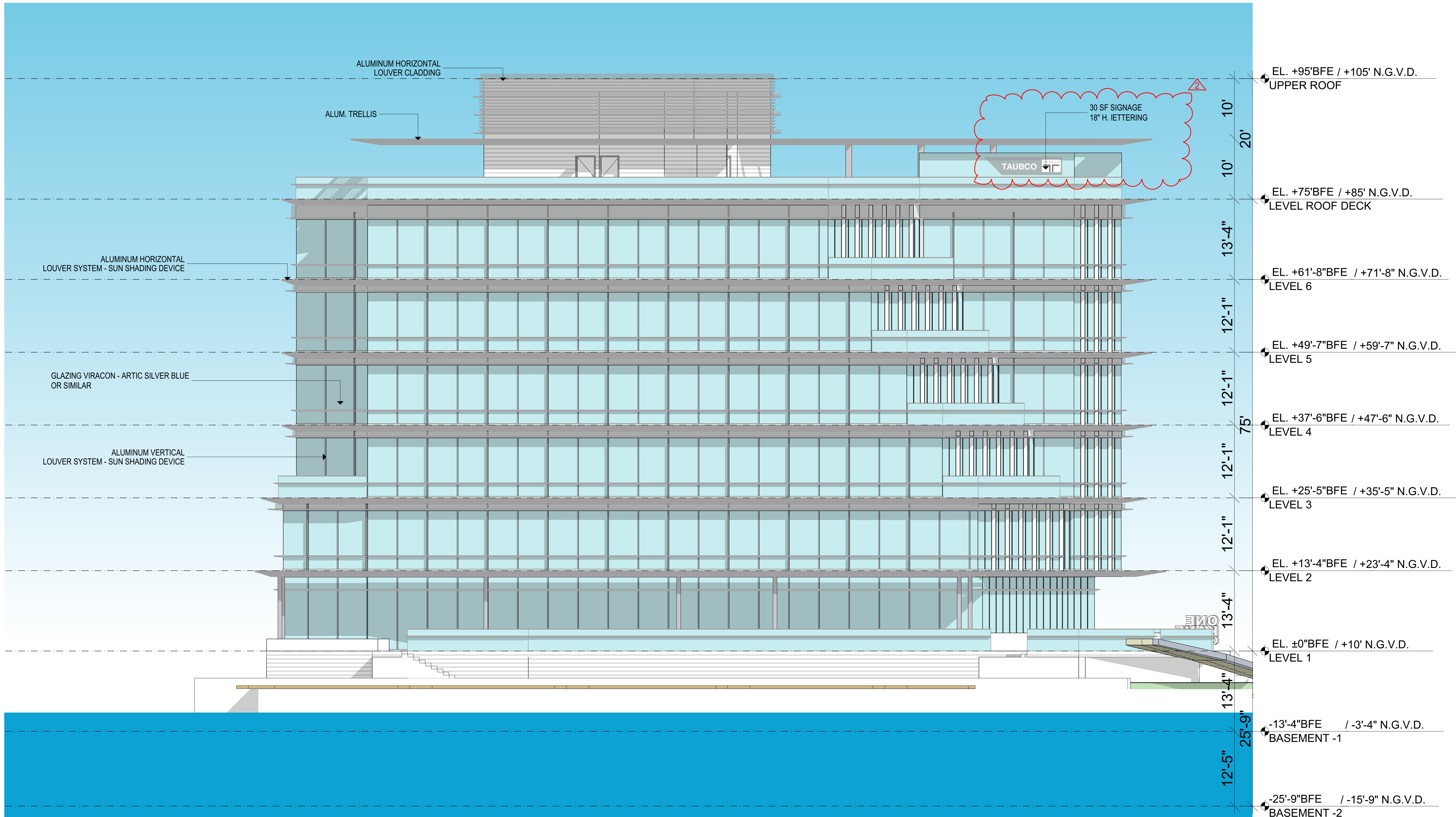


WEST ELEVATION

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

1

A-128



1
A-129

EAST ELEVATION

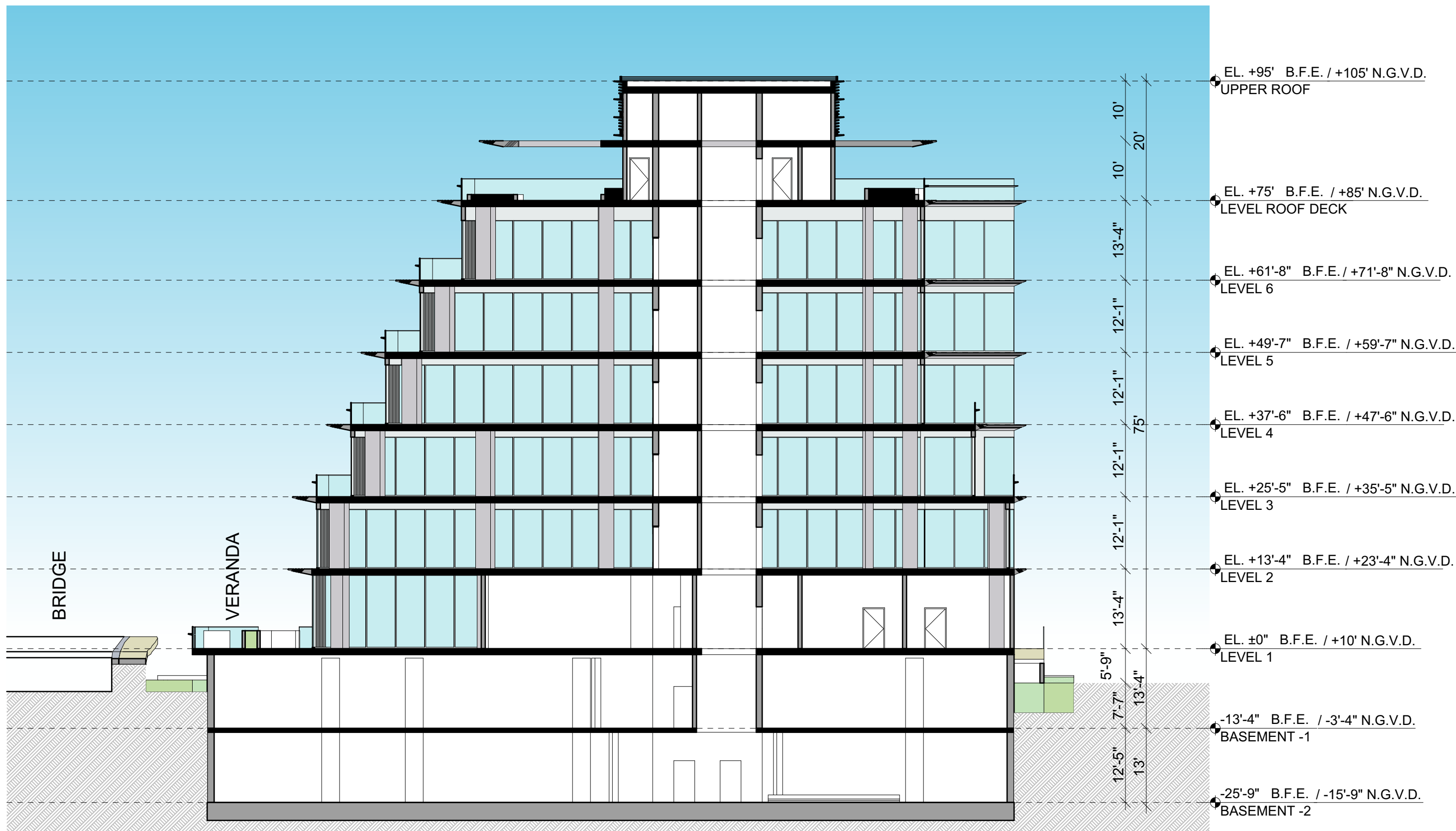
SCALE: 1/8" = 1'-0"



1
A-130

N-S SECTION

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



2
A-130

E-W SECTION

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

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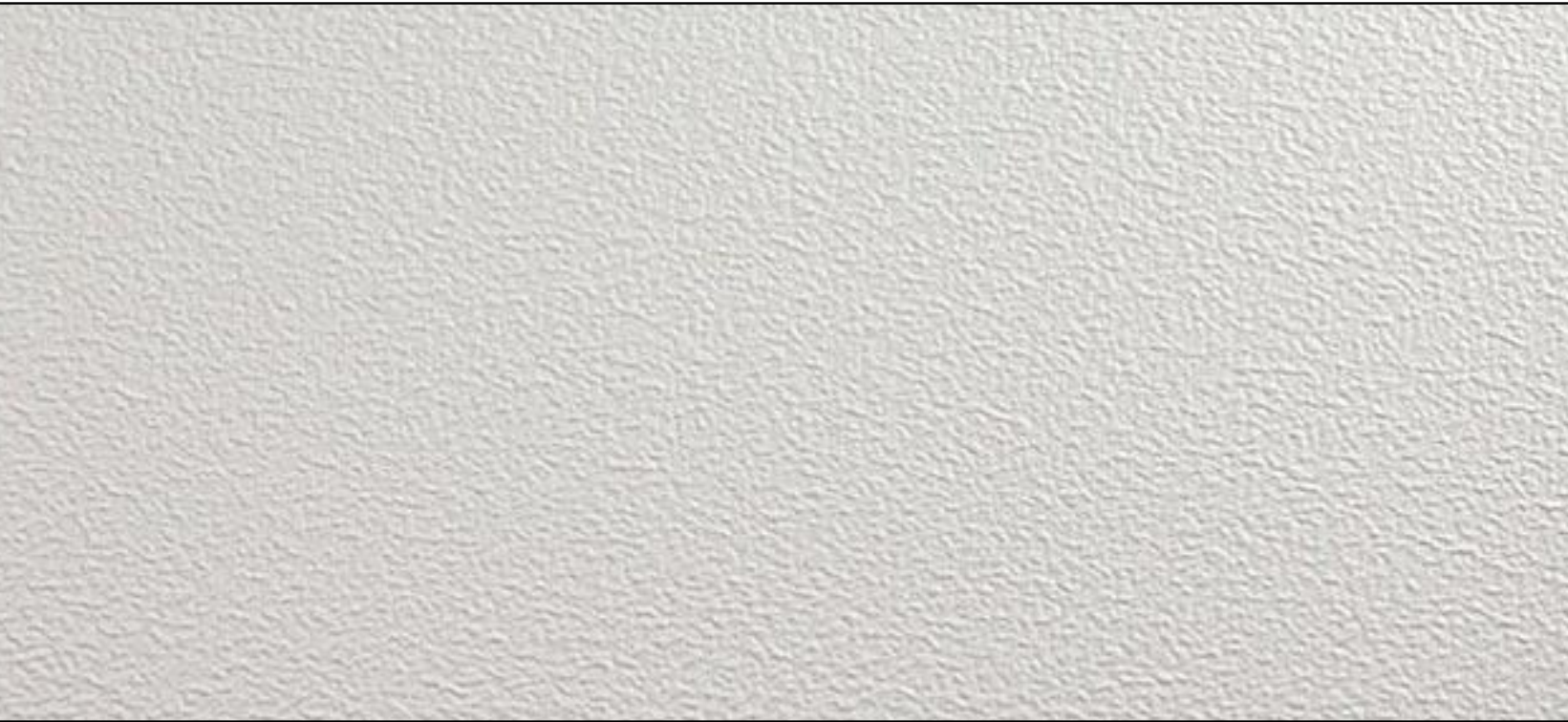
PVDF ALUMINUM FINISH FOR TRELLISES AND SUN SHADING DEVICES
ROMAN SILVER (MATTE AND SHINING FINISHES)



GLAZING VIRACON - ARTIC SILVER BLUE
OR SIMILAR



SMOOTH STUCCO FINISH WITH SCORE LINES
WHITE



SHELL REEF STONE
OR SIMILAR



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Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
6551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

OWNER INFORMATION

TAUBCO
T

PLANNING
& ZONING

Revisions
06/27/2016
07/19/2016

CONSULTANTS

Date
10/11/2016
Scale
As Shown
Project No.
1338

A-131

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1
A-132

SOUTH ELEVATION - LANDSCAPE

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

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2950 SW 27TH AVENUE,
SUITE 1115
MIAMI, FL 33133
T: 305.560.5000
F: 305.560.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

6551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

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CONSULTANTS

Date
10/11/2016

Scale
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Project No.
1338

A-132



1
A-133
NORTH ELEVATION - LANDSCAPE
SCALE: 1/8" = 1'-0"



1
A-134
WEST ELEVATION - LANDSCAPE
SCALE: 1/8" = 1'-0"

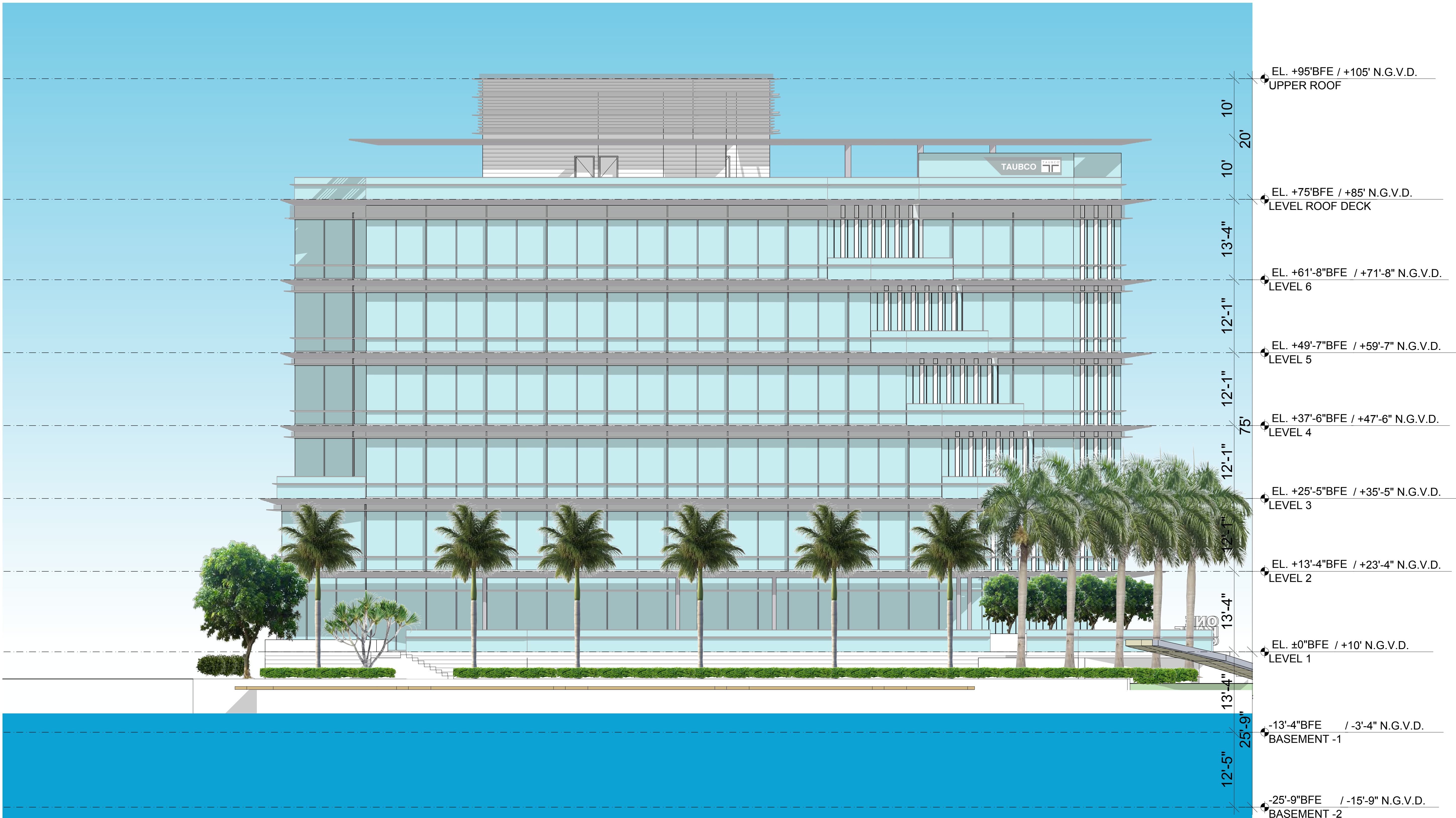
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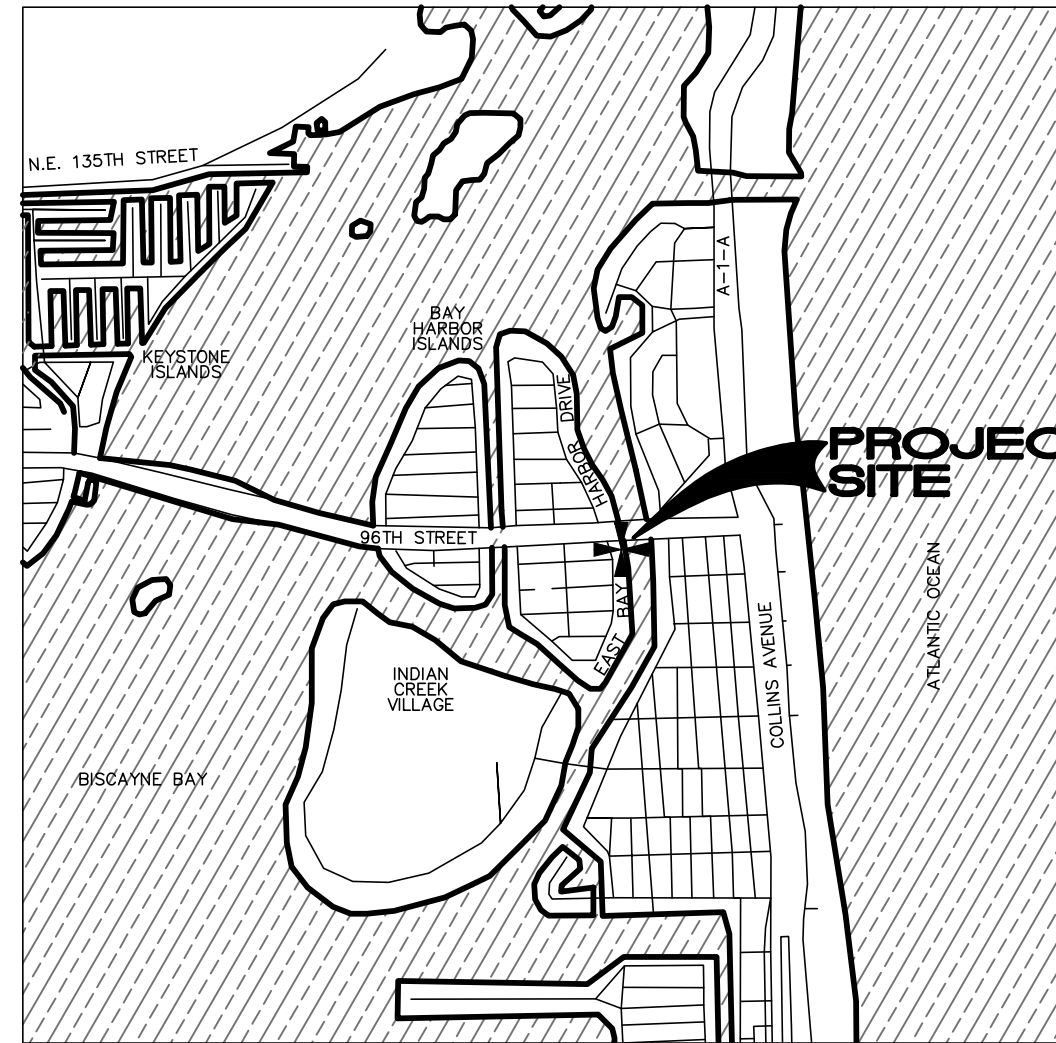
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1
A-135

EAST ELEVATION - LANDSCAPE

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

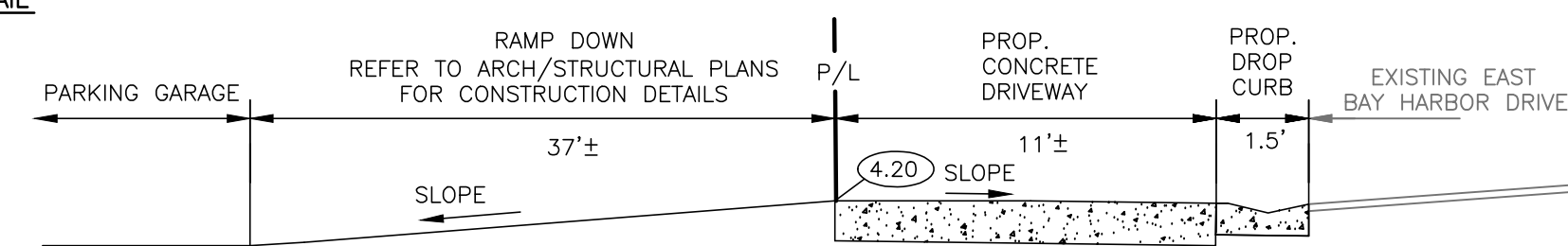
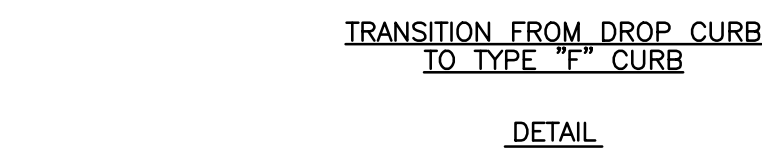
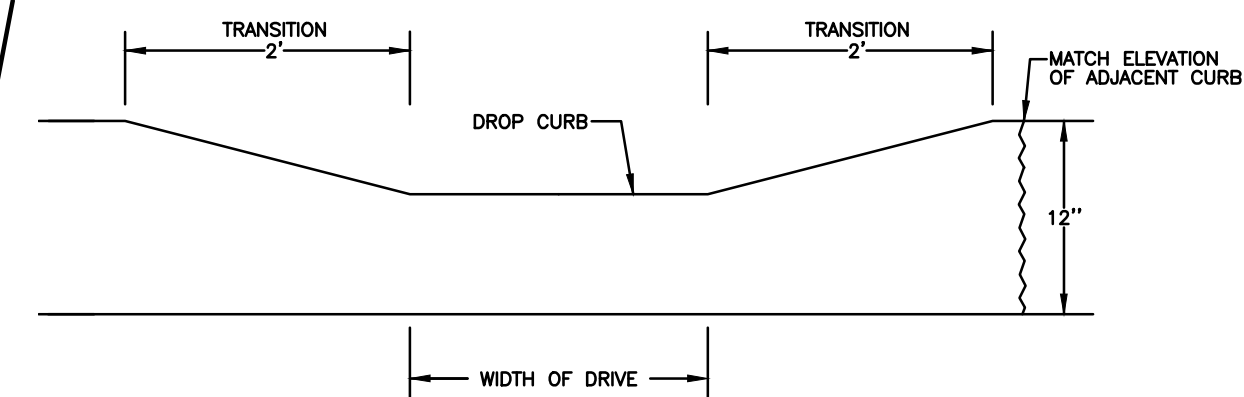
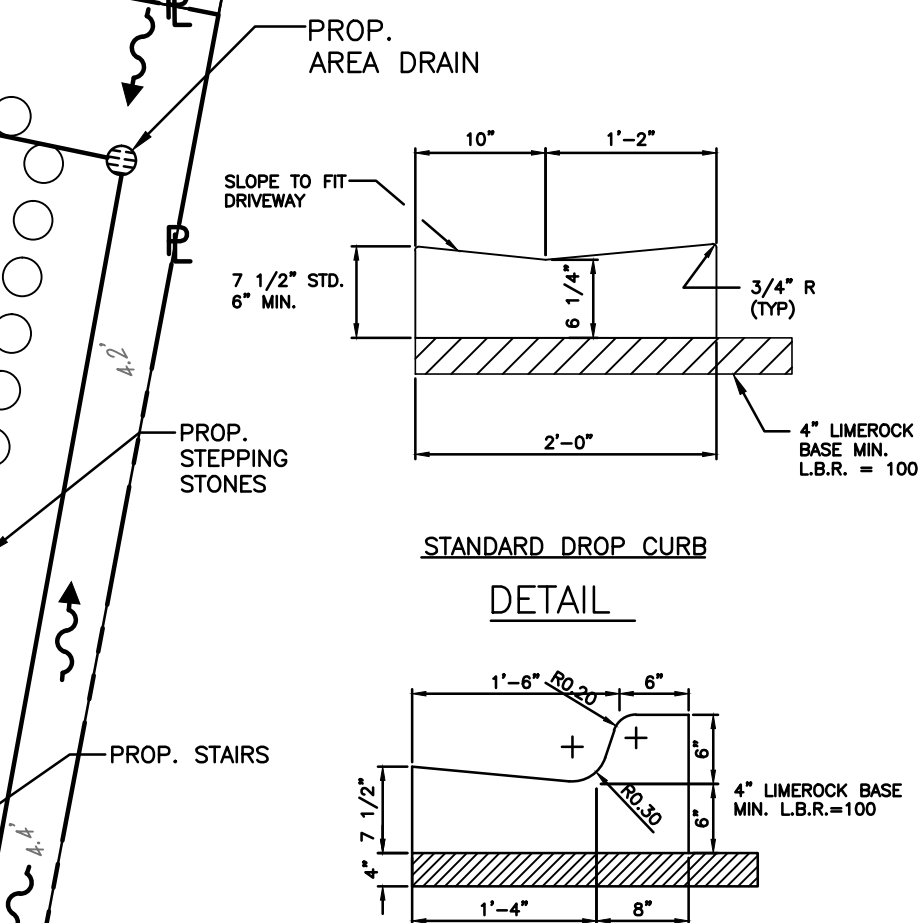




LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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



- NOTES:
1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
 5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 6. EXISTING POWER/LIGHT POLES TO BE RELOCATED UNDERGROUND AS REQUIRED.
 7. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 8. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 9. THE TOWN MAY REQUIRE THAT THE SECTIONS OF EAST BAY DRIVE THAT ARE IN FRONT OF THE PROPERTY SHALL BE MILLED AND RESURFACED TO MAKE GOOD ANY AND ALL CONSTRUCTION RELATED DEFECTS.
 10. EXCAVATION IN ROADWAY SHALL BE RESTORED TO A MINIMUM WIDTH OF 1 FOOT ON EITHER SIDE OF THE EXCAVATION.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

REFER TO SHEET C-2 FOR LOCATION OF
FIRE DEPARTMENT STAGING AREA.

DRAINAGE TO BE RETAINED ON-SITE AND NOT
DISCHARGE ONTO ADJACENT PROPERTY.

LEGEND

- PROPOSED CONCRETE
- PROPOSED TURF BLOCK SURFACE
- PROPOSED STONE/PAVER
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING ELEVATION
- EXISTING CONCRETE LIGHT POLE
- PROPOSED WATER METER
- EXISTING FENCE

OWNER INFORMATION

TAUBCO

PRE-DRC

Permit Revisions

CONSULTANTS

CHW. ENG. HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)387-0371 - (954)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

SIGNATURE DATE EBT325

Date
01/28/2016
Drawing
AA
Check by
SCH
Scale
As Shown
Project No.
15-43

NO. OF SHEETS: 3
SHEET NO.:
C-1

96TH STREET
(KANE CONCOURSE)
80' RIGHT-OF-WAY

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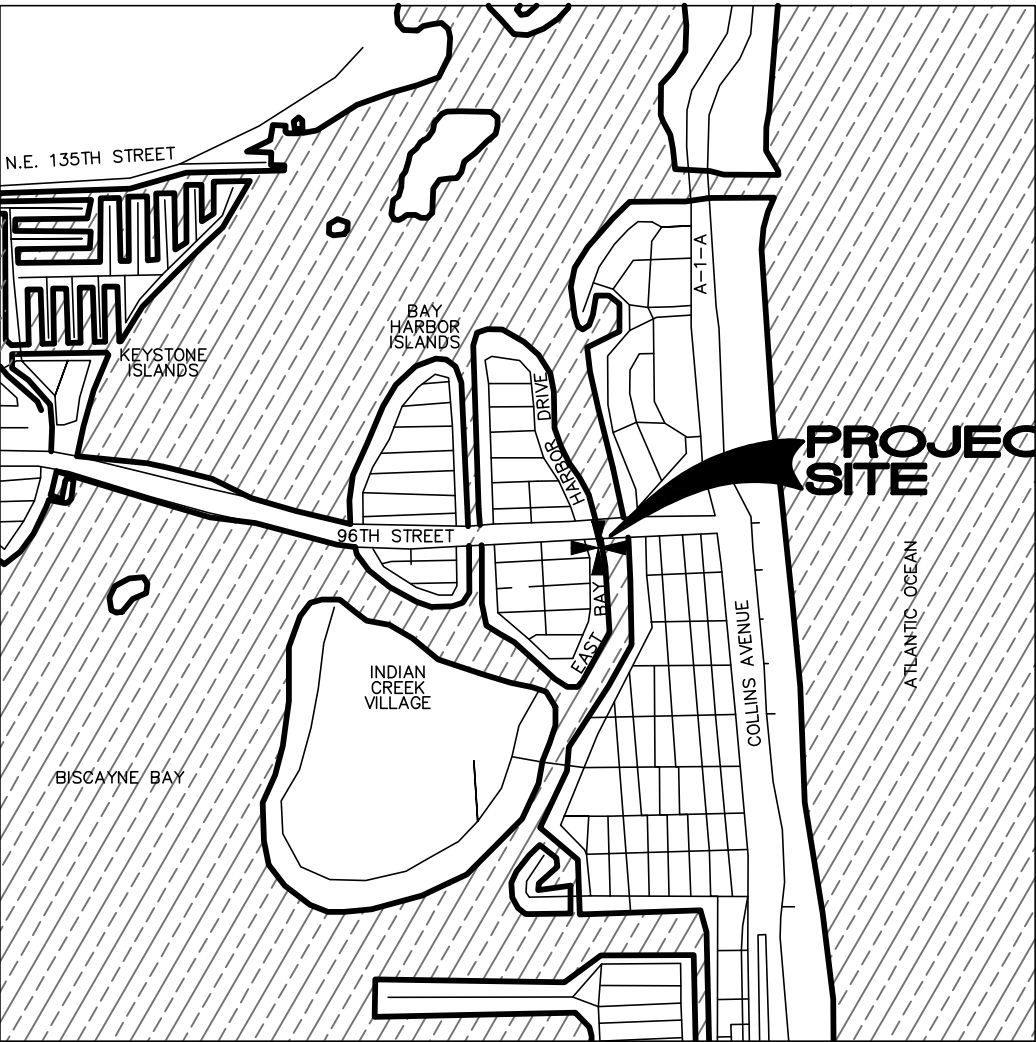
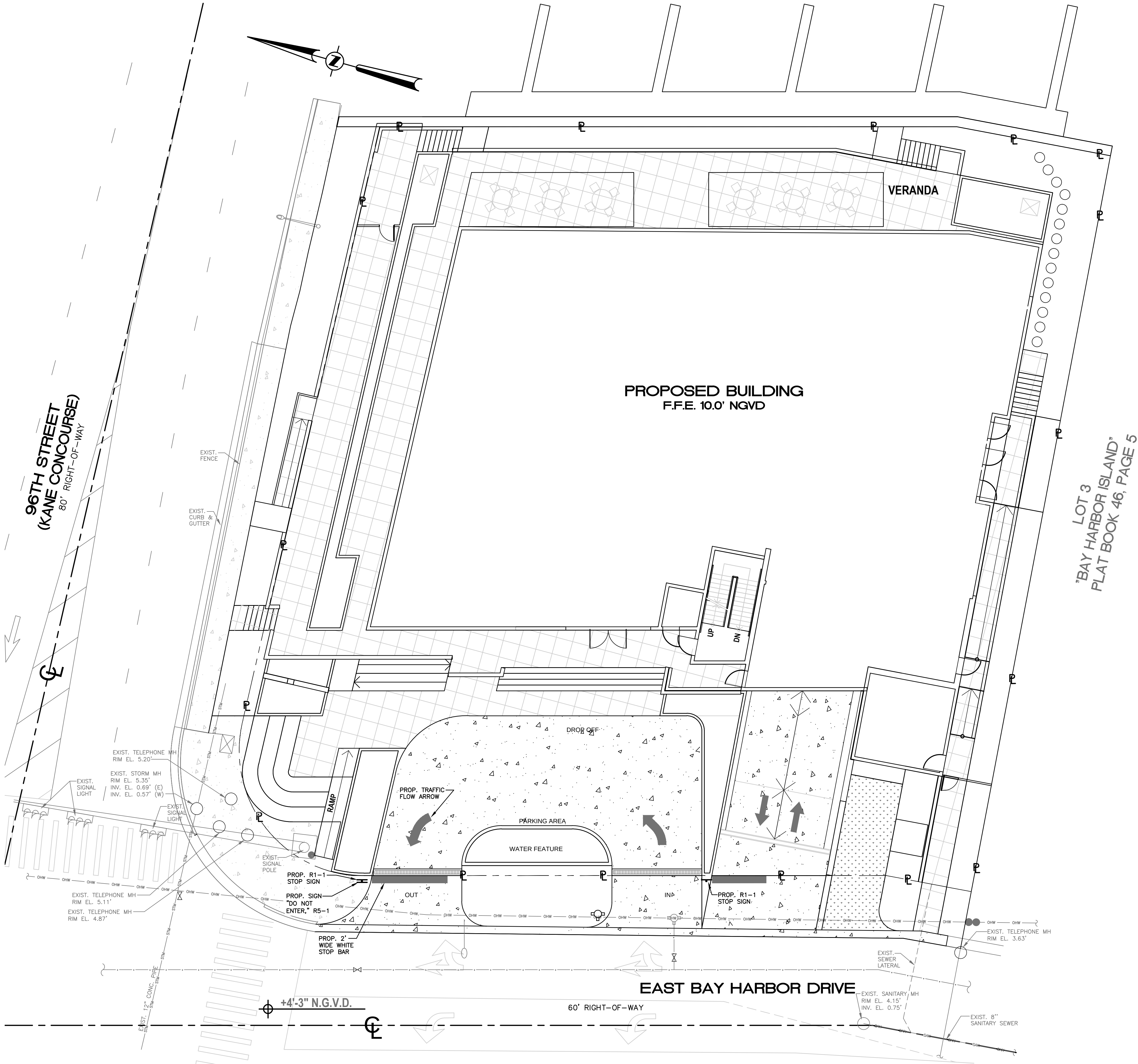
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10'



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
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ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

NOTE:

1. ALL THERMO-STRIPING AND RPMS SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.

LEGEND

- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TURF BLOCK SURFACE
- PROPOSED STONE/PAVER
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING ELEVATION
- EXISTING CONCRETE LIGHT POLE
- PROPOSED WATER METER
- EXISTING FENCE

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2950 SW 27TH AVENUE, S
MIAMI, FL 3
T 305.550
F 305.550

DESIGN

Luis O. Revue
AR 00071

PROJE

ONE KANE CONCOURSE

951 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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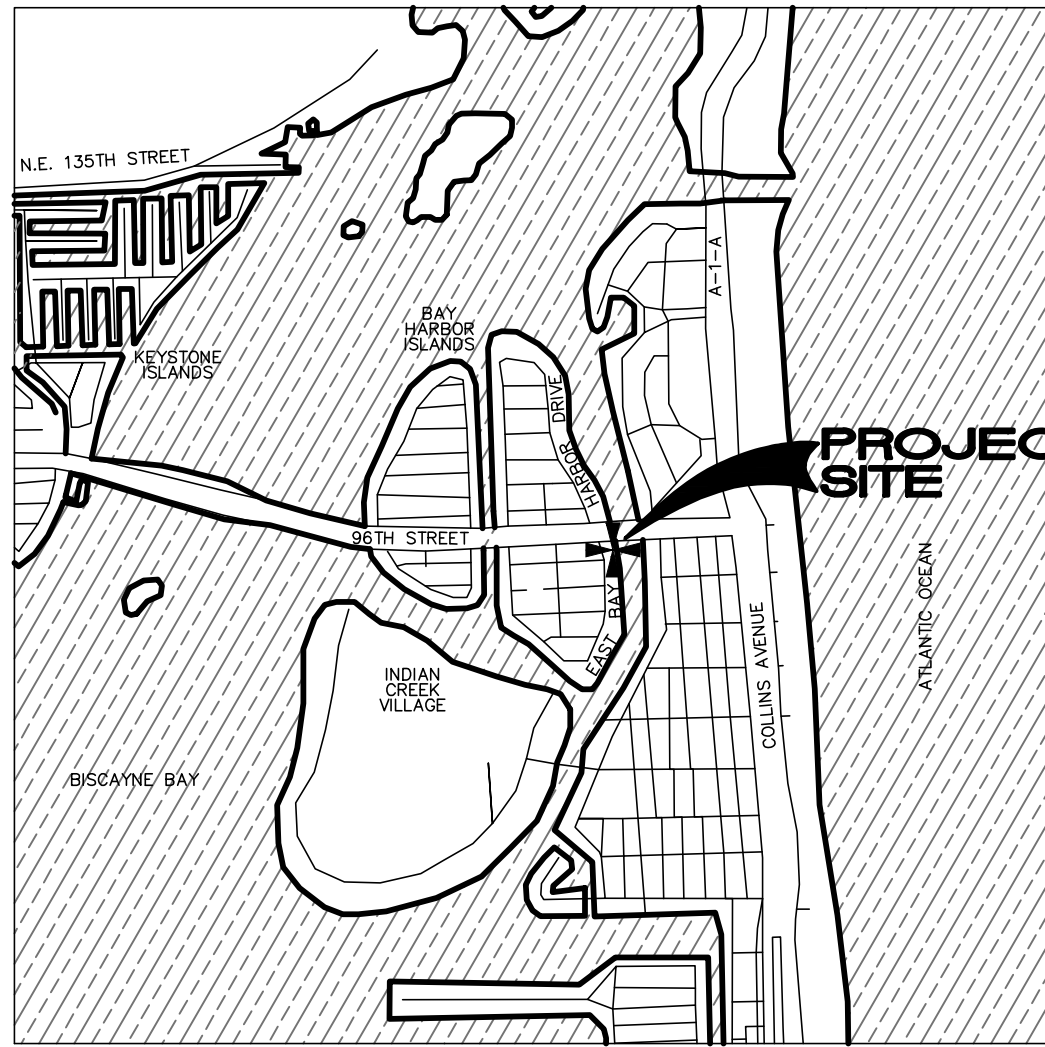
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CONSULTAN

DATE: 01/28/22
DRAWN BY: Susan C. Holland, PE
PROJECT: 15-
SHEET NO: C-2

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Project

NO. OF SHEETS
SHEET NO
C-2



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

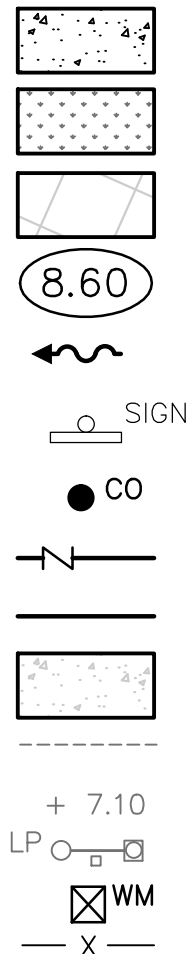
NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. THE TOWN MAY REQUIRE THAT THE SECTIONS OF EAST BAY DRIVE THAT ARE IN FRONT OF THE PROPERTY SHALL BE MILLED AND RESURFACED TO MAKE GOOD ANY AND ALL CONSTRUCTION RELATED DEFECTS.
6. EXCAVATION IN ROADWAY SHALL BE RESTORED TO A MINIMUM WIDTH OF 1 FOOT ON EITHER SIDE OF THE EXCAVATION.
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NOTE:
ANY WATER SERVICE TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER.

INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.



LEGEND

PROPOSED CONCRETE

PROPOSED TURF BLOCK SURFACE

PROPOSED STONE/PAVER

PROPOSED ELEVATION

PROPOSED SURFACE FLOW

PROPOSED SIGN (AS INDICATED)

PROPOSED CLEANOUT

PROPOSED RPZ BACKFLOW PREVENTER

PROPOSED PIPING

EXISTING CONCRETE

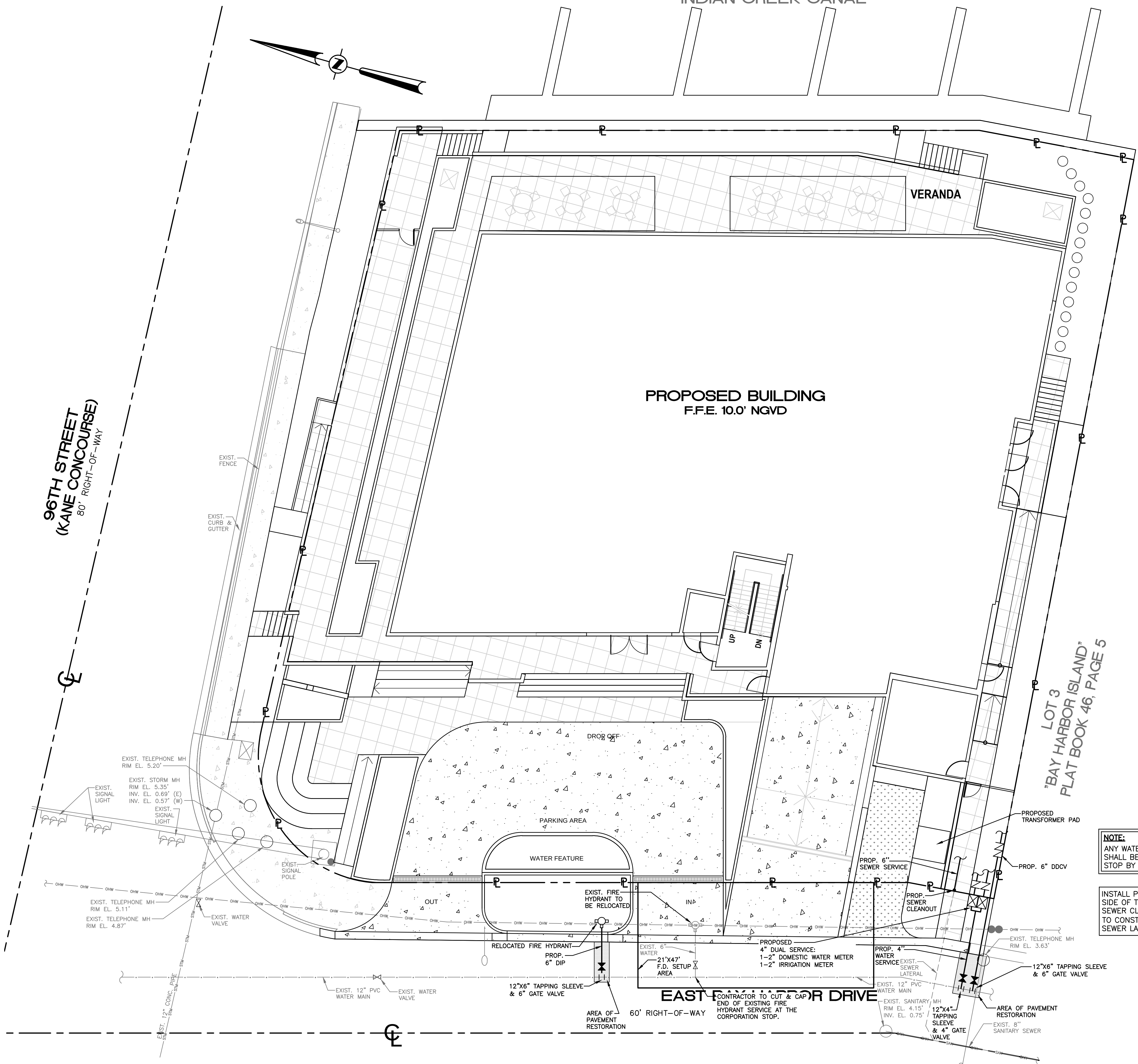
EXISTING PIPING AND APPURTENANCES

EXISTING ELEVATION

EXISTING CONCRETE LIGHT POLE

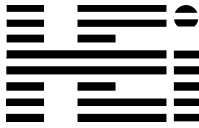
PROPOSED WATER METER

EXISTING FENCE



WATER & SEWER PLAN

SCALE: 1"=10'



Holland Engineering, Inc.

3900 Hollywood Blvd., Suite 303

Hollywood, FL 33021

**One Kane Concourse
9551 East Bay Harbor Drive, Bay Harbor Islands
Drainage Well Calculations**

Drainage Well

10 year, 1- hr storm = 3.6"/hour

Roof area = 10,245 sf

Drainage required = 10,245 sf X 3.6"/hour X ft/12" X hour/3600 sec = 0.85 cfs

Total drainage required = 0.85 cfs

Well head available for discharge:

Top elevation of vent pipe = 8'

Wet season water level = 2'

Design Head = 4.5'

Salt/fresh = 1.5'

1-24" well to be developed to discharge 350 gpm / ft. head

<u>Stage (feet)</u>	<u>Discharge (gpm)</u>	<u>Discharge (cfs)</u>
3	0	0
4	175	0.39
5	525	1.18
6	875	1.96
7	1,225	2.75
8	1,575	3.53

Sand and Oil Interceptor

Q = 1.00 cfs, retention = 1.5 minutes (90 seconds)

Volume = 1.00 cfs X 60 sec/min X 1.5 min = 90 cf

Use 5' wide X 5' deep X 10' long = 250 cf

Prepared by:

Susan C. Holland, P.E.

Lic. No. 41831

Filename: J:\PROJECTS\One Kane Concourse\LA - Kane Concourse Landscape - Current - Plot Date: 10.5.2016 - Plotted By: Geomatic
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**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 9551 East Bay Harbor Drive,
33154 Legal Description _____

Net Lot Area 0.512 Acres / 22,301 SF

I. Open Space Requirement
Required **Provided**
1. Net Lot Area = 22,301 SF x 20% = 4,460 SF 20% / _____ SF 20.2 % 4514 SF
(BHI – Sec. 24-11)
2. Maximum Lawn Area Allowed
(MDC – Sec. 18A-6(A)(5))
a. Req. open space 4,460 SF x 60% = 2,676 SF 60% Max / 2,676 SF _____ % 510 SF

II. Shade Trees
A. Required
1. 28 shade trees/acre: 28 x 0.512 acres = 14 14 18
(Min. 12' in height / 4" clear wood / 2 ½" caliper)
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)
(MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16
2. Native Species Required – 50% Min.
of shade trees req. 14 x 50% = 8 8 18
(BHI – Sec. 24-16(a)(2))
3. Drought Tolerant and Low
Maintenance Species Require – 50% Min.
of shade trees req. 14 x 50% = 8 8 18
(MDC – Sec. 18A-6(C)(1)(b))

B. Tree Species
1. Number of shade trees required
(from Sec. II)(A)(1) above) 14
2. Number of shade tree species required
(BHI – Sec. 24-16(a)(2)) 4 5
*See Following Table.

Page 1 of 3 Revised 12/09/14

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

- Number of Stories of building 7
- Number of shade trees required
(from Sec. II)(A)(1) above) 11
- Shade tree heights required: 12 ft. = 25 % or 3 shade trees
14-16 ft. = _____ % or _____ shade trees
16-18 ft. = 50 % or 6 shade trees
18-20 ft. = 25 % or 3 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. 24-16(a)(2))

III. Street Trees
Required **Provided**
1. Street Trees @ 1'-35"
Width of lot 153' - 101' = 52/25' = 3 3 5 Palms + 3 trees
(15' min height / 6" clear wood / 2 ½" 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))

Page 2 of 3 Revised 7/14/15

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)) 140 546

2. Native Species Required - 30% Min.
(MDC – Sec. 18A-6(D)(1)(a)) 42 160

3. Drought Tolerant and Low
Maintenance Species Required – 50% Min.
(MDC – Sec. 18A-6(D)(1)(b)) 21 160

V. Buffers (if applicable)
(BHI – Sec. 24-16)

1. Parking Lot from ROW N/A (yes / no) (yes / no)

2. Dissimilar Uses N/A (yes / no) (yes / no)

VI. Parking Lot Landscaping (if applicable) **Required** **Provided**

1. 10 SF / parking space:
10 x _____ spaces = _____ SF
(MDC – Sec. 18A-6(J)) N/A _____

2. Shade Trees Required
(MDC – Sec. 18A-6(J)) N/A _____

3. Shrubs Required
(MDC – Sec. 18A-6(I)) N/A _____

VII. Right Tree Right Place
(BHI – Sec. 24-16(a)(2)(f)) _____

1. Number of trees near power lines
(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-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

Page 3 of 3 Revised 12/09/14

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Miami
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Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33135
T. 305.590.5000
F. 305.590.5040

DESIGN BY

Luis O. Revuelta

AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

TAUBCO
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P&Z

Permit Revisions

1 - 3/3/16

2 - 3/7/16

3 - 10/5/16

CONSULTANTS
SEAL

Date

6/25/2015

Drawing

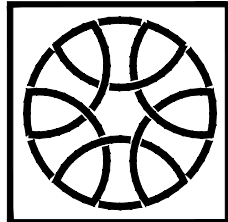
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Project No.

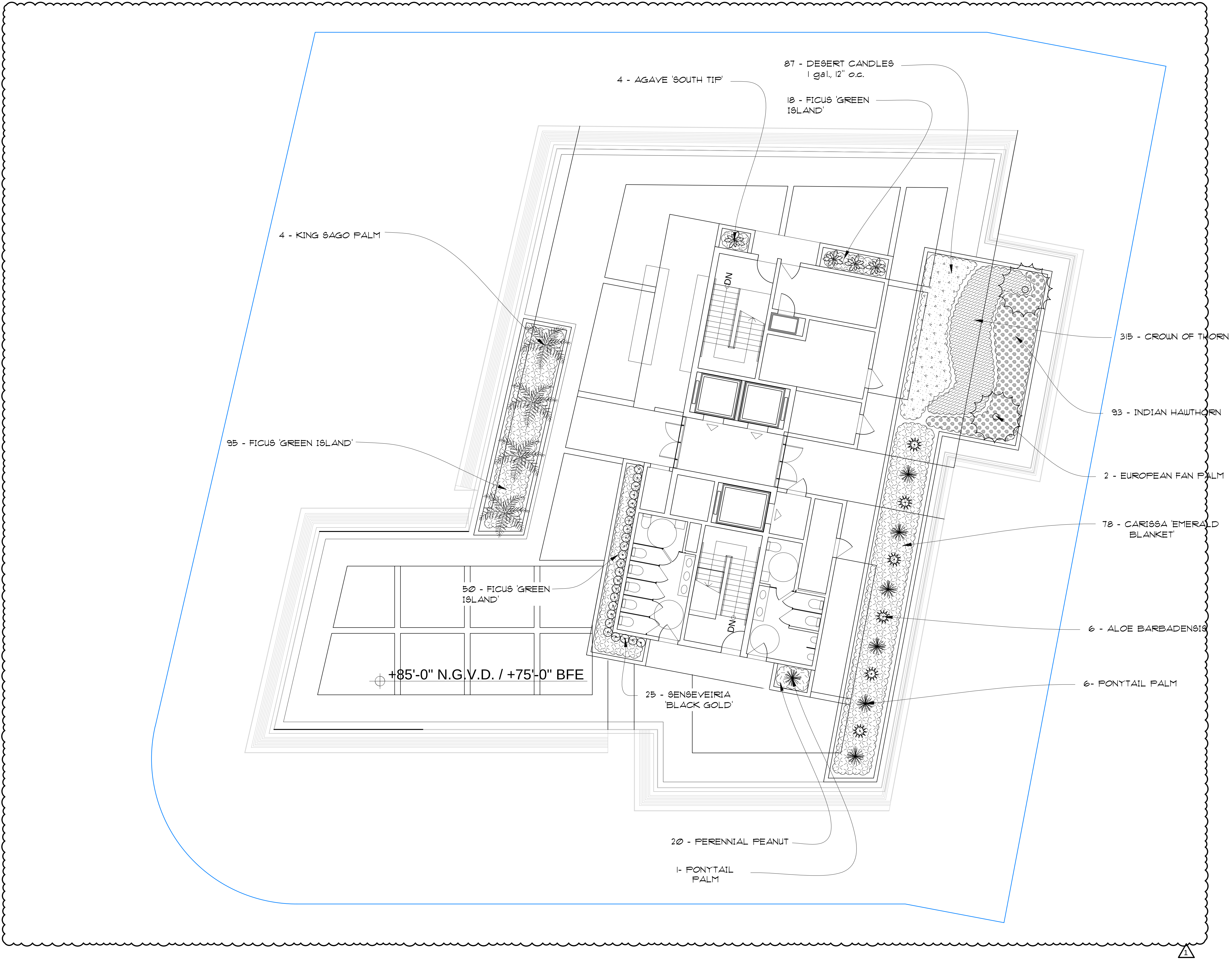
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
9551 EAST BAY HARBOR DRIVE
MIAMI, FL 33154
PHONE: 305-590-5000 FAX: 305-590-5040



TABULATION SHEETS

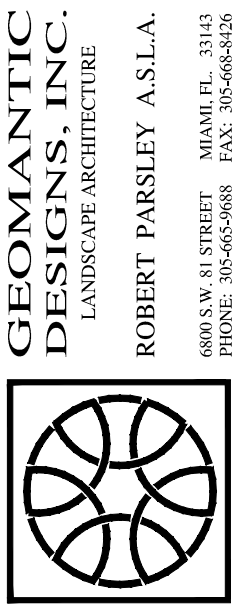
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ROOF LANDSCAPE PLAN

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



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2000 N. W. 10TH AVE. SUITE 100
MIAMI, FL 33136
PHONE: 305.590.5000 FAX: 305.590.5040

Date
6/25/2015
Drawing
MA
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Project No.

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P&Z

Permit Revisions

10-5-16

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ONE KANE CONCOURSE

8551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

Luis O. Revuelta
AR 0007972

PROJECT

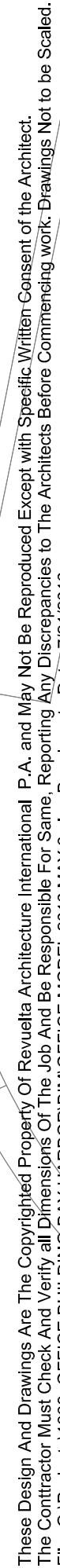
DESIGN BY

revuelta-architecture.com

Miami
Atlanta
Santiago, Chile

2950 SW 27TH AVENUE, SUITE
110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

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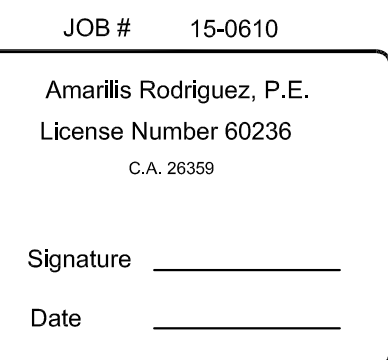
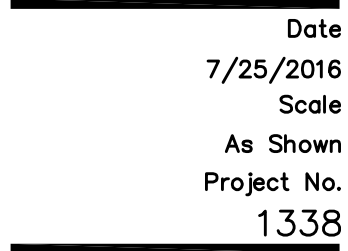
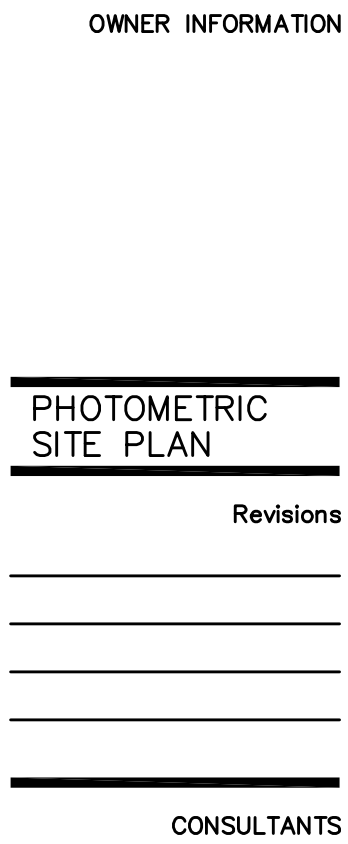
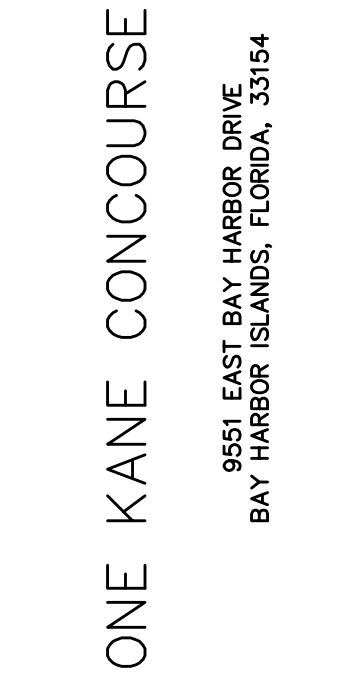
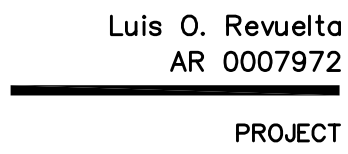
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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

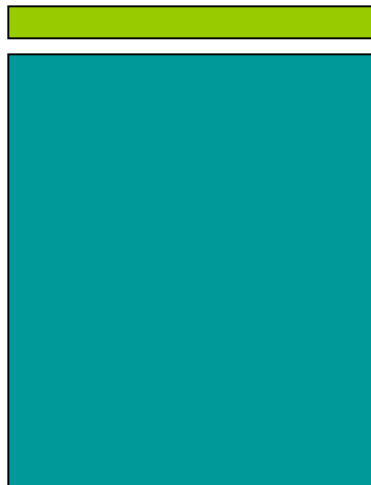
DESIGN BY



PH-1

One Kane Concourse

traffic study



prepared for:
Taubco Developers

Traf Tech
ENGINEERING, INC.

October 2016

October 31, 2016

Mr. Alexander Tauber
Taubco Developers
9551 East Bay Harbor Drive
Bay Harbor, Florida 33154

Re: One Kane Concourse (Bay Harbor Islands) – Traffic Study

Dear Alex:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic study undertaken for the proposed One Kane Concourse project planned to be located at 9551 East Bay Harbor Drive in the Town of Bay Harbor Islands, Florida. The study addresses the traffic impacts created by the proposed project to the surrounding street system.

It has been a pleasure working with you on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

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INTRODUCTION

One Kane Concourse is a proposed office development planned to be located on the southeast corner of the intersection of East Bay Harbor Drive and 96th Street (Kane Concourse) in the Town of Bay Harbor Islands in Miami-Dade County, Florida. Figure 1 on the following page shows the location of the project site as well as the transportation network located in the immediate vicinity of the project site.

Traf Tech Engineering, Inc. was retained by Taubco Developers to conduct a traffic study in connection with the subject office project. The study addresses trip generation, access to the site, the traffic impacts on the nearby transportation network, queuing and valet operation.

This study is divided into seven (7) sections, as listed below:

1. Inventory
2. Existing Conditions
3. Traffic Counts
4. Trip Generation
5. Trip Distribution and Traffic Assignment
6. Traffic Analysis
7. Conclusions



INVENTORY

Existing Land Use

The project site is currently developed with a one-story office building (6,572 square feet) and a surface parking lot. The existing development will be demolished.

Proposed Land Uses and Access

Proposed for the site are the following land uses and intensities:

- o 43,652 square feet of office use
- o 2,909 square feet of restaurant use

Access to the site will be provided via one main entrance off of East Bay Harbor Drive. A drop-off/pick-up loop is also proposed just north of the main entrance/exit driveway.

For purposes of this traffic study, the project is anticipated to be built and occupied by the year 2017. Appendix A contains a copy of the proposed site plan for the One Kane Concourse development.

EXISTING CONDITIONS

This section addresses the roadway system surrounding the project site and intersections.

Roadway System

The transportation network located in the vicinity of the project site includes one main roadway and one local facility that primarily function as an access street to nearby land uses. The main roadway includes 96th Street (Kane Concourse), a major east-west arterial roadway linking Bay Harbor Islands, Bal Harbour, Surfside, and Indian Creek with north-central Miami-Dade County and Interstate 95. Kane Concourse is a four-lane divided arterial roadway with a posted speed limit of 30 miles per hour. The local street includes East Bay Harbor Drive, a two-lane roadway that provides access to existing land uses located north and south of 96th Street.

Intersection

For purposes of this study, the intersection of 96th Street (Kane Concourse) and East Bay Harbor Drive was selected for analysis purposes (the subject project will significantly impact this intersection). The existing lane geometry of the study intersection is described below:

Northbound Approach

- o One left-turn lane
- o One shared through/right-turn lane

Southbound Approach

- o One left-turn lane
- o One shared through/right-turn lane

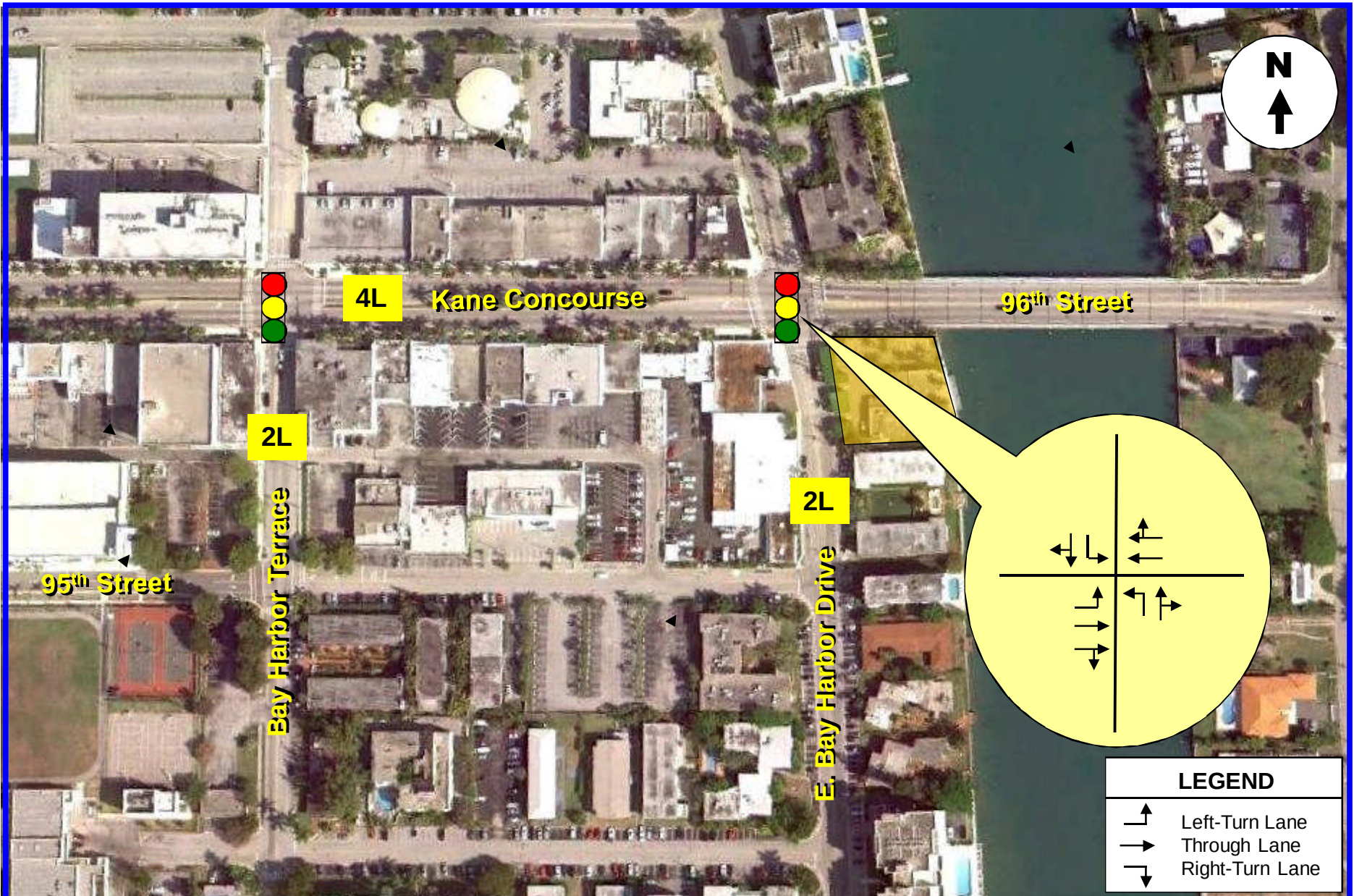
Eastbound Approach

- o One exclusive left-turn lane
- o One through lane
- o One shared through/right-turn lane

Westbound Approach

- o One through lane
- o One shared through/right-turn lane

Figure 2 depicts the number of lanes on the roadways located within the study area of the proposed project. The turning lanes provided at the intersection selected for analysis purposes are also illustrated in the figure.



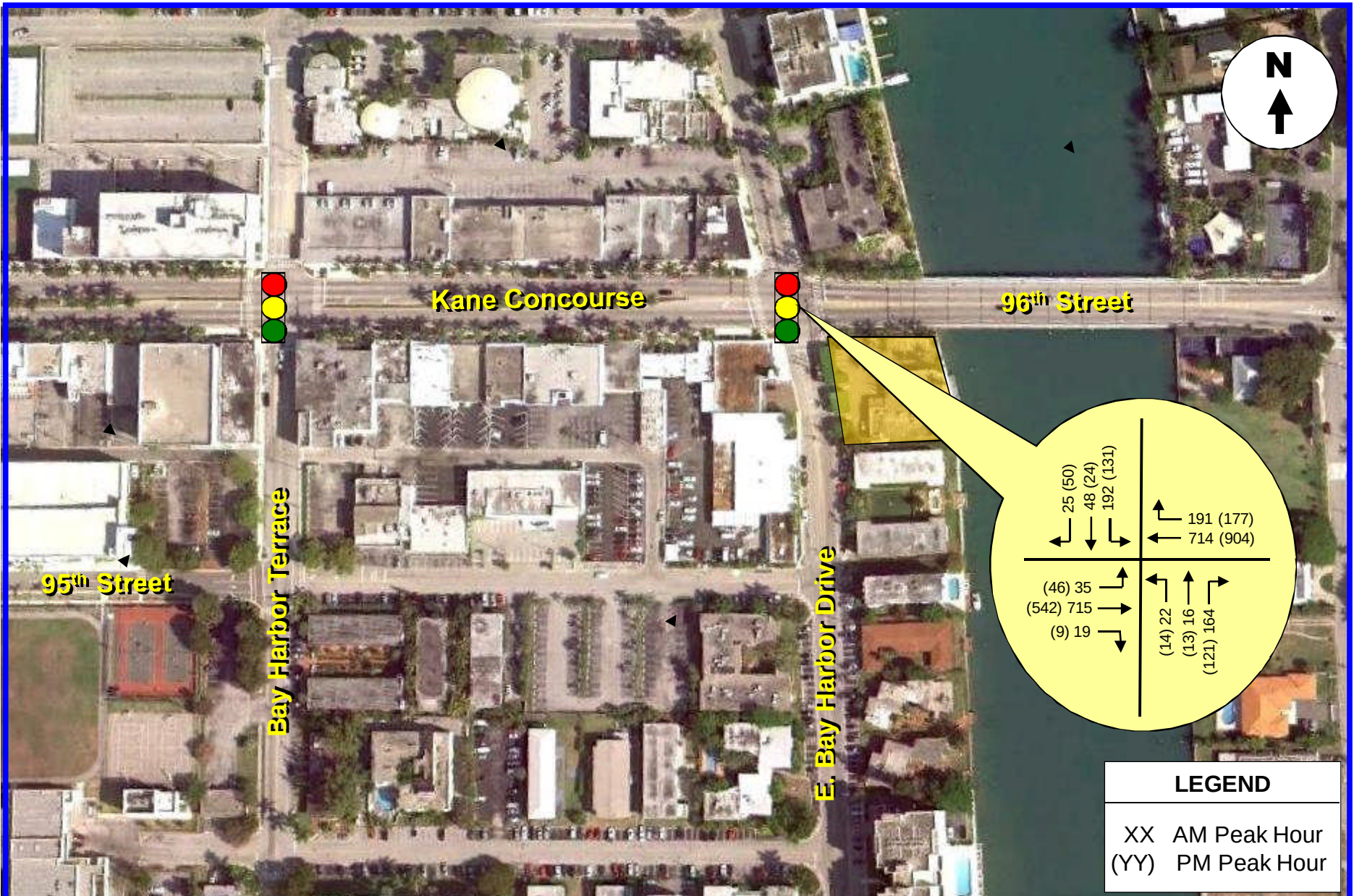
TRAFFIC COUNTS

AM (7-9) and PM (4-6) peak period intersection turning movement counts were conducted at the intersection of Kane Concourse and East Bay Harbor Drive. The intersection turning movement counts were recorded on January 15, 2016.

Figure 3 summarizes the results of the intersection turning movement counts conducted at the intersections of 96th Street (Kane Concourse) and East Bay Harbor Drive. Appendix B contains the traffic counts, as collected in the field.

According to FDOT, traffic volumes on Kane Concourse have remained relatively constant during the past five years with current traffic volumes reaching approximately 25,500 vehicles per day. Moreover, the FDOT published roadway capacity (at level of service “D”) applicable to Kane Concourse of approximately 32,400 vehicles per day. Hence, the current volume-to-capacity (V/C) ratio for Kane Concourse is 0.79.

Based on the intersection turning movement counts, peak hour traffic volumes on East Bay Harbor Drive reach approximately 269 vehicles per hour. With a roadway capacity (at level of service “C”) of approximately 450 vehicles per hour, the resulting V/C is 0.60, or level of service “C”. It is important to note that according to FDOT, level of service “B” is not achievable and therefore, the current level of service “C” condition for East Bay Harbor Drive is considered acceptable from a traffic-engineering standpoint.



TRIP GENERATION

The trip generation for the proposed office development was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (9th Edition). According to the subject ITE manual, the most appropriate "land use" categories for the subject project are ITE's Land Use 710 – Office Building and ITE's Land Use 931 – Quality Restaurant (for the restaurant and bar).

Table 1 documents the trips generated associated with the One Kane Concourse project. The table also reflects the trips associated with the existing 6,572 square-foot office building at the site.

TABLE 1 One Kane Concourse Trip Generation Summary			
PROPOSED DEVELOPMENT			
Land Use	Daily Trips	AM Peak Trips	PM Peak Trips
Office (43,652 s.f.)	700	99 (87 in/12 out)	127 (22in/105 out)
Restaurant (2,909 s.f.)	262	2 (1 in/1 out)	22 (15 in/7 out)
Project Trips	962	101 (88 in/13 out)	149 (37 in/112 out)
Existing Office Trips	-72	-10 (-9in/-1out)	-10 (-2in/-8out)
New Trips	890	91 (79/12out)	139 (35in/104out)

SOURCE: ITE Trip Generation Manual (9th Edition).

As indicated in Table 1, the One Kane Concourse project is anticipated to generate approximately 890 new daily trips, approximately 91 new AM peak hour trips (79 inbound and 12 outbound), and approximately 139 new PM peak hour trips (35 inbound and 104 outbound). The trip generation equations/rates for the proposed project, given by ITE, are:

OFFICE BUILDING (Land Use 710)

Daily Trips

$$\ln(T) = 0.76 \ln(X) + 3.68$$

Where T = average daily vehicle trip ends

X = 1,000 square feet of gross floor area

AM Peak Hour of Adjacent Street (Typical Morning Rush Hour)

$$\ln(T) = 0.80 \ln(X) + 1.57 \text{ (88\% inbound and 12\% outbound)}$$

Where T = average AM peak hour vehicle trip ends

X = 1,000 square feet of gross floor area

PM Peak Hour of Adjacent Street (Typical Afternoon Rush Hour)

$$T = 1.12 (X) + 78.45 \text{ (17\% inbound and 83\% outbound)}$$

Where T = average PM peak hour vehicle trip ends

X = 1,000 square feet of gross floor area

RESTAURANT (Land Use 931)

Daily Trips

$$T = 89.95 (X)$$

Where T = average daily vehicle trip ends

X = 1,000 square feet of gross floor area

AM Peak Hour of Adjacent Street (Typical Morning Rush Hour)

$$T = 0.81 (X) \text{ (split not available assumed as 50\% inbound and 50\% outbound)}$$

Where T = average AM peak hour vehicle trip ends

X = 1,000 square feet of gross floor area

PM Peak Hour of Adjacent Street (Typical Afternoon Rush Hour)

$$T = 7.49 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = average PM peak hour vehicle trip ends

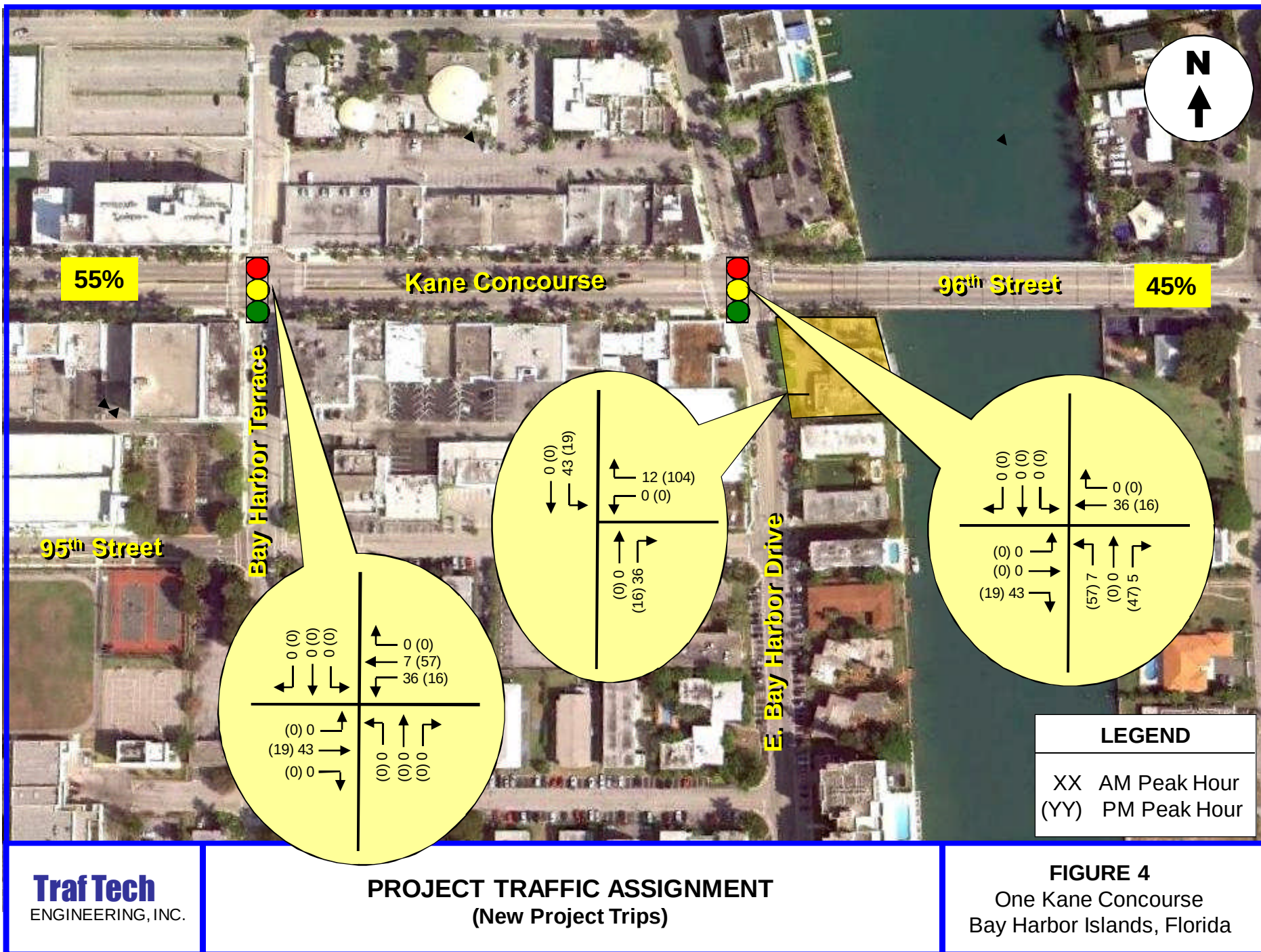
X = 1,000 square feet of gross floor area

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the proposed project was based on knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, existing land use patterns, and Miami-Dade County's Cardinal Distribution Data. The trip distribution assumed for the One Kane Concourse project is summarized below:

- o 45% to and from the east via 96th Street
- o 55% to and from the west via 96th Street

The new AM and PM peak hour traffic volumes generated by the project were assigned to the nearby transportation network using the trip distribution documented above. The subject traffic assignment is summarized in Figure 4.



TRAFFIC ANALYSIS

This section of the study is divided into four parts. The first part consists of developing the future conditions traffic volumes for the study area. The second part includes level-of-service analyses for existing and future conditions. The third section addresses queuing on E. Bay Harbor Drive. The fourth section addresses the proposed valet operation.

Future Conditions Traffic Volumes

Two sets of future traffic volumes were developed. The first set includes project buildout conditions (assumed to be 2017) without the proposed project and the second set adds the project anticipated to be generated by the One Kane Concourse development.

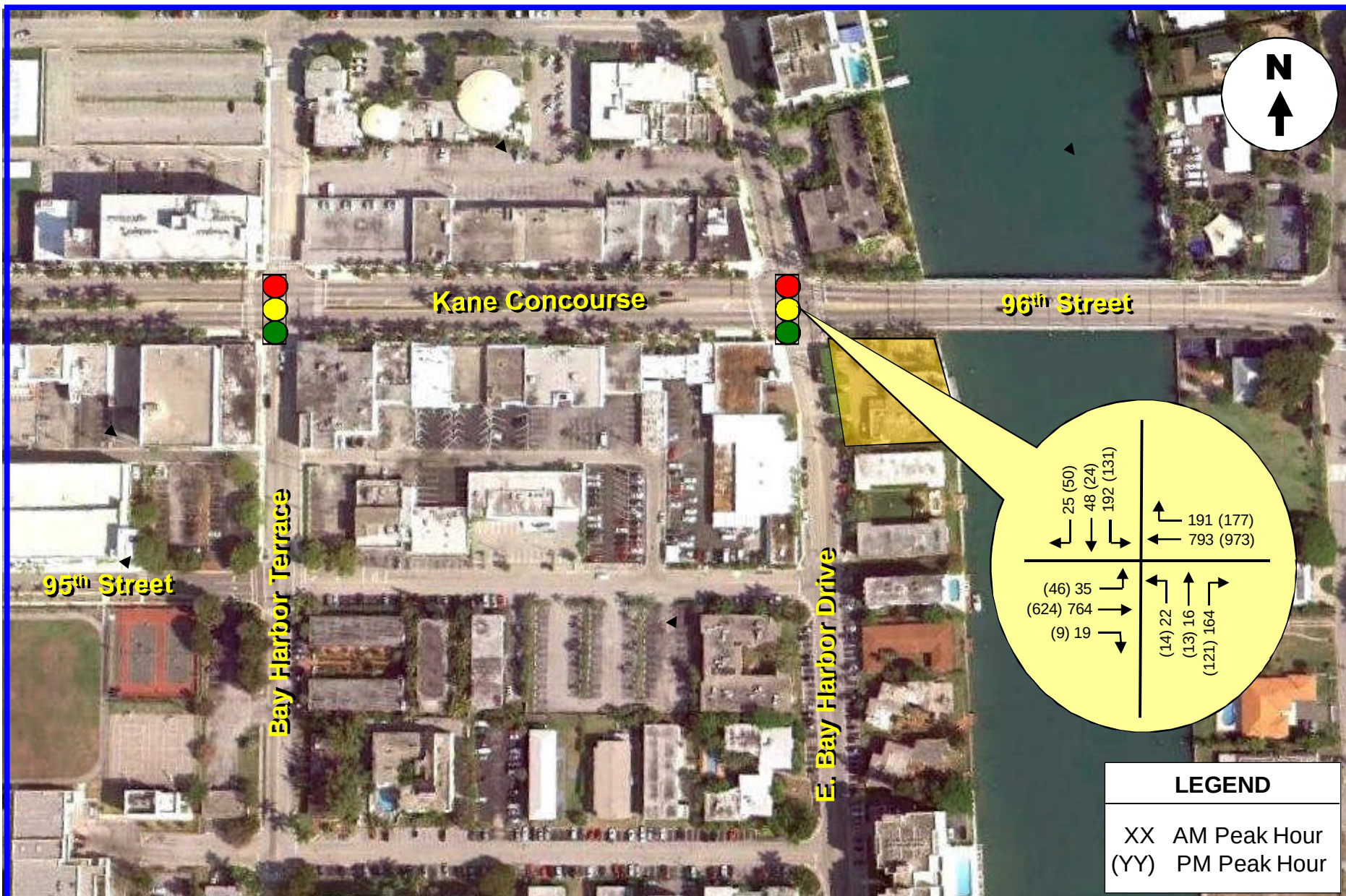
In order to develop future-year traffic volumes, without the proposed project, two separate analyses were undertaken. The first analysis converts the existing AM peak hour traffic counts collected in the field during the month of January to average peak season conditions. Based on FDOT's Peak Season Factor Category report, an adjustment factor of 1.06 is required to convert traffic counts collected in the third week of January to average peak season conditions (refer to Appendix C). The peak season adjustment factor was only applied to the through traffic on 96th Street (Kane Concourse). The second analysis includes committed development traffic associated with the Kane Concourse Terrace development and the Monarch Hotel. Based on information contained in the Traffic Impact Study report conducted for the Kane Concourse Terrace development, 42 new AM peak hour trips (six eastbound and 36 westbound) and 64 new PM peak hour trips (49 eastbound and 15 westbound) will impact the intersection of Kane Concourse and E. Bay Harbor Drive.

The future traffic calculations (peak season adjustments, committed development traffic, and the trips associated with the One Kane Concourse development) for the study intersection are contained in Appendix D in tabular format.

Figures 5 and 6 present the future traffic volumes for the study area. Figure 5 includes background traffic only (without the proposed project) and Figure 6 includes the additional traffic anticipated to be generated by the One Kane Concourse development.

Level of Service Analyses

Intersection capacity analyses were performed for the study intersection of 96th Street/E. Bay Harbor Drive and the project's main driveway on East Bay Harbor Drive. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual. The results of the intersection analyses are summarized in Tables 2 and 3. Appendix E contains the computer printouts of the intersection capacity analyses.



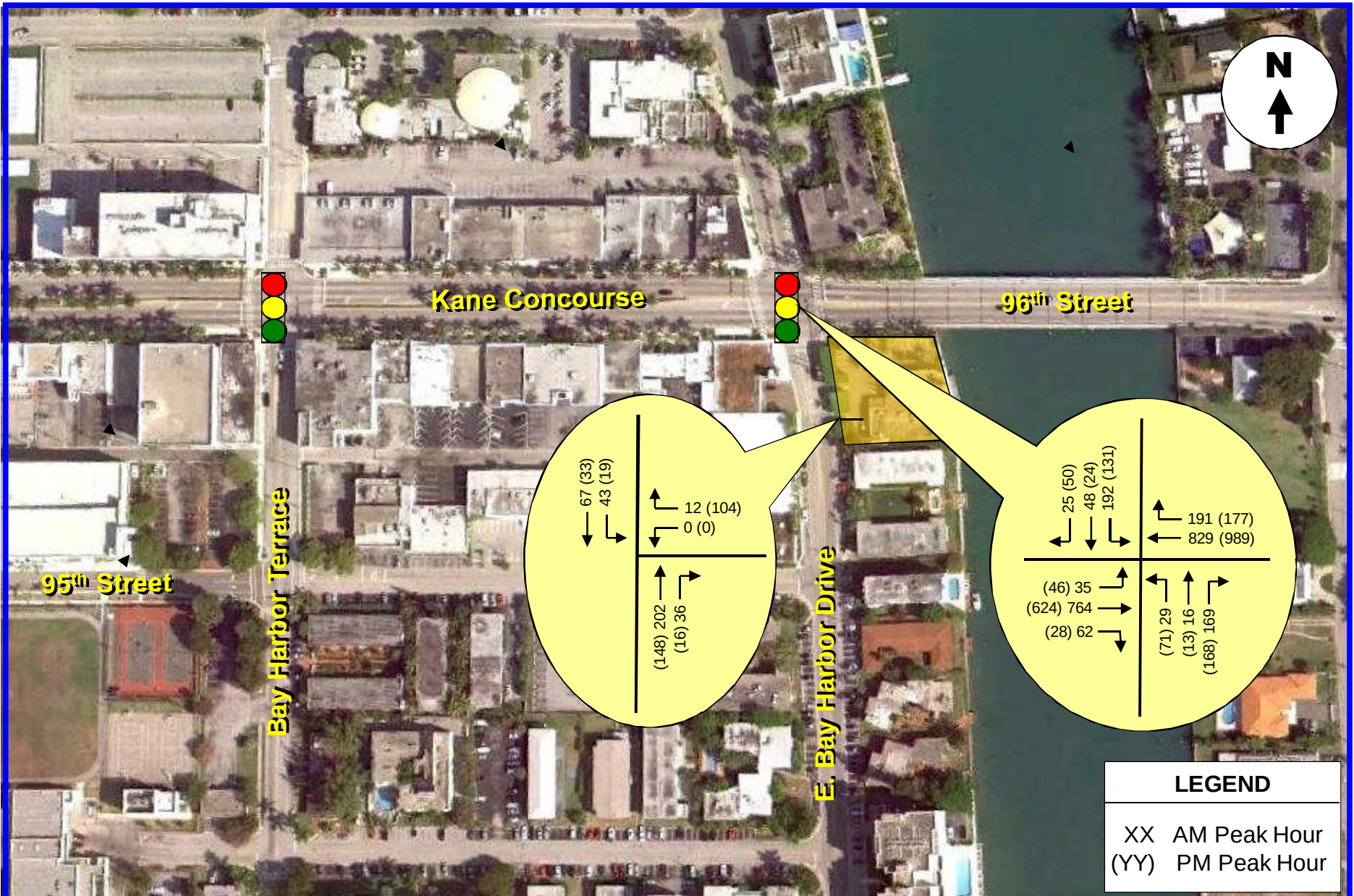


TABLE 2 Intersection Level of Service – Signalized Intersection One Kane Concourse			
Intersection	Existing	Future Traffic Conditions	
		Without Project	With Project
96 th Street/E. Bay Harbor	C (C)	C (C)	C (C)

Source: Highway Capacity Manual. LEGEND: AM Peak Hour (PM Peak Hour)

As indicated in Table 2, the signalized intersection of 96th Street (Kane Concourse) and E. Bay Harbor Drive is currently operating at a very good level of service (“C”) and will continue to operate adequately with the One Kane Concourse project in place.

TABLE 3 Intersection Level of Service – Stop Control Intersection One Kane Concourse			
Intersection/Movements	Existing	Future Traffic Conditions	
		Without Project	With Project
E. Bay Harbor/Driveway	-	-	
- In (SB Lefts)			A (A)
- Exit (WB Approach)			A (A)

Source: Highway Capacity Manual. LEGEND: AM Peak Hour (PM Peak Hour)

As indicated in Table 3, the project driveway is projected to operate at level of service “A” in the AM peak hour and level of service “A” in the PM peak hour.

Queuing

The northbound queues on East Bay Harbor Drive are projected to extend back approximately 80 feet. Since the proposed access to the parking garage is located more than 80 feet south of Kane Concourse, it is unlikely that the northbound queues will block the access to and from the underground parking garage.

Valet Operation

The valet operation will consist as follows:

- o Office employees will be required to drop-off and pick-up their vehicles at the underground parking garage at a valet station located in the parking structure. Employees will arrive and depart during the typical morning and afternoon peak hours and therefore, the circular driveway will not be used during the peak periods. The entrance to the underground parking garage is located at the southwest corner of the site.
- o Office visitors will occur at the circular driveway located on the east side of East Bay Harbor Drive just north of the garage's main entrance. The circular driveway will operate in a counterclockwise direction by entering via the south driveway and exiting via the north driveway. The valet drivers will park and un-park the patron's vehicles at the underground garage. Since office visitors generally occur during off-peak periods, valet is not anticipated to be a problem for office visitors. At least four (4) vehicles can be accommodated within the circular driveway without encroaching into East Bay Harbor Drive.
- o The proposed restaurant will offer valet service to all restaurant patrons. In order to avoid the valet operation to occur during the typical morning and afternoon peak hours, the restaurant will be closed during the typical AM peak hour and will open at 6:00 PM after the typical afternoon peak hour.

In order to determine the stacking requirements associated with the valet operation, a queuing analysis was undertaken. As indicated in Table 1, the maximum number of restaurant vehicles, during a one-hour period, is approximately 22 vehicles. A queuing analysis was conducted in order to ensure that the dimension of the circular driveway is sufficient to accommodate the maximum vehicular demand anticipated at this facility. The length of queue anticipated was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities¹. For this analysis, the following input variables were used:

- o Service Rate: It was assumed that the average time to park/unpark a vehicle by a valet runner is approximately three minutes, or 20 vehicles per hour per valet runner. The three minutes includes potential wait time to turn left (heading south onto East Bay Harbor Drive) via the north driveway followed by another left-turn in order to enter the parking garage. Assuming up to two (2) valet runners, the maximum service rate of the facility is 40 vehicles in a one-hour period.
- o Demand Rate: As indicated above, a maximum of 22 vehicles will arrive/depart during the highest hour.

¹ By Vergil G. Stover and Frank J. Koepke.

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated, at the 90% confidence level, is two (2) vehicle.

Since the circular driveway can accommodate at least four vehicles, stacking is not anticipated to be a problem. Moreover, appropriate way-finding signs should be placed in order to properly direct employee vehicles into the parking garage and to properly direct restaurant patrons and visitors to the circular driveway. The results of the ITE queuing procedure is contained in Appendix F.

CONCLUSIONS

One Kane Concourse is a proposed office development planned to be located on the southeast corner of the intersection of East Bay Harbor Drive and 96th Street (Kane Concourse) in the Town of Bay Harbor Islands in Miami-Dade County, Florida.

Traf Tech Engineering, Inc. was retained by Taubco Developers to conduct a traffic study in connection with the subject office project. The study addresses trip generation, access to the site, the traffic impacts on the nearby transportation network, queuing, and valet operation.

The project site is currently developed with a one-story building and a surface parking lot. Proposed for the site is an office development consisting of office and restaurant/bar uses. The main project driveway will be located on the east side of East Bay Harbor Drive.

The conclusions of the traffic study are presented below:

- o The One Kane Concourse project is anticipated to generate approximately 890 new daily trips, approximately 91 new AM peak hour trips (79 inbound and 12 outbound), and approximately 139 new PM peak hour trips (35 inbound and 104 outbound).
- o The signalized intersection of 96th Street (Kane Concourse) and East Bay Harbor Drive is currently operating at a very good level of service (“C”) and will continue to operate adequately with the One Kane Concourse project in place.
- o The main project driveway on East Bay Harbor Drive is projected to operate at level of service “A”.
- o The northbound queues on East Bay Harbor Drive are projected to extend back approximately 80 feet. Since the proposed access to the parking garage is located more than 80 feet south of Kane Concourse, it is unlikely that the northbound queues will block the access to and from the underground parking garage.
- o The current volume-to-capacity (V/C) ratio for Kane Concourse is 0.79. With the proposed project in place, the level of service on Kane Concourse will not change.
- o The current and future level of service for East Bay Harbor Drive is “C” which is considered acceptable from a traffic-engineering standpoint. It is important to note that according to FDOT, level of service “B” is not achievable on 2-lane local roadways.

-
- o Stacking is not anticipated to be a problem at the valet drop-off/pick up station located at the circular driveway. In order for the valet operation to function adequately, the following conditions should be incorporated for this project:
 - Office employees will be required to drop-off and pick-up their vehicles at the underground parking garage.
 - Office visitors will occur at the circular driveway located on the east side of East Bay Harbor Drive just north of the garage's main entrance. The valet drivers will park and un-park the patron's vehicles at the underground garage. Since office visitors generally occur during off-peak periods, valet is not anticipated to be a problem for office visitors.
 - The proposed restaurant will offer valet service to all restaurant patrons. In order to avoid the valet operation to occur during the typical morning and afternoon peak hours, the restaurant will be closed during the typical AM peak hour and will open at 6:00 PM after the typical afternoon peak hour.
 - The valet service should provide at least two valet runners during the peak valet period.
 - Appropriate way-finding signs should be placed in order to properly direct employee vehicles into the parking garage and to properly direct restaurant patrons and visitors to the circular driveway.

APPENDIX A

Site Plan – One Kane Concourse

These Design And Drawings Are The Copyrighted Property Of Rvcs And May Not Be Reproduced Except With Specific Written Consent Of The Architect. The Contractor Must Check And Verify Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies To The Architects Before Commencing Work. Discrepancies Not To Be Scaled. File # 2019-03-01-0001 OFFICE BUILDING BAY 4 REFORM 2019-03-01-0001

APPENDIX B

Traffic Counts

COUNTY: 87
STATION: 0132
DESCRIPTION: SR 922/NE 96 ST. 400' W OF HARDING AVENUE
START DATE: 06/03/2014
START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	24	21	24	11	80	38	34	28	29	129	209
0100	13	11	10	11	45	18	20	16	15	69	114
0200	10	15	7	8	40	18	12	13	10	53	93
0300	3	8	4	10	25	2	8	5	2	17	42
0400	11	10	15	9	45	11	7	3	6	27	72
0500	21	15	19	34	89	8	20	18	18	64	153
0600	46	53	100	122	321	22	26	40	47	135	456
0700	126	147	177	232	682	88	89	106	190	473	1155
0800	284	339	289	232	1144	271	226	178	230	905	2049
0900	292	221	227	205	945	210	182	203	215	810	1755
1000	212	218	180	186	796	212	213	201	209	835	1631
1100	208	219	242	223	892	198	217	189	193	797	1689
1200	219	232	246	245	942	221	228	217	207	873	1815
1300	224	207	232	244	907	251	249	228	193	921	1828
1400	231	236	234	204	905	221	185	172	210	788	1693
1500	218	223	220	216	877	231	222	251	218	922	1799
1600	238	241	237	253	969	251	264	239	269	1023	1992
1700	259	243	241	216	959	237	252	229	206	924	1883
1800	220	241	195	176	832	217	231	219	194	861	1693
1900	189	155	152	182	678	174	168	173	154	669	1347
2000	140	106	135	116	497	162	116	104	111	493	990
2100	106	92	84	78	360	139	132	70	87	428	788
2200	77	78	60	66	281	83	89	76	75	323	604
2300	57	44	39	42	182	63	62	73	53	251	433

24-HOUR TOTALS:	13493	12790	26283
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PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	815	1152	800	905	800	2049
P.M.	1645	996	1600	1023	1615	1999
DAILY	815	1152	1600	1023	800	2049

TRUCK PERCENTAGE	8.20	5.69	6.98
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CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	235	10826	1293	235	495	180	3	31	105	38	0	0	19	0	33	1106	13493
W	148	10693	1207	85	206	269	11	26	69	48	0	0	14	0	14	728	12790

COUNTY: 87
STATION: 0132
DESCRIPTION: SR 922/NE 96 ST. 400' W OF HARDING AVENUE
START DATE: 06/04/2014
START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	26	24	26	18	94	42	55	31	21	149	243
0100	9	8	13	5	35	16	28	21	16	81	116
0200	12	7	10	2	31	20	9	10	5	44	75
0300	6	7	3	5	21	11	9	6	8	34	55
0400	9	9	10	13	41	9	8	10	11	38	79
0500	14	26	19	39	98	8	17	9	16	50	148
0600	43	60	96	113	312	18	37	33	61	149	461
0700	107	136	181	201	625	72	86	117	171	446	1071
0800	242	318	280	259	1099	236	225	173	214	848	1947
0900	219	193	190	189	791	211	168	196	191	766	1557
1000	179	184	190	158	711	207	173	174	174	728	1439
1100	177	199	220	196	792	184	173	165	139	661	1453
1200	219	239	240	194	892	186	206	173	194	759	1651
1300	224	203	207	265	899	202	241	223	205	871	1770
1400	193	208	187	187	775	186	184	161	181	712	1487
1500	220	207	191	201	819	198	191	196	216	801	1620
1600	211	189	197	204	801	219	174	204	202	799	1600
1700	242	200	206	189	837	231	202	194	204	831	1668
1800	226	190	186	180	782	218	197	173	199	787	1569
1900	204	154	154	147	659	181	165	163	142	651	1310
2000	120	144	116	132	512	141	120	127	104	492	1004
2100	123	101	128	92	444	161	132	118	95	506	950
2200	80	81	92	66	319	98	70	90	69	327	646
2300	49	60	44	37	190	65	81	69	62	277	467

24-HOUR TOTALS: 12579 11807 24386

PEAK VOLUME INFORMATION						
DIRECTION: E			DIRECTION: W		COMBINED DIRECTIONS	
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
	800	1099	800	848	800	1947
P.M.	1300	899	1300	871	1300	1770
DAILY	800	1099	1300	871	800	1947

TRUCK PERCENTAGE 6.88 5.65 6.28

CLASSIFICATION SUMMARY DATABASE																	
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	177	10303	1222	195	368	145	12	27	75	34	0	0	9	0	12	865	12579
W	145	9884	1101	81	171	276	13	28	47	38	0	0	13	0	10	667	11807

COUNTY: 87
STATION: 0132
DESCRIPTION: SR 922/NE 96 ST. 400' W OF HARDING AVENUE
START DATE: 06/05/2014
START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	26	26	24	20	96	45	49	34	32	160	256
0100	13	14	5	9	41	25	17	16	19	77	118
0200	11	12	3	6	32	12	11	7	5	35	67
0300	6	2	3	8	19	9	5	9	1	24	43
0400	6	8	18	10	42	7	6	7	7	27	69
0500	21	15	25	34	95	9	15	14	15	53	148
0600	36	66	99	109	310	16	26	32	41	115	425
0700	114	145	199	250	708	83	106	142	152	483	1191
0800	256	311	247	244	1058	257	227	176	207	867	1925
0900	235	228	203	202	868	194	176	185	159	714	1582
1000	223	180	188	195	786	181	192	203	200	776	1562
1100	177	196	217	256	846	152	192	157	185	686	1532
1200	209	197	195	234	835	216	213	212	193	834	1669
1300	196	188	204	237	825	204	242	228	175	849	1674
1400	228	196	214	210	848	200	190	178	223	791	1639
1500	176	212	205	225	818	190	224	219	230	863	1681
1600	180	203	221	228	832	218	206	246	234	904	1736
1700	272	227	261	228	988	223	242	248	224	937	1925
1800	217	216	208	175	816	230	216	191	184	821	1637
1900	172	153	162	155	642	185	175	171	162	693	1335
2000	160	156	165	180	661	166	128	158	154	606	1267
2100	142	118	121	88	469	183	200	135	88	606	1075
2200	99	86	77	75	337	75	91	72	72	310	647
2300	49	36	41	59	185	55	73	52	80	260	445

24-HOUR TOTALS: 13157 12491 25648

PEAK VOLUME INFORMATION						
DIRECTION: E			DIRECTION: W		COMBINED DIRECTIONS	
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
	745	1064	800	867	800	1925
P.M.	1645	988	1645	947	1645	1935
DAILY	745	1064	1645	947	1645	1935

TRUCK PERCENTAGE 6.31 4.42 5.39

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	242	10844	1229	212	339	105	2	48	78	33	0	0	13	0	12	830 13157
W	224	10550	1154	105	202	128	4	40	35	31	0	0	7	0	11	552 12491

Video Data Solutions, Inc.

A Traffic Data Collection Company

O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering

JOB NO : 2016-03

PROJECT: Bay Harbor Island

COUNTY : Miami-Dade

File Name : E. Bay Harbor Dr & 96th Street

Site Code : 00000000

Start Date : 1/15/2016

Page No : 1

Groups Printed- Autos - Heavy Vehicles

E Bay Harbor Dr Southbound										96th Street Westbound										E Bay Harbor Dr Northbound										96th Street Eastbound									
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total													
07:00	8	5	37	2	52	19	67	0	0	86	27	3	4	4	38	2	88	11	1	102	2	88	11	1	102	278													
07:15	6	8	39	1	54	22	96	0	1	119	29	2	3	3	37	4	92	9	1	106	3	92	9	1	106	316													
07:30	9	9	41	1	60	27	121	0	0	148	30	3	3	6	42	2	91	12	3	108	2	91	12	3	108	358													
07:45	7	18	40	5	70	56	176	0	2	234	35	5	5	5	50	5	124	9	3	141	4	124	9	3	141	495													
Total	30	40	157	9	236	124	460	0	3	587	121	13	15	18	167	13	395	41	8	457	13	395	41	8	457	1447													
08:00	7	22	42	6	77	72	207	0	1	280	41	7	8	4	60	6	161	5	3	175	6	161	5	3	175	592													
08:15	7	13	48	4	72	41	191	0	2	234	43	4	7	4	58	5	169	11	4	189	5	169	11	4	189	553													
08:30	7	8	57	4	76	38	152	0	2	192	42	2	3	2	49	5	196	11	8	220	5	196	11	8	220	537													
08:45	4	5	45	5	59	40	164	0	1	205	38	3	4	3	48	3	189	8	2	202	3	189	8	2	202	514													
Total	25	48	192	19	284	191	714	0	6	911	164	16	22	13	215	19	715	35	17	786	19	715	35	17	786	2196													

*** BREAK ***

16:00	10	7	25	1	43	38	211	0	1	250	31	2	3	1	37	3	133	13	5	154	3	133	13	5	154	3	133	13	5	154	484
16:15	12	6	31	2	51	41	221	0	0	262	30	3	2	1	36	3	131	13	4	151	3	131	13	4	151	3	131	13	4	151	500
16:30	14	7	34	1	56	43	236	0	2	281	28	4	3	4	39	1	139	12	3	155	1	139	12	3	155	1	139	12	3	155	531
16:45	10	7	31	3	51	45	225	0	3	273	32	4	4	2	42	2	138	9	1	150	2	138	9	1	150	2	138	9	1	150	516
Total	46	27	121	7	201	167	893	0	6	1066	121	13	12	8	154	9	541	47	13	610	9	541	47	13	610	9	541	47	13	610	2031
17:00	14	4	35	3	56	48	222	0	4	274	31	2	5	9	47	3	134	12	1	150	3	134	12	1	150	3	134	12	1	150	527
17:15	9	4	33	4	50	41	211	0	1	253	29	3	4	3	39	1	128	10	2	141	1	128	10	2	141	1	128	10	2	141	483
17:30	6	5	36	5	52	42	188	0	1	231	30	2	7	2	41	1	119	9	3	132	1	119	9	3	132	1	119	9	3	132	456
17:45	7	5	32	2	46	39	193	0	0	232	28	1	6	1	36	2	127	12	2	143	2	127	12	2	143	2	127	12	2	143	457
Total	36	18	136	14	204	170	814	0	6	990	118	8	22	15	163	7	508	43	8	566	7	508	43	8	566	7	508	43	8	566	1923
Grand Total	137	133	606	49	925	652	2881	0	21	3554	524	50	71	54	699	48	2159	166	46	2419	48	2159	166	46	2419	48	2159	166	46	2419	7597
Approch %	14.8	14.4	65.5	5.3		18.3	81.1	0	0.6		75	7.2	10.2	7.7		2	89.3	6.9	1.9		2	89.3	6.9	1.9		2	89.3	6.9	1.9		
Total %	1.8	1.8	8	0.6	12.2	8.6	37.9	0	0.3	46.8	6.9	0.7	0.9	0.7	9.2	0.6	28.4	2.2	0.6	31.8	0.6	28.4	2.2	0.6	31.8	0.6	28.4	2.2	0.6	31.8	
Autos	129	130	606	49	914	652	2863	0	21	3536	524	50	71	54	699	48	2149	159	46	2402	48	2149	159	46	2402	48	2149	159	46	2402	7551
% Autos	94.2	97.7	100	100	98.8	100	99.4	0	100	99.5	100	100	100	100	100	100	99.5	95.8	100	99.3	100	99.5	95.8	100	99.3	100	99.5	95.8	100	99.3	99.4
Heavy Vehicles	8	3	0	0	11	0	18	0	0	18	0	0	0	0	0	0	10	7	0	17	0	10	7	0	17	0	10	7	0	17	46
% Heavy Vehicles	5.8	2.3	0	0	1.2	0	0.6	0	0	0.5	0	0	0	0	0	0	0.5	4.2	0	0.7	0	0.5	4.2	0	0.7	0	0.5	4.2	0	0.7	0.6

Video Data Solutions, Inc.

A Traffic Data Collection Company

O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering

JOB NO : 2016-03

PROJECT: Bay Harbor Island

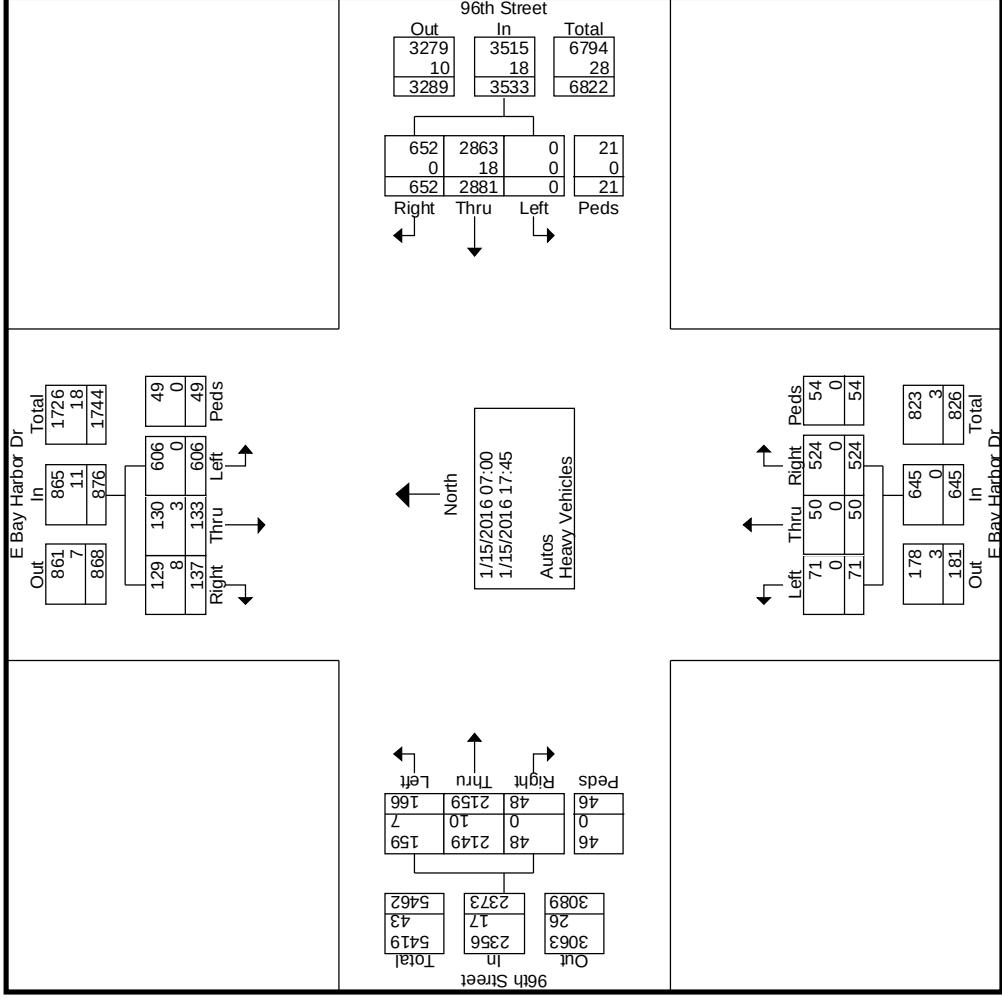
COUNTY : Miami-Dade

File Name : E. Bay Harbor Dr & 96th Street

Site Code : 00000000

Start Date : 1/15/2016

Page No : 2

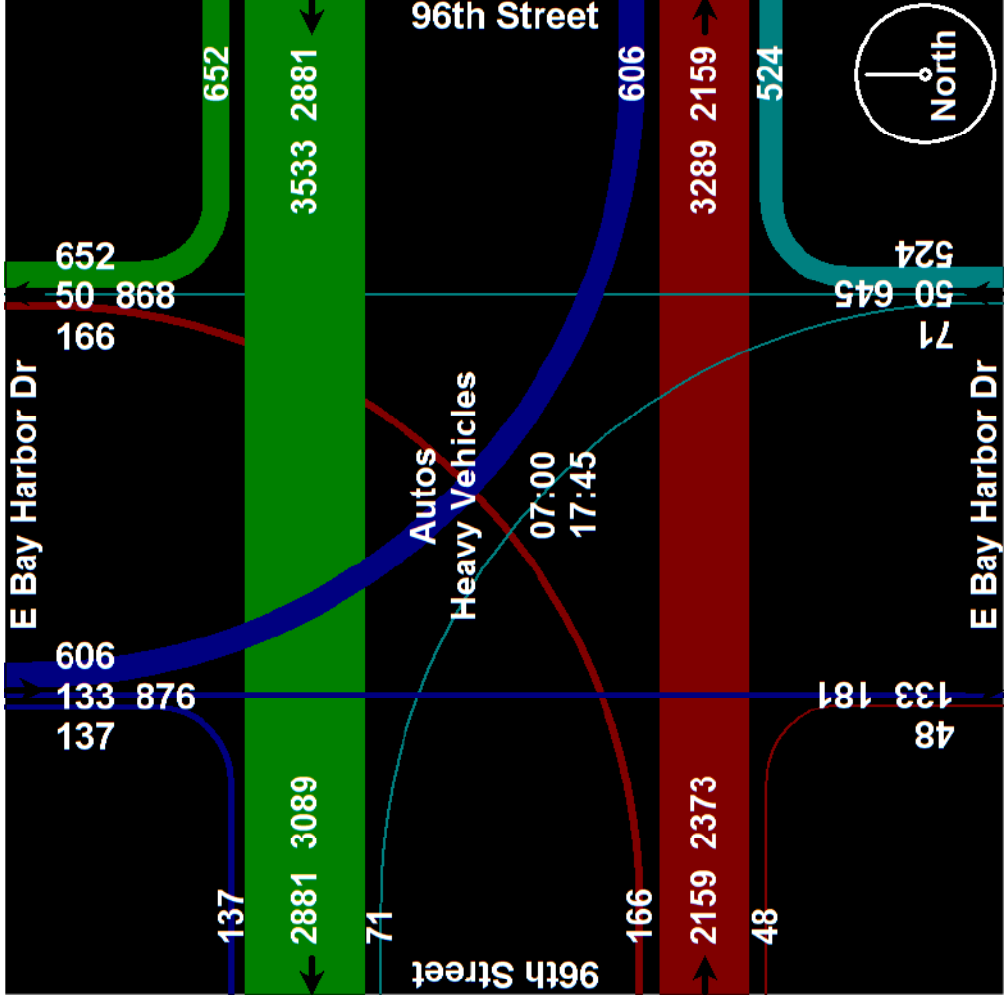


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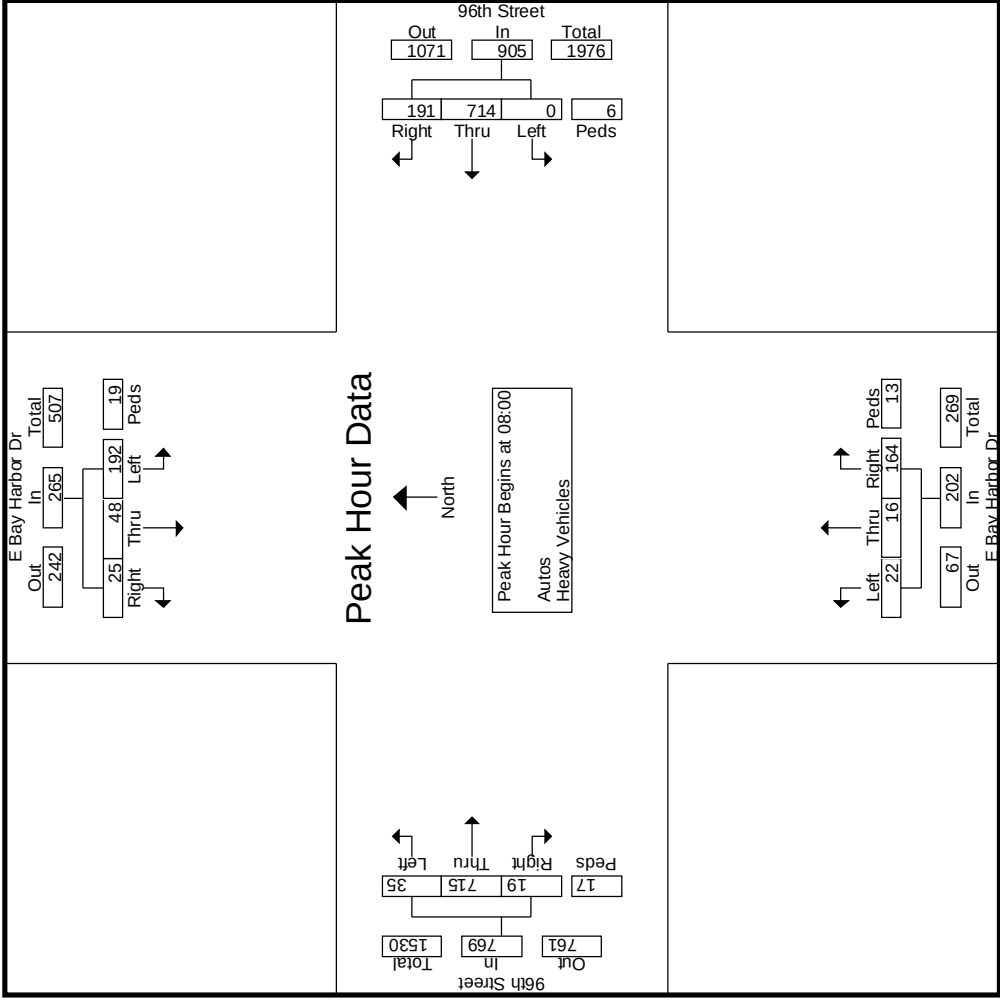
File Name : E. Bay Harbor Dr & 96th Street

Site Code : 00000000

Start Date : 1/15/2016

Page No : 4

	E Bay Harbor Dr Southbound					96th Street Westbound					E Bay Harbor Dr Northbound					96th Street Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	7	22	42	6	77	72	207			280	41	7	8	4	60	6					592
08:15	7	13	48	4	72	41	191	0	2	234	43							11			
08:30	7	8	57	4	76	38	152	0	2	192	42	2	3	2	49	5	196	11	8	220	537
08:45	4	5	45	5	59	40	164	0	1	205	38	3	4	3	48	3	189	8	2	202	514
Total Volume	25	48	192	19	284	191	714	0	6	911	164	16	22	13	215	19	715	35	17	786	2196
% App. Total	8.8	16.9	67.6	6.7		21	78.4	0	0.7		76.3	7.4	10.2	6		2.4	91	4.5	2.2		
PHF	.893	.545	.842	.792	.922	.663	.862	.000	.750	.813	.953	.571	.688	.813	.896	.792	.912	.795	.531	.893	.927



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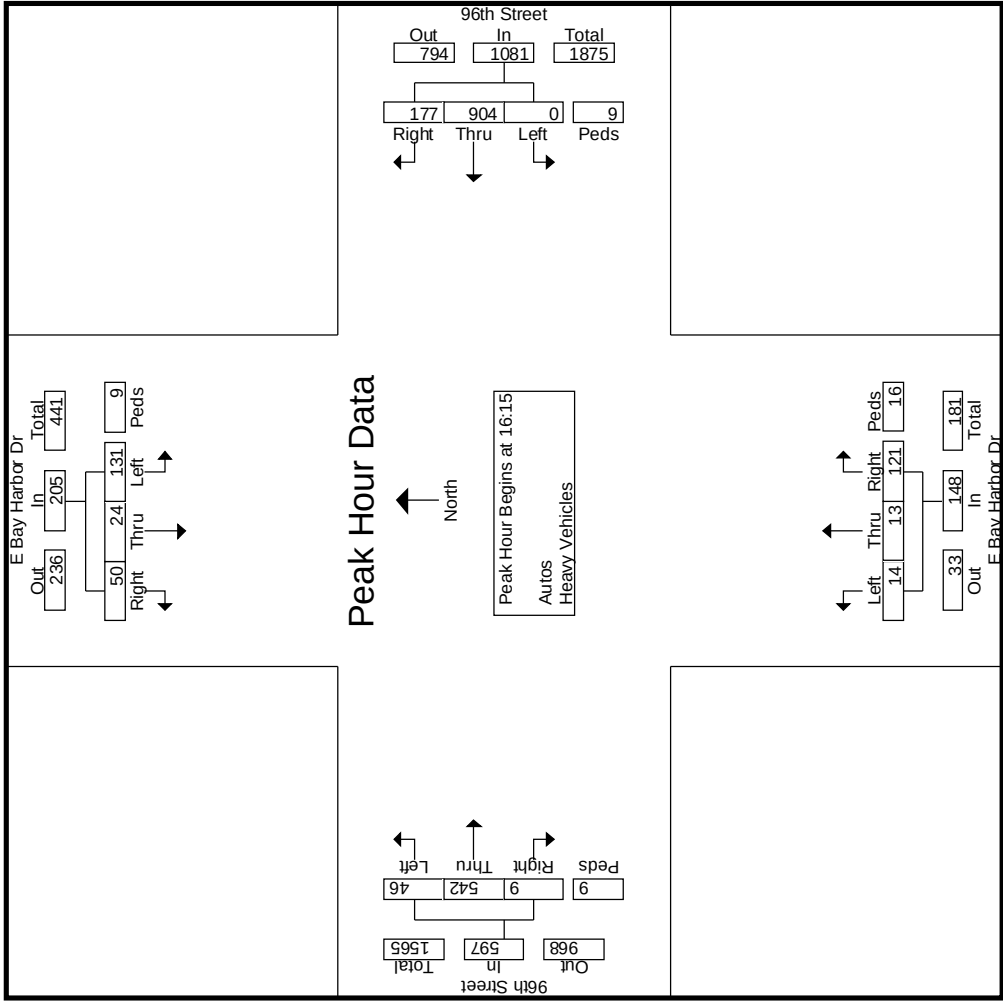
File Name : E. Bay Harbor Dr & 96th Street

Site Code : 00000000

Start Date : 1/15/2016

Page No : 5

E Bay Harbor Dr Southbound					96th Street Westbound					E Bay Harbor Dr Northbound					96th Street Eastbound				
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 16:15																			
16:15	12	6	31	2	51	41	221	0	0	262	30	3	2	1	36	3	139	13	4
16:30	14	7	34	1	56	43	236	0	2	281	28	4	3	4	39	1	139	12	3
16:45	10	7	31	3	51						32								
17:00	14	4	35	3	56	48	222	0	4	274	31	2	5	9	47	3	134	12	1
Total Volume	50	24	131	9	214	177	904	0	9	1090	121	13	14	16	164	9	542	46	9
% App. Total	23.4	11.2	61.2	4.2		16.2	82.9	0	0.8		73.8	7.9	8.5	9.8		1.5	89.4	7.6	1.5
PHF	.893	.857	.936	.750	.955	.922	.958	.000	.563	.970	.945	.813	.700	.444	.872	.750	.975	.885	.563
																			.976



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JOB NO : 2016-03

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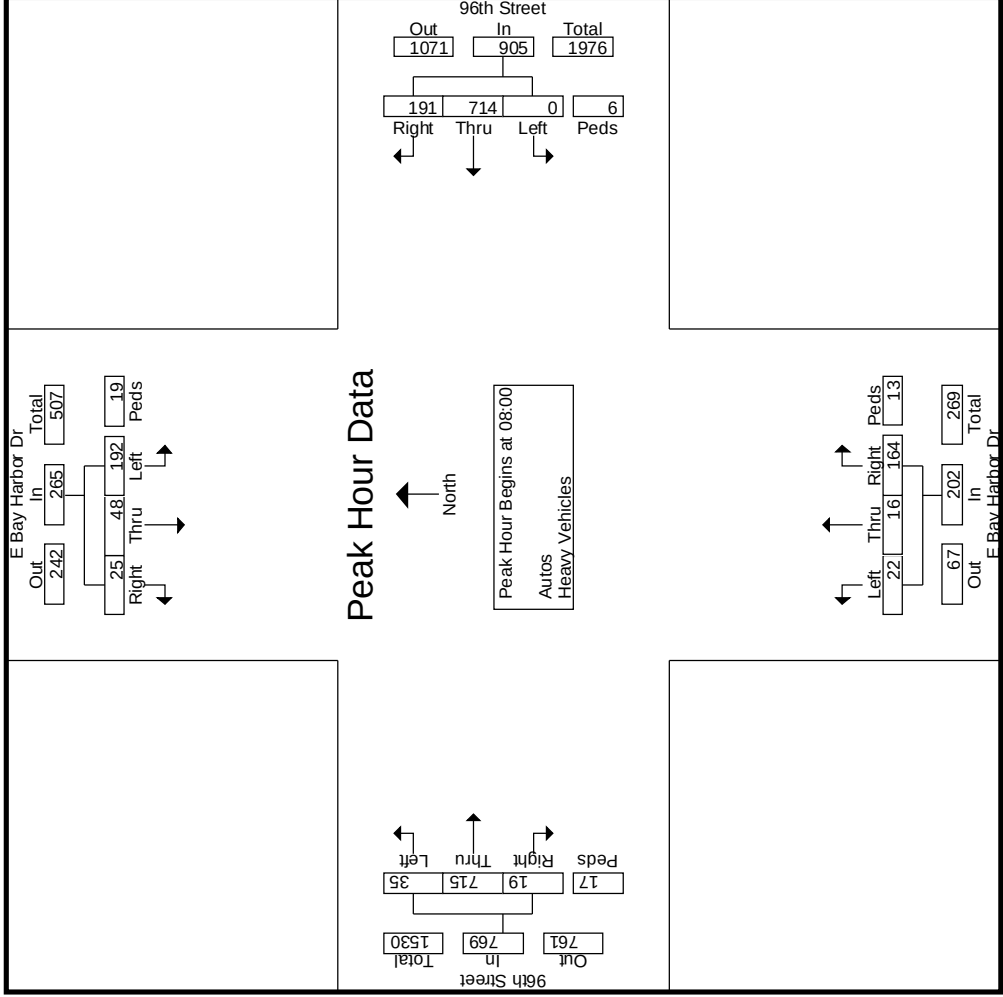
File Name : E. Bay Harbor Dr & 96th Street

Site Code : 00000000

Start Date : 1/15/2016

Page No : 6

E Bay Harbor Dr Southbound					96th Street Westbound					E Bay Harbor Dr Northbound					96th Street Eastbound				
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds
Peak Hour Analysis From 07:00 to 17:45 - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 08:00																			
08:00	7	22	42	6	77	72	207			280	41	7	8	4	60	6			
08:15	7	13	48	4	72	41	191	0	2	234	43								
08:30	7	8	57	4	76	38	152	0	2	192	42	2	3	2	49	5	196	11	8
08:45	4	5	45	5	59	40	164	0	1	205	38	3	4	3	48	3	189	8	2
Total Volume	25	48	192	19	284	191	714	0	6	911	164	16	22	13	215	19	715	35	17
% App. Total	8.8	16.9	67.6	6.7		21	78.4	0	0.7		76.3	7.4	10.2	6		2.4	91	4.5	2.2
PHF	.893	.545	.842	.792	.922	.663	.862	.000	.750	.813	.953	.571	.688	.813	.896	.792	.912	.795	.531
																			.893
																			.927



APPENDIX C

Historical Traffic Counts and Peak Season Conversion Factors

2014 Peak Season Factor Category Report - Report Type: ALL
Category: 8700 MIAMI-DADE NORTH

Week	Dates	SF	MOCF: 0.97 PSCF
1	01/01/2014 - 01/04/2014	1.03	1.06
2	01/05/2014 - 01/11/2014	1.03	1.06
3	01/12/2014 - 01/18/2014	1.03	1.06
4	01/19/2014 - 01/25/2014	1.02	1.05
5	01/26/2014 - 02/01/2014	1.01	1.04
6	02/02/2014 - 02/08/2014	0.99	1.02
* 7	02/09/2014 - 02/15/2014	0.98	1.01
* 8	02/16/2014 - 02/22/2014	0.97	1.00
* 9	02/23/2014 - 03/01/2014	0.97	1.00
*10	03/02/2014 - 03/08/2014	0.97	1.00
*11	03/09/2014 - 03/15/2014	0.97	1.00
*12	03/16/2014 - 03/22/2014	0.97	1.00
*13	03/23/2014 - 03/29/2014	0.97	1.00
*14	03/30/2014 - 04/05/2014	0.97	1.00
*15	04/06/2014 - 04/12/2014	0.97	1.00
*16	04/13/2014 - 04/19/2014	0.97	1.00
*17	04/20/2014 - 04/26/2014	0.98	1.01
*18	04/27/2014 - 05/03/2014	0.98	1.01
*19	05/04/2014 - 05/10/2014	0.99	1.02
20	05/11/2014 - 05/17/2014	0.99	1.02
21	05/18/2014 - 05/24/2014	1.00	1.03
22	05/25/2014 - 05/31/2014	1.00	1.03
23	06/01/2014 - 06/07/2014	1.00	1.03
24	06/08/2014 - 06/14/2014	1.01	1.04
25	06/15/2014 - 06/21/2014	1.01	1.04
26	06/22/2014 - 06/28/2014	1.02	1.05
27	06/29/2014 - 07/05/2014	1.02	1.05
28	07/06/2014 - 07/12/2014	1.03	1.06
29	07/13/2014 - 07/19/2014	1.04	1.07
30	07/20/2014 - 07/26/2014	1.03	1.06
31	07/27/2014 - 08/02/2014	1.03	1.06
32	08/03/2014 - 08/09/2014	1.02	1.05
33	08/10/2014 - 08/16/2014	1.02	1.05
34	08/17/2014 - 08/23/2014	1.01	1.04
35	08/24/2014 - 08/30/2014	1.01	1.04
36	08/31/2014 - 09/06/2014	1.01	1.04
37	09/07/2014 - 09/13/2014	1.02	1.05
38	09/14/2014 - 09/20/2014	1.02	1.05
39	09/21/2014 - 09/27/2014	1.01	1.04
40	09/28/2014 - 10/04/2014	1.01	1.04
41	10/05/2014 - 10/11/2014	1.00	1.03
42	10/12/2014 - 10/18/2014	0.99	1.02
43	10/19/2014 - 10/25/2014	1.01	1.04
44	10/26/2014 - 11/01/2014	1.03	1.06
45	11/02/2014 - 11/08/2014	1.05	1.08
46	11/09/2014 - 11/15/2014	1.07	1.10
47	11/16/2014 - 11/22/2014	1.09	1.12
48	11/23/2014 - 11/29/2014	1.08	1.11
49	11/30/2014 - 12/06/2014	1.06	1.09
50	12/07/2014 - 12/13/2014	1.05	1.08
51	12/14/2014 - 12/20/2014	1.03	1.06
52	12/21/2014 - 12/27/2014	1.03	1.06
53	12/28/2014 - 12/31/2014	1.03	1.06

* Peak Season

Florida Department of Transportation
Transportation Statistics Office
2014 Historical AADT Report

County: 87 - MIAMI-DADE

Site: 0132 - SR 922/NE 96 ST. 89' W OF ABO TT AVE

Year	AADT	Direction 1	Direction 2	*K Factor	D Factor	T Factor
----	-----	-----	-----	-----	-----	-----
2014	25500 C	E 13000	W 12500	9.00	54.50	6.20
2013	22100 C	E 12500	W 9600	9.00	52.40	6.80
2012	26000 C	E 13500	W 12500	9.00	55.70	4.60
2011	25500 C	E 13000	W 12500	9.00	55.10	4.20
2010	25500 C	E 14000	W 11500	8.98	54.08	4.20
2009	28500 C	E 15500	W 13000	8.99	53.24	7.20
2008	28000 C	E 15000	W 13000	9.09	55.75	7.90
2007	24000 F	E 13000	W 11000	8.01	54.34	7.20
2006	24000 C	E 13000	W 11000	7.97	54.22	7.20
2005	26000 C	E 14000	W 12000	8.80	53.80	7.80
2004	26500 C	E 13000	W 13500	9.00	53.30	7.80
2003	25000 C	E 12500	W 12500	8.80	53.40	3.20
2002	24500 C	E 12000	W 12500	9.80	52.30	2.80
2001	23500 F	E 11500	W 12000	8.20	53.50	5.40
2000	23500 C	E 11500	W 12000	8.20	53.10	2.20
1999	23500 C	E 11000	W 12500	9.10	52.70	1.20

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; F = Fourth Year Estimate
V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown
*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

APPENDIX D

Projected Turning Movement Volumes

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

96th Street (Kane Concourse) and East Bay Harbor Drive AM Peak Hour

Description	E. Bay Harbor Drive Northbound			E. Bay Harbor Drive Southbound			96th Street Eastbound			96th Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/15/2016)	22	16	164	192	48	25	35	715	19	0	714	191
Season Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00	1.06	1.00
Peak Season Traffic	22	16	164	192	48	25	35	758	19	0	757	191
Committed Trips - Kane Concourse Terrace - Monarch Hotel								6 12			36 17	
Background Traffic	22	16	164	192	48	25	35	764	19	0	793	191
One Kane Concourse	7		5						43		36	
Total Traffic	29	16	169	192	48	25	35	764	62	0	829	191

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

96th Street (Kane Concourse) and East Bay Harbor Drive PM Peak Hour

Description	E. Bay Harbor Drive Northbound			E. Bay Harbor Drive Southbound			96th Street Eastbound			96th Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/15/2016)	14	13	121	131	24	50	46	542	9	0	904	177
Season Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00	1.06	1.00
Peak Season Traffic	14	13	121	131	24	50	46	575	9	0	958	177
Committed Trips - Kane Concourse Terrace - Monarch Hotel								49 15			15 15	
Background Traffic	14	13	121	131	24	50	46	624	9	0	973	177
One Kane Concourse	57		47						19		16	
Total Traffic	71	13	168	131	24	50	46	624	28	0	989	177

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

East Bay Harbor Drive and Main Project Driveway AM Peak Hour

Description	E. Bay Harbor Drive Northbound			E. Bay Harbor Drive Southbound			Eastbound			Project Driveway Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/15/2016)		202			67							
Season Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Peak Season Traffic	0	202	0	0	67	0	0	0	0	0	0	0
Committed Trips - Kane Concourse Terrace - Monarch Hotel												
Background Traffic	0	202	0	0	67	0	0	0	0	0	0	0
One Kane Concourse			36	43								12
Total Traffic	0	202	36	43	67	0	0	0	0	0	0	12

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

East Bay Harbor Drive and Main Project Driveway PM Peak Hour

Description	E. Bay Harbor Drive Northbound			E. Bay Harbor Drive Southbound			Eastbound			Project Driveway Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (1/15/2016)		148			33							
Season Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Peak Season Traffic	0	148	0	0	33	0	0	0	0	0	0	0
Committed Trips - Kane Concourse Terrace - Monarch Hotel												
Background Traffic	0	148	0	0	33	0	0	0	0	0	0	0
One Kane Concourse			16	19								104
Total Traffic	0	148	16	19	33	0	0	0	0	0	0	104

APPENDIX E

Intersection Capacity Analyses

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	758	19	0	757	191	22	16	164	192	48	25
Future Volume (vph)	35	758	19	0	757	191	22	16	164	192	48	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	0		0	80		0	100		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.970			0.863			0.949	
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1770	3525	0	0	3433	0	1770	1608	0	1770	1768	0
Flt Permitted	0.115						0.706			0.609		
Satd. Flow (perm)	214	3525	0	0	3433	0	1315	1608	0	1134	1768	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			43			175			25	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		930			238			195			335	
Travel Time (s)		21.1			5.4			4.4			7.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	38	824	21	0	823	208	24	17	178	209	52	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	845	0	0	1031	0	24	195	0	209	79	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2		1	2		1	2	
Detector Template	Left	Thru			Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100			100		20	100		20	100	
Trailing Detector (ft)	0	0			0		0	0		0	0	
Detector 1 Position(ft)	0	0			0		0	0		0	0	
Detector 1 Size(ft)	20	6			6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA			NA		Perm	NA		Perm	NA	
Protected Phases	7	4			8			2			6	
Permitted Phases	4						2			6		

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4			8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0			23.0		23.0	23.0		23.0	23.0	
Total Split (s)	7.0	70.0			63.0		40.0	40.0		40.0	40.0	
Total Split (%)	6.4%	63.6%			57.3%		36.4%	36.4%		36.4%	36.4%	
Maximum Green (s)	4.0	65.0			58.0		35.0	35.0		35.0	35.0	
Yellow Time (s)	3.0	4.0			4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0			1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	5.0			5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None			None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	49.2	47.2			43.0		52.8	52.8		52.8	52.8	
Actuated g/C Ratio	0.45	0.43			0.39		0.48	0.48		0.48	0.48	
v/c Ratio	0.25	0.56			0.75		0.04	0.23		0.38	0.09	
Control Delay	17.8	24.1			30.9		19.9	5.1		23.9	14.3	
Queue Delay	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay	17.8	24.1			30.9		19.9	5.1		23.9	14.3	
LOS	B	C			C		B	A		C	B	
Approach Delay		23.9			30.9			6.8			21.2	
Approach LOS		C			C			A			C	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.75

Intersection Signal Delay: 25.0

Intersection LOS: C

Intersection Capacity Utilization 63.2%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 4: E. Bay Harbor Drive & Kane Concourse

↑ ø2 (R)		↖ ø4	
40 s		70 s	
↓ ø6 (R)		↗ ø7	← ø8
40 s		7 s	63 s

Queues

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

							
Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	38	845	1031	24	195	209	79
v/c Ratio	0.25	0.56	0.75	0.04	0.23	0.38	0.09
Control Delay	17.8	24.1	30.9	19.9	5.1	23.9	14.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	17.8	24.1	30.9	19.9	5.1	23.9	14.3
Queue Length 50th (ft)	14	217	312	9	8	97	21
Queue Length 95th (ft)	27	231	336	29	56	188	57
Internal Link Dist (ft)		850	158		115		255
Turn Bay Length (ft)	75			80		100	
Base Capacity (vph)	152	2084	1830	631	862	544	861
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.41	0.56	0.04	0.23	0.38	0.09
Intersection Summary							

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	764	19	0	793	191	22	16	164	192	48	25
Future Volume (vph)	35	764	19	0	793	191	22	16	164	192	48	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	0		0	80		0	100		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.971			0.863			0.949	
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1770	3525	0	0	3437	0	1770	1608	0	1770	1768	0
Flt Permitted	0.110						0.706			0.606		
Satd. Flow (perm)	205	3525	0	0	3437	0	1315	1608	0	1129	1768	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			41			173			25	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		930			238			195			335	
Travel Time (s)		21.1			5.4			4.4			7.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	38	830	21	0	862	208	24	17	178	209	52	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	851	0	0	1070	0	24	195	0	209	79	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2		1	2		1	2	
Detector Template	Left	Thru			Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100			100		20	100		20	100	
Trailing Detector (ft)	0	0			0		0	0		0	0	
Detector 1 Position(ft)	0	0			0		0	0		0	0	
Detector 1 Size(ft)	20	6			6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA			NA		Perm	NA		Perm	NA	
Protected Phases	7	4			8			2			6	
Permitted Phases	4						2			6		

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4			8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0			23.0		23.0	23.0		23.0	23.0	
Total Split (s)	7.0	70.0			63.0		40.0	40.0		40.0	40.0	
Total Split (%)	6.4%	63.6%			57.3%		36.4%	36.4%		36.4%	36.4%	
Maximum Green (s)	4.0	65.0			58.0		35.0	35.0		35.0	35.0	
Yellow Time (s)	3.0	4.0			4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0			1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	5.0			5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None			None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	50.6	48.6			44.4		51.4	51.4		51.4	51.4	
Actuated g/C Ratio	0.46	0.44			0.40		0.47	0.47		0.47	0.47	
v/c Ratio	0.25	0.55			0.76		0.04	0.23		0.40	0.09	
Control Delay	17.2	23.1			30.4		20.7	5.5		25.0	14.9	
Queue Delay	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay	17.2	23.1			30.4		20.7	5.5		25.0	14.9	
LOS	B	C			C		C	A		C	B	
Approach Delay		22.9			30.4			7.2			22.3	
Approach LOS		C			C			A			C	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.76

Intersection Signal Delay: 24.7

Intersection LOS: C

Intersection Capacity Utilization 63.2%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 4: E. Bay Harbor Drive & Kane Concourse

↑ ø2 (R)		↖ ø4	
40 s		70 s	
↓ ø6 (R)		↗ ø7	← ø8
40 s		7 s	63 s

Queues

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

							
Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	38	851	1070	24	195	209	79
v/c Ratio	0.25	0.55	0.76	0.04	0.23	0.40	0.09
Control Delay	17.2	23.1	30.4	20.7	5.5	25.0	14.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	17.2	23.1	30.4	20.7	5.5	25.0	14.9
Queue Length 50th (ft)	14	214	323	9	9	99	22
Queue Length 95th (ft)	26	224	345	30	58	192	59
Internal Link Dist (ft)		850	158		115		255
Turn Bay Length (ft)	75			80		100	
Base Capacity (vph)	151	2084	1831	615	843	527	839
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.41	0.58	0.04	0.23	0.40	0.09
Intersection Summary							

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	764	62	0	829	191	29	16	169	192	48	25
Future Volume (vph)	35	764	62	0	829	191	29	16	169	192	48	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	0		0	80		0	100		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.989			0.972			0.863			0.949	
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1770	3500	0	0	3440	0	1770	1608	0	1770	1768	0
Flt Permitted	0.106						0.706			0.597		
Satd. Flow (perm)	197	3500	0	0	3440	0	1315	1608	0	1112	1768	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		13			38			173			25	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		930			238			195			335	
Travel Time (s)		21.1			5.4			4.4			7.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	38	830	67	0	901	208	32	17	184	209	52	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	897	0	0	1109	0	32	201	0	209	79	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2		1	2		1	2	
Detector Template	Left	Thru			Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100			100		20	100		20	100	
Trailing Detector (ft)	0	0			0		0	0		0	0	
Detector 1 Position(ft)	0	0			0		0	0		0	0	
Detector 1 Size(ft)	20	6			6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA			NA		Perm	NA		Perm	NA	
Protected Phases	7	4			8			2			6	
Permitted Phases	4						2			6		

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4			8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0			23.0		23.0	23.0		23.0	23.0	
Total Split (s)	7.0	70.0			63.0		40.0	40.0		40.0	40.0	
Total Split (%)	6.4%	63.6%			57.3%		36.4%	36.4%		36.4%	36.4%	
Maximum Green (s)	4.0	65.0			58.0		35.0	35.0		35.0	35.0	
Yellow Time (s)	3.0	4.0			4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0			1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	5.0			5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None			None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	52.1	50.1			45.9		49.9	49.9		49.9	49.9	
Actuated g/C Ratio	0.47	0.46			0.42		0.45	0.45		0.45	0.45	
v/c Ratio	0.25	0.56			0.76		0.05	0.24		0.41	0.10	
Control Delay	16.5	22.2			29.6		21.6	6.1		26.5	15.6	
Queue Delay	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay	16.5	22.2			29.6		21.6	6.1		26.5	15.6	
LOS	B	C			C		C	A		C	B	
Approach Delay		22.0			29.6			8.2			23.5	
Approach LOS		C			C			A			C	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.76

Intersection Signal Delay: 24.2

Intersection LOS: C

Intersection Capacity Utilization 63.5%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 4: E. Bay Harbor Drive & Kane Concourse

↑ ø2 (R)		↖ ø4	
40 s		70 s	
↓ ø6 (R)		↗ ø7	← ø8
40 s		7 s	63 s

Queues

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

							
Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	38	897	1109	32	201	209	79
v/c Ratio	0.25	0.56	0.76	0.05	0.24	0.41	0.10
Control Delay	16.5	22.2	29.6	21.6	6.1	26.5	15.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.5	22.2	29.6	21.6	6.1	26.5	15.6
Queue Length 50th (ft)	13	219	332	13	11	103	22
Queue Length 95th (ft)	25	232	356	37	63	197	60
Internal Link Dist (ft)		850	158		115		255
Turn Bay Length (ft)	75			80		100	
Base Capacity (vph)	150	2073	1831	596	823	504	815
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.43	0.61	0.05	0.24	0.41	0.10
Intersection Summary							

Intersection

Int Delay, s/veh 1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	0	12	202	36	43	67
Future Vol, veh/h	0	12	202	36	43	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	13	220	39	47	73

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	405	239	0	0	259	0
Stage 1	239	-	-	-	-	-
Stage 2	166	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	602	800	-	-	1306	-
Stage 1	801	-	-	-	-	-
Stage 2	863	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	579	800	-	-	1306	-
Mov Cap-2 Maneuver	579	-	-	-	-	-
Stage 1	801	-	-	-	-	-
Stage 2	830	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.6	0	3.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	800	1306	-
HCM Lane V/C Ratio	-	-	0.016	0.036	-
HCM Control Delay (s)	-	-	9.6	7.9	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	575	9	0	958	177	14	13	121	131	24	50
Future Volume (vph)	46	575	9	0	958	177	14	13	121	131	24	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	0		0	80		0	100		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.977			0.864			0.899	
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1770	3532	0	0	3458	0	1770	1609	0	1770	1675	0
Flt Permitted	0.091						0.705			0.651		
Satd. Flow (perm)	170	3532	0	0	3458	0	1313	1609	0	1213	1675	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			29			132			54	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		930			238			195			335	
Travel Time (s)		21.1			5.4			4.4			7.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	50	625	10	0	1041	192	15	14	132	142	26	54
Shared Lane Traffic (%)												
Lane Group Flow (vph)	50	635	0	0	1233	0	15	146	0	142	80	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2		1	2		1	2	
Detector Template	Left	Thru			Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100			100		20	100		20	100	
Trailing Detector (ft)	0	0			0		0	0		0	0	
Detector 1 Position(ft)	0	0			0		0	0		0	0	
Detector 1 Size(ft)	20	6			6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA			NA		Perm	NA		Perm	NA	
Protected Phases	7	4			8			2			6	
Permitted Phases	4						2			6		

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4			8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0			23.0		23.0	23.0		23.0	23.0	
Total Split (s)	7.0	70.0			63.0		40.0	40.0		40.0	40.0	
Total Split (%)	6.4%	63.6%			57.3%		36.4%	36.4%		36.4%	36.4%	
Maximum Green (s)	4.0	65.0			58.0		35.0	35.0		35.0	35.0	
Yellow Time (s)	3.0	4.0			4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0			1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	5.0			5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None			None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	57.7	55.7			50.1		44.3	44.3		44.3	44.3	
Actuated g/C Ratio	0.52	0.51			0.46		0.40	0.40		0.40	0.40	
v/c Ratio	0.34	0.35			0.77		0.03	0.20		0.29	0.11	
Control Delay	16.6	16.2			27.8		24.4	6.5		27.2	11.1	
Queue Delay	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay	16.6	16.2			27.8		24.4	6.5		27.2	11.1	
LOS	B	B			C		C	A		C	B	
Approach Delay		16.2			27.8			8.2			21.4	
Approach LOS		B			C			A			C	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.77

Intersection Signal Delay: 22.4

Intersection LOS: C

Intersection Capacity Utilization 66.1%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 4: E. Bay Harbor Drive & Kane Concourse

↑ ø2 (R)		↖ ø4	
40 s		70 s	
↓ ø6 (R)		↗ ø7	← ø8
40 s		7 s	63 s

Queues

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

							
Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	50	635	1233	15	146	142	80
v/c Ratio	0.34	0.35	0.77	0.03	0.20	0.29	0.11
Control Delay	16.6	16.2	27.8	24.4	6.5	27.2	11.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.6	16.2	27.8	24.4	6.5	27.2	11.1
Queue Length 50th (ft)	16	130	363	6	6	69	11
Queue Length 95th (ft)	29	143	390	23	52	135	48
Internal Link Dist (ft)		850	158		115		255
Turn Bay Length (ft)	75			80		100	
Base Capacity (vph)	147	2087	1837	528	725	487	706
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.30	0.67	0.03	0.20	0.29	0.11
Intersection Summary							

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	624	9	0	973	177	14	13	121	131	24	50
Future Volume (vph)	46	624	9	0	973	177	14	13	121	131	24	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	0		0	80		0	100		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.977			0.864			0.899	
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1770	3532	0	0	3458	0	1770	1609	0	1770	1675	0
Flt Permitted	0.089						0.705			0.650		
Satd. Flow (perm)	166	3532	0	0	3458	0	1313	1609	0	1211	1675	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			29			132			54	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		930			238			195			335	
Travel Time (s)		21.1			5.4			4.4			7.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	50	678	10	0	1058	192	15	14	132	142	26	54
Shared Lane Traffic (%)												
Lane Group Flow (vph)	50	688	0	0	1250	0	15	146	0	142	80	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2		1	2		1	2	
Detector Template	Left	Thru			Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100			100		20	100		20	100	
Trailing Detector (ft)	0	0			0		0	0		0	0	
Detector 1 Position(ft)	0	0			0		0	0		0	0	
Detector 1 Size(ft)	20	6			6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA			NA		Perm	NA		Perm	NA	
Protected Phases	7	4			8			2			6	
Permitted Phases	4						2			6		

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4			8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0			23.0		23.0	23.0		23.0	23.0	
Total Split (s)	7.0	70.0			63.0		40.0	40.0		40.0	40.0	
Total Split (%)	6.4%	63.6%			57.3%		36.4%	36.4%		36.4%	36.4%	
Maximum Green (s)	4.0	65.0			58.0		35.0	35.0		35.0	35.0	
Yellow Time (s)	3.0	4.0			4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0			1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	5.0			5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None			None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	58.2	56.2			50.6		43.8	43.8		43.8	43.8	
Actuated g/C Ratio	0.53	0.51			0.46		0.40	0.40		0.40	0.40	
v/c Ratio	0.34	0.38			0.78		0.03	0.20		0.29	0.11	
Control Delay	16.6	16.3			27.7		24.6	6.6		27.5	11.2	
Queue Delay	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay	16.6	16.3			27.7		24.6	6.6		27.5	11.2	
LOS	B	B			C		C	A		C	B	
Approach Delay		16.3			27.7			8.3			21.6	
Approach LOS		B			C			A			C	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.78

Intersection Signal Delay: 22.3

Intersection LOS: C

Intersection Capacity Utilization 66.1%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 4: E. Bay Harbor Drive & Kane Concourse

↑ ø2 (R)		↖ ø4	
40 s		70 s	
↓ ø6 (R)		↗ ø7	← ø8
40 s		7 s	63 s

Queues

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

							
Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	50	688	1250	15	146	142	80
v/c Ratio	0.34	0.38	0.78	0.03	0.20	0.29	0.11
Control Delay	16.6	16.3	27.7	24.6	6.6	27.5	11.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.6	16.3	27.7	24.6	6.6	27.5	11.2
Queue Length 50th (ft)	16	141	365	7	6	70	12
Queue Length 95th (ft)	29	157	398	23	52	135	48
Internal Link Dist (ft)		850	158		115		255
Turn Bay Length (ft)	75			80		100	
Base Capacity (vph)	146	2087	1837	522	719	482	699
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.33	0.68	0.03	0.20	0.29	0.11
Intersection Summary							

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	624	28	0	989	177	71	13	168	131	24	50
Future Volume (vph)	46	624	28	0	989	177	71	13	168	131	24	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	0		0	80		0	100		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.977			0.861			0.899	
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1770	3518	0	0	3458	0	1770	1604	0	1770	1675	0
Flt Permitted	0.087						0.705			0.585		
Satd. Flow (perm)	162	3518	0	0	3458	0	1313	1604	0	1090	1675	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			28			183			54	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		930			238			195			335	
Travel Time (s)		21.1			5.4			4.4			7.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	50	678	30	0	1075	192	77	14	183	142	26	54
Shared Lane Traffic (%)												
Lane Group Flow (vph)	50	708	0	0	1267	0	77	197	0	142	80	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2		1	2		1	2	
Detector Template	Left	Thru			Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100			100		20	100		20	100	
Trailing Detector (ft)	0	0			0		0	0		0	0	
Detector 1 Position(ft)	0	0			0		0	0		0	0	
Detector 1 Size(ft)	20	6			6		20	6		20	6	
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA			NA		Perm	NA		Perm	NA	
Protected Phases	7	4			8			2			6	
Permitted Phases	4						2			6		

Lanes, Volumes, Timings

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4			8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0			23.0		23.0	23.0		23.0	23.0	
Total Split (s)	7.0	70.0			63.0		40.0	40.0		40.0	40.0	
Total Split (%)	6.4%	63.6%			57.3%		36.4%	36.4%		36.4%	36.4%	
Maximum Green (s)	4.0	65.0			58.0		35.0	35.0		35.0	35.0	
Yellow Time (s)	3.0	4.0			4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0			1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.0	5.0			5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None			None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0			0		0	0		0	0	
Act Effct Green (s)	58.8	56.8			51.2		43.2	43.2		43.2	43.2	
Actuated g/C Ratio	0.53	0.52			0.47		0.39	0.39		0.39	0.39	
v/c Ratio	0.34	0.39			0.78		0.15	0.27		0.33	0.12	
Control Delay	16.5	16.0			27.5		25.7	5.9		28.8	11.3	
Queue Delay	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay	16.5	16.0			27.5		25.7	5.9		28.8	11.3	
LOS	B	B			C		C	A		C	B	
Approach Delay		16.0			27.5			11.5			22.5	
Approach LOS		B			C			B			C	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.78

Intersection Signal Delay: 21.9

Intersection LOS: C

Intersection Capacity Utilization 69.1%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 4: E. Bay Harbor Drive & Kane Concourse

↑ ø2 (R)		↖ ø4	
40 s		70 s	
↓ ø6 (R)		↗ ø7	← ø8
40 s		7 s	63 s

Queues

4: E. Bay Harbor Drive & Kane Concourse

1/28/2016

							
Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	50	708	1267	77	197	142	80
v/c Ratio	0.34	0.39	0.78	0.15	0.27	0.33	0.12
Control Delay	16.5	16.0	27.5	25.7	5.9	28.8	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.5	16.0	27.5	25.7	5.9	28.8	11.3
Queue Length 50th (ft)	15	144	371	36	6	71	12
Queue Length 95th (ft)	29	161	407	78	58	139	48
Internal Link Dist (ft)		850	158		115		255
Turn Bay Length (ft)	75			80		100	
Base Capacity (vph)	145	2081	1836	515	741	428	691
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.34	0.69	0.15	0.27	0.33	0.12
Intersection Summary							

Intersection

Int Delay, s/veh 3.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Traffic Vol, veh/h	0	104	148	16	19	33
Future Vol, veh/h	0	104	148	16	19	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	113	161	17	21	36

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	247	170	0
Stage 1	170	-	-
Stage 2	77	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	741	874	1398
Stage 1	860	-	-
Stage 2	946	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	730	874	1398
Mov Cap-2 Maneuver	730	-	-
Stage 1	860	-	-
Stage 2	932	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.7	0	2.8
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	874	1398	-
HCM Lane V/C Ratio	-	-	0.129	0.015	-
HCM Control Delay (s)	-	-	9.7	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0	-

APPENDIX F

Valet Queuing

Queuing Analysis based on ITE Procedures

$q = 22$ veh/hr (demand rate)

$Q = 20$ veh/hr (service rate)

$$p = \frac{q}{NQ} = 0.55 \text{ (N = 2 valet runners)}$$

$$Q_M = 0.55$$

Using Acceptable Probability of 10% (90% Confidence Level)

$$M = \left(\frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left(\frac{\ln(0.10) - \ln(0.55)}{\ln(0.55)} \right) - 1$$

$$M = \left(\frac{-2.3026 - (-0.5978)}{-0.5978} \right) - 1$$

$$M = 2.9 - 1 = 1.9, \text{ say 2 vehicle}$$

AGENDA ITEM REPORT

January 17, 2017

ITEM NUMBER: 2.

ITEM: Request for approval for revisions for “Sawmill LLC” located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. On August 4, 2015 the Board approved the addition and renovations as proposed. The owner is now proposing a few modifications to the previously approved plan. Some of the revisions consist of enclosing the existing two car garage, modify the front entry design and add a portico. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9420WBdrvdDr.pdf
2.	Staff Report	9420 WBVD SFR - PZB Staff Report - Revisions - Nov 15 2016.pdf

ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
9420 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W09
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132ND AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:

sheet no.
A-0.0

PREVIOUSLY APPROVED DESIGN

REQUEST FOR APPROVAL OF PLAN REVISIONS TO ADDITION AND RENOVATION OF EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
3420 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W03
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132ND AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

SURVEYOR NOTE
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS APPURTENANCES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD). ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

DRAINAGE NOTE
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE
TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

SITE CALCULATIONS AND PROJECT DATA NOTE:
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-04.

SETBACK NOTE:
ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

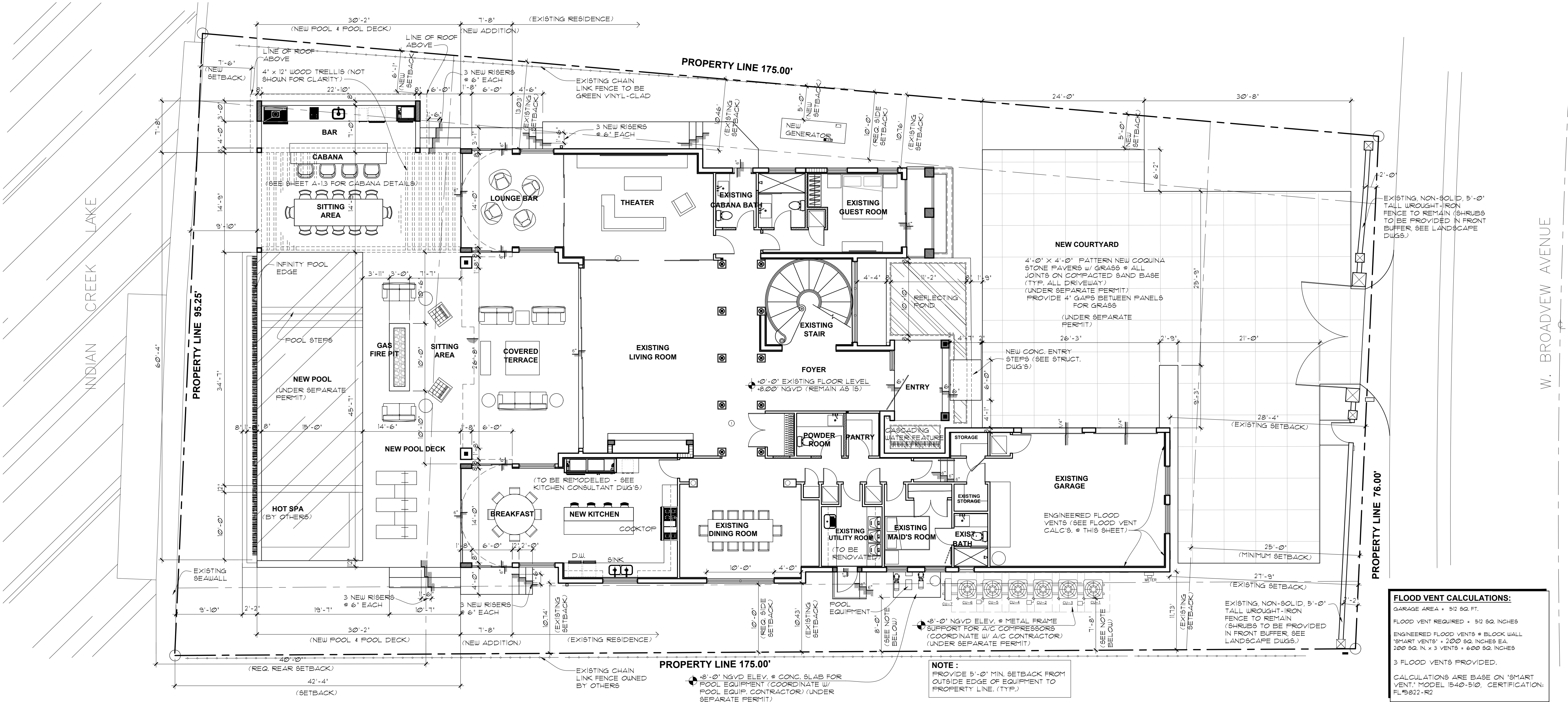
LEGAL DESCRIPTION

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK 23 BAY HARBOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' NG.V.D.	+8.00' NG.V.D.	+8.00' NG.V.D.
LOT AREA:	14,731 S. F. (100%)	14,731 S. F. (100%)	14,731 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0"	25'-0"	25'-0"
FRONT SETBACK:	25'-0"	27'-9"	27'-9"
REAR SETBACK:	40'-0"	42'-4"	42'-4"
SIDE SETBACKS:	10'-0"	W 10.46' E 10.43'	W 10.46' E 10.43'



FLOOD VENT CALCULATIONS:
GARAGE AREA = 512 SQ. FT.
FLOOD VENT REQUIRED = 512 SQ. INCHES
ENGINEERED FLOOD VENTS = BLOCK WALL
"SMART" VENTS = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES
3 FLOOD VENTS PROVIDED.
CALCULATIONS ARE BASED ON "SMART VENT" MODEL 1540-510. CERTIFICATION: FL-5827-R2

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

ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:

sheet no.

A-1.0

PREVIOUSLY APPROVED DESIGN

APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL
PLANS AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY
AND SHALL NOT DRAIN ONTO NEIGHBORING
PROPERTY

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

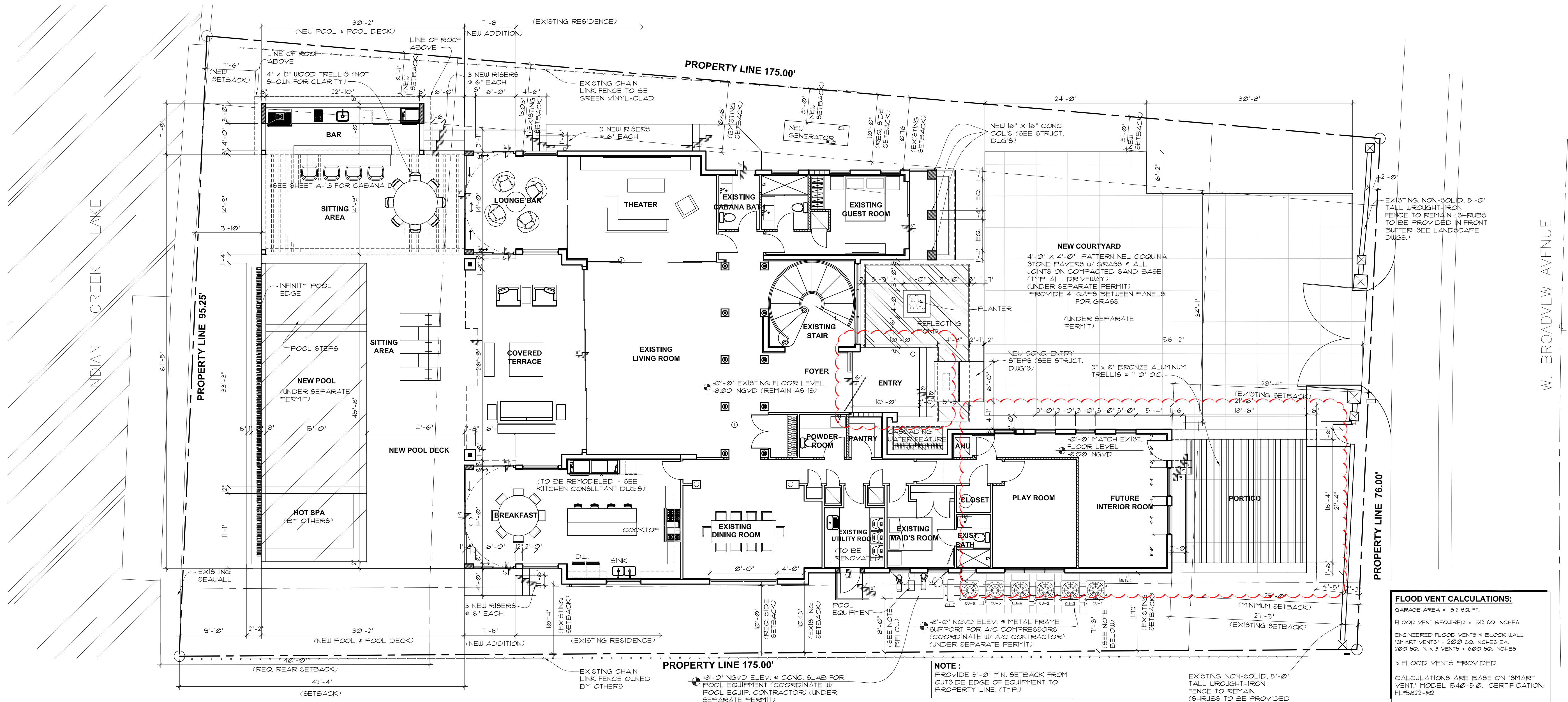
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-0.4.

ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK
23 BAY HARBOR ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS,
FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' NG.V.D.	+8.00' NG.V.D.	+8.00' NG.V.D.
LOT AREA:	14,137 S. F. (100%)	14,137 S. F. (100%)	14,137 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0'	25'-0'	25'-0"
FRONT SETBACK:	25'-0'	21'-9'	21'-9"
REAR SETBACK:	40'-0'	42'-4'	42'-4"
SIDE SETBACKS:	10'-0'	W 10.46' E 10.43'	W 10.46' E 10.43'



CHOEFF **LEVY** FISCHMAN
A R C H I T E C T U R E + D E S I G N

8425 Biscayne Blvd., suite 201
Miami, Florida 33138

(t) 305.434.8338
(f) 305.892.5292

www.choefflevy.com

CHOEFF
A R C H I T
8425 Biscayne Blvd, suite 201
Miami, Florida 33138

EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

deal

Ralph Choeff
Registered architect
AR0009679

comm no.
1454

date:
2/13/16

revised:
12-13-2016
PZB RESUBMISSION

sheet no.

A-1.0

PROPOSED DESIGN





Front View

PREVIOUSLY APPROVED DESIGN



Front View

PROPOSED DESIGN



Side View (East)



Side View (East)



Side View (West)



Side View (West)

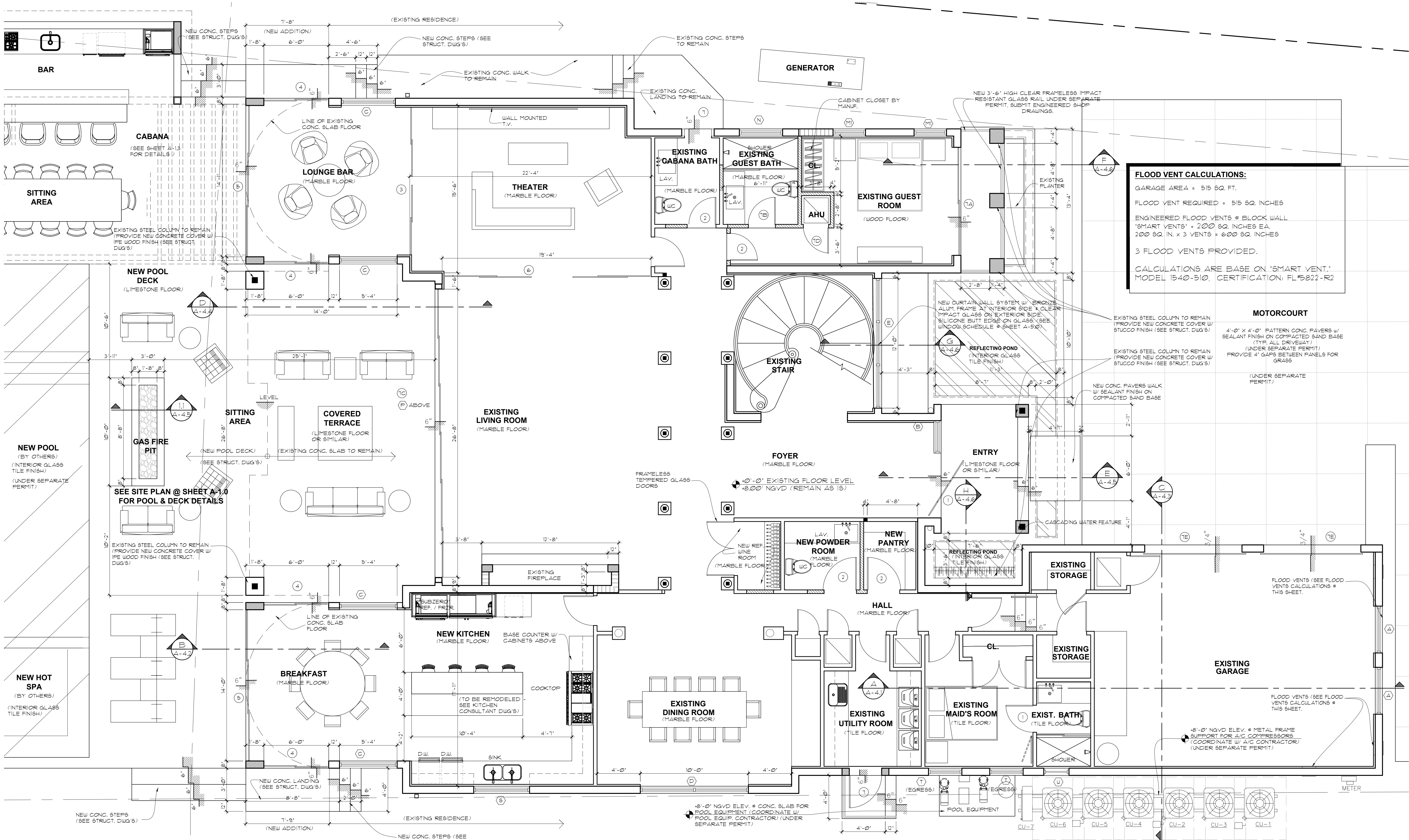


Front View

PREVIOUSLY APPROVED DESIGN



Front View



FLOOD VENT CALCULATIONS:
GARAGE AREA = 515 SQ. FT.
FLOOD VENT REQUIRED = 515 SQ. INCHES
ENGINEERED FLOOD VENTS @ BLOCK WALL
"SMART VENTS" = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES
3 FLOOD VENTS PROVIDED.
CALCULATIONS ARE BASE ON "SMART VENT."
MODEL 1540-510, CERTIFICATION: FL15022-R2

MOTORCOURT
4'-0" x 4'-0" PATTERN CONC. PAVERS W/
SEALANT FINISH ON COMPACTED SAND BASE
(TYP. ALL DRIVEWAY)
(UNDER SEPARATE PERMIT)
PROVIDE 4" GAPS BETWEEN PANELS FOR
GRASS
(UNDER SEPARATE PERMIT)

FLOOD VENTS (SEE FLOOD
VENTS CALCULATIONS @
THIS SHEET.)
FLOOD VENTS (SEE FLOOD
VENTS CALCULATIONS @
THIS SHEET.)
8'-0" NGVD ELEV. @ METAL FRAME
SUPPORT FOR A/C COMPRESSORS
(COORDINATE W/ A/C CONTRACTOR)
(UNDER SEPARATE PERMIT)

LEGEND:
EXISTING CBS WALL TO REMAIN
EXISTING PARTITION TO REMAIN
NEW CONC. BLOCK WALL
NEW PARTITION WITH 1 1/2" x 3 5/8" METAL
STUDS @ 16" O.C. WITH 5/8" GUB. @ BOTH
SIDES WITH FULL THICK BATT INSULATION.
(PAINT FINISH)
NEW CONCRETE COLUMN

NOTE:
STEEL STUDS SUPPORTING WALL HUNG
FIXTURES & CABINETS SHALL BE DOUBLE
OR 20 GAUGE AS PER 4411.451, FBC04.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2004 ALL PLANS
AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2004

GLASS NOTE:
SEE MECHANICAL DRAWINGS & CALCULATIONS
FOR SHADING COEFFICIENT OF CLEAR GLASS.
LO E VALUES ARE AS FOLLOWS: SINGLE IMPACT,
SHGC 0.22 OR BETTER, U-FACTOR 1.04.

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD
FOR ALL WET AREAS SUCH AS
SHOWERS, TUBS, ETC. THIS IS A
TYPICAL THRU-OUT.

NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL
COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415.
CONTRACTOR IS RESPONSIBLE FOR SUBMITTING
ALL NECESSARY PRODUCT APPROVALS AND
REQUIRED SHOP DRAWINGS TO THE BUILDING
DEPARTMENT.

VAPOR RETARDANT BARRIER:
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER
SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND
THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO
BASE COURSE EXIST.

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE
BASED ON FIELD INSPECTION.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND REPORT ANY
DISCREPANCIES TO ARCHITECT PRIOR
TO COMMENCEMENT OF ANY WORK.

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE ALL EXTERIOR
WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT,
AND ALL INTERIOR FINISHES (INCLUDING FINISHED
DRYWALL @ CONC. WALLS WITH SWITCHES) PRIOR TO
ORDERING WINDOWS & DOORS.

ROUGH OPENING NOTE:
CONTRACTOR SHALL VERIFY W/ WINDOW AND DOOR
MANUFACTURER THE ROUGH OPENING DIMENSIONS
PRIOR TO ORDERING, MANUFACTURING OR
INSTALLING DOORS & WINDOWS.

DOOR NOTE:
ALL EXTERIOR DOORS SHALL MEET MIAMI DADE
PRODUCT APPROVAL STANDARDS. CONTRACTOR
SHALL SUBMIT SUPPORTING LITERATURE TO THE
BUILDING DEPT. FOR APPROVAL PRIOR TO
ORDERING & INSTALLATION.

TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED
TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING
SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER
APPROVED METHODS OF TERMITE PROTECTION LEVELLED FOR
USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

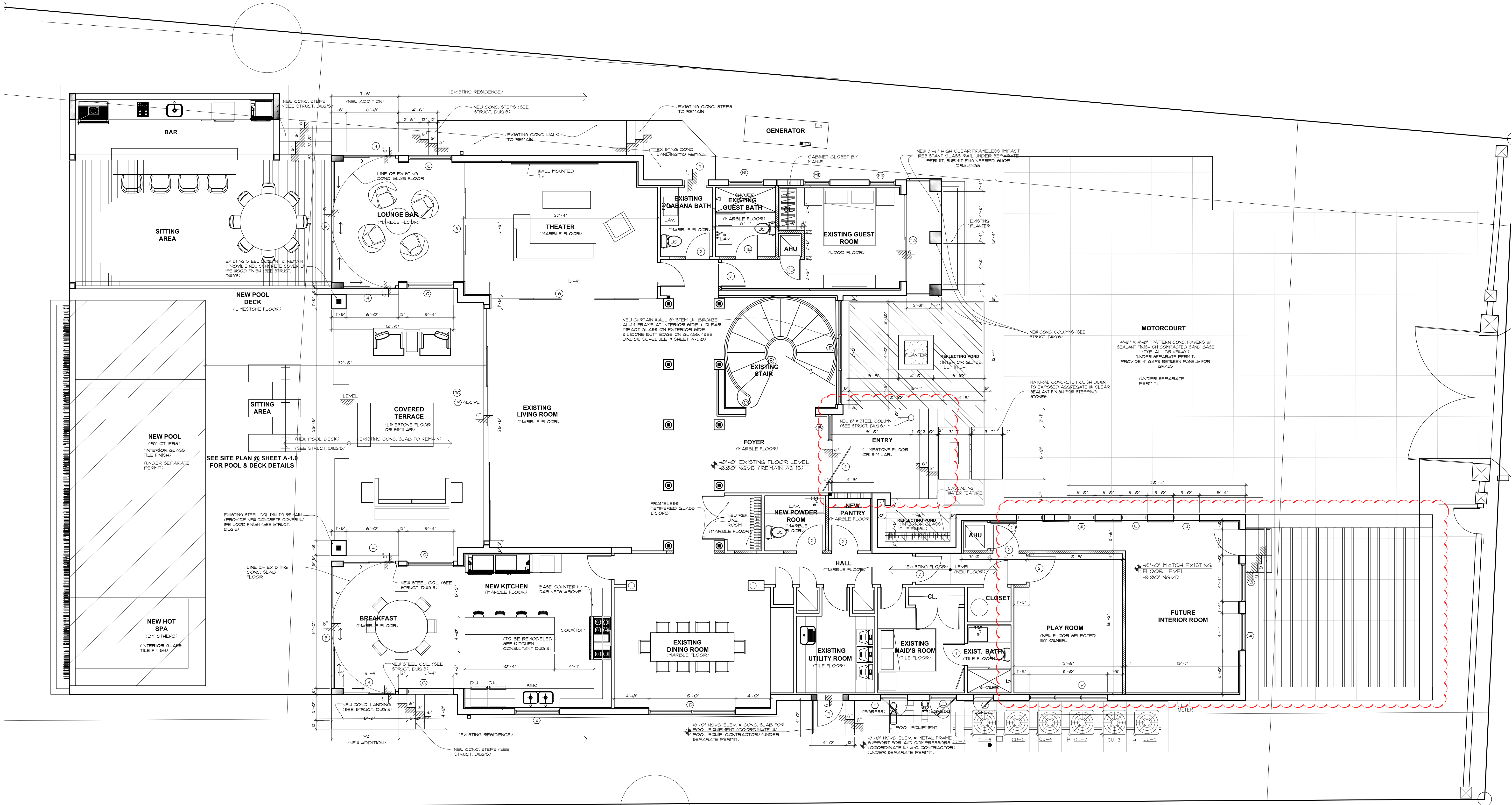
date:
05/07/15

revised:

sheet no.

A-1.1

PREVIOUSLY APPROVED DESIGN



LEGEND:

- EXISTING CBS WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW CONC. BLOCK WALL
- NEW PARTITION WITH 1 1/2" x 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GUS. @ BOTH SIDES WITH FULL THICK BATT INSULATION (PAINT FINISH)
- NEW CONCRETE COLUMN

NOTE:
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER 441.4.5.1, FBCR.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2004 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2004

GLASS NOTE:
SEE MECHANICAL DRAWINGS & CALCULATIONS FOR SHADING COEFFICIENT OF CLEAR GLASS. L.O.E. VALUES ARE AS FOLLOWS: SINGLE IMPACT, SHGC 0.22 OR BETTER, U-FACTOR 1.04.

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THRU-OUT.

NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.

VAPOR RETARDANT BARRIER:
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXIST.

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

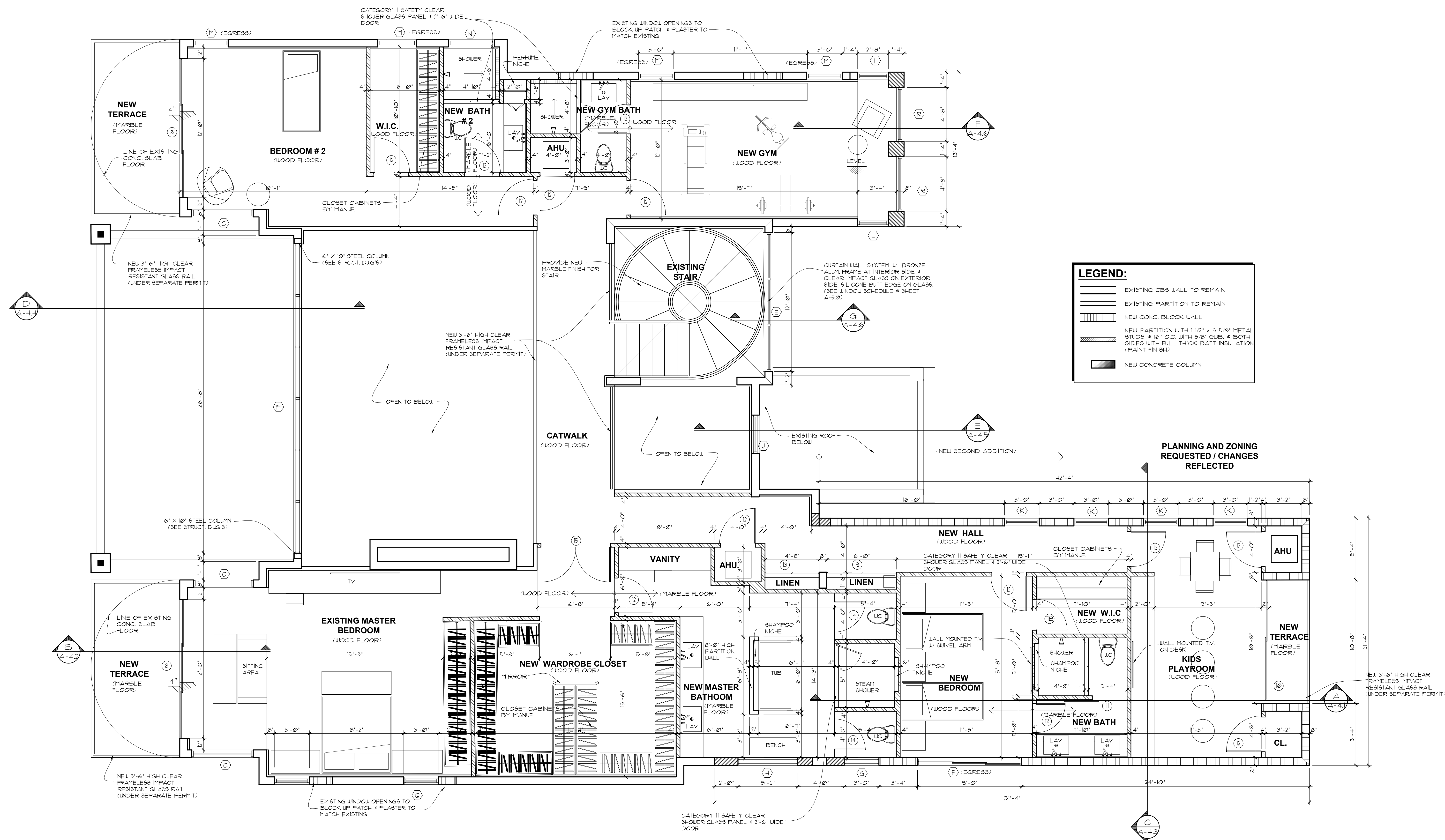
CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL @ CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS & DOORS.

ROUGH OPENING NOTE:
CONTRACTOR SHALL VERIFY W/ WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS PRIOR TO ORDERING MANUFACTURING OR INSTALLING DOORS & WINDOWS.

DOOR NOTE:
ALL EXTERIOR DOORS SHALL MEET MIAMI-DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO ORDERING & INSTALLATION.

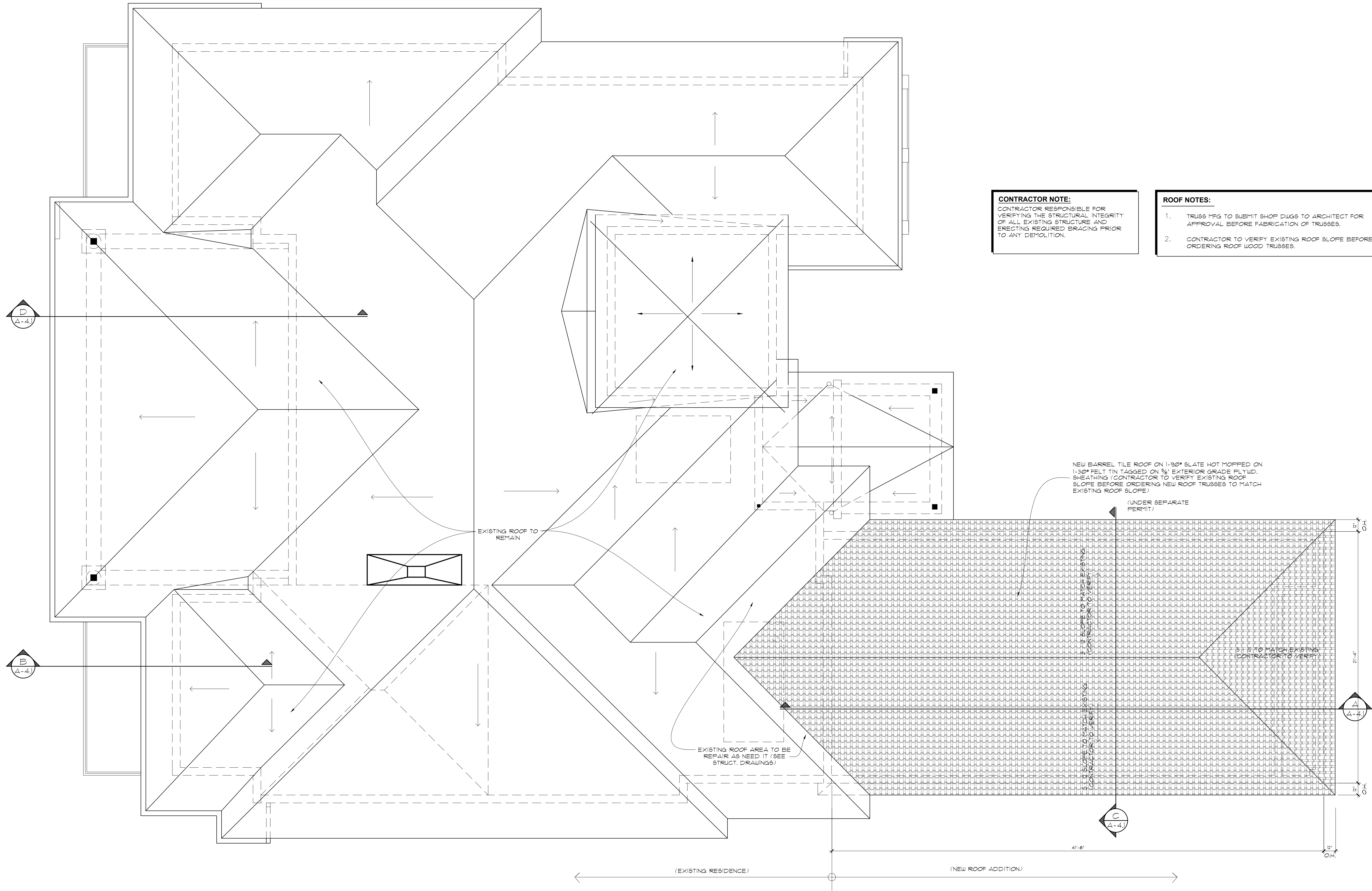
TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITECIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LEVELLED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

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



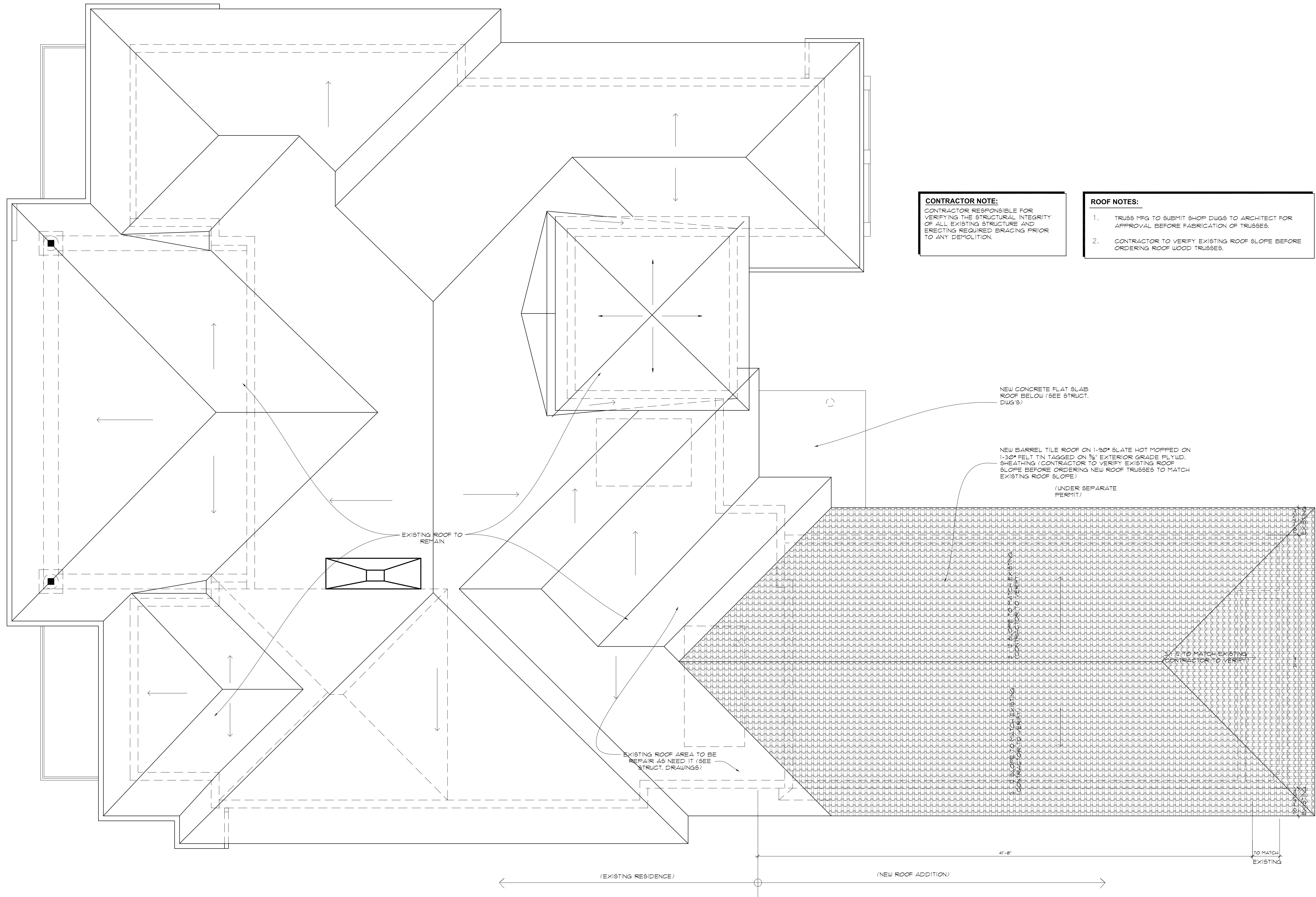
 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"





CONTRACTOR NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

- ROOF NOTES:**
1. TRUSS MFG TO SUBMIT SHOP DRGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OF TRUSSES.
 2. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE BEFORE ORDERING ROOF WOOD TRUSSES.



CONTRACTOR NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

- ROOF NOTES:**
1. TRUSS MFG TO SUBMIT SHOP DWGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OF TRUSSES.
 2. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE BEFORE ORDERING ROOF WOOD TRUSSES.

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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
12/13/16

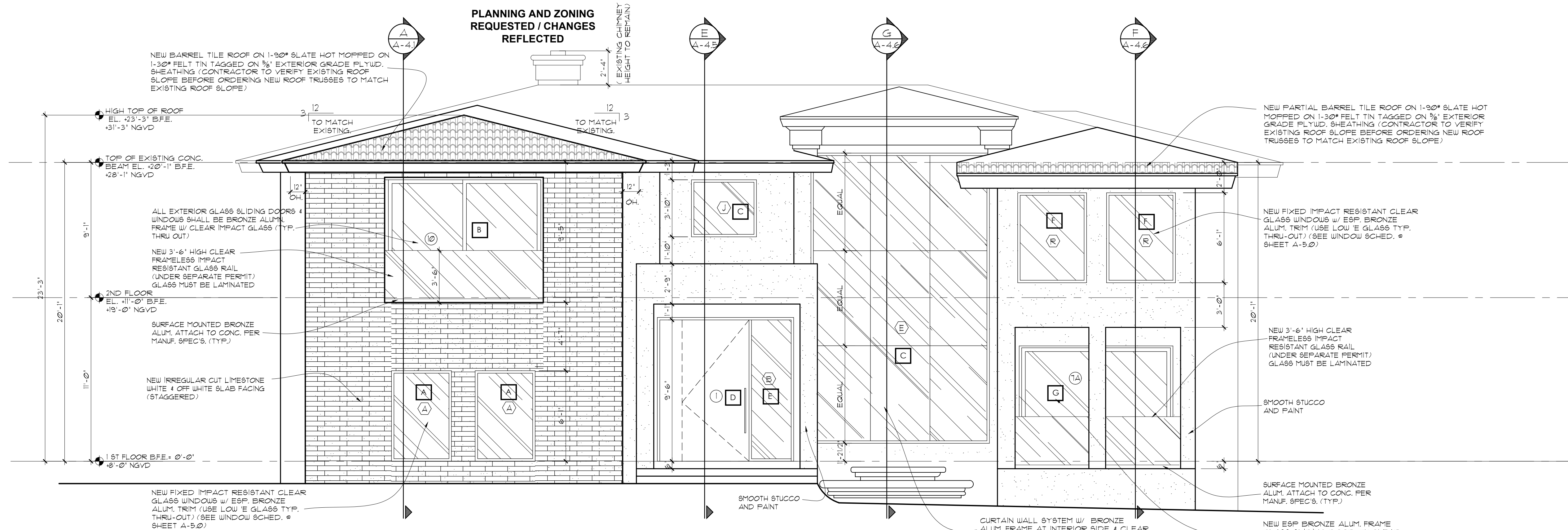
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12-13-2016
PZB RESUBMISSION

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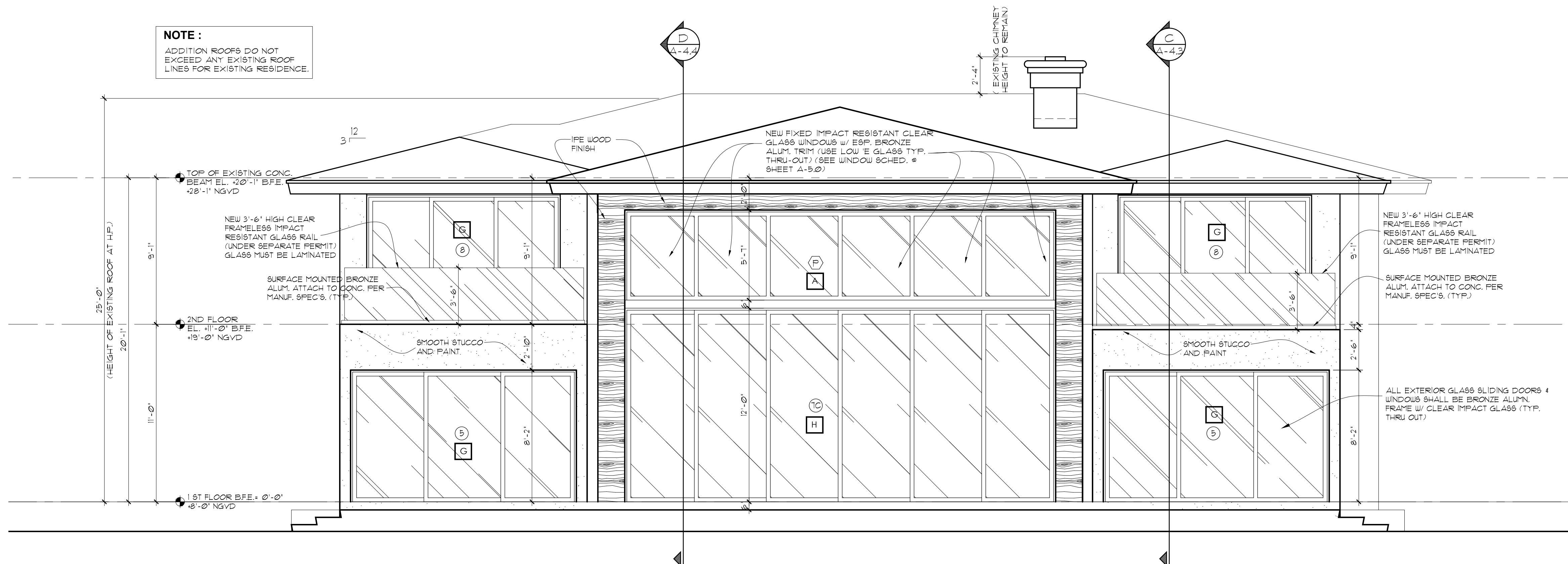
A-1.4

PROPOSED DESIGN

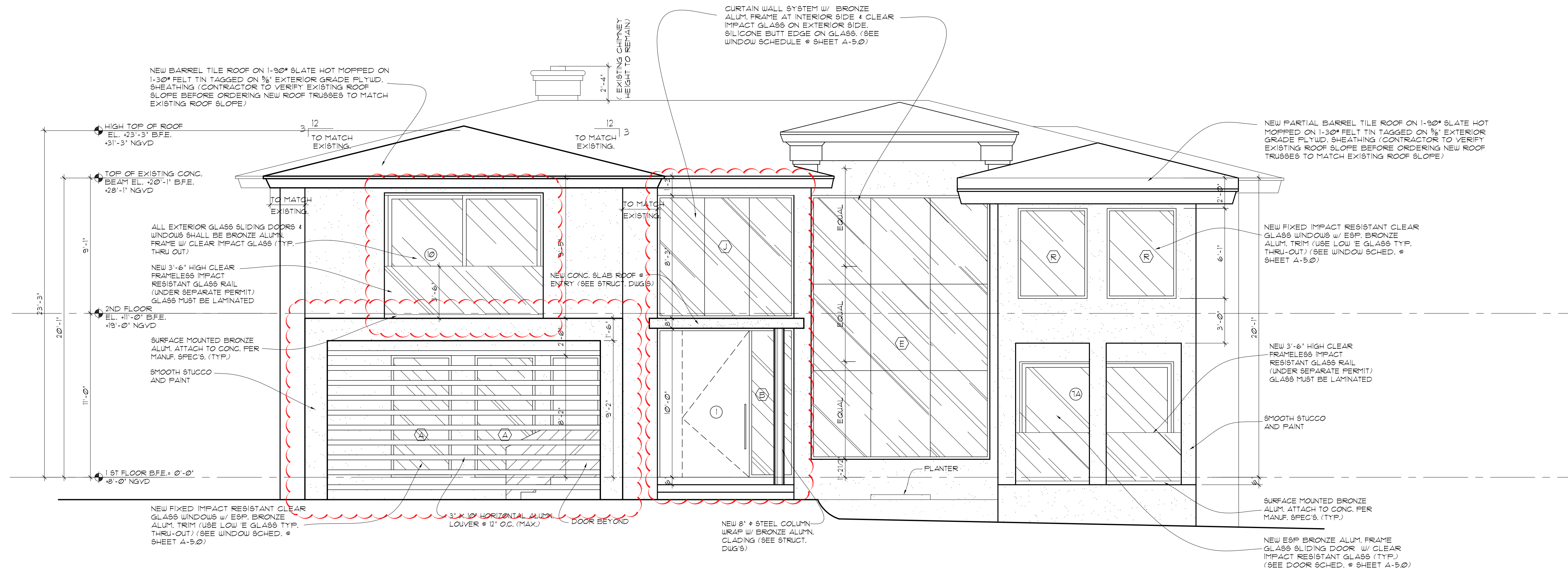
CHOEFF LEVY FISCHMAN
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Miami, Florida 33136
www.choefflevy.com
(305) 434-8338
(305) 882-5292



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

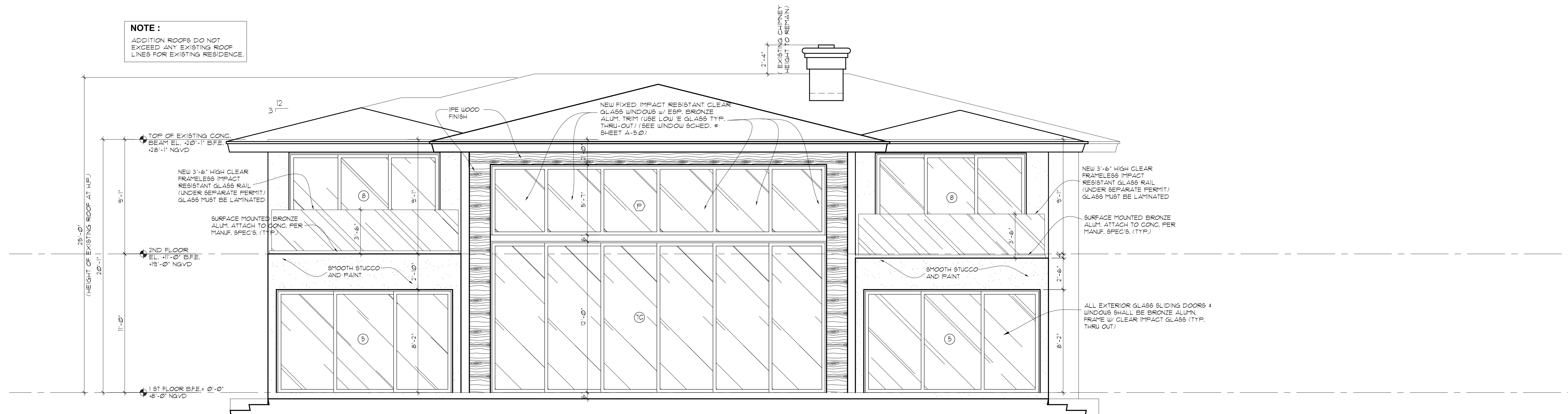


REAR ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION

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



REAR ELEVATION

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

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

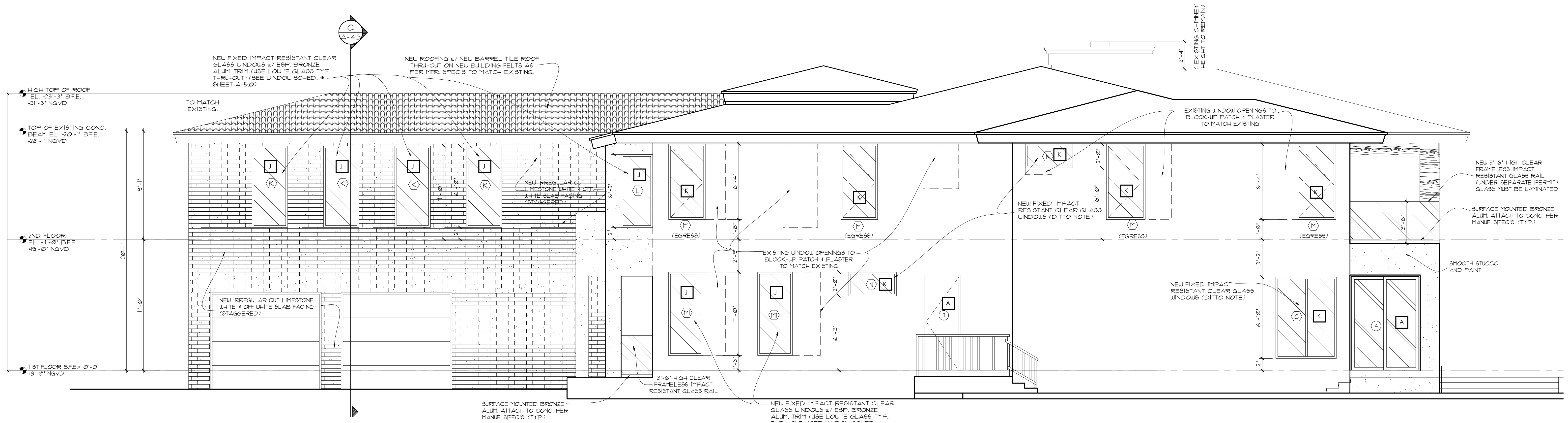
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12/13/16

revised:
12-13-2016
PZB RESUBMISSION

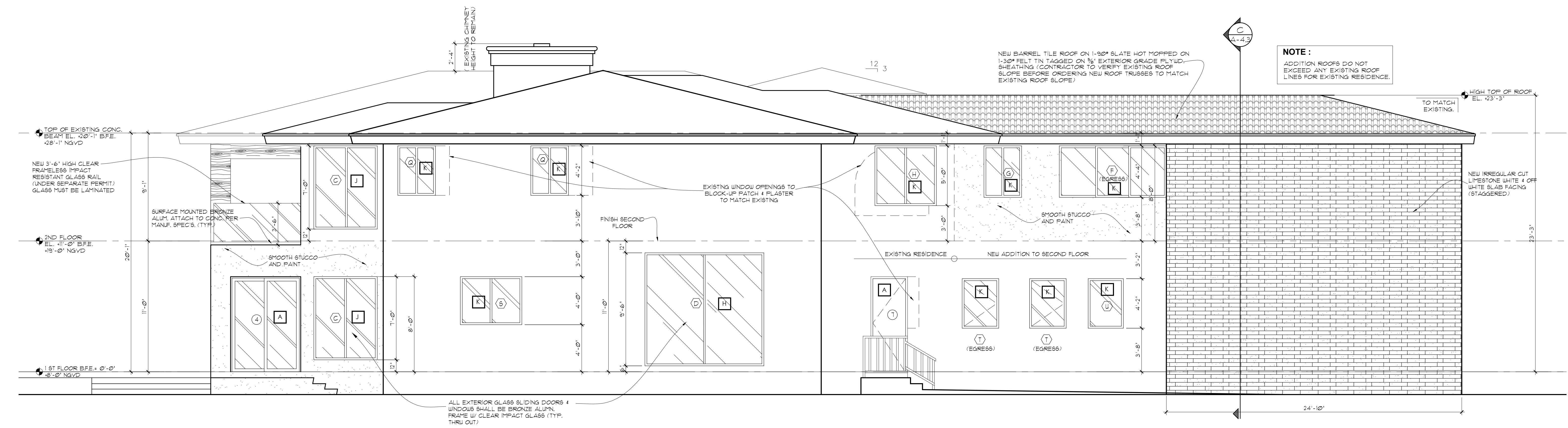
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A-3.1

PROPOSED DESIGN



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
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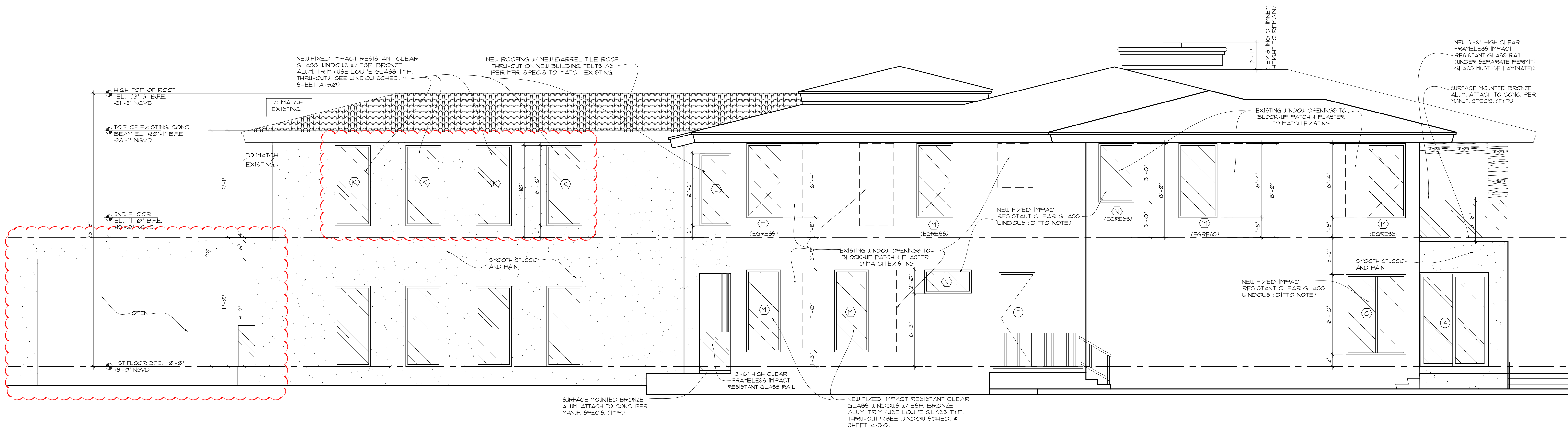
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05/07/15

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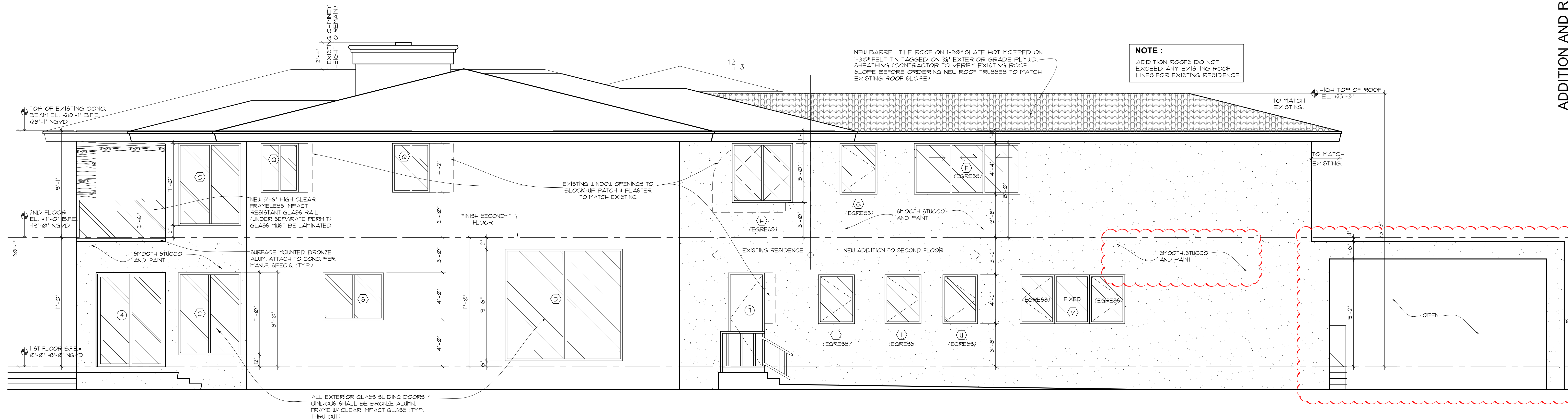
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PREVIOUSLY APPROVED DESIGN



RIGHT SIDE ELEVATION

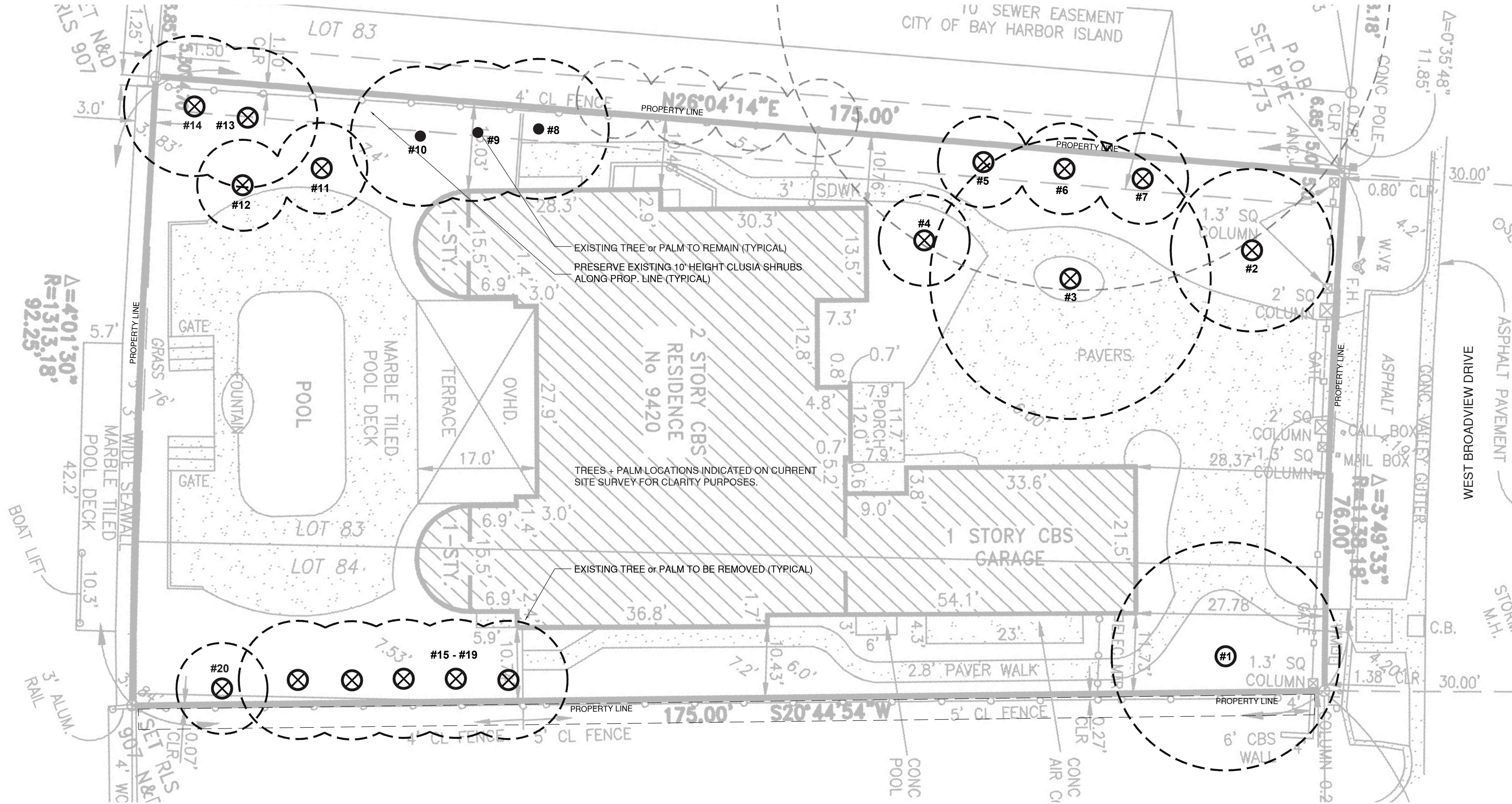
SCALE: 1/4"=1'-0"



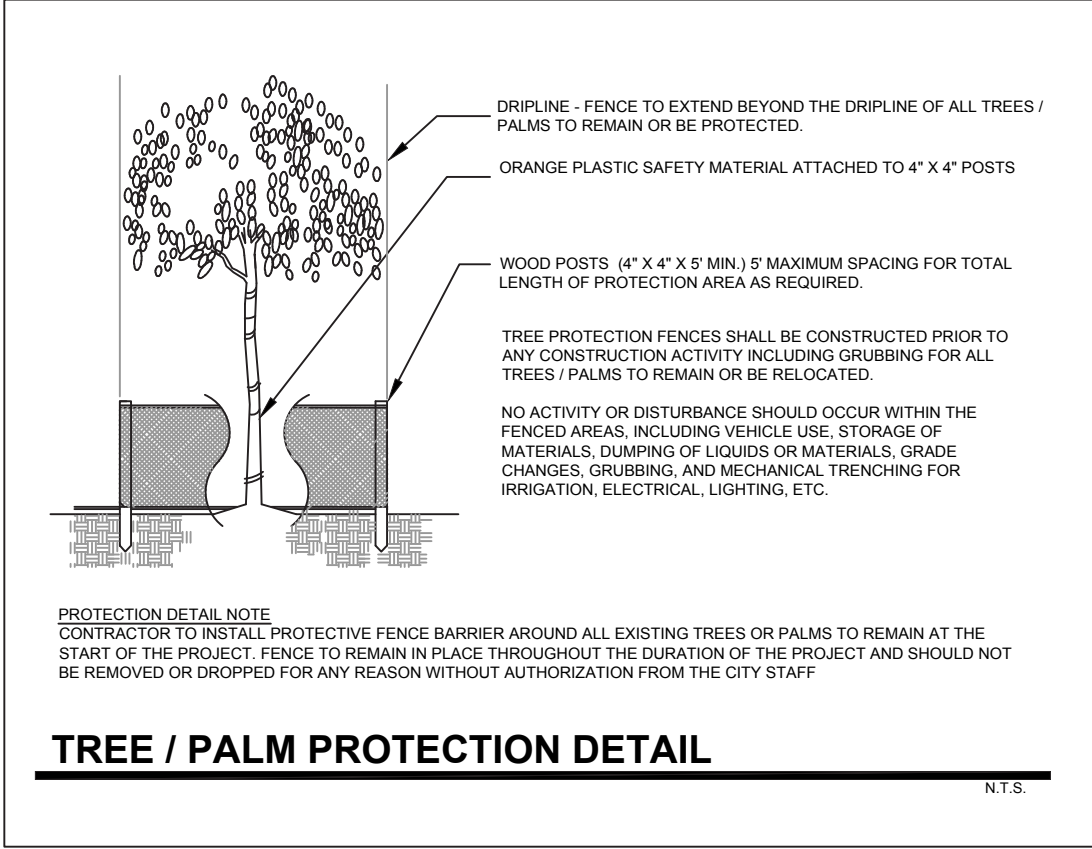
LEFT SIDE ELEVATION

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

INDIAN CREEK LAKE

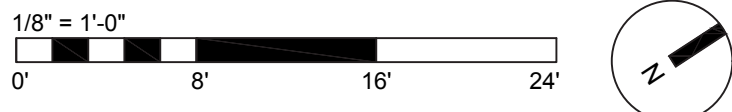


TREE INVENTORY + DISPOSITION PLAN NOTES
1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SITE SURVEY PREPARED BY A.R. TOUSSAINT & ASSOCIATES DATED 05.11.2015
2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY MD ERM PRIOR TO REMOVING ANY TREES OR PALMS AS NOTED IN THESE PLANS
3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

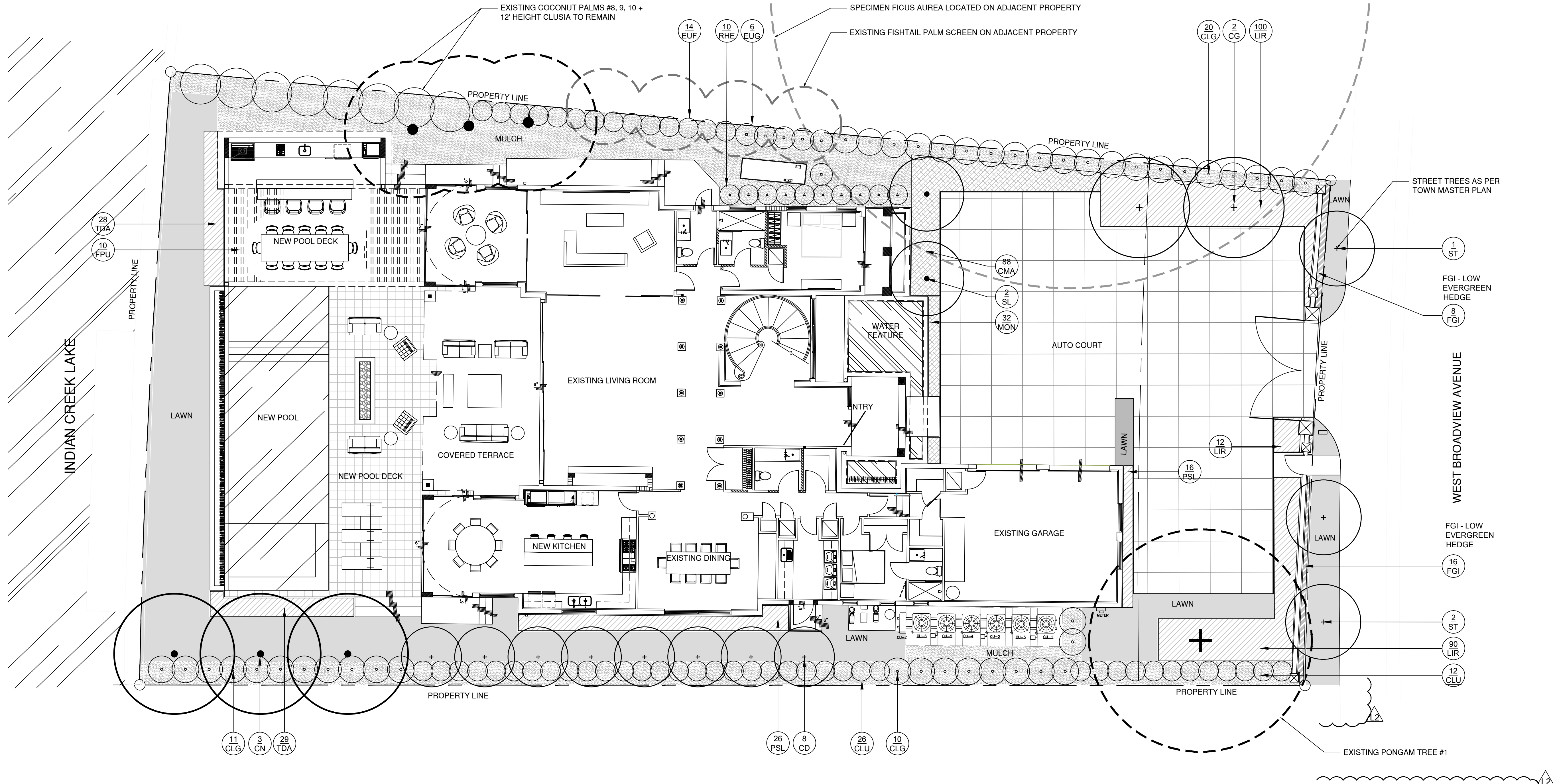


EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#1	Pongam Tree	Pongamia pinnata	+/- 24' x 18'	+/- 18"	GOOD	REMAIN	0 SF	NICE TREE, PROVIDES SHADE. PRESERVE + PROTECT.	
#2	Ponttail Palm	Beaucarnea recurvata	+/- 18' x 12'	+/- 16"	GOOD	REMOVE	114 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#3	Yellow Tabebuia	Tabebuia caraiba	+/- 30' x 20'	+/- 16"	FAIR	REMOVE	314 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#4	Pygmy Date Palm	Phoenix roebellini	+/- 15' x 8'	+/- 6"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#5	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#6	Thatch Palm	Thrinax radiata	+/- 20' x 6'	+/- 6"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#7	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#8	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#9	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#10	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#11	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#12	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#13	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	254 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#14	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	254 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#15-19	Rubber Trees	Ficus elastica(s)	+/- 20' x 10'	+/- 8" ea.	FAIR	REMOVE	392 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#20	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	

TOTAL CANOPY LOSS = 1,685 SF - TOTAL MITIGATION PROVIDED EXCEEDS 1,685 SF. SEE SHEET L2 & L4 FOR MITIGATION TREES



EXISTING TREE INVENTORY + DISPOSITION CHART



LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. SHEETS L-1, L-2, and L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

REV L2 - DRC COMMENTS DATED 06.16.15
1. The provided column in the landscape template is revised to show the numbers to the correctly corresponding lines.
2. The generator is fully screened from view by 8' height at time of planting Spanish Stopper shrubs. An additional 8' Spanish Stopper is provided to screen the view from the street.
3. The A/C and pool equipments are fully screened from view by 6' height at time of planting Clusia Shrubs.

PLANTLIST - 9420 WEST BROADVIEW DRIVE

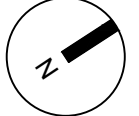
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
ST	TBD	3	PER BAY HARBOR MASTER PLAN	Per Bay Harbor Master Plan	Per Bay Harbor Master Plan
PALMS					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14' grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Satakentia liukuensis	12' grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhaphis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifera	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifera	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row
FGI	NO	24	GREEN ISLAND FICUS	Ficus 'Green Island'	3 gallon, 12" height x 12" spread, clipped into a neat hedge, to be maintained on private property

PLANTLIST - 9420 WEST BROADVIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
CMA	NO	88	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD	'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	DARK COLORED SHREDDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH				
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade.
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair.



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



LANDSCAPE PLAN

PREVIOUSLY APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.choefflevy.com

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LLC 26000460
750 NE 99th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666796

comm no.
1454

date:
05/07/15

revised:

DRC COMMENTS
DATED 06.16.15

sheet no.

L-2

LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. SHEETS L-1, L-2, and L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18" height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18" height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CL	NO	1	DWARF POINCIANA	Caesalpinia lutea	14" height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
LI	NO	3	CRAPE MYRTLE TREES	Lagerstroemia indica	15" height minimum at time of planting, 6" clear trunk, 4" caliper, standard form, flower color TBD
PALMS					
REV L-1 - DRC COMMENTS DATED 05.20.15					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14" grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Satakentia liukuensis	12" grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhapis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifera	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifera	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
FGI	NO	28	GREEN ISLAND FICUS	Ficus microcarpa 'Gr. Island'	3 gallon, 24" height, full, space as necessary to create a consistent row
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
TRJ	NO	3	CONFEDERATE JASMINE	Trachelospermum jasminoides	15 gallon, 6' height trellis
CMA	NO	128	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD 'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.					
MLC DARK COLORED SHREDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH					
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade.
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair.



LANDSCAPE PLAN

PROPOSED DESIGN

sheet no.

L-2

revised:
P2B RESUBMITTAL
09.29.16
P2B RESUBMITTAL
12.09.16

date:
05/07/15

comm no.
1454

seal



CLUSIA SHRUBS FRAME PROPERTY
EXISTING PONGAM TREE PROVIDES SHADE

SATENKENTIA PALMS
LOW EVERGREEN GROUNDCOVER
BRIDAL VEIL

NORTH ELEVATION NTS
PREVIOUSLY APPROVED



CLUSIA SHRUBS
FAKAHATCHEE GRASS

FAKAHATCHEE GRASS
NEW COCONUT PALMS

SOUTH ELEVATION NTS

CHRISTOPHER CAWLEY | CC CHOEFF LEVY FISCHMAN
LANDSCAPE ARCHITECTURE LLC | LA ARCHITECTURE + DESIGN
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1885 | www.christophercawley.com
www.choefflevy.com
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.692.5292

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 9560786

seal

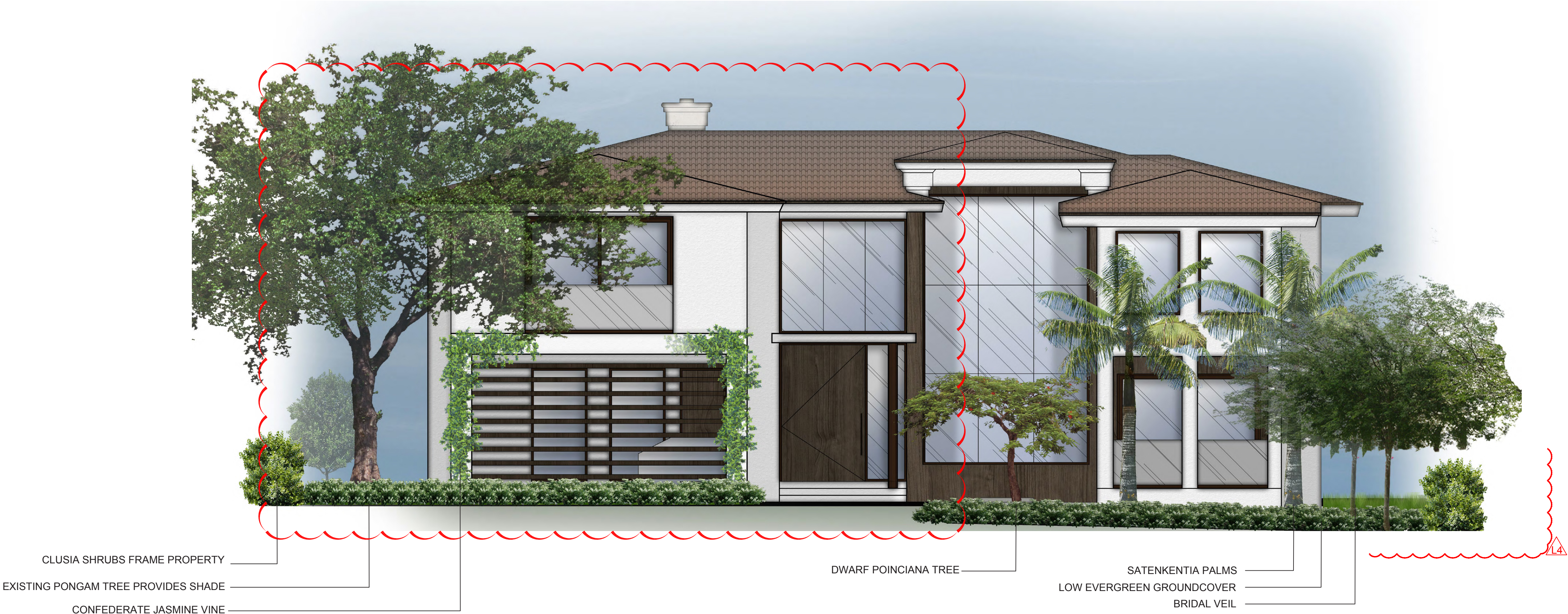
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date:
 05/07/15

revised:
 P2B RESUBMITTAL
09.29.16

sheet no.

L-4a
PREVIOUSLY APPROVED DESIGN



NORTH ELEVATION NTS



SOUTH ELEVATION NTS



BRIDAL VEIL TREES

SATENKENTIA PALMS

NATIVE DWARF BAHAMA COFFEE SHRUBS

EXISTING COCONUT PALMS

EXISTING CLUSIA SHRUBS

CLUSIA SHRUBS FRAME PROPERTY

WEST ELEVATION^{NTS}
PREVIOUSLY APPROVED^{Δ3}



CLUSIA SHRUBS PROVIDE SCREENING ALONG P.L.

NATIVE PIGEON PLUM TREES

6' HT CLUSIA SHRUBS SCREEN MECHANICAL EQUIPMENT

CLUSIA SHRUBS

EXISTING PONGAM TREE TO REMAIN. PRESERVE + PROTECT

EAST ELEVATION^{NTS}

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CHRISTOPHER CAWLEY, RLA
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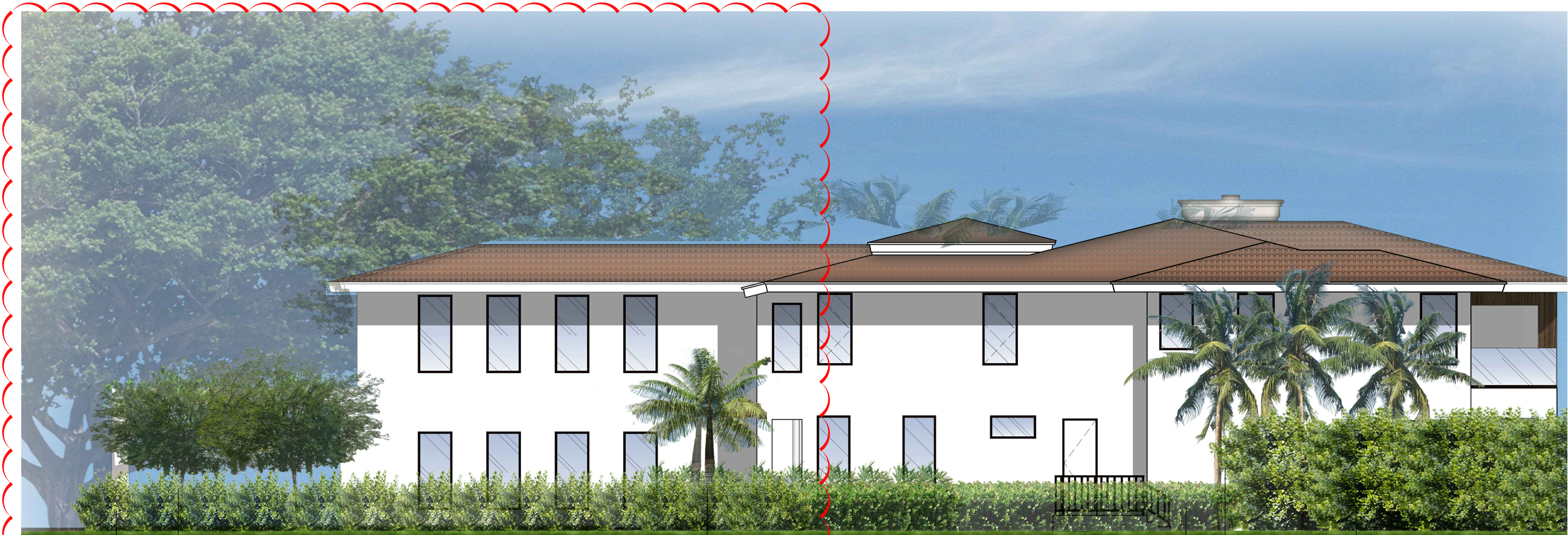
date:
05/07/15

revised:
PZB RESUBMITTAL
09.29.16

sheet no.

L-5a

PREVIOUSLY APPROVED DESIGN



BRIDAL VEIL TREES
CLUSIA SHRUBS FRAME PROPERTY

SATENKENTIA PALMS

NATIVE DWARF BAHAMA COFFEE SHRUBS
EXISTING COCONUT PALMS
EXISTING CLUSIA SHRUBS

WEST ELEVATION NTS



CLUSIA SHRUBS PROVIDE SCREENING ALONG P.L.

NATIVE PIGEON PLUM TREES

6' HT CLUSIA SHRUBS SCREEN MECHANICAL EQUIPMENT

EXISTING PONGAM TREE TO REMAIN. PRESERVE + PROTECT

CLUSIA SHRUBS

EAST ELEVATION NTS

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 16th, 2016

Subject: Addition & Renovation of an Existing Single-Family Residence
9420 W. Broadview Drive
Proposed Revisions from Previous PZ Board Approval
Bay Harbor Islands Acct. No.: MB2015-87
MMPA Acct. No.: 01-0702-1015

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 12/14/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the addition and renovation to an existing single-family house at 9420 W. Broadview Drive.

However, MMPA recommends the PZ Board **DENY** the application as currently designed, as the design essentially includes a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used "only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences". The structure covers 2 parking spaces.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9420 W. Broadview Drive
Legal Description: Portions of Lot 83 and 84 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In mid-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced addition and renovation to an existing single-family home. The Planning and Zoning Board approved the proposed design on August 4th, 2015 subject to several conditions. In mid-2016 the applicant stated that several changes were desired that differed from the original PZB approved plans. MMPA reviewed the proposed changes and the current plans are reflective of all requested changes.

The requested changes do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer that differ from the PZB approved plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances, but also site design and interior layouts. It is expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

ALTERATIONS SOUGHT SINCE AUGUST 2015 P&Z BOARD APPROVAL

MMPA notes the following alterations from the 8/4/15 PZB approved plans:

- 1) The applicant is now proposing to enclose the existing two-car garage for a "future interior space". The garage doors will be filled in and windows added. The previously approved stone material is also proposed to be replaced with smooth stucco. **PZB approval is requested for the proposed change.**
- 2) The applicant is proposing to modify the previously approved front entry design. The proposed design will be a thin roof overhang rather than the previously approved walkthrough structure. **PZB approval is requested for the proposed change.**

- 3) The applicant is requesting to add what they are calling a "portico" structure in front of the existing garage / proposed interior space, which will cover 2 parking spaces. **PZB approval is requested for the proposed change.**

MMPA recommends the Board **DENY** the "portico" request, as the design is essentially a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used **"only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences"**. Section 23-12(e)(vi) of the Town Code requires "porticos" to "give the appearance of being an integral part of the original construction of the main structure to which it is attached and its architectural style, as well as materials, must be such that will compliment, enhance, and blend with the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways". MMPA believes the Town's urban design objective for the single-family areas is for front yard areas to be mostly open, landscaped and devoid of structures, especially close to the roadways. The proposed "portico" requires specific PZB approval per Sec. 23-12(15)(e)(vi). Following is a direct quote from the Town Code:

"Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, **only for the protection of vehicular driveways**, at the main entrance of hotels, apartment buildings, and single family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything **other than for the protection of vehicular driveways**"

There are specific setback and size limitations of such structures, that the plan does meet. The PZB must determine if the proposed "portico" structure meets the intent of the Code.

The Town Code defines "porticos" as a structure to cover a vehicular drop-off area near the main entrance. MMPA believes this structure is simply a "carport" which we feel is not listed as a permitted use. MMPA does not believe this structure meets the intent of the Code. The Board does not have the ability to "interpret" Zoning Code provisions. The PZB should discuss this and if necessary request the Town Council to clarify the issue and possibly modify the Code.

AGENDA ITEM REPORT

January 17, 2017

ITEM NUMBER: 3.

ITEM: Request for approval for an addition and garage enclosure for "Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar" located at 1311 Kane Concourse, Lot 13 of Block 34. On November 15, 2016 the Board discussed but deferred the application and advised the applicant to make several changes. The applicant has addressed all the comments requested by Board. Enclosed please find the revised site plan and elevations.(Item 3A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	1311KCPNZ1.17.17.pdf
2.	Staff Review	Lipskar - 1311 Kane Conc. - PZB Staff Report Dec 21 2016.pdf

PROPOSED ALTERATIONS & ADDITIONS FOR

Mr. & Mrs. ZALMAN LIPSKAR

1311 KANE CONCOURSE

BAY HARBOR ISLANDS, FL.

BUILDING INFORMATION:

STRUCTURE:

MASONRY WALLS
WOOD ROOF JOISTS

BUILDING CODE:

2014 FLORIDA BUILDING CODE
EXIST. BUILDING - ALTERATION LEVEL 2

DATA:

OCCUPANCY: GROUP R-3
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORIES: 1
BUILDING HEIGHT: (+/-) 12'-0"

GENERAL NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAS NOT BEEN GIVEN.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH FLORIDA BUILDING CODE AND ALL OTHER LOCAL ORDINANCES.
4. CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
6. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

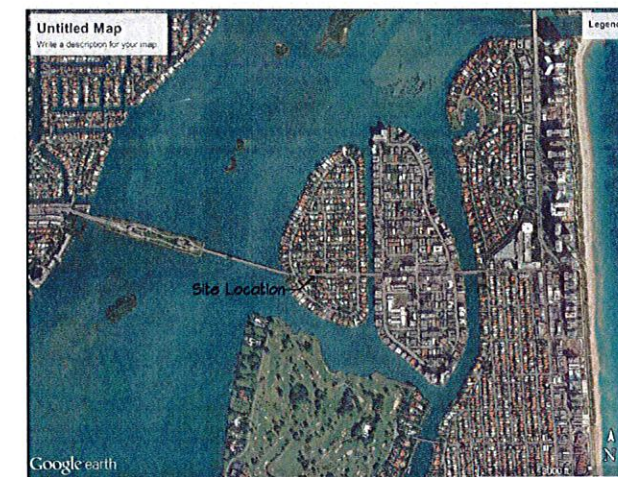
DRAWING INDEX

- CS Cover Sheet, Location Map, Vicinity Map,
Building Code Information and General Notes
D1 Site Demol. Plan, First Floor Demol. Plan,
Legend and Notes
A1 Site Plan, Legend and Notes
A2 Floor Plans, Door Schedule, Legend and Notes
A3 Building Elevations
A3A Colored Elevations
A4 Building Section, Wall Sections
S1 Foundation Plan, Second Floor Framing Plan and Notes
S2 Roof Framing Plan, Schedules and Notes
S3 Sections and Details
P1 First & Second Floor Sanitary Plan, Sanitary Isometric,
Details and Notes
M1 First & Second Floor A/C Plan, Specifications,
Details and Notes
E1 First & Second Floor Electrical Plan, Load Calculations,
Panel Schedule and Riser Diagram

SYMBOL LEGEND

DRAWING TITLE	A1.01 FLOOR PLAN
SECTION MARK	(A2.02)
ELEVATION VIEW MARK	(A2.03)
ELEVATION MARK	TOP OF FLOOR SLAB ELEV. +0'-0"

VICINITY MAP



LOCATION MAP



MEMBER:
INSTITUTE OF
ARCHITECTS
AA26001907

DeMELLO
ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
954 671 0203 Fax 954 418 0022

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with the specific project. None
of such ideas and designs shall
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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

drawing name:
COVER SHEET

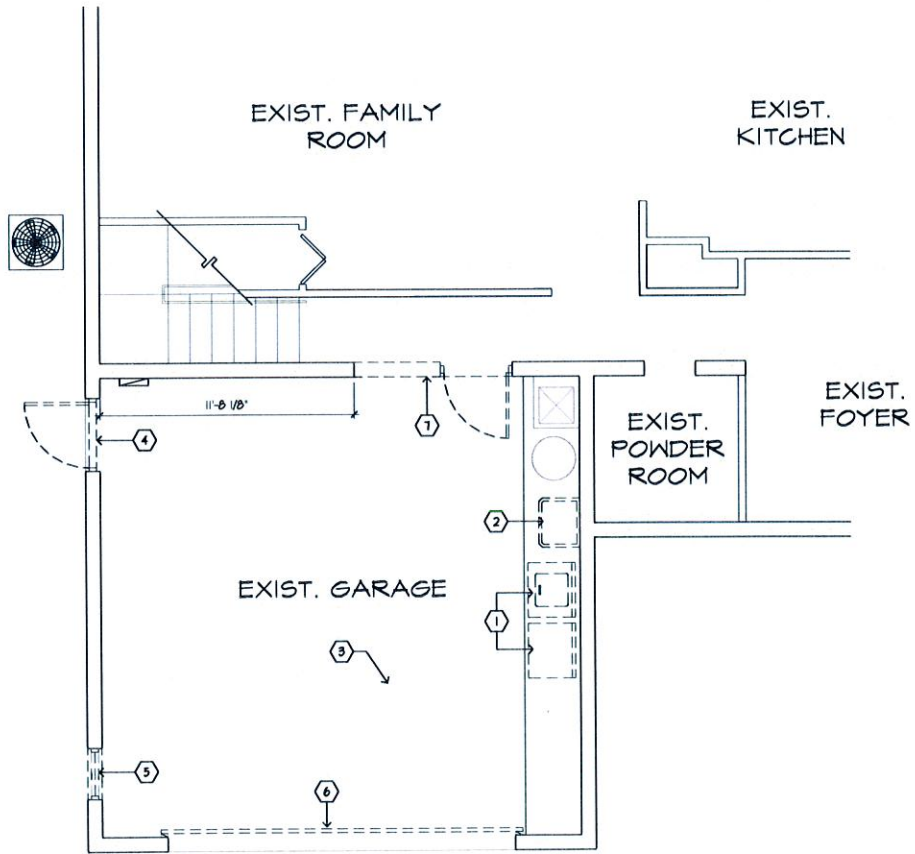
revisions
P2B REPORT DATE DEC. 8, 2016

designed	H. DeMello
drawn	BR. Hayes
date	Oct. 23, 2015
scale	AS SHOWN
project #	15141
sheet	

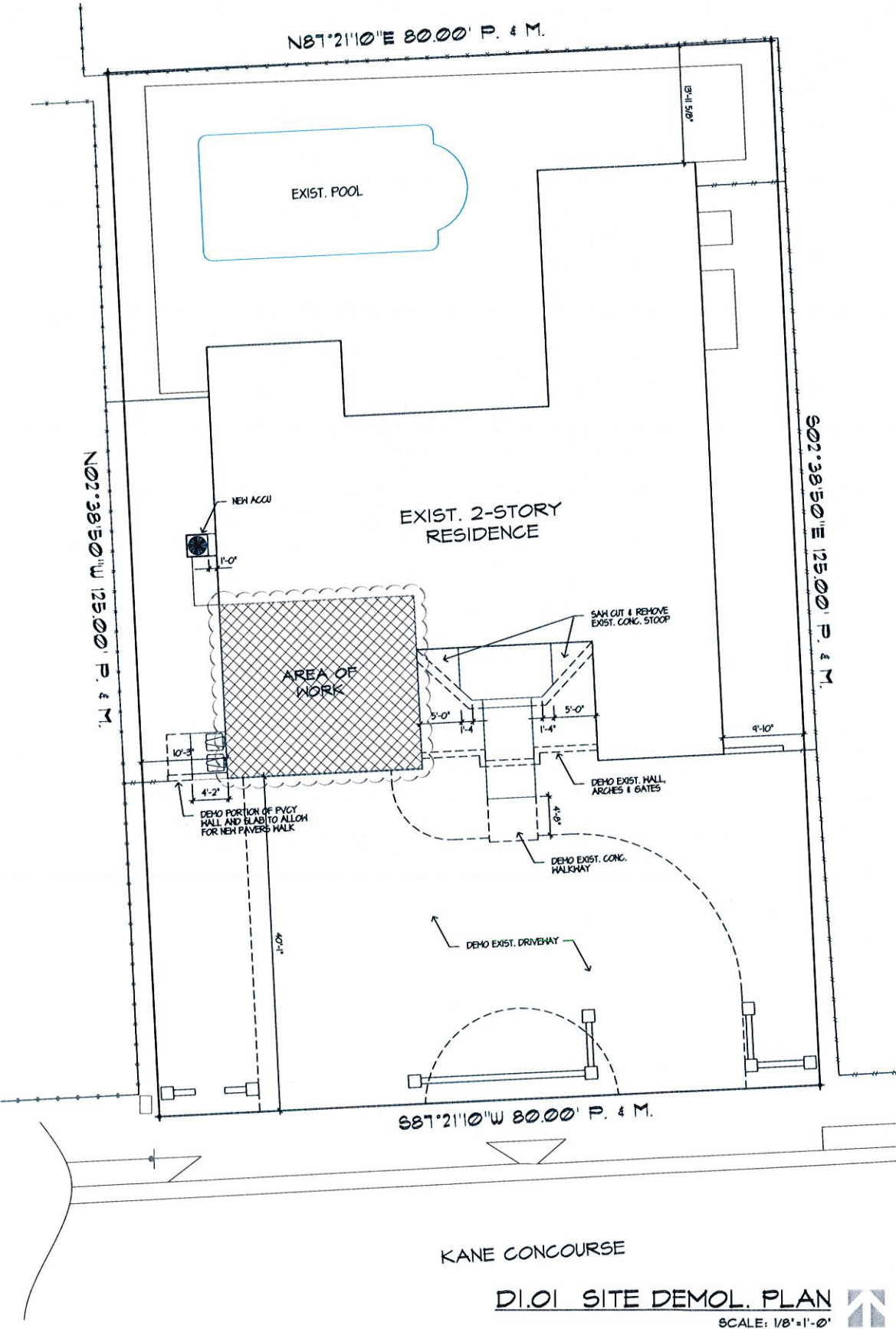
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of sheets

- DEMOLITION NOTES**
1. REMOVE EXIST. WASHER AND DRYER. VERIFY WITH OWNER IF MACHINES ARE TO BE RE-USED. IF SO STORE IN SAFE PLACE.
 2. REMOVE AND DISPOSE OF EXIST. LAUNDRY TRAY.
 3. REMOVE AND DISPOSE OF EXIST. ROOF TRUSSES AND ROOF MATERIAL TO ALLOW FOR SECOND FLOOR.
 4. REMOVE AND DISPOSE OF EXIST. DOOR AND FRAME - ENLARGE OPENING TO ACCOMMODATE NEW DOOR.
 5. REMOVE AND DISPOSE OF EXIST. WINDOW.
 6. REMOVE AND DISPOSE OF EXIST. GARAGE DOOR.
 7. REMOVE PORTION OF EXIST. BEARING WALL - INSTALL NEW FILLED CELLS PRIOR TO REMOVING WALL.

WALL LEGEND	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW FRAME PARTITION
	ABOVE/BELOW
	EXISTING GLASS/WINDOW



DI.02 FIRST FLOOR DEMOL. PLAN
SCALE: 1/4"=1'-0"



DI.01 SITE DEMOL. PLAN
SCALE: 1/8"=1'-0"



MEMBER:
AMERICAN
ARCHITECTS
AA26001907

DeMELLO
ARCHITECTURE

911 Southwest 18 Street, Boca Raton, Florida 33486
954 671 0203 Fax 954 418 0022

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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR

1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

revisions
PZB COMMENTS JUL 19, 2016
PZB COMMENTS OCT 31, 2016
PZB REPORT DATE DEC 8, 2016

designed H. DeMello
drawn BR. Hayes
date Oct 23, 2015
scale AS SHOWN
project # 15141
sheet

of sheets



MEMBER:
AMERICAN
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OF ARCHITECTS
AA26001907

DeMello
ARCHITECTURE

911 Southwest 18 Street, Boca Raton, Florida 33486
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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

drawing name:
FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

revisions
PZB COMMENTS JUL. 19, 2016
PZB COMMENTS SEP. 22, 2016
PZB COMMENTS OCT. 31, 2016
PZB REPORT DATE DEC. 8, 2016

designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

SITE DATA TABLE			
CURRENT ZONING DESIGNATION RD - SINGLE FAMILY AREA			
BUILDING FOOTPRINT	2,932 SF		
AREA UNDER A/C	4,144 SF		
NUMBER OF STORIES	2 (TWO)		
TOTAL LOT AREA	10,000 SF		
IMPERVIOUS AREA	7,085 SF (71%)		
PERVIOUS AREA	2,915 SF (29%)		
SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	40.0'	40.0'	40.0'
REAR	10.0'	14.0'	14.0'
SIDE*	10.0'	10.22'	10.22'
SIDE	10.0'	4.83'	4.83'
BUILDING HEIGHT	MAXIMUM	EXISTING	PROPOSED
	25.0'	22.83'	23.16'

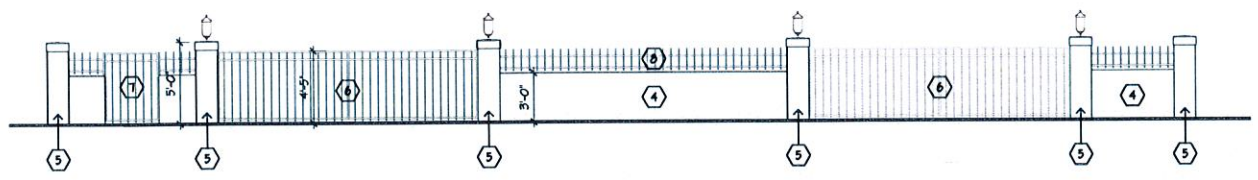
* INDICATES SIDE OF PROPOSED WORK

WALL LEGEND	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW FRAME PARTITION
	ABOVE/BELOW
	EXISTING GLASS/WINDOW

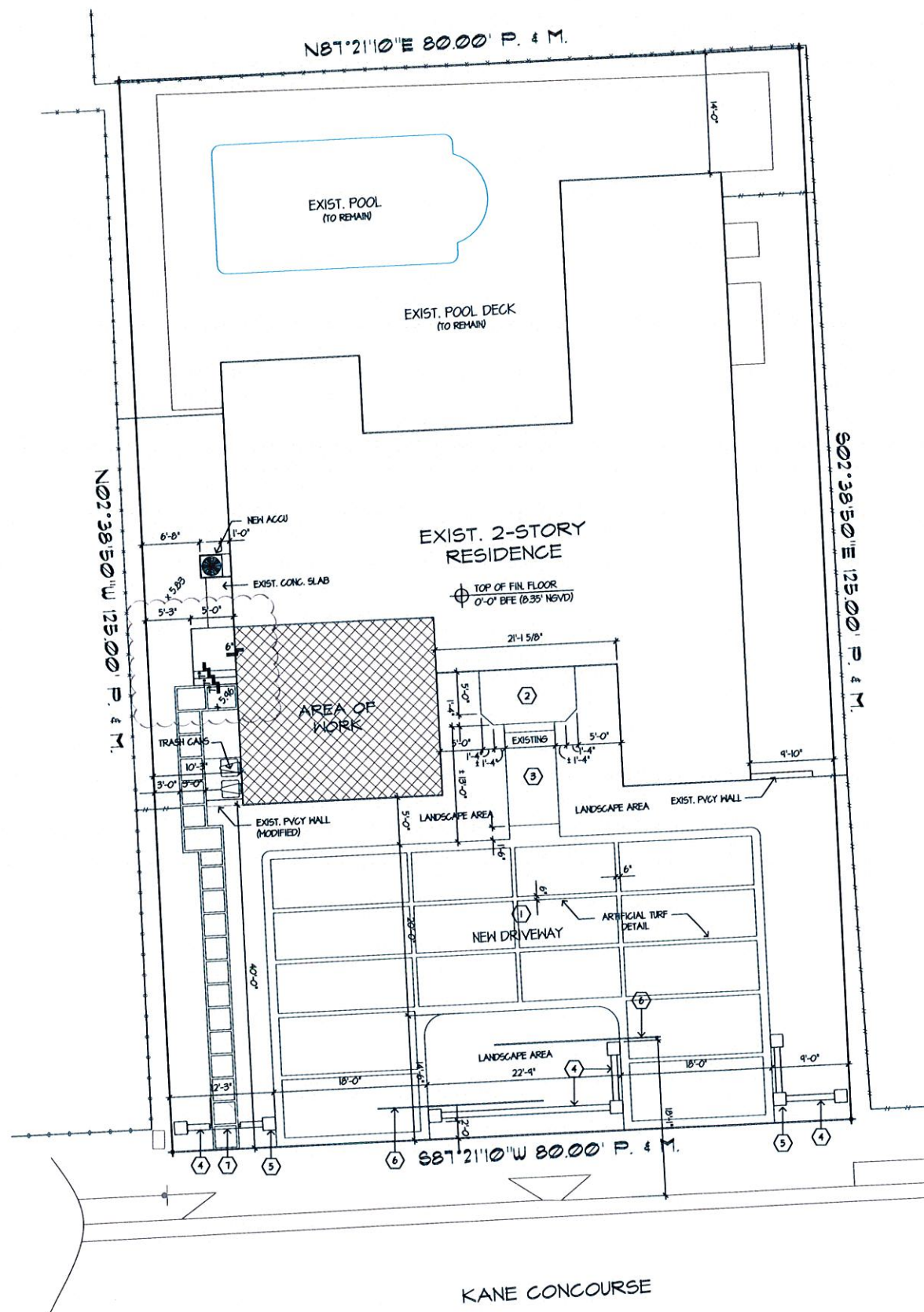
LEGAL DESCRIPTION

LOT 13, BLOCK 34, "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.

- CONSTR. NOTES**
1. NEW DRIVEWAY - POLISHED CONCRETE W/ ARTIFICIAL TURF DETAIL.
 2. EXIST. CONC. STOOP - TO BE REFINISHED TO MATCH NEW DRIVEWAY.
 3. EXIST. CONC. WALKWAY TO BE RE-FINISHED TO MATCH NEW DRIVEWAY.
 4. NEW 36" HIGH CMU PRIVACY WALL - COLOR: MATCH EXIST. HOUSE
 5. NEW 16"x16"x60" HIGH PILASTER - COLOR: MATCH EXIST. HOUSE
 6. NEW ALUMINUM ROLLING GATE - COLOR: BLACK TO MIMIC WROUGHT IRON.
 7. NEW 36" WIDE ALUMINUM GATE - COLOR: BLACK TO MIMIC WROUGHT IRON.
 8. ALUMINUM FENCE - COLOR: BLACK TO MIMIC WROUGHT IRON.
 9. NEW CONC. WALKWAY - POLISHED CONCRETE W/ ARTIFICIAL TURF ACCENT.



A1.02 PRIVACY WALL ELEV.
SCALE: 1/8"=1'-0"



KANE CONCOURSE

A1.01 SITE PLAN
SCALE: 1/8"=1'-0"

DOOR SCHEDULE												
MARK	LOCATION	SIZE	MAT'L	TYPE	CORE	VEENER	FRAME	ACTION	NOA	PRESSURE	REMARKS	
D1	Garage	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D2	Laundry Room	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D3	Storage Room	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D4	Play Room	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D5	Power Room	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D6	Closet	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D7	Bedroom	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D8	Bedroom	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D9	Bathroom	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D10	Closet	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D11	Bathroom	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D12	Closet	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D13	Bedroom	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		
D14	Bedroom	8'-0" x 8'-0"	1/2" x 1/4"	ALUMINUM	WOOD	WOOD	WOOD	SLIDING	BY OWNER	1/2" x 1/4"		

WINDOW SCHEDULE									
MK	MFR	TYPE	CAT. NO.	M.O./R.O.	GL. TYPE	PRESSURE	N.O.A.	REMARKS	
W1	PPF OR EQUAL	HORIZ. ROLLING	02 25	14 1/2" x 8 1/2"	1/2" TINTED GLASS	1/2" x 1/4" PPF	BY BEN CONTRACTOR		
W2	PPF OR EQUAL	HORIZ. ROLLING	02 25	14 1/2" x 8 1/2"	1/2" TINTED GLASS	1/2" x 1/4" PPF	BY BEN CONTRACTOR		
W3	PPF OR EQUAL	HORIZ. ROLLING	02 24	14 1/2" x 8 1/2"	1/2" TINTED GLASS	1/2" x 1/4" PPF	BY BEN CONTRACTOR		
W4	PPF OR EQUAL	HORIZ. ROLLING	02 24	14 1/2" x 8 1/2"	1/2" TINTED GLASS	1/2" x 1/4" PPF	BY BEN CONTRACTOR		
W5	PPF OR EQUAL	HORIZ. ROLLING	102	21 1/2" x 26"	1/2" TINTED GLASS	1/2" x 1/4" PPF	BY BEN CONTRACTOR		
W6	PPF OR EQUAL	HORIZ. ROLLING	102	21 1/2" x 26"	1/2" TINTED GLASS	1/2" x 1/4" PPF	BY BEN CONTRACTOR		
W7	EXISTING	GRILLE HEAD FIXED GLASS		VERITY		1/2" x 1/4" PPF	BY OWNER		

- ### CONSTRUCTION NOTES
- PROVIDE AND INSTALL NEW BATHROOM FIXTURES AS SELECTED BY OWNER.
 - INSTALL NEW NON-BEARING INTERIOR PARTITION AS INDICATED - SEE DET. SHEET A4.
 - INSTALL NEW WASHER AND DRYER - SEE ELECT. AND PLUMB. PLAN.
 - PROVIDE AND INSTALL NEW LAUNDRY TUB - SEE PLUMB. PLAN.
 - INSTALL NEW REFRIG. AND FREEZER SUPPLIED BY OWNER - SEE ELECT. PLAN.
 - PROVIDE AND INSTALL NEW A/C SYSTEM - SEE MECH. PLAN.
 - PROVIDE AND INSTALL NEW FLOOR FINISH AS SELECTED BY OWNER.
 - PROVIDE AND INSTALL NEW DOOR AND FRAME, STYLE AS SELECTED BY OWNER - SEE DOOR SCHEDULE.
 - CLOSE EXIST. WINDOW - SEE DET. SHEET A4.
 - PROVIDE AND INSTALL NEW IMPACT WINDOWS - SEE WINDOW SCHEDULE.
 - REPLACE EXIST. EWH WITH NEW - SEE PLUMB. PLAN.
 - INSTALL WINDOW RELOCATED FROM STAIR FRONT ELEVATION, REINFORCE SIDES W/ 1#5 IN CONC. FILLED CELL FROM EXIST. FIRST FLOOR TIE BEAM TO NEW 2ND FLOOR TIE BEAM.

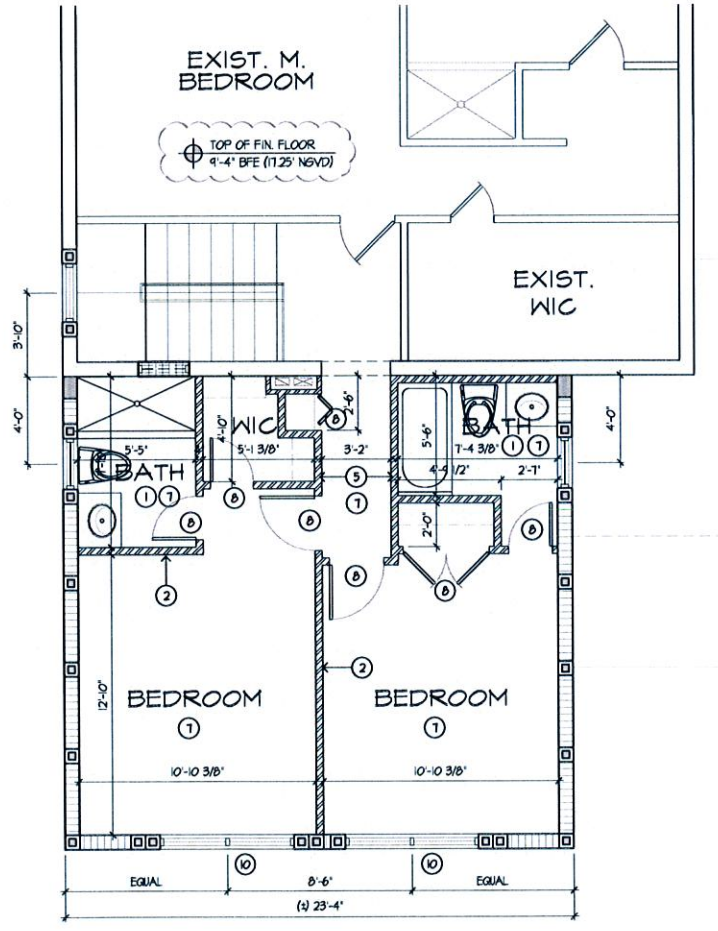
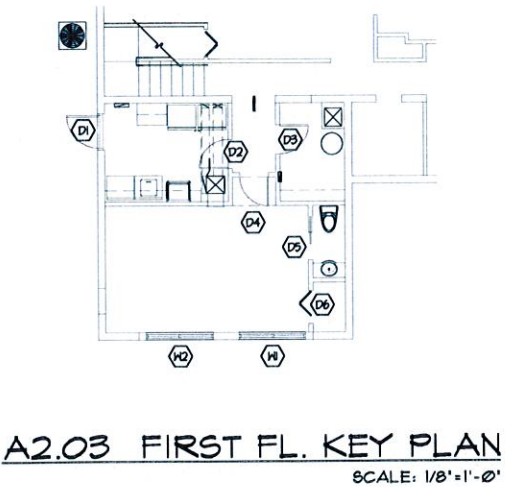
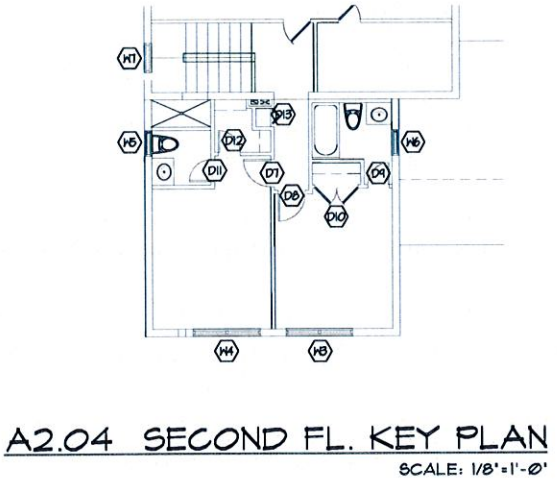
WALL LEGEND

	EXISTING WALL TO BE DEMOLISHED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW FRAME PARTITION
	ABOVE/BELOW
	EXISTING GLASS/WINDOW

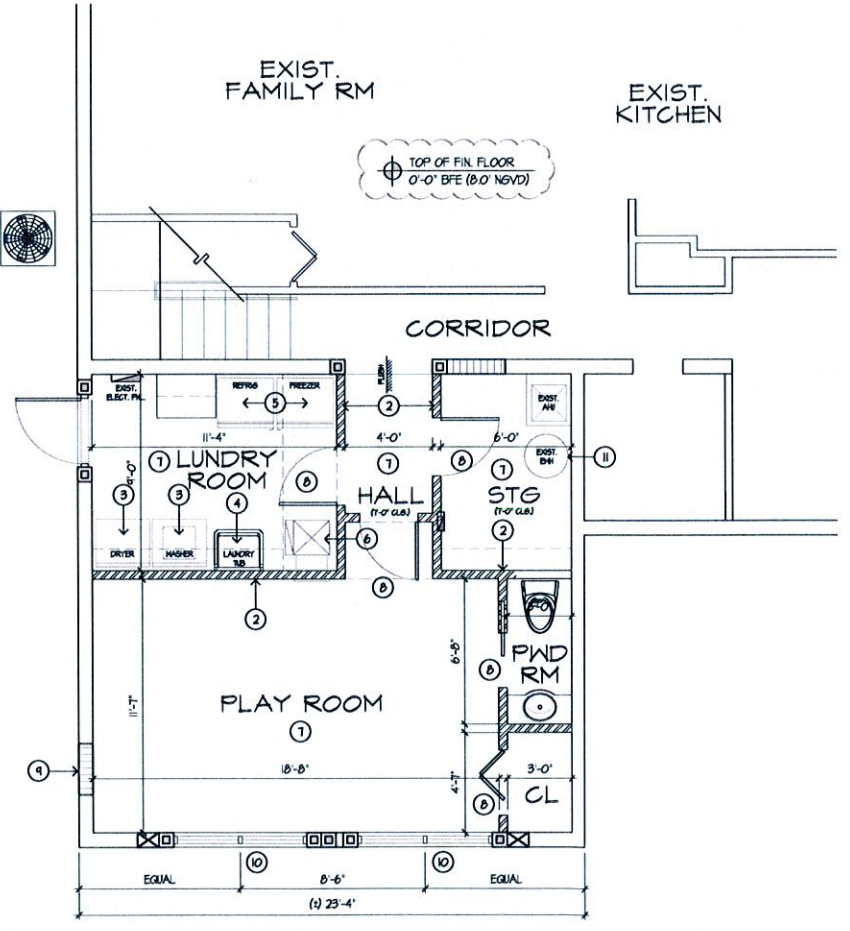
AREA CALCULATION

EXISTING FIRST FLOOR	2,435 S.F.
EXISTING SECOND FLOOR	155 S.F.
TOTAL A/C AREA	3,140 S.F.
EXISTING GARAGE	506 S.F.
NEW FIRST FLOOR	2,441 S.F.
NEW SECOND FLOOR	1261 S.F.
TOTAL A/C AREA	4,202 S.F.

*GARAGE CONVERTED INTO LIVING SPACE



A2.02 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



A2.01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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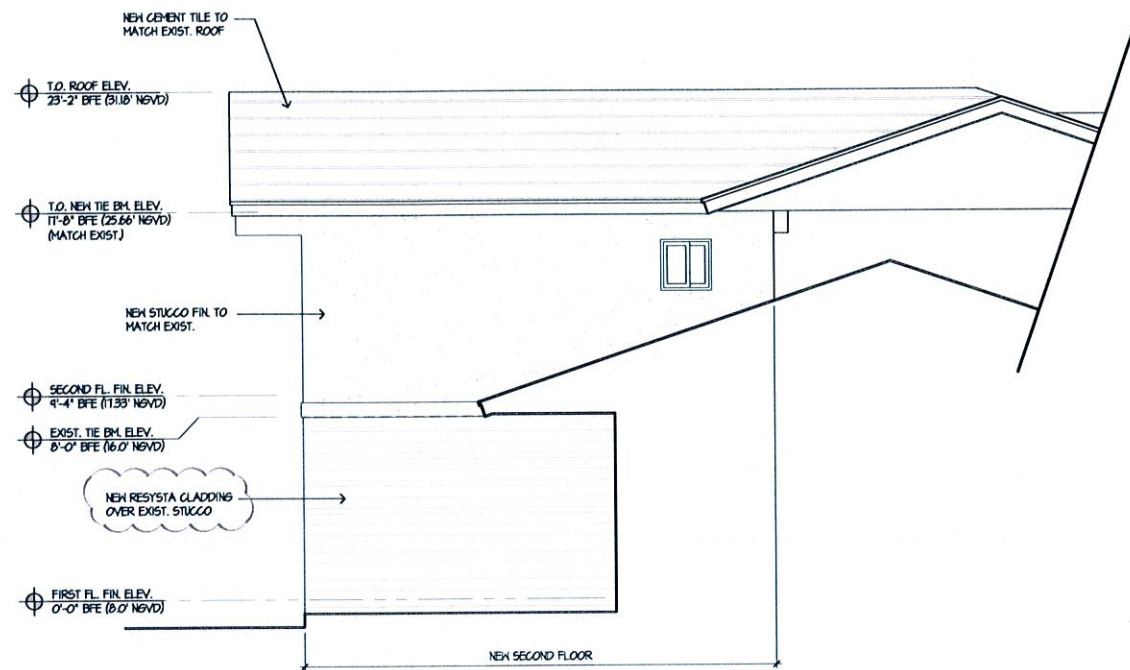
PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

drawing name:
FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

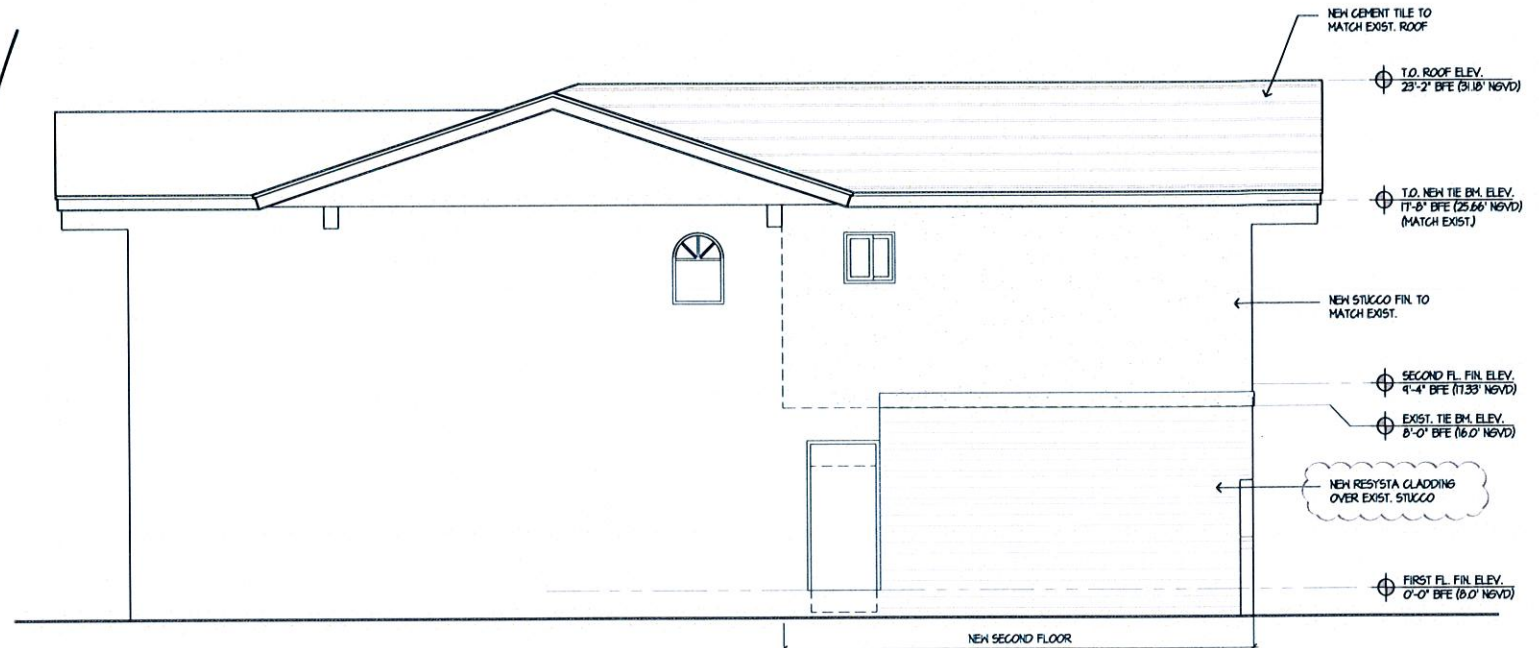
revisions:
PZB COMMENTS
PZB COMMENTS
PZB REPORT DATE

JUL 19, 2016
SEP. 22, 2016
DEC. 8, 2016

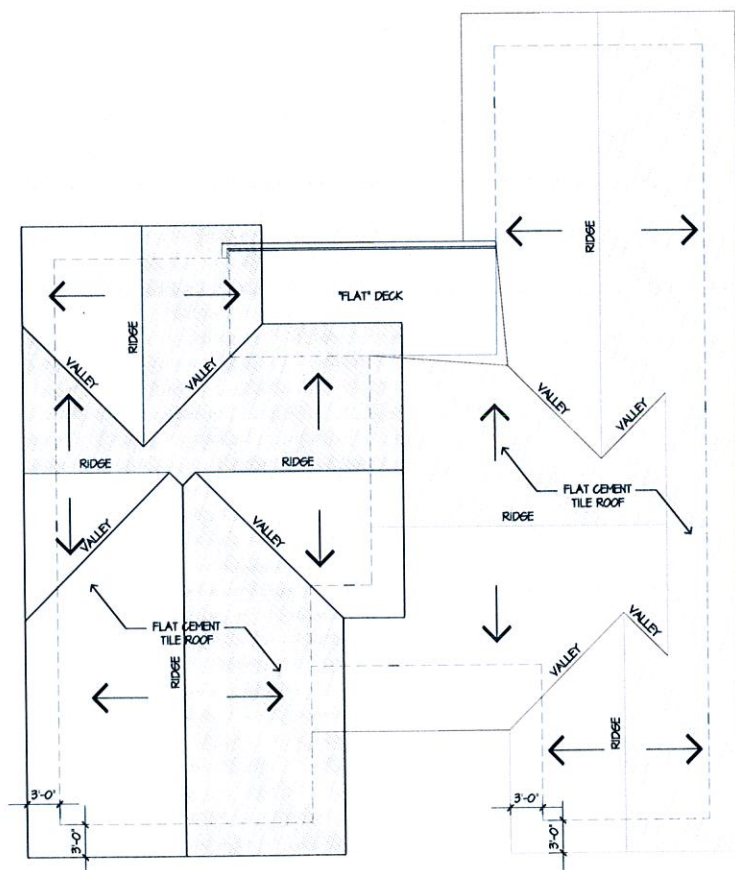
designed: H. DeMello
drawn: B.R. Hayes
date: Oct. 23, 2015
scale: AS SHOWN
project #: 15141
sheet



A3.03 EAST ELEVATION
SCALE: 1/4"=1'-0"



A3.02 WEST ELEVATION
SCALE: 1/4"=1'-0"



A3.04 ROOF PLAN
SCALE: 1/8"=1'-0"



A3.01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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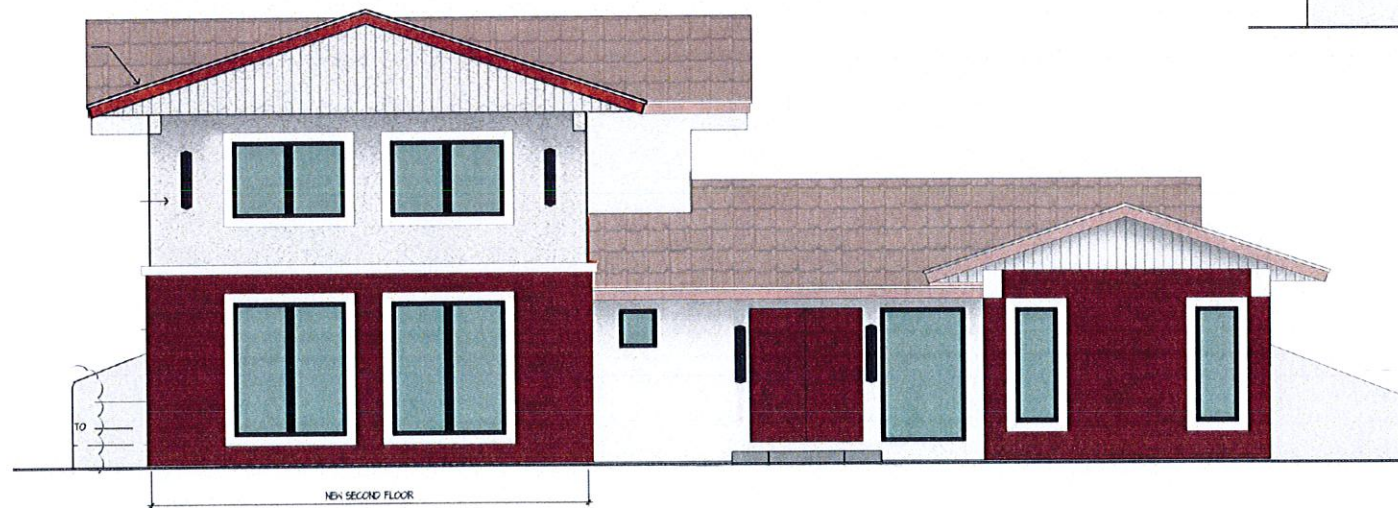
PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

drawing name: FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

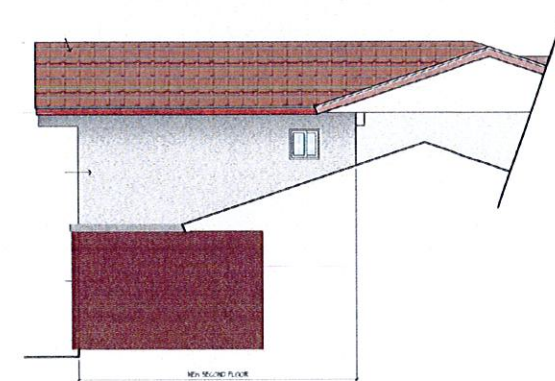
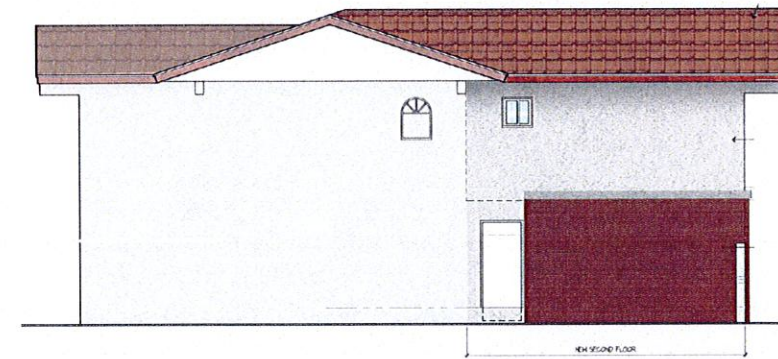
revisions:
PZB COMMENTS JUL. 14, 2016
PZB COMMENTS SEP. 22, 2016
PZB COMMENTS OCT. 31, 2016
PZB REPORT DATE DEC. 8, 2016

designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

A3
of - sheets



A3.01 SOUTH ELEVATION



A3.03 EAST ELEVATION
SCALE: 1/4"=1'-0"



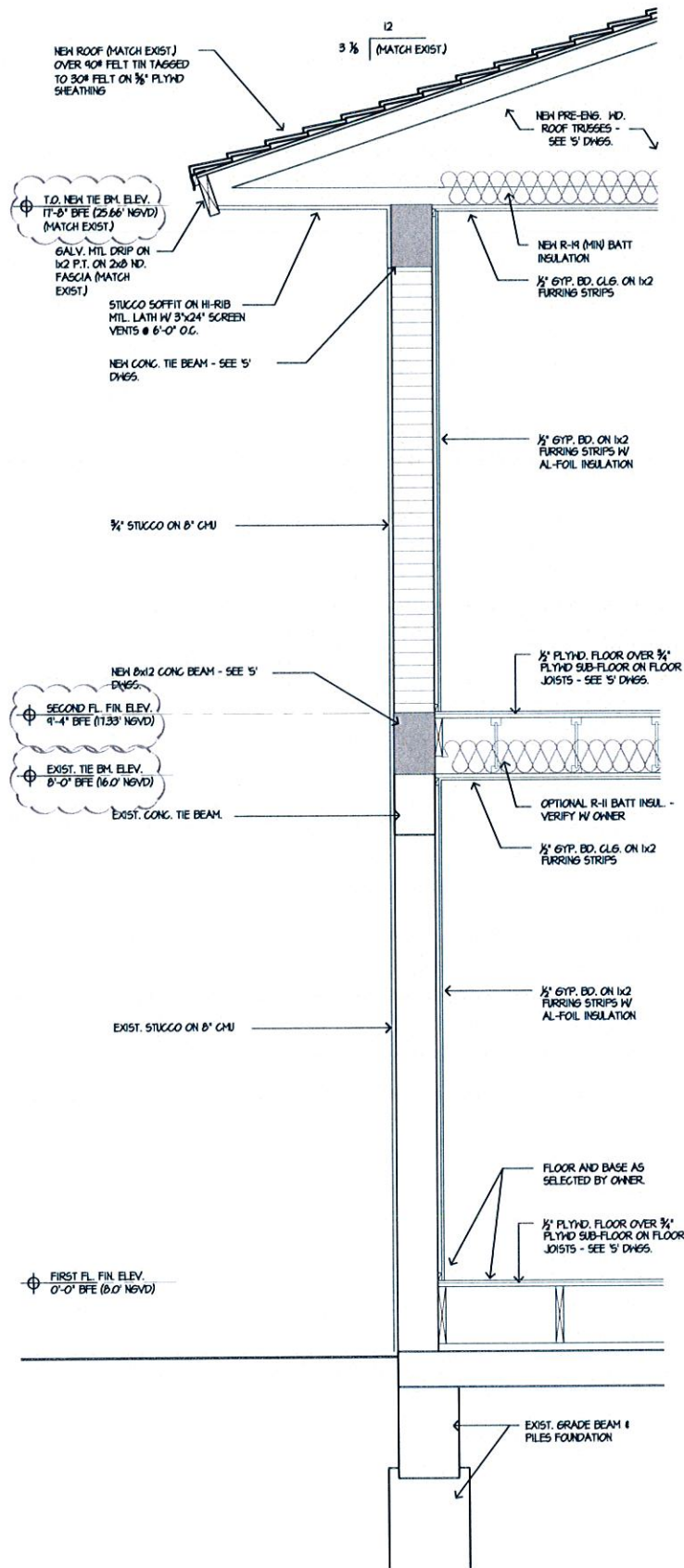
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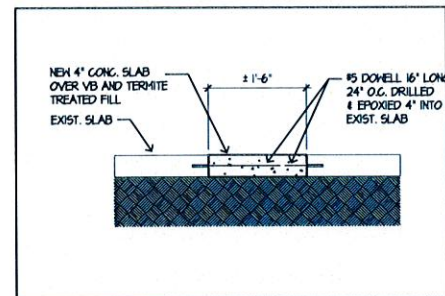
PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA
drawing name:
FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

revisions	
designed	H. DeMello
drawn	B.R. Hoyle
date	Oct. 23, 2015
scale	AS SHOWN
project #	15141
sheet	

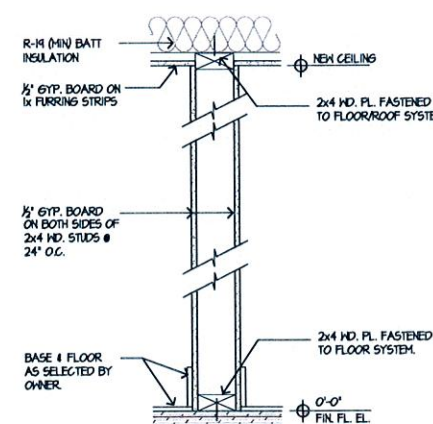
A3A
of sheets



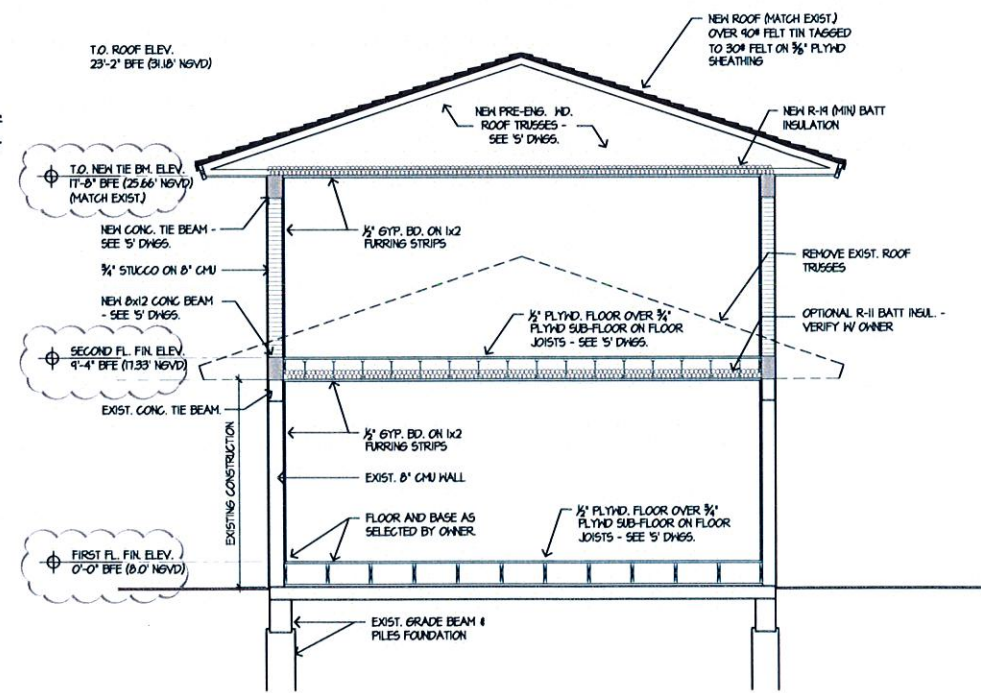
A4.03 EXTERIOR WALL SECTION
SCALE: 3/4"=1'-0"



A4.04 SLAB REPAIR DET.
NT.S.



A4.02 INT. WALL SECTION
SCALE: 1 1/2"=1'-0"



A4.01 BLDG. CROSS SECTION
SCALE: 1/4"=1'-0"



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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

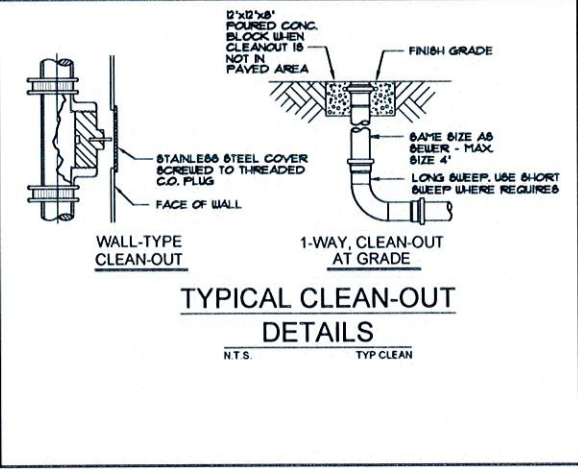
Drawing name: FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

revisions
PZB COMMENTS JUL 14, 2016
PZB COMMENTS SEP. 22, 2016
PZB REPORT DATE DEC. 8, 2016

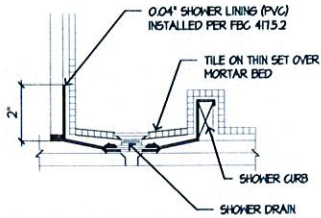
designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

A4
of sheets

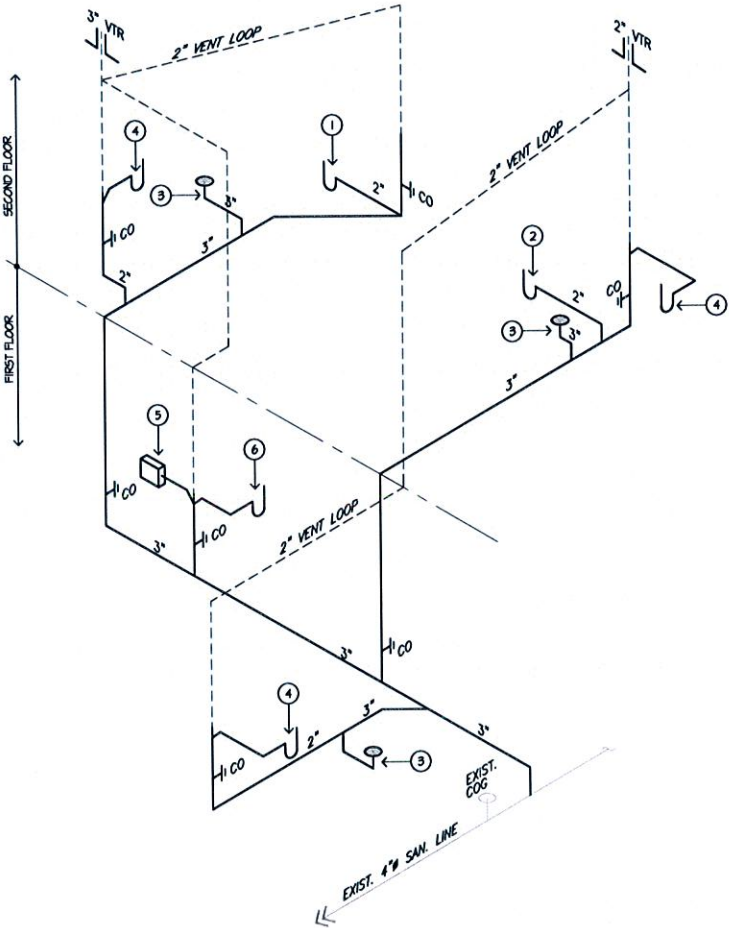
- PLUMBING NOTES
1. INSTALL NEW SHOWER & SHOWER PAN (DET. P1.04) - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
 2. INSTALL NEW BATH TUB - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
 3. INSTALL NEW WATER CLOSET - PROVIDE SANITARY AND COLD WATER CONNECTIONS.
 4. INSTALL NEW VANITY WITH LAVATORY - PROVIDE SANITARY, COLD AND HOT WATER CONNECTIONS.
 5. INSTALL NEW WASHING MACHINE - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
 6. INSTALL NEW LAUNDRY TUB - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
 7. REPLACE EXIST. 65 GAL. ENH WITH NEW 100 GAL. REEFM - Model # MDX05245



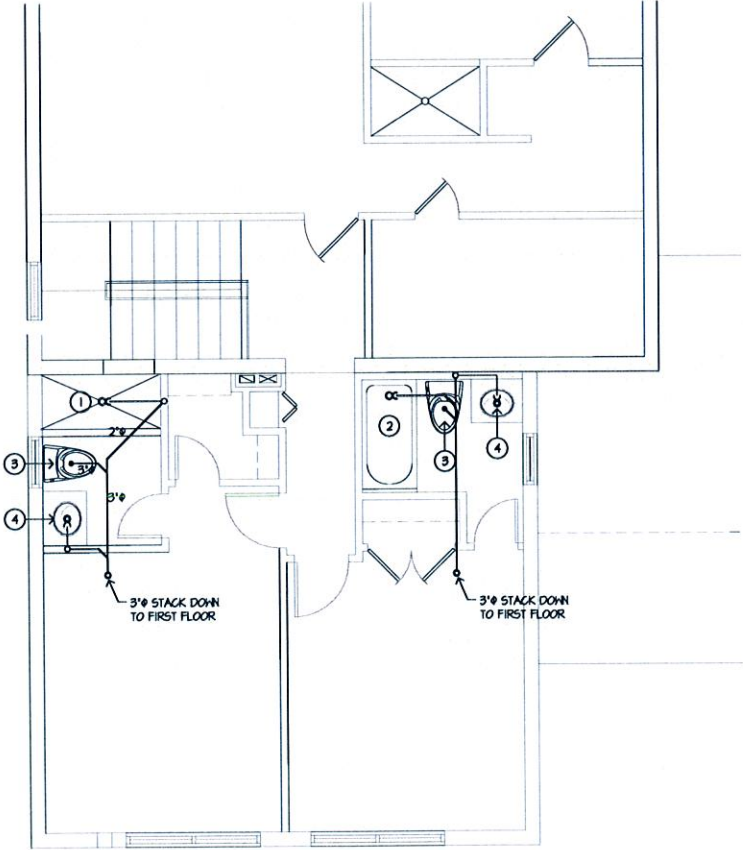
- GENERAL NOTES
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
 2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
 3. ALL MATERIAL SHALL BE NEW.
 4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
 5. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
 6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
 7. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
 8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
 9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
 10. VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
 11. WATER PIPING SHALL BE TYPE "L" COPPER.
 12. SOIL, WASTE, VENT AND STORM DRAINAGE PIPING SHALL BE SCH 40 PVC.
 13. CONDENSATE DRAIN PIPING SHALL BE STEEL PIPE OR COPPER DRAIN WASTE AND VENT FITTINGS. INSULATE ALL CONDENSATE PIPING UNDERGROUND AND ELECTRIC HEAT WRAP WHERE EXPOSED CONDITIONS.
 14. INSULATE ALL HOT WATER 3/4" THICK ARMAFLEX.
 15. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 16. FURNISH AND INSTALL APPROVED AIR CHAMBERS, AT EACH PLUMBING FIXTURE.
 17. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
 18. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).
 19. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, CHASE TECHNOLOGY CORP. CTC PR-855 OR 3M, CP-25 CAULKING OR 303 PUTTY, TO ACHIEVE SAME RATING AS WALLS OR FLOORS.
 20. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.



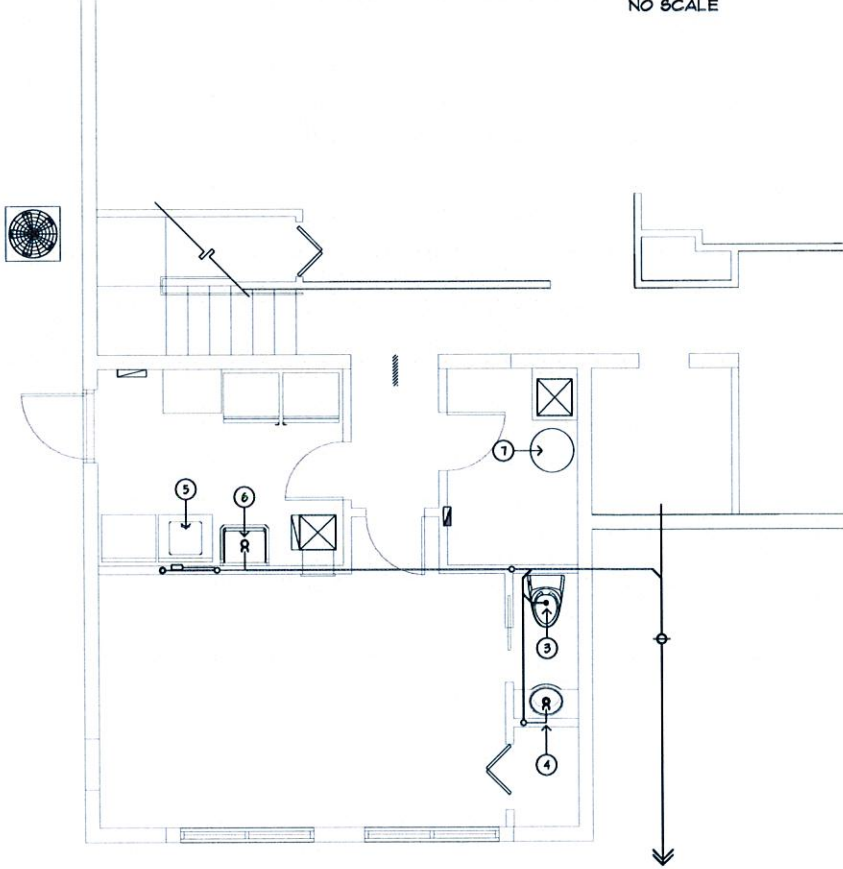
P1.04 SHOWER PAN DETAIL
NO SCALE



P1.03 SANITARY RISER
NO SCALE



P2.02 SECOND FLOOR PLUMB. PLAN
SCALE: 1/4" = 1'-0"



P1.01 FIRST FLOOR PLUMB. PLAN
SCALE: 1/4" = 1'-0"



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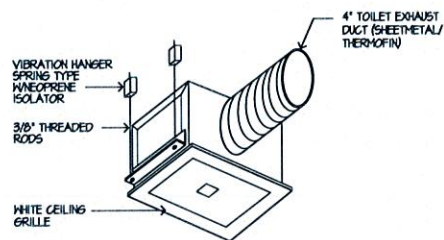
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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

DRAWING NAME:
PLUMBING FLOOR PLAN, DETAILS, NOTES AND LEGEND

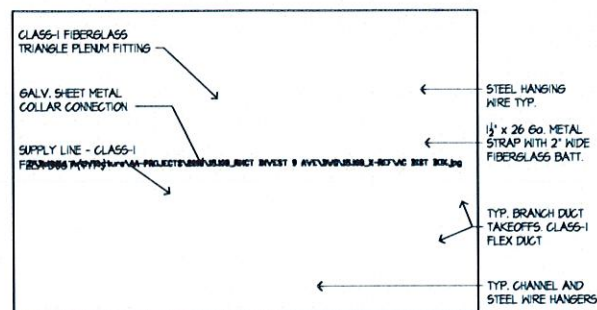
revisions
PZB REPORT DATE DEC. 8, 2016

designed	H. DeMello
drawn	B.R. Hayes
date	Oct. 23, 2015
scale	AS SHOWN
project #	15141
sheet	

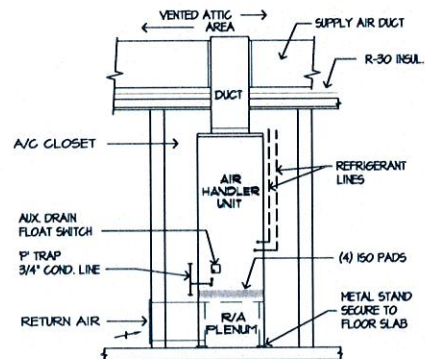


- NOTES:
1. - PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
 2. - FLASH & SEAL WALL AND ROOF CAP
 3. - PROVIDE INTERVAL ISOLATION AND SOUND INSULATION
 4. - SUPPORT FAN FROM STRUCTURE

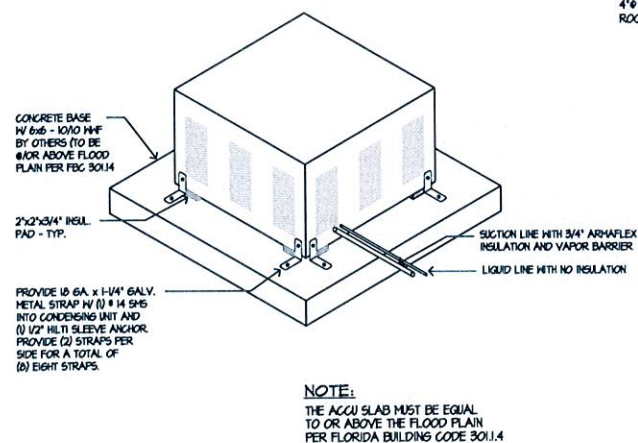
MI.05 CABINET E.F. DETAIL
NO SCALE



MI.06 FLEX DUCT DETAIL
NO SCALE

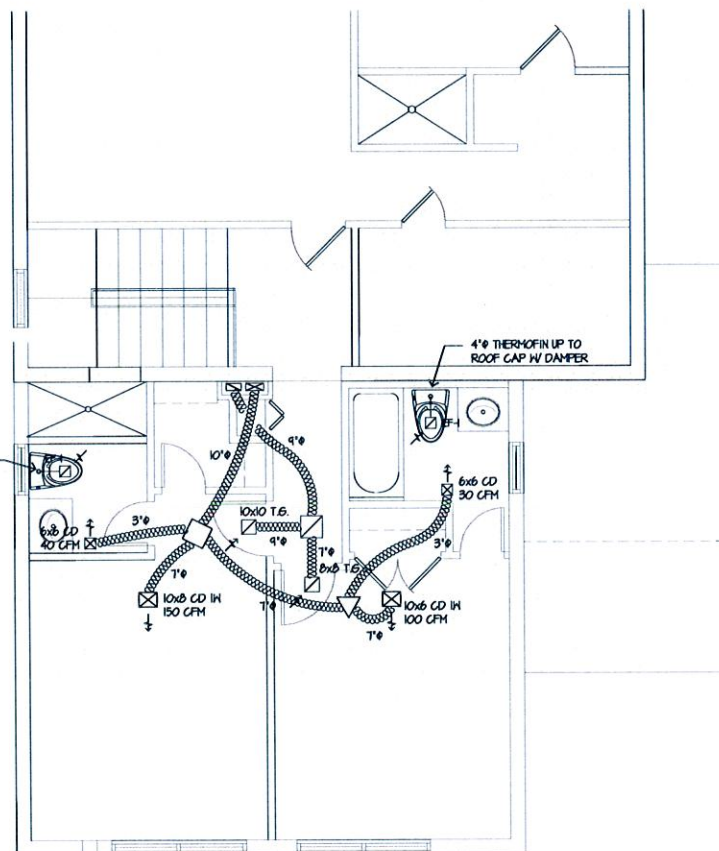


MI.04 AIR HANDLER DETAIL
NO SCALE

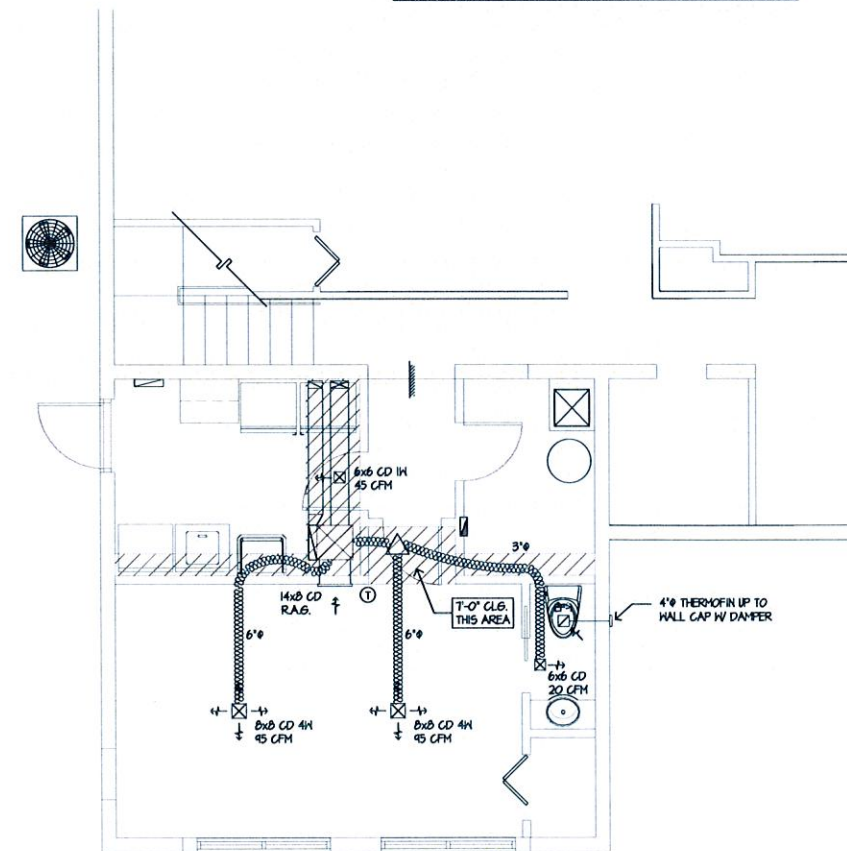


NOTE:
THE ACCU SLAB MUST BE EQUAL TO OR ABOVE THE FLOOD PLAIN PER FLORIDA BUILDING CODE 301.1.4

MI.03 ACCU MOUNTING DETAIL
NO SCALE



MI.02 SECOND FLOOR MECH. PLAN
SCALE: 1/4\"/>



MI.01 FIRST FLOOR MECH. PLAN
SCALE: 1/4\"/>

A/C SCHEDULE			
ZONE: FIRST & SECOND FLOOR ADDITION			
ACCU		AHU	
TBTUH	17140	CFM	600
SBTUH	12300	ESP	0.40"
HP.	1 1/2	BL. MTR.	1/3 HP.
EAT	75/63	ELECT. HTR.	5.0 kw
ELECTRIC	240-1-60	MODEL	FX40NFOBT
M.A.	11.8	SEER	16.0
M.F.	20	REF LINES	3/8" / 3/4"
MODEL	24ABC61DA	MFG.	CARRIER

EXHAUST FAN SCHEDULE					
FAN NO.	CFM	ESP"	ZONES	ELECTRIC	MODEL
EF #1	50	125"	3	115-1-60	GT450
					MTONE

AIR CONDITIONING SPEC'S

1. DRAWINGS ARE DIAGNOSTIC. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW ALL EVERY DETAIL, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR, IN A FIRST-CLASS WORK-LIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR.
4. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
5. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
7. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
8. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES, RULES AND ORDINANCES.
9. INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE.
10. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDERWRITERS' LABEL WHERE APPLICABLE.
11. DUCTWORK: FABRICATE AND INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURERS' PUBLISHED INSTRUCTIONS. DUCT SIZES ARE NET INTERNAL.
12. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

NOTE:

1. AIR HANDLERS SHALL HAVE A CONDENSATE FLOAT SWITCH DEVICE TO CONTROL OVERFLOW THAT WILL AUTOMATICALLY SHUT DOWN THE AIR CONDITIONING SYSTEM. THE DEVICE SHALL BE ATTACHED TO THE SECONDARY DRAIN OUTLET ON THE AIR HANDLER (BECKETT MODEL # 404WT) PER FBC 301.2.3
 2. CONDENSING UNITS ANCHORED IN ACCORDANCE WITH FBC 301.3.1 AND HVAC 2003 REVISIONS.
- THE AIR DISTRIBUTION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH 601.4(b)(1) OF THE FBC. THE STATIC PRESSURE FOR DUCT SIZING IS CALCULATED @ 0.07\"/>



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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR

1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

PLUMBING FLOOR PLAN, DETAILS, NOTES AND LEGEND

revisions
P2B REPORT DATE DEC. 8, 2016

designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

M

of sheets

ELECTRICAL SYMBOL LEGEND	
	RECESSED LIGHT FIXTURE (TRIM AS SELECTED BY OWNER)
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	DUPLEX ELEC. RECEPTACLE
	DUPLEX GFCI RECEPTACLE
	SINGLE DEDICATED ELEC. RECEPTACLE
	220V APPLIANCE RECEPT.
	LIGHT SWITCH
	EXHAUST FAN
	THERMOSTAT
	EXIST. ELECTRICAL PANEL
	EXIST. ELECTRICAL PANEL

TYPE: NEW

SERVICE: 120/240V, 1Ø, 3W

MOUNTING: SURFACE MOUNTED

POLES: 20

EXIST (RELOC) PANEL "A"

MAIN BUS: 200 A

NEUTRAL: FULL

MAINS: MLO

A.I.C. 14K

DEM. KVA	NO DEM. KVA	TRIP POLE	CON. DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON. DUIT	TRIP POLE	NO DEM. KVA	DEM. KVA
10.0	60/2		EXIST	AHU #1		1	21	ACCU #1	EXIST		40/2	6.0	
			EXIST	AHU #2		2	22	ACCU #2	EXIST		45/2		
5.0	30/2		EXIST	DRYER		3	23		EXIST		50/2	10.6	
5.0	30/2		EXIST	COOK TOP		4	24		EXIST		20/1		1.5
5.0	30/2		EXIST	OVEN		5	25	DISPOSAL	EXIST		15/1		
			EXIST	GENERAL LIGHTING		6	26	PANEL 'B'	EXIST		30/2		4.5
			EXIST	GENERAL LIGHTING		7	27		EXIST		20/1		1.5
			EXIST	GENERAL LIGHTING		8	28	WASHER	EXIST		15/1		
			EXIST	GENERAL LIGHTING		9	29	SPARE	EXIST		30/2		4.5
			EXIST	GENERAL LIGHTING		10	30	EVH	EXIST		20/2		1.5
			EXIST	GENERAL POWER & LIGHTING		11	31		EXIST		20/2		1.5
			EXIST	GENERAL POWER & LIGHTING		12	32	POOL PUMP	EXIST		20/1		1.5
			EXIST	GENERAL POWER & LIGHTING		13	33		EXIST		20/1		1.5
			EXIST	GENERAL POWER & LIGHTING		14	34	MICROWAVE	EXIST		20/1		1.5
			EXIST	GENERAL POWER & LIGHTING		15	35	GARAGE REFRIGERATOR	EXIST		20/1		1.5
			EXIST	GENERAL POWER & LIGHTING		16	36	GENERAL POWER & LIGHTING	EXIST		15/1		
			EXIST	GENERAL POWER & LIGHTING		17	37	GENERAL POWER & LIGHTING	EXIST		15/1		
45	60/2			PANEL 'A'		18	38	GENERAL POWER & LIGHTING	EXIST		15/1		
				SPACE		19	39	GENERAL POWER & LIGHTING	EXIST		15/1		
						20	40	GENERAL POWER & LIGHTING	EXIST		15/1		
15.0	45											10.6	12.0

PANEL NOTES:

1 NON CONCURRENT LOAD

2 LIGHTS AND RECEPTALS @ 3 WATTS PER SQ. FT.

3 GFI BREAKER

1.400 5F @ 3 Wattw/SF = 4.2 kw

LOAD LESS A/C (27.0 + 10.6 + 9.5) = 47.1 kw

FIRST 10 kw @ 100% = 10.0 kw

REMAINING @ 40% = 14.9 kw

A/C @ 100% (10.0 + 6.0) = 16.0 kw

TOTAL LOAD = 40.9 kw / 240V = 170.4 amps

PANEL NOTES:

- NON CONCURRENT LOAD
- LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.
- GFI BREAKER

1,400 SF @ 3 Watts/SF = 4.2 kw
 LOAD LESS A/C (27.0 + 10.6 + 9.5) = 47.1 kw
 FIRST 10 kw @ 100% = 10.0 kw
 REMAINING @ 40% = 14.9 kw
 A/C @ 100% (10.0 + 6.0) = 16.0 kw
 TOTAL LOAD = 40.9 kw / 240V = 170.4 amps

TYPE: NEW

SERVICE: 120/240V, 1Ø, 3W

MOUNTING: RECESSED

POLES: 20

NEW PANEL "P"

MAIN BUS: 50 A

NEUTRAL: FULL

MAINS: MLO

A.I.C: 14K

DEM. KVA	NO DEM. KVA	TRIP POLE	CON. DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON. DUIT	TRIP POLE	NO DEM. KVA	DEM. KVA
	5.0	30/2		10	NEW AHU	1	2	SPACE					
		20/2			NEW ACU	3	4	NEW FREEZER	12		20/1		1.5
						5	6	PLAYROOM POWER	12		20/1		
						7	8	PLAYROOM LIGHTING	12		20/1		
		20/1	12		LAUNDRY ROOM/HALLWAY	9	10	POWDER RM/STORAGE/CLOSET	12		20/1		
		20/1	12		GENERAL LIGHTING	11	12	BEDROOM #1	12		20/1		
		20/1	12		BATHROOMS GFI	13	14	BEDROOM #2	12		20/1		
		20/1	12		BATHROOMS LTS/HALLWAY	15	16						
						17	18						
						19	20						
	5.0												1.5

PANEL NOTES:

1 NON CONCURRENT LOAD

2 LIGHTS AND RECEPTALS
● 3 WATTS PER SQ. FT.

3 GFI BREAKER

1016 SF ● 3 Watts/SF _____ = 3.0 kw

LOAD LESS A/C (1.5 x 3.0) _____ = 4.5 kw

FIRST 10 kw @ 100% _____ = 4.5 kw

REMAINING @ 40% _____ = 0 kw

A/C @ 100% _____ = 5.0 kw

TOTAL LOAD _____ = 4.5 kw / 240V = 31.6 amps

PANEL NOTES:

- NON CONCURRENT LOAD
- LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.
- GFI BREAKER

1,016 SF @ 3 Watts/SF = 3.0 kw
 LOAD LESS A/C (1.5 + 3.0) = 4.5 kw
 FIRST 10 kw @ 100% = 4.5 kw
 REMAINING @ 40% = 0 kw
 A/C @ 100% = 5.0 kw
 TOTAL LOAD = 4.5 kw / 240V = 31.6 amps

TYPE: NEW

SERVICE: 120/240V, 1Ø, 3W

MOUNTING: RECESSED

POLES: 12

EXIST. PANEL "B"

MAIN BUS: 50 A

NEUTRAL: FULL

MAINS: MLO

A.I.C. 14K

DEM. KVA	NO DEM. KVA	TRIP POLE	CON. DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON. DUIT	TRIP POLE	NO DEM. KVA	DEM. KVA
1.5		20/1		EXIST	KITCHEN REFRIG	1	7	GENERAL PWR & LTG LIVING RM					
1.5		20/1		EXIST	DISHWASHER	2	8	GENERAL PWR & LTG KIT & HALL	12		20/1		
					SPACE	3	9	T/M	12		20/1		
		20/1		EXIST	GENERAL PWR & LTG DIN. ROOM	4	10	KITCHEN APPLIANCE	12		20/1		3.0
		20/1		EXIST	GENERAL PWR & LTG BACK BEDRM	5	11	GFI	12		20/1		
		20/1		EXIST	GENERAL PWR & LTG CENTER BEDRM	6	12	SPACE					
3.0													3.0

PANEL NOTES:

1 NON CONCURRENT LOAD

2 LIGHTS AND RECEPTALS @ 3 WATTS PER SQ. FT.

3 GFI BREAKER

1,800 SF @ 3 Watts/SF = 5.4 kw

LOAD LESS A/C (5.4 - 6.0) = 11.4 kw

FIRST 10 kw @ 100% = 10.0 kw

REMAINING @ 40% = 0.6 kw

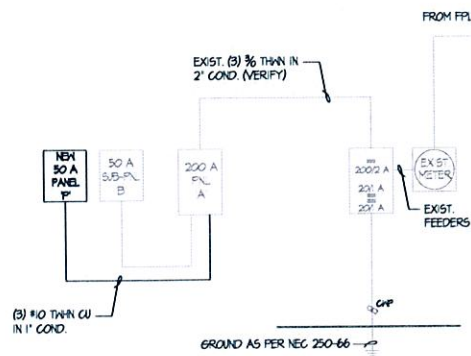
A/C @ 100% = 0 kw

TOTAL LOAD = 10.6 kw / 240V = 44.2 amps

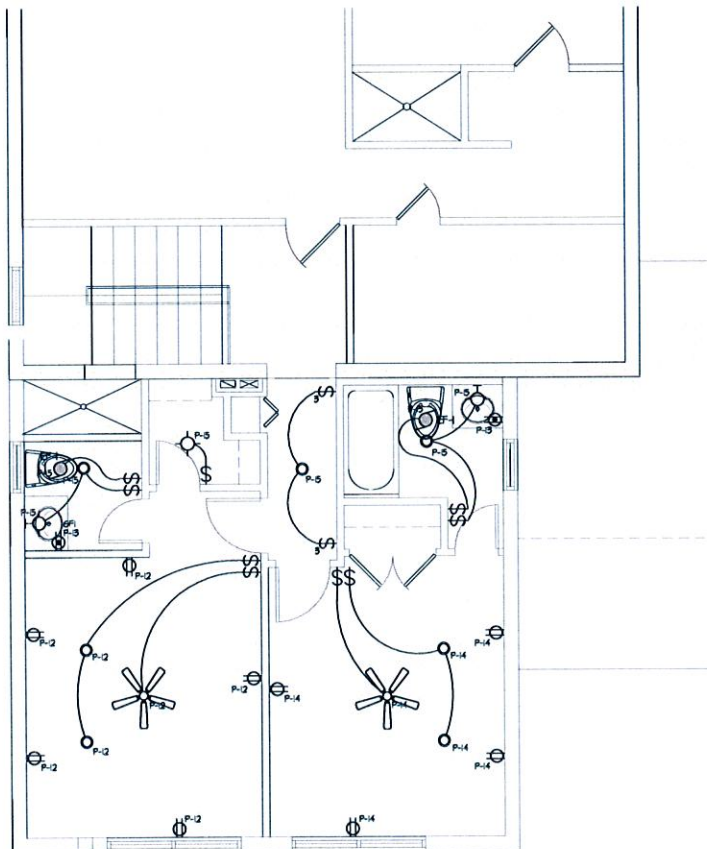
PANEL NOTES:

- NON CONCURRENT LOAD
- LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.
- GFI BREAKER

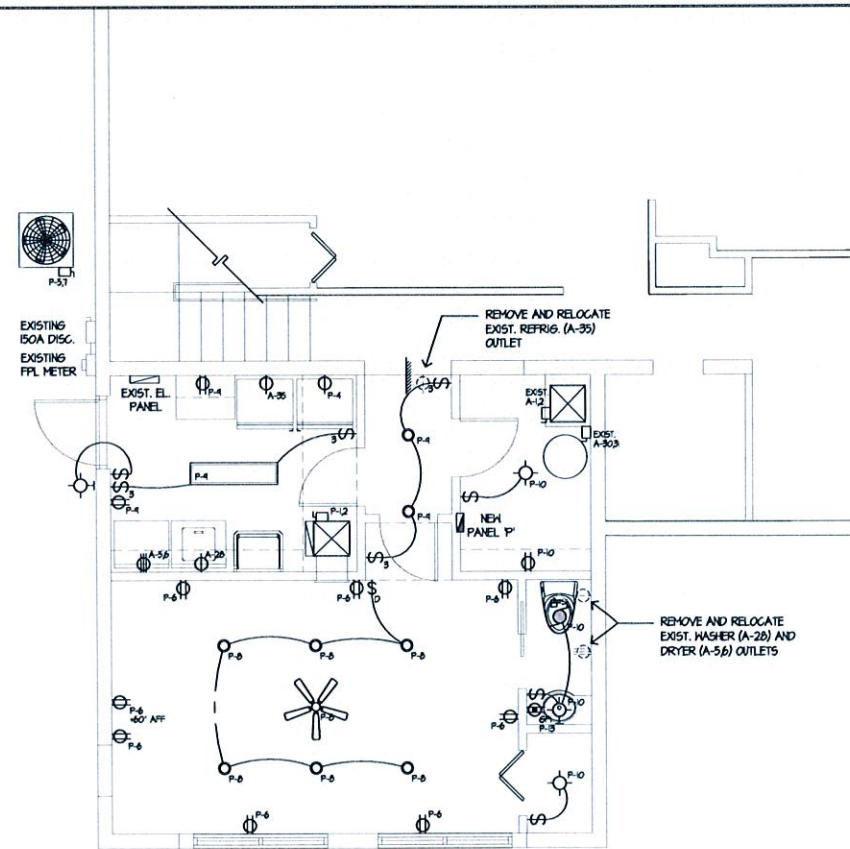
1,800 SF @ 3 Watts/SF = 5.4 kw
 LOAD LESS A/C (5.4 + 6.0) = 11.4 kw
 FIRST 10 kw @ 100% = 10.0 kw
 REMAINING @ 40% = 0.6 kw
 A/C @ 100% = 0 kw
 TOTAL LOAD = 10.6 kw / 240V = 44.2 amps



EI.03 EXIST. ELECT. RISER
N.T.S.



EI.02 SECOND FLOOR ELECT. PLAN
SCALE: 1/4"=1'-0"



EI.01 FIRST FLOOR ELECT. PLAN
SCALE: 1/4"=1'-0"



MEMBER:
AMERICAN
INSTITUTE
OF ARCHITECTS
AA26001907

DeMello
ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
954 671 0203 Fax 954 418 0022

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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA
Drawing name: PLUMBING FLOOR PLAN, DETAILS, NOTES AND LEGEND

revisions
P2B REPORT DATE DEC. 8, 2016

designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

of sheets

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: July 31, 2015

Important: Read the instructions on pages 1-9.

No. 15566

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name

Schneur Zaltman Lipskar; Chana Margolis Lipskar

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1311 Kane Concourse

Company NAIC Number:

City

State
FloridaZIP Code
33154A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Folio # 13-2227-001-6360 Lot 13, Block 34 of BAY HARBOR ISLAND, PB 46, PG 5

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A5. Latitude/Longitude: Lat. 25°53'12"N Long. 80°07'59"W

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

A9. For a building with an attached garage:

- | | | | | | |
|--|---|-------|--|---|-------|
| a) Square footage of crawlspace or enclosure(s) | NA | sq ft | a) Square footage of attached garage | +/-400 | sq ft |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade | NA | sq in | b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade | NA | sq in |
| c) Total net area of flood openings in A8.b | NA | sq in | c) Total net area of flood openings in A9.b | NA | sq in |
| d) Engineered flood openings? | ☐ Yes ☒ No | | d) Engineered flood openings? | ☐ Yes ☒ No | |

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Town of Bay Harbor Island 120637B2. County Name
Miami-DadeB3. State
Florida

B4. Map/Panel Number 12086C 0144	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8'
-------------------------------------	-----------------	-----------------------------------	---	-------------------------	---

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: NA

☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:

☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only. Enter meters.

Benchmark Utilized: M-DCo BM # R-243

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in Items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

- | | Check the measurement used. | |
|--|--|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | ☒ feet ☐ meters | |
| b) Top of the next higher floor | ☒ feet ☐ meters | |
| c) Bottom of the lowest horizontal structural member (V Zones only) | ☒ feet ☐ meters | |
| d) Attached garage (top of slab) | ☒ feet ☐ meters | |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | ☒ feet ☐ meters | |
| f) Lowest adjacent (finished) grade next to building (LAG) | ☒ feet ☐ meters | |
| g) Highest adjacent (finished) grade next to building (HAG) | ☒ feet ☐ meters | |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | ☒ feet ☐ meters | |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

Certifier's Name Odalys C. Bello Iznaga

License Number LS 6169

Title Professional Land Surveyor & Mapper

Company Name Bello & Bello Land Surveying Corporation

Address 12230 S.W. 131 Avenue, Suite 201

City Miami

State Florida ZIP Code 33186

Signature

Date

Telephone (305) 251-9606

10/07/2015
PLACE SEAL HERE
PSM#6169

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1311 Kane Concourse			Policy Number:
City Bay Harbor Island	State Florida	ZIP Code 33154	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments: For A5: Long, and Lat. as determined from geo-referenced digital ortho oriented picture found in GoogleEarth 14 (accurate within 66 feet or less) For C2 e): Elevation, if shown, denotes lowest elevation of A/C Unit Pad located outside and near the structure. Crown of Road Elevation = 5.34'

Signature 

Date 10/07/2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawl space, or enclosure) is N.A. ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement ☐ feet ☐ meters Datum ____
- G8. Elevation of as-built lowest floor (including basement) of the building: ____ feet ☐ meters Datum ____
- G9. BFE or (in Zone AO) depth of flooding at the building site: ____ feet ☐ meters Datum ____
- G10. Community's design flood elevation: ____ feet ☐ meters Datum ____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	☐ Check here if attachment

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

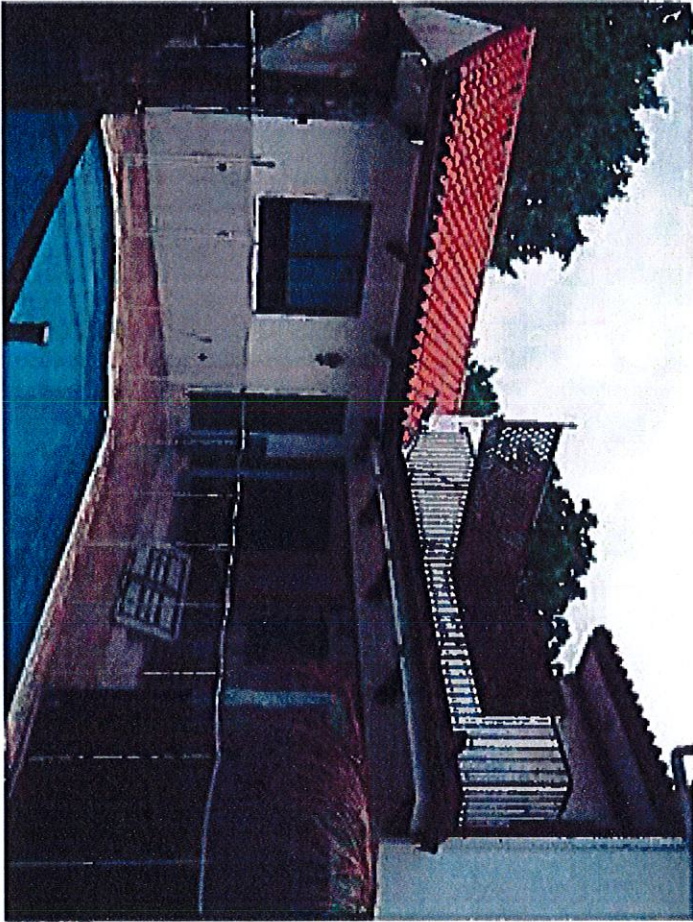
Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1311 Kane Concourse			FOR INSURANCE COMPANY USE	
			Policy Number	
City Bay Harbor Island	State Florida	ZIP Code 33154	Company NAIC Number	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Front View: 10/07/2015



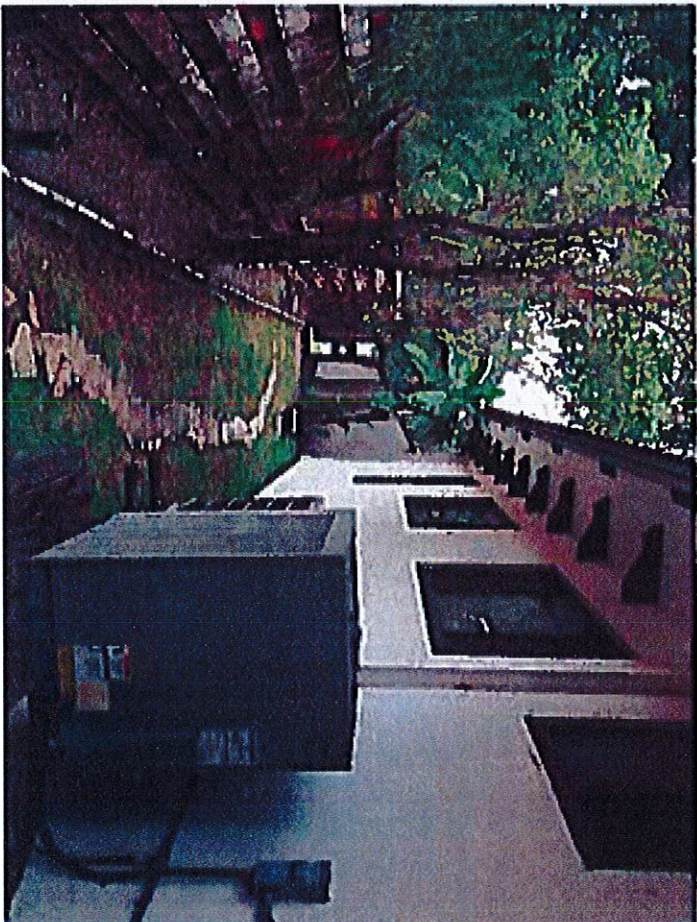
Rear View: 10/07/2015



Side View: 10/07/2015



Side View: 10/07/2015



Google Maps 1322 97th St
1310 97th



Image capture: Apr 2011 © 2016 Google

Bay Harbor Islands, Florida
Street View - Apr 2011

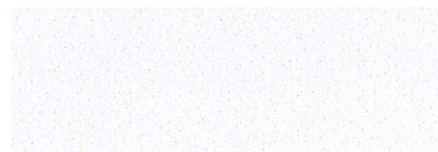


Google Maps 96th St
1311 Kane



Image capture: Aug 2016 © 2016 Google

Bay Harbor Islands, Florida
Street View - Aug 2016



Google Maps 1336 97th St
1330 97th



Image capture: Apr 2011 © 2016 Google

Bay Harbor Islands, Florida
Street View - Apr 2011



Google Maps

96th St

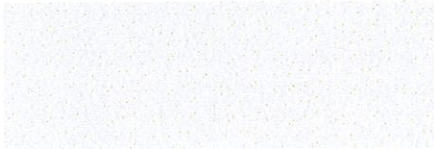
1331 Kane



Image capture: Aug 2016 © 2016 Google

Bay Harbor Islands, Florida

Street View - Aug 2016





9614 Broadview Terrace
9600 Broadview Terr

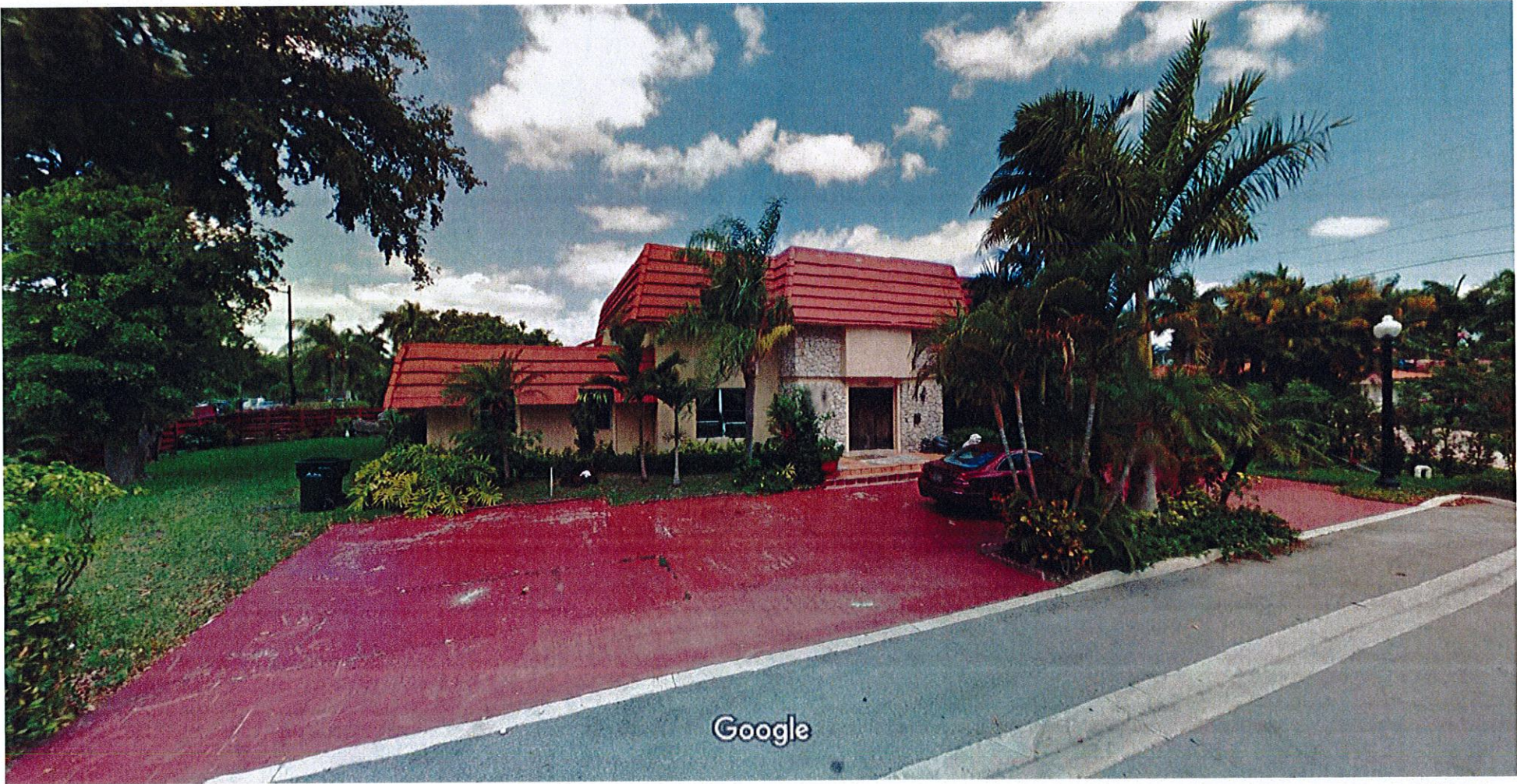


Image capture: May 2014 © 2016 Google

Bay Harbor Islands, Florida
Street View - May 2014

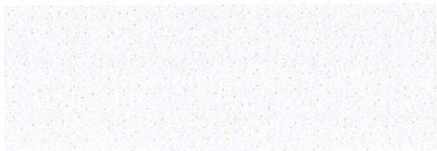


Google Maps 9672 Broadview Terrace
9650 Broadview Terr



Image capture: May 2014 © 2016 Google

Bay Harbor Islands, Florida
Street View - May 2014



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Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS



1311 KANE CONCOURSE: P+Z FIRST SUBMITTAL

- L-0 COVER SHEET + INDEX
- L-1 EXISTING TREE INVENTORY + DISPOSITION PLAN
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE NOTES + DETAILS
- L-4 ELEVATIONS

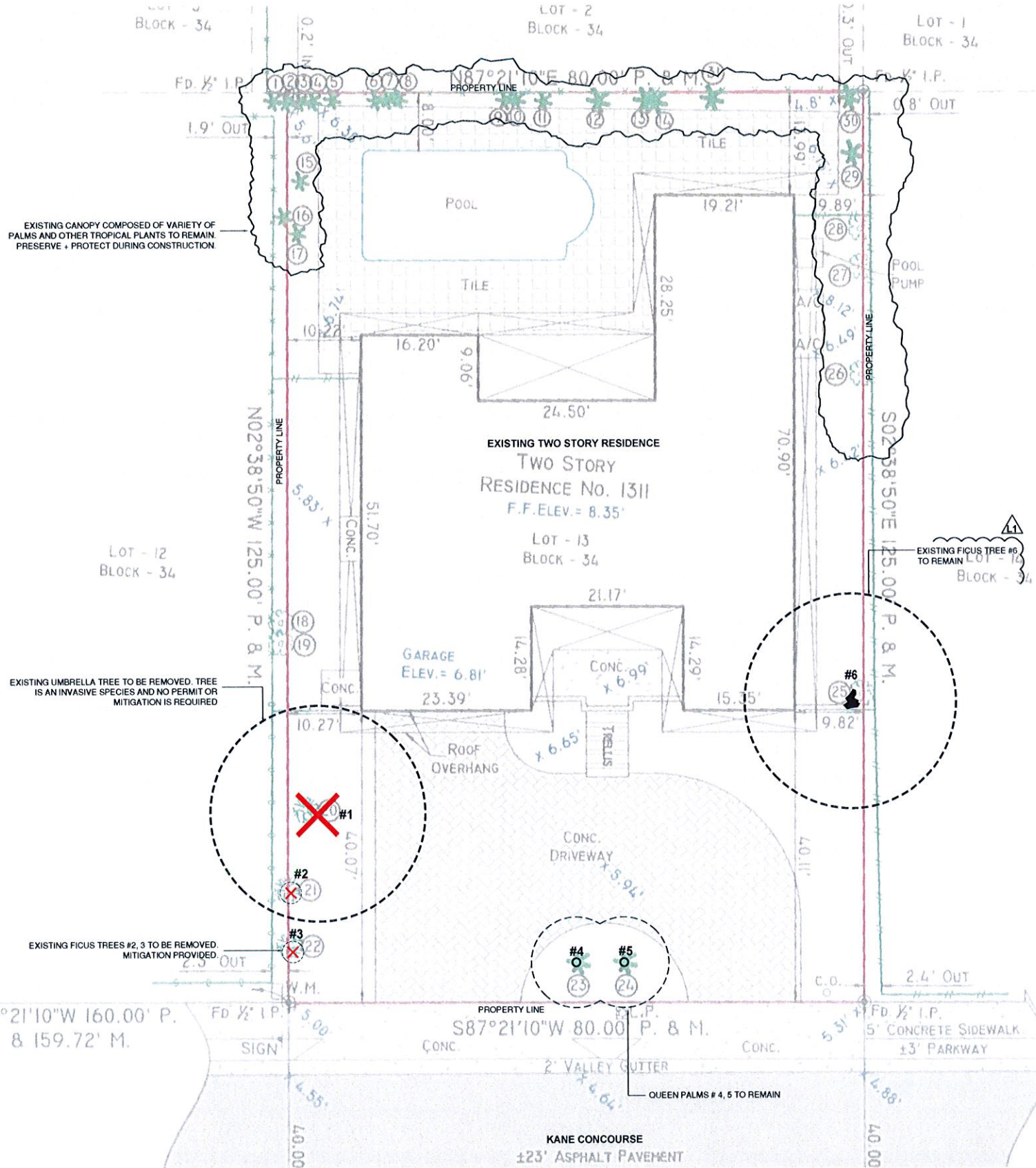
No.	Date	Description
08.11.16	08.11.16	P2B COMMENTS DATED 07.12.16
10.31.16	10.31.16	P2B COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786
Title: COVER
Scale:
Date: MARCH 21, 2015
Drawing:

L-0

BAY HARBOR ISLANDS LANDSCAPE SUBMITTAL



C.M.B. EXISTING TREE LEGEND

✗ TREE TO BE REMOVED.

EXISTING TREE INVENTORY + DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#1	UMBRELLA TREE	Schefflera actinophylla	+/- 48"	+/- 40'	+/- 30'	FAIR	REMOVE	707 SF	INVASIVE SPECIES. NO PERMIT OR MIT. REQ.
#2	FICUS TREE	Ficus benjamina	+/- 10"	+/- 8'	+/- 1.2'	GOOD	REMOVE	2 SF	IN CONFLICT. MITIGATION PROVIDED
#3	FICUS TREE	Ficus benjamina	+/- 8"	+/- 8'	+/- 2.3'	GOOD	REMOVE	3 SF	IN CONFLICT. MITIGATION PROVIDED
#4	QUEEN PALM	Syagrus romanzoffiana	+/- 7"	+/- 18'	+/- 12'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#5	QUEEN PALM	Syagrus romanzoffiana	+/- 8"	+/- 20'	+/- 12'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#6	FICUS TREE	Ficus benjamina	+/- 14"	+/- 28'	+/- 30'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION

TOTAL MITIGATION REQUIRED: 5 SF
TOTAL MITIGATION PROVIDED: 1,500 SF

C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

1. SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE. THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
2. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
3. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
4. ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.03.16.
3. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 8" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P+W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
4. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
5. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

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Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.11.16	P2B COMMENTS DATED 07.12.16
2	10.31.16	P2B COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 666786
Title: LANDSCAPE PLAN
Scale: 1/8"=1'-0"
Date: MARCH 21, 2015
Drawing:

L-1

EXISTING TREE DISPOSITION + PLAN



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Title: LANDSCAPE PLAN

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

Date: MARCH 21, 2015

Drawing

L-2

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend		
Residential - Single Family and Two-Family Home Sites		
A. Shade Trees Required*		
	Required	Provided
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	5
5. Native Species Required - 50%	3	4
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	5
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	>50
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	25
5. Drought Tolerant and Low Maintenance Species Required - 50%	25 / 30	25
C. Maximum Lawn Area Allowed*** 60% of Net Lot Area		
	(Max)	750 sf

Notes:
* Shade Trees at time of planting must be a minimum of 12" in overall height, have a root of clear wood before branching, and have a 2" DBH. Plant trees in shade.
** Shrubs shall be 3" in caliper (measured at 6" above the ground) and 20% of the required trees.
*** Required shrubs at time of planting must be a minimum of 24" in height, if used as a wind screen must be a minimum of 36" in height, if used as a wind screen must be a minimum of 36" in height.
*** Miami-Dade County Landscape Ordinance Sec. 18-5.1(4)(2).

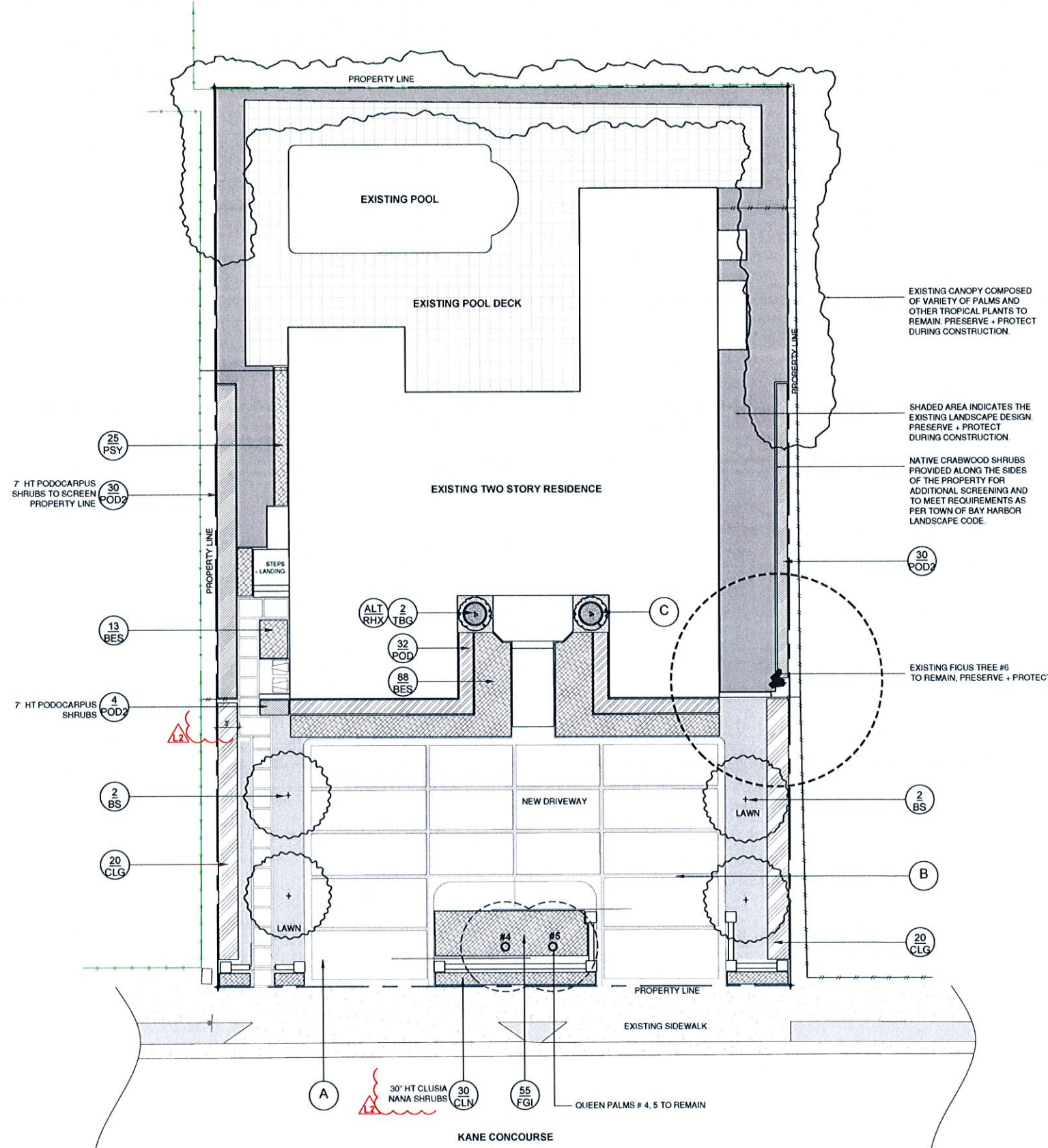
LANDSCAPE PLAN LEGEND

- (A) NEW DRIVEWAY WITH STONE PAVERS TO BE SELECTED
- (B) LAWN JOINTS
- (C) POTS TO BE SELECTED

TOWN OF BAY HARBOR ISLANDS NOTES:
1. THIS LANDSCAPE PLAN MEETS + EXCEEDS THE LANDSCAPE CODE REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS AS STIPULATED IN THE LANDSCAPE CODE REQUIREMENTS (SEC. 24-16).
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

PLANT LIST - 1311 KANE CONCOURSE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	YES	4	GUMBO LIMBO TREE	Bursera simaruba	200 gallon, 6' clear trunk, specimens, matched
SHRUBS					
CLG	NO	40	SMALL LEAF CLUSIA	Clusia guttifera	15 gallon, 5' height, space 24" on center
CLN	NO	30	DWARF CLUSIA	Clusia 'Nana'	7 gallon, 30" height, space 18" on center
FGI	NO	65	FIGUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 18" on center
POD	NO	32	PODOCARPUS	Podocarpus macrophyllus	7 gallon, 3' height, full, space 12" on center
POD2	NO	64	PODOCARPUS	Podocarpus macrophyllus	15 gallon, 7' height, full, space 18" on center
PSY	YES	25	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
BES	NO	101	BEGONIA 'ALBA'	Begonia odorata 'Alba'	3 gallon, full, 18" on center
RHX	NO	ALT	LADY PALM	Rhapis excelsa	7 gallon, full, Florida Fancy
TBG	NO	2	PURPLE GLORY	Tibouchina granulosa	45 gallon, full
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				



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

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Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 5665786

Title: NOTES + DETAILS

Scale:

Date: MARCH 21, 2015

Drawing

L-3

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.

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

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS
REMOVE ALL LIMESTONE PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

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

- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50/50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL SAND APPLICATION AND SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION

IRRIGATION NOTES

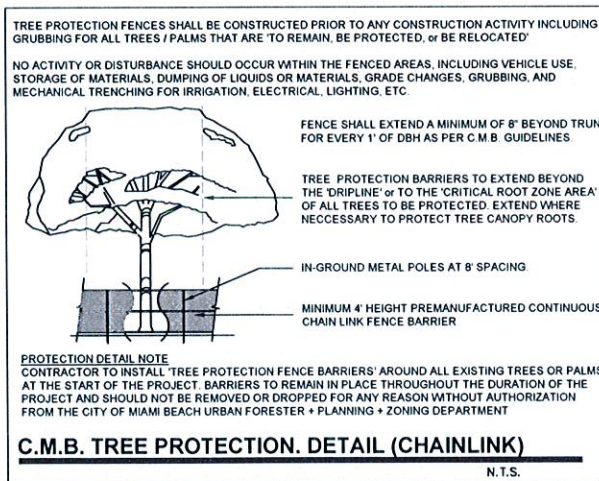
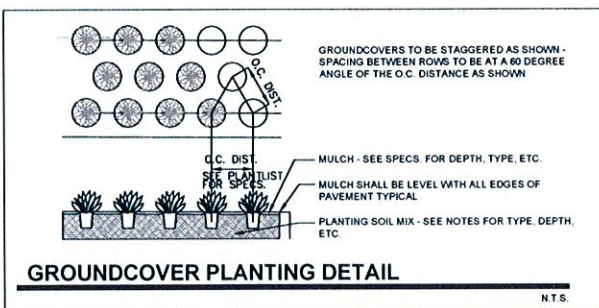
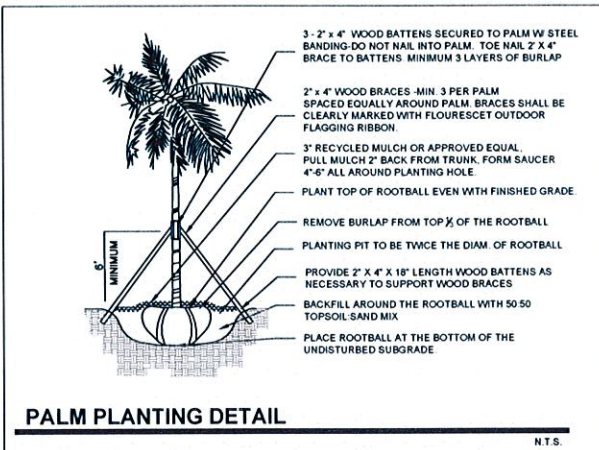
- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED

REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 8-2012) TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER
- A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.**
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL



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2	10.31.16	P2B COMMENTS DATED 10.24.16
3	12.12.16	P2B - UPDATED ELEVATION

Professional Seal

CHRISTOPHER CRAWLEY, RLA

Florida License LA 996736

Title: ELEVATIONS

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

Date: MARCH 21, 2015

Drawing

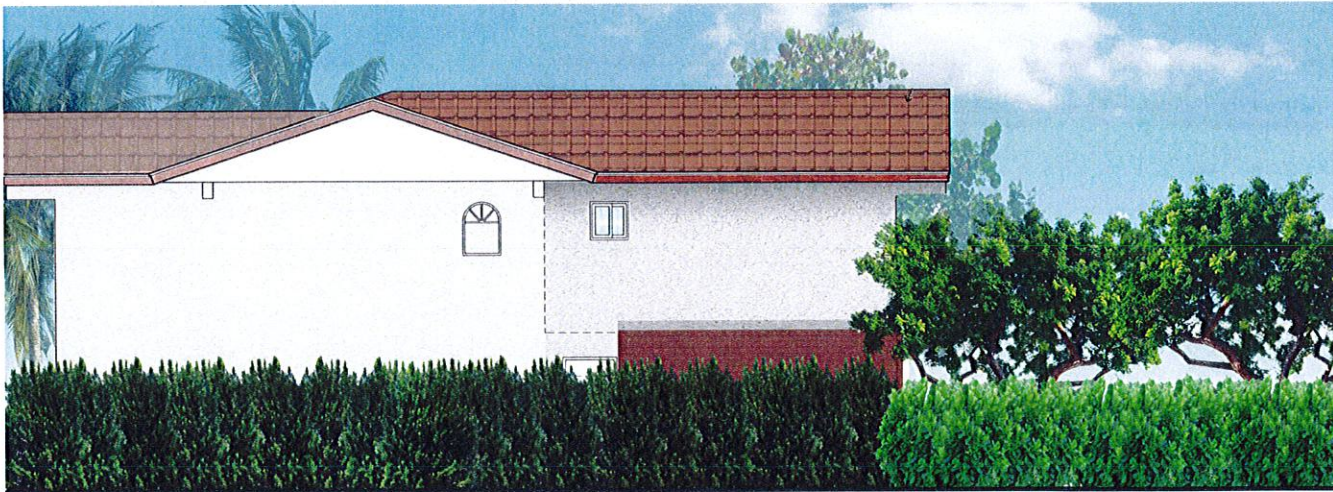
L-4



FRONT ELEVATION
SCALE: 3/16"= 1'0"



EAST ELEVATION
SCALE: 3/16"= 1'0"



WEST ELEVATION
SCALE: 3/16"= 1'0"

ELEVATIONS

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: December 21st, 2016

Subject: Lipskar Residence – 2nd PZ Board Review
1311 Kane Concourse
Bay Harbor Islands Acct. No.: MB2016-90
MMPA Acct. No.: 01-0702-1043

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 12/8/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the partial second-floor addition and garage enclosure to an existing single-family home located at 1311 Kane Concourse.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1311 Kane Concourse
Legal Description: Lot 13 of Block 34, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, DeMello Architecture, as agent for the property owner, Mr. & Mrs. Zalman Lipskar, has submitted an application for the partial second-floor addition and garage enclosure to an existing single-family residence on an interior lot located at 1311 Kane Concourse. The two-story home will have approximately 4,194 square feet of A/C living space, including the

proposed garage enclosure and addition. The existing swimming pool and pool deck in the rear of the property is to remain; however, some site design changes are proposed (driveway, side yard walkway, etc.). The expanded residence will have five (5) bedrooms, four (4) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 23'-2" above Base Flood Elevation (BFE), which is under the maximum height permitted in the RD Single-Family District. The applicant is proposing two driveway connections to Kane Concourse. Extensive landscaping is existing / proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Town's current Street Tree Master Plan identifies the tree species for this area of the Town as Royal Palms along Kane Concourse. The applicant has two (2) existing Queen Palm trees that are between 18 and 20 feet tall along the front property line which are permitted to remain as substitution for the Royal Palms.

The Historical Structure Survey for the Town of Bay Harbor Islands does not identify the existing home as it was not 50 years old at the time the survey was taken. The Miami-Dade County Property Appraisers website lists the home as being built in 1976. The existing structure is a Spanish revival / Mediterranean design; the proposed second floor addition and garage enclosure intends to mimic the existing design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and corrections were made. On November 15th, 2016, the Planning and Zoning Board discussed the project but deferred action on the application, advising the applicant to make several changes. The current submitted plans have attempted to address all PZB design comments.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

PLANNING AND ZONING BOARD REQUESTED CHANGES

On November 15th, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

1. *Replace the existing arched windows on the east side of the front façade with square windows to match the proposed design of the addition.*

The revised elevations and renderings submitted by the applicant now show square windows replacing the arched windows. MMPA notes that the floor plans do not reflect the change, however, this can be corrected / revised when the construction documents are submitted.

2. *The gable ends of the roof may not be wood, but scored stucco would be allowed to achieve the same look.*

The applicant has revised the plans to show that the gable ends will be a scored stucco material.

MMPA also notes that in addition to the two above changes, the applicant has added a “resysta shiplap board” material to the front first floor façade.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the partial second-floor addition and garage enclosure to an existing single-family home located at 1311 Kane Concourse meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by DeMello Architecture, dated December 8th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The floor plans must be updated to reflect that the existing arched windows will be removed and square windows will be installed to match the design of the proposed addition.

AGENDA ITEM REPORT

January 17, 2017

ITEM NUMBER: 4.

ITEM: Request for approval for a new single family home for "1350 97 Street, LLC" located at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 7,437 square feet of living space with a two-car garage. The residence will have seven (7) bedrooms, ten (10) full bathrooms, one (1) half bathroom and a studio. Enclosed please find the site plan and elevations. (Item 4A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	Oren residence REVISION #3.pdf
2.	Staff Report	1350 97th Street SFR - PZB Staff Report Jan 11 2017.pdf

555 SF

1,235 SF

3,508 SF

1,250 SF

3,842 S.F.

18

28

97

UNDER AC AREA

PERVIOUS AREA

IMPERVIOUS AREA

2 AREA CALCULATIONS SKETCH

G-1.0 N.T.S.



BUILDING HEIGHT	Max. Allowed	Proposed
	25'-0" ABOVE BFF	25'-0" TO TOP OF ROOF

AREA CALCULATIONS	
LOT AREA	10,625 s.f.
GROUND FLOOR AREA UNDER AC	3,842 s.f.
SECOND FLOOR AREA UNDER AC	3,595 s.f.
TOTAL BUILDING AREA UNDER AC	7,437 s.f.
IMPERVIOUS AREA	7,025 s.f.
PERVIOUS AREA	3,600 s.f.

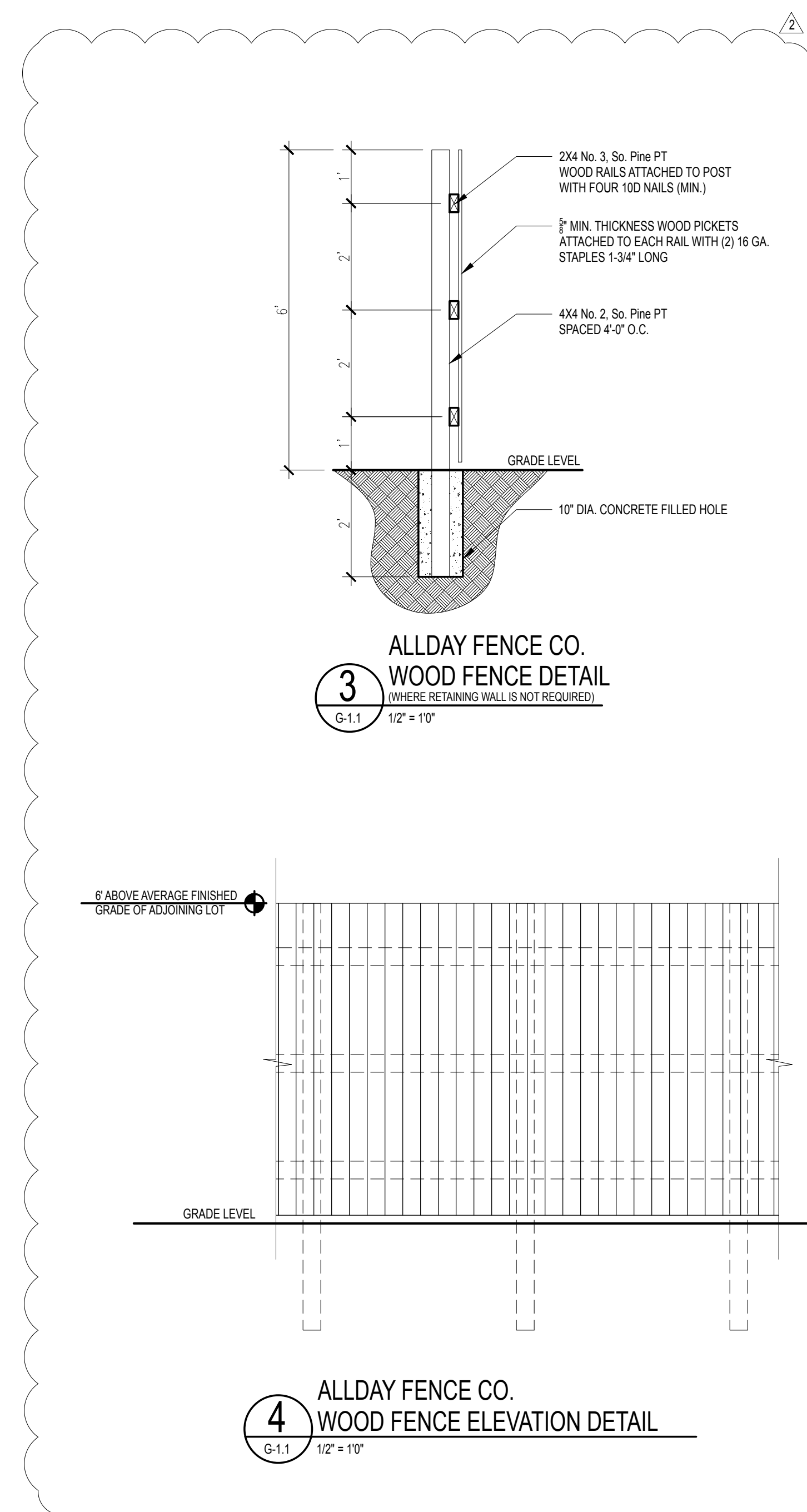
TO THE BEST OF MY KNOWLEDGE THE
PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2014)

Project:

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	

G-1.0

CAD ID:



Sheet N: G-1.1

CAD ID:



Sheet N:

A-1.0

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CAD ID:

[illegible]

OSWALD MARRERO
ARCHITECT
P.A. • INCORP.
REC. # A0015952

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2014)

Project:	OREN RESIDENCE 1350 97 STREET BAY HARBOR ISLANDS, FL 33154
Sheet Title:	EXTERIOR ELEVATIONS

**TOMA DESIGN GROUP
INC.**

Tel: (786) 206-7290
20000 NE 30th Ave. #1001

Fax: (305) 486-4277
Aventura, FL 33180

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	

Sheet N:

A-2.0

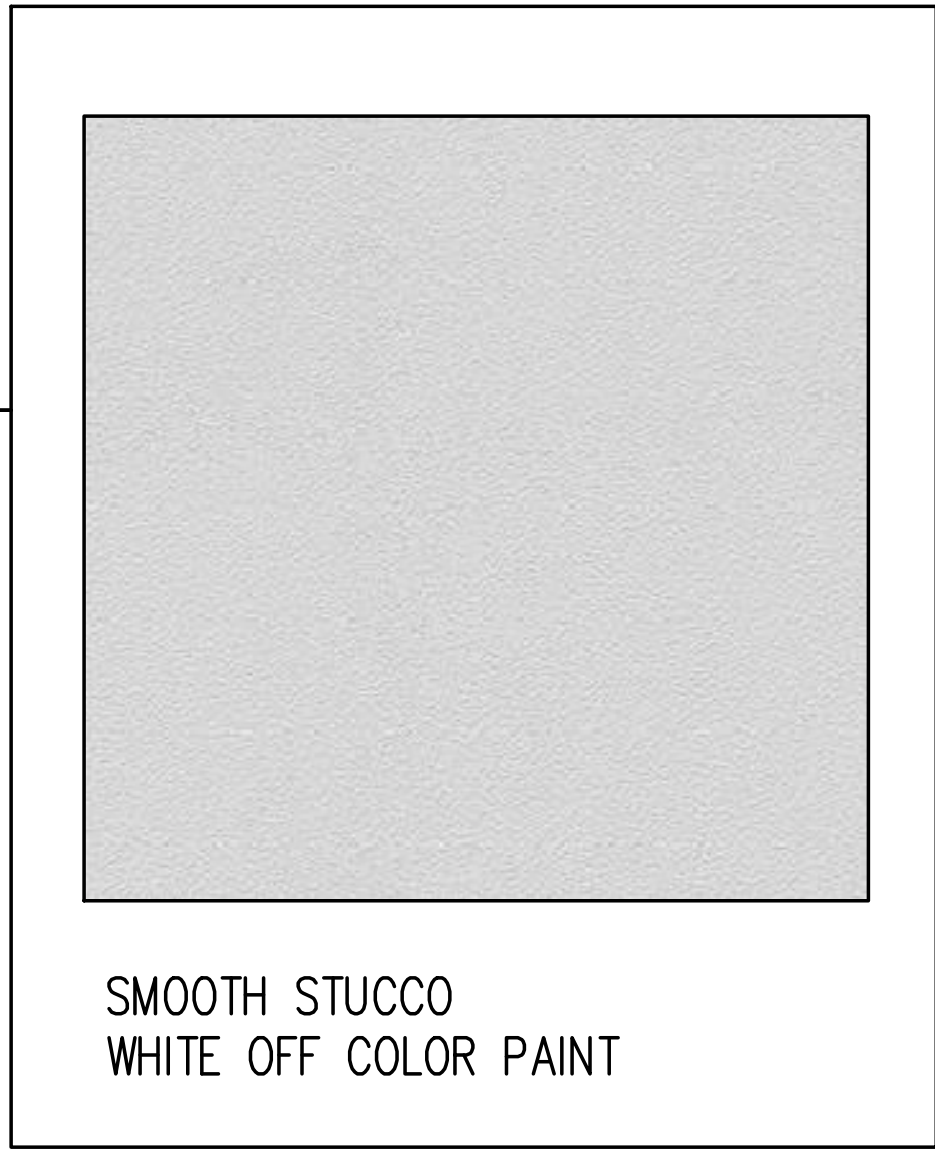
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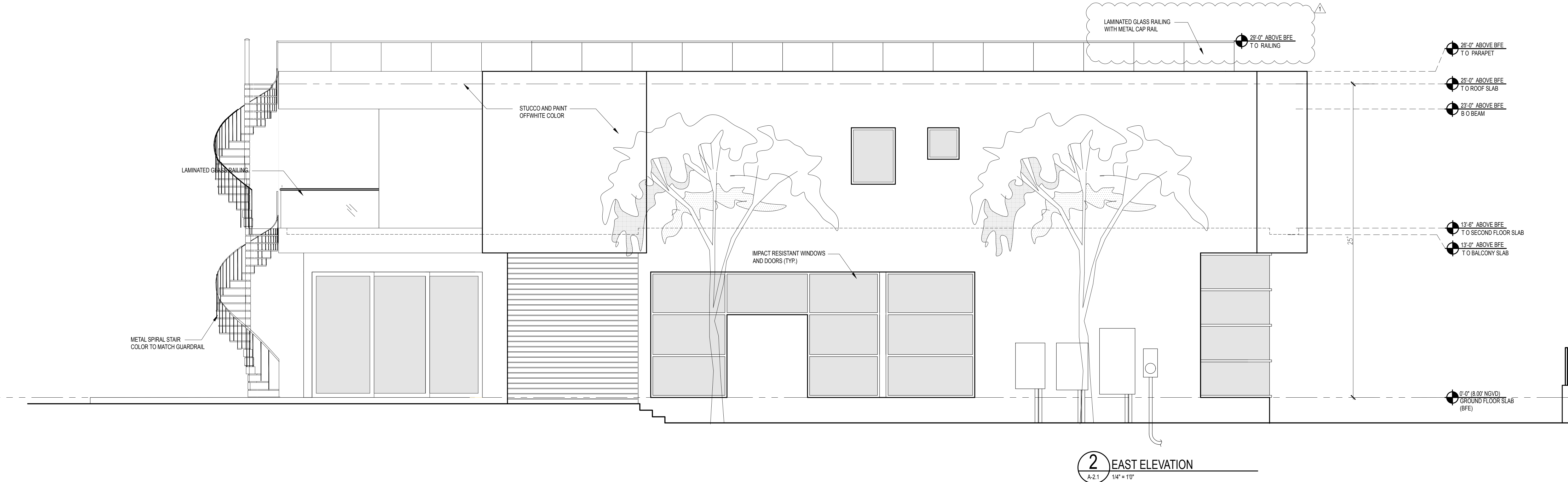
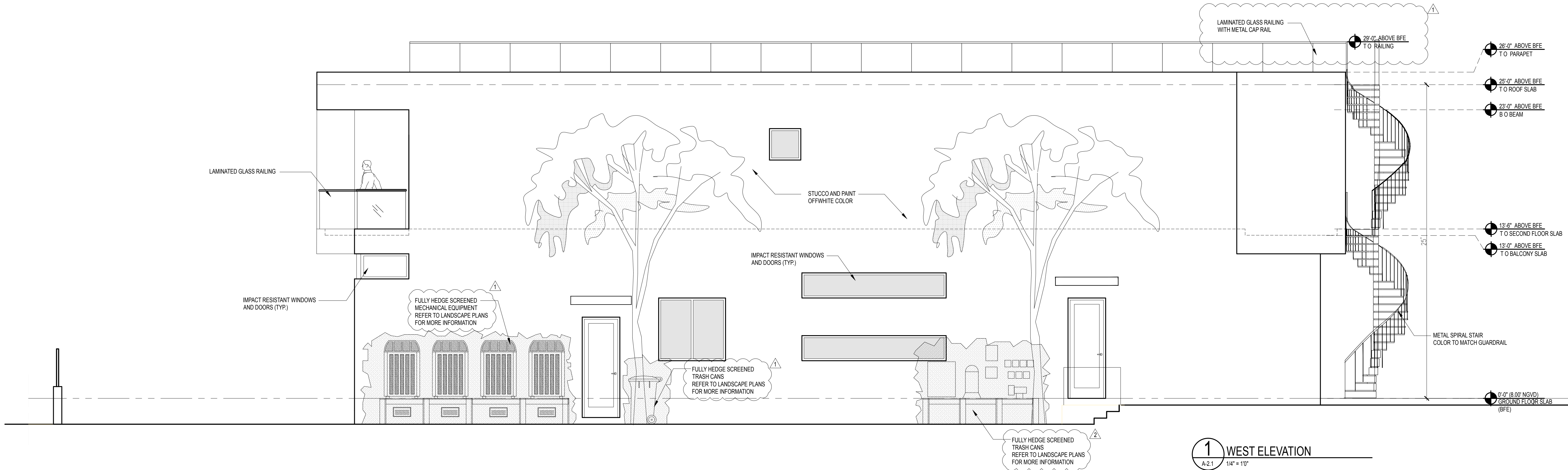


1 NORTH ELEVATION
A-2.0 1/4" = 1'0"



2 SOUTH ELEVATION
A-2.0 1/4" = 1'0"





Revisions		
No.	Date	Description
1	12/20/2016	COMMENTS
2	12/28/2016	COMMENTS

OSWALD MARRERO
ARCHITECT
AIA • NCARB
REC. # AR0015562

AR0015562
AA2603029
SEAL :

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OREN RESIDENCE
1350 97 STREET
BAY HARBOR ISLANDS, FL 33154

Project:

Sheet Title:

EXTERIOR ELEVATIONS

TOMA DESIGN GROUP
INC.

1st (786) 226-7260
2260 NE 34th Ave. #101
Aventura, FL 33160

Fax: (305) 495-4077
Aventura, FL 33160

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN

Sheet No:

A-2.1

CAD ID:

[illegible]

SEAL : AR0015952
AA28603029

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1105.13-4.4 OF (FLORIDA BUILDING CODE 2014)

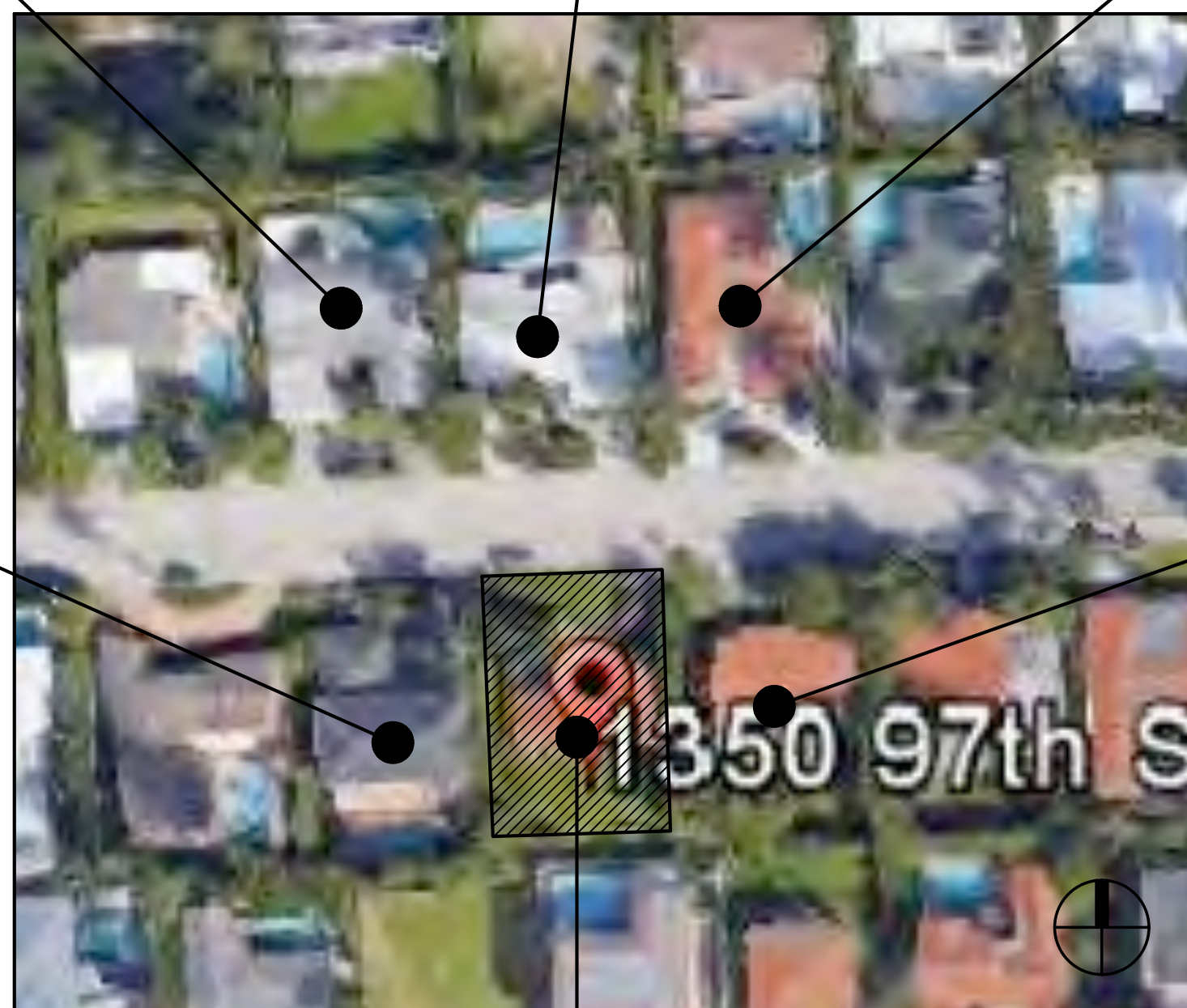
Project: OREN RESIDENCE 1350 97 STREET BAY HARBOR ISLANDS, FL 33154	Sheet Title: RENDERS
--	-------------------------

TOMA DESIGN GROUP INC.	
Tel: (765) 226-7258 (505) 462-2666 (fax) #1001	Fax: (202) 495-4677 Gaithersburg, P.O. 21185

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L
Scale	
AS SHOWN	

Sheet N:

CAD ID : .

[illegible]

SEAL : AR0015952
AA26003029

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TO THE BEST OF MY KNOWLEDGE THE
PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2014)

OREN RESIDENCE
1350 97 STREET
BAY HARBOR ISLANDS, FL 33154

ADJOINING LOTS

TOMA DESIGN GROUP
INC.

Toll (786) 206-7290 Fax: (305) 499-4377
20600 NE 30th Ave, #1001 Aventura, FL 33180

Date	10-26-2016
------	------------

Drawn by	M.T.
Checked by	M.I.

Scale:

AS SHOWN

Sheet N:

A-3.0

CAD ID:



SKETCH OF BOUNDARY SURVEY



LEGEND

A	=	ARC
B.M.	=	BENCH MARK
B.O.B.	=	BASES OF BEARINGS
BR	=	BEARING
BC	=	BLOCK CORNER
C	=	CALCULATED
CBS	=	CATCH BASIN
CH	=	CHORD
CL	=	CENTER LINE
ML	=	MONUMENT LINE
CONC.	=	CONCRETE
CL	=	CLEARANCE
CL	=	CLEARANCE
UT	=	UTILITY POLE
N&D	=	NAIL AND DISC
F.F. ELEV.	=	FINISHED FLOOR ELEVATION
Δ	=	CENTRAL ANGLE
DH	=	DRILL HOLE
MH	=	MAN HOLE
OUL	=	OVERHEAD UTILITY LINES
EL.	=	ELEVATION
E.M.	=	ELECTRIC METER
E.M.H.	=	ELECTRIC MAN HOLE
E.T.	=	ELECTRIC TRANSFORMER
ENC.	=	ENCROACHMENT
SIP	=	SET IRON PIPE
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
CLF	=	CHAIN LINK FENCE
TYP	=	TYPICAL
R	=	RADIUS
FD	=	FOUND
F	=	FOUND
F	=	FIRE HYDRANT
(M)	=	MEASURED
POB	=	POINT OF BEGINING
G.M.	=	GAS METER
FN	=	FOUND NAIL
PC	=	POINT OF CURVATURE
PT	=	TANGENCY POINT
PRC	=	POINT OF REVERSE CURVATURE
PCC	=	POINT OF COMPOUND CURVATURE
POC	=	POINT OF COMMENCEMENT
SIR	=	SET IRON ROD
(R)	=	RECORDED
WM	=	WOOD FENCE
WM	=	WATER METER
N	=	NAIL
OS	=	OFFSET
T	=	TANGENT
CH. BR	=	CHORD BEARING
DE	=	DRAINAGE EASEMENT
DME	=	DRAINAGE AND MAINTENANCE EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
CME	=	CANAL MAINTENANCE EASEMENT
UE	=	UTILITY EASEMENT
RES	=	RESIDENCE
OHL	=	OVERHEAD LINE

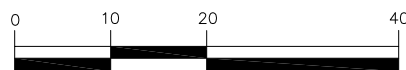
LOT 5
BLOCK 34

VACANT LAND
LOT 4 BLOCK 34
AREA: 10,625.0 Sq.Ft.

LOT 5
BLOCK 34
125.00' (P&M)

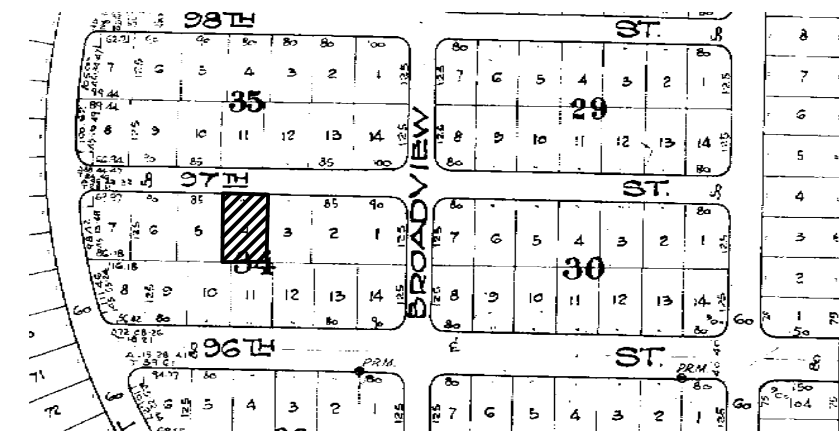
EXISTING TREES				
No	NAME	DBH	OH	SP
1	FOX TAIL PALM	0.5'	17'	16'
2	FOX TAIL PALM	0.5'	20'	16'
3	FOX TAIL PALM	0.5'	24'	16'
4	ROYAL PALM	1.5'	38'	32'
5	UMBRELLA	2.0'	26'	24'
DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread				

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BROADVIEW TERRACE



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

Lot 4, in Block 34, of "BAY HARBOR ISLAND", according to the Plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

1350 97th STREET LLC

PROPERTY ADDRESS:

1350 97th Street,
Bay Harbor, FL 33154

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWND)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark : A-17, Elevation=7.66' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 12-20-2016

Address: 13801 SW 10th Terrace

Miami, FL 33184

Phone: (305) 345-9083

Fax: (305) 820-3558

EFRAIN LOPEZ

Professional Surveyor and Mapper # 6792
State of Florida.

Lopez PSM
ENGINEERS - SURVEYORS
PLANNERS - DESIGNS
email:lopezeffrain@hotmail.com
305-345-9083

DATE OF FIRM: 09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

SCALE: 1"=20'

BASE FLOOD ELEVATION : 8'

FIRM ZONE: AE

SUFFIX: L

JOB No. 16-1114

REVISED : E.L.

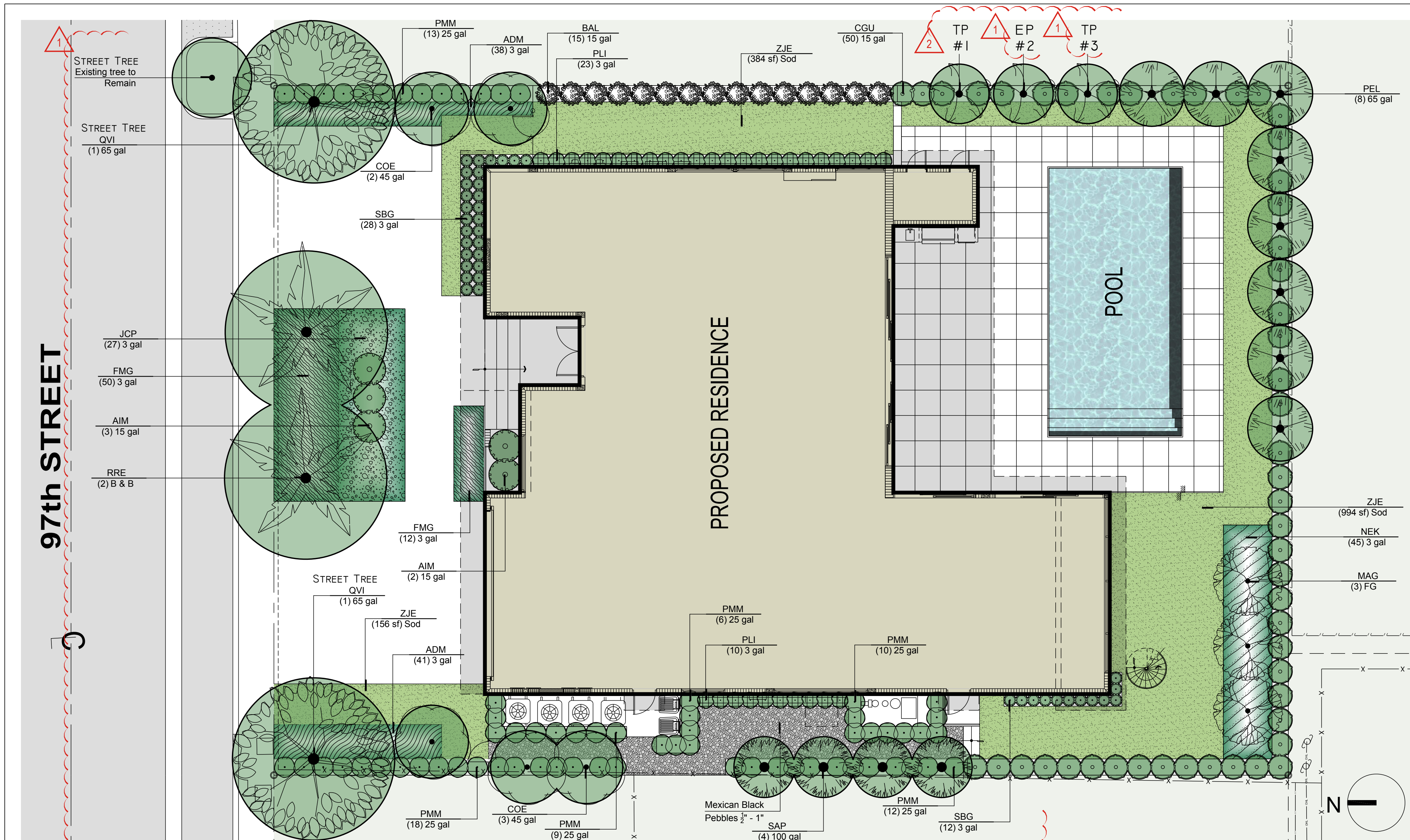
DATE: 12-20-2016

M.M.

DRAWN BY:

SHEET 1

OF 1



LANDSCAPE PLAN

1/8" = 1'-0"

PLANT SCHEDULE

TREES	COE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD	REMARKS
		5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45 gal	3"	12'-14' OA	6'	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual
	MAG	3	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	FG	5.5"	16'-18' OA	8'	Florida Native - Drought Tolerant - Listed in the Miami Dade
PALM TREES	PEL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD	REMARKS
		8	Ptychosperma elegans	Alexander Palm	65 gal	2"-3"	16'-18' OA	8'-10'	Miami-Dade Landscape Manual
	RRE	2	Roystonea regia	Royal Palm	B & B		18' GW	20'	Drought Tolerant / Listed in the Miami Dade Landscape Manual
	SAP	4	Sabal palmetto	Cabbage Palmetto	100 gal	12"	16'-20' OA	7'	Florida Native - Miami-Dade Landscape Manual - Staggered Height with straight and bent trunks
STREET TREES	QVI	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD	REMARKS
		2	Quercus virginiana	Southern Live Oak	65 gal	3.5"	15' OA	5'-6'	Florida Native - Miami-Dade Landscape Manual
SHRUBS	AIM	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	SPACING	REMARKS
		5	Aicantarea imperialis	Imperial Bromeliad	15 gal	3'	3'	48" o.c.	Drought Tolerant
	BAL	15	Bambusa lako	Black Timber Bamboo	15 gal	14' OA	4'	36" o.c.	
	CGU	50	Clusia guttifer	Small-Leaf Clusia	15 gal	6'	4'	36" o.c.	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
	PMM	68	Podocarpus macrophyllus maki	Shrubby Yew	25 gal	8'	2.5'	30" o.c.	Full to base
	PLI	33	Psychotria ligustrifolia	Bahama Coffee	3 gal	2'	1.5'	24" o.c.	Florida Native - Miami-Dade Landscape Manual
	SBG	40	Sansevieria trifasciata 'Black Gold'	Snake Plant	3 gal	20' OA	8'	18" o.c.	Drought Tolerant
SHRUB AREAS	ADM	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	SPACING	REMARKS
		79	Asparagus densiflorus 'Myers'	Myers Asparagus	3 gal			18" o.c.	
	FMG	62	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal			24" o.c.	
	JCP	27	Juniperus chinensis 'Parsoni'	Parsoni Juniper	3 gal	1'	1.5'	30" o.c.	
	NEK	45	Nephrolepis exaltata 'Kimberly Queen'	Kimberly Fern	3 gal	1.5'	2'	24" o.c.	Florida Native - Miami-Dade Landscape Manual
GROUND COVERS	ZJE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	SPACING	REMARKS
		1,534 sf	Zoysia japonica 'Empire'	Korean Grass	Sod				

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	8
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	8
7. Street Trees Required: Linear street frontage 85' / 35 = 2.42	2	3 (1) Existing tree + (2) Live Oaks

B. Shrubs Required**

	Required	Provided
1. Single-Family Non-Waterfront Lot	50	211
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	83
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	95

C. Maximum Lawn Area Allowed*** 50% of Net Lot Area

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



ALL LANDSCAPE DATA INC



DERICK LANCEL
LA6687045

REVISIONS:

REVISIONS:	CITY COMMENTS
12-20-2016	12-20-2016
01-11-2017	01-11-2017

PROJECT NAME

PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

Drawing Size 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL

SHEET INFORMATION:

Title:
LANDSCAPE PLAN
Sheet Number:
L-2.0
Date: - November 15, 2016

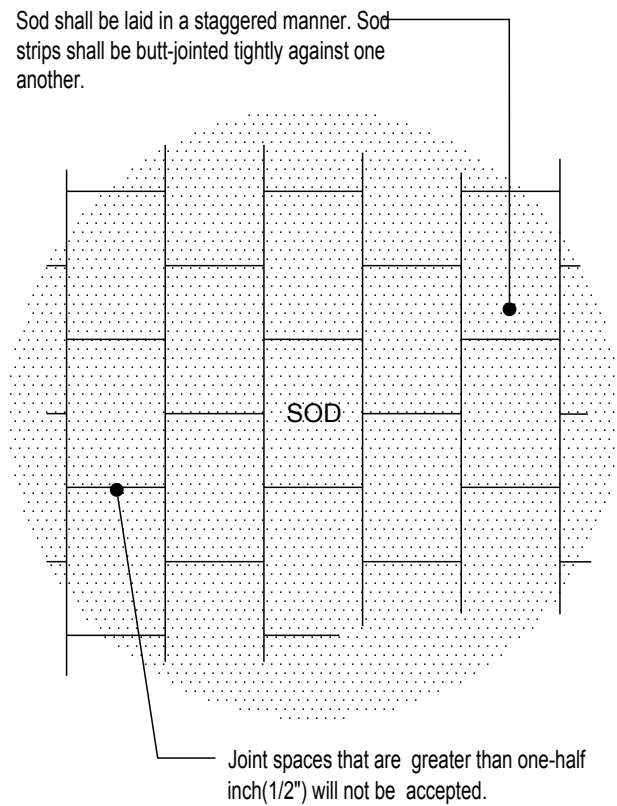
GENERAL NOTES

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

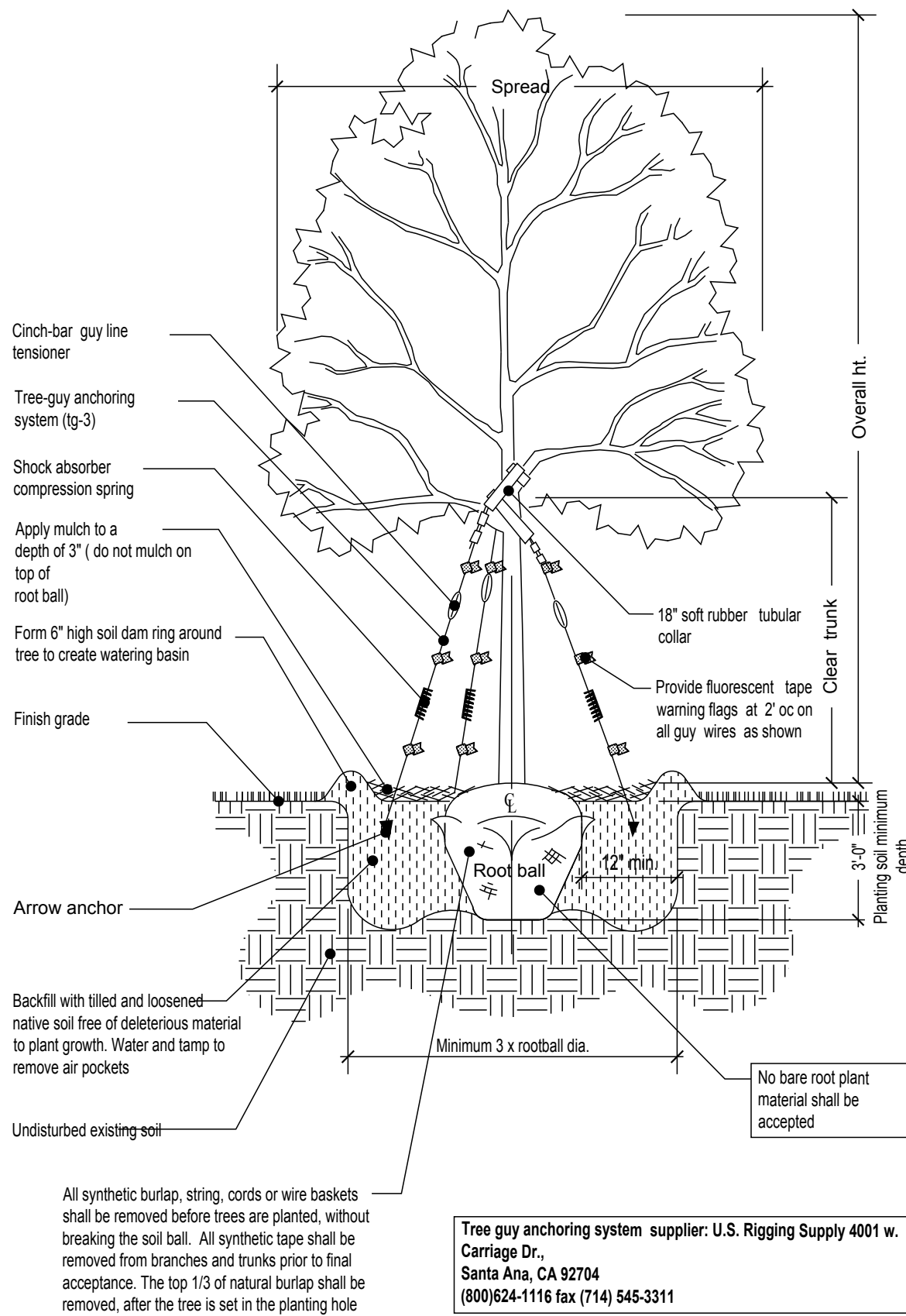
PLANTING NOTES

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

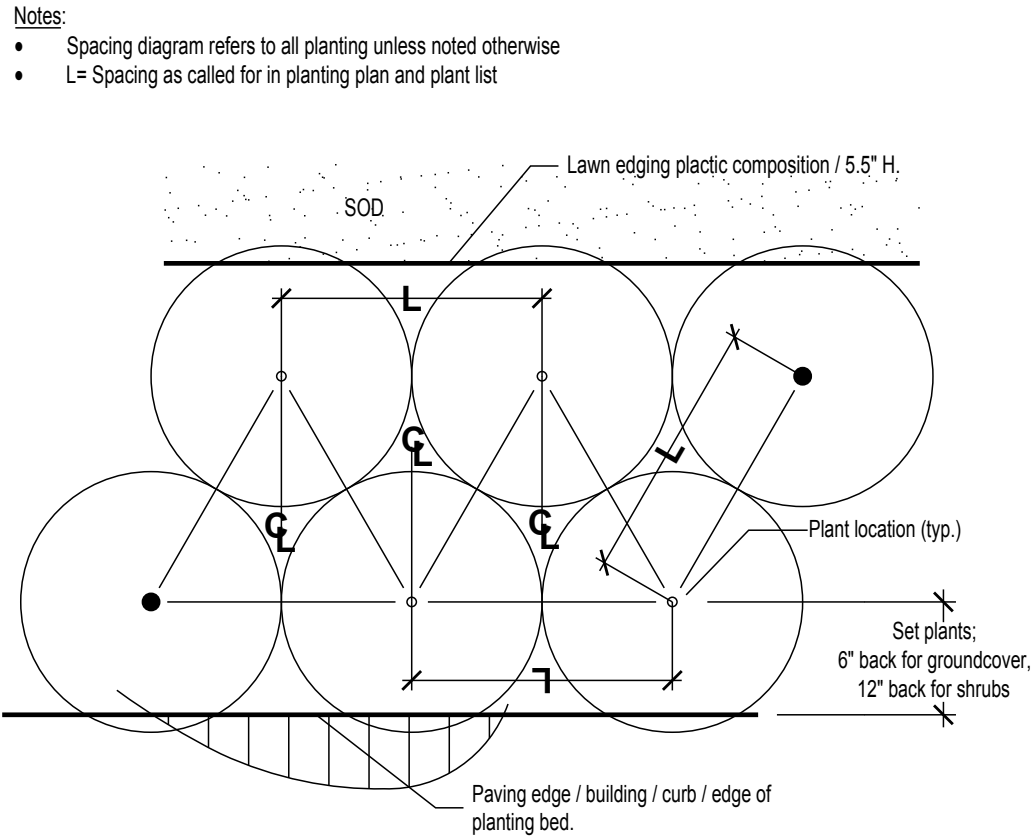
1 Tree/Palm General Planting Notes
SCALE: N.T.S.



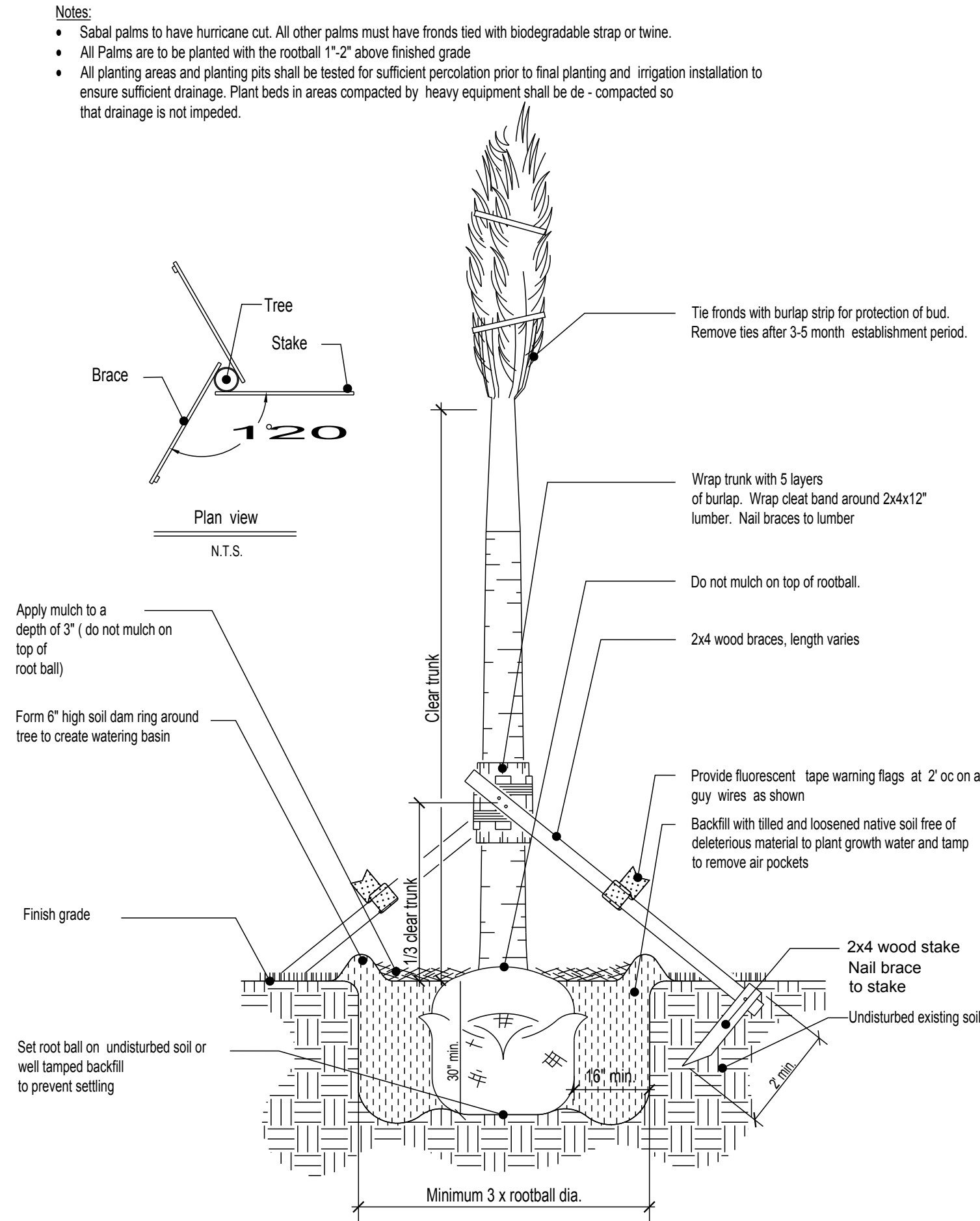
4 Sod Planting Detail
SCALE: N.T.S.



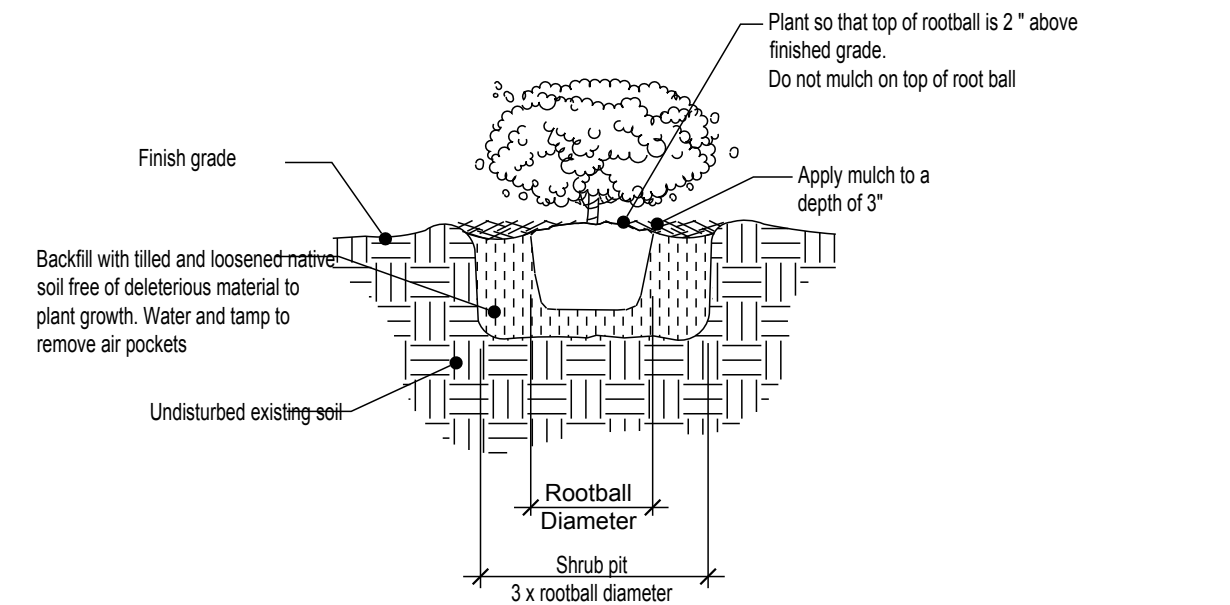
2 Tree Planting Detail
SCALE: N.T.S.



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



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



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

ALL LANDSCAPE DATA INC.

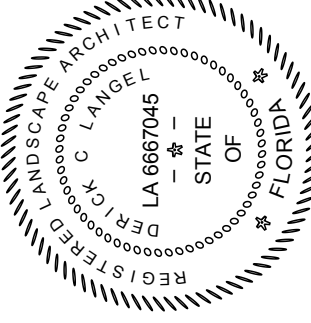
DERICK LANGE
LA6687045

REVISIONS:

PROJECT NAME

SHEET INFORMATION:

Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com



PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

Drawing Size 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL

Title:
LANDSCAPE
DETAILS

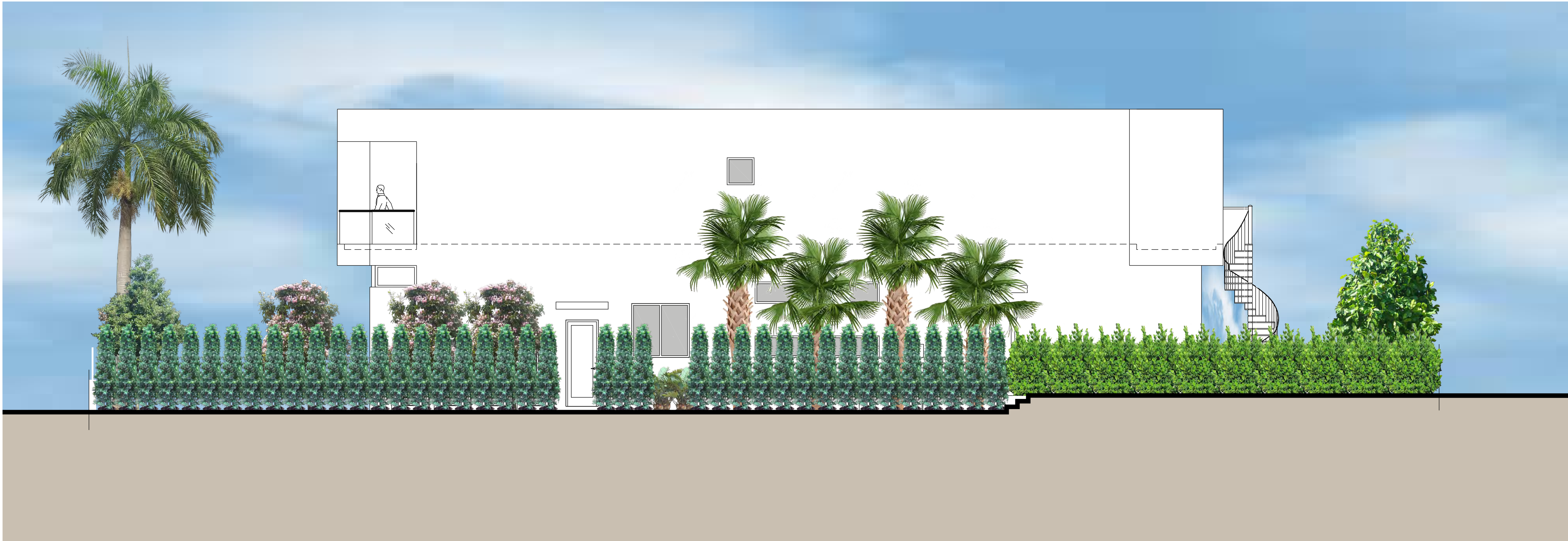
Sheet Number:

L-2.1

Date: - November 15, 2016



1 **Front Elevation (North)**
SCALE: 3/16" = 1'-0"



2 **Side Elevation (West)**
SCALE: 3/16" = 1'-0"

ALL LANDSCAPE DATA INC.

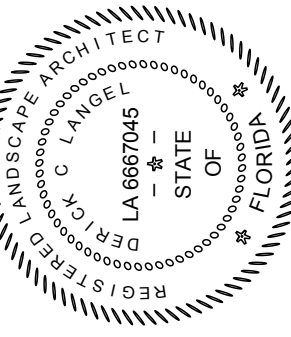
DERICK LANGE
LA6687045

REVISIONS:
1 12-20-2016 CITY COMMENTS

PROJECT NAME

SHEET INFORMATION:

Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com



PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

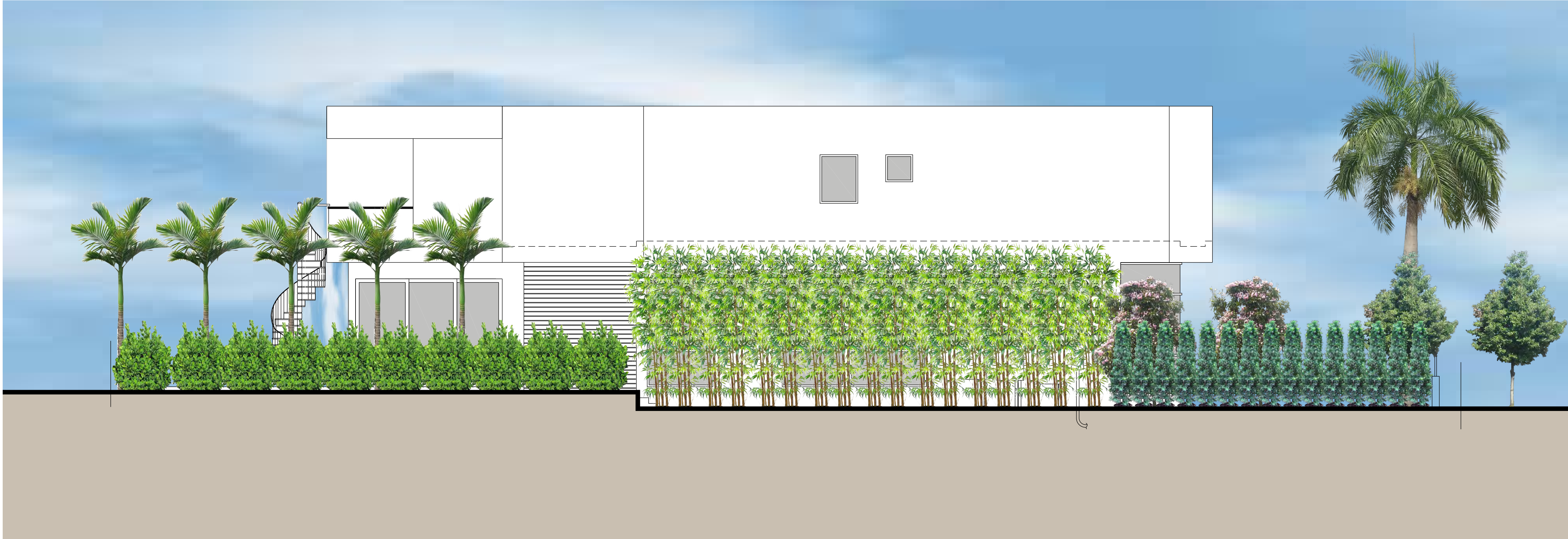
Drawing Size 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL

Title:
LANDSCAPE
ELEVATIONS

Sheet Number:

L-3.0

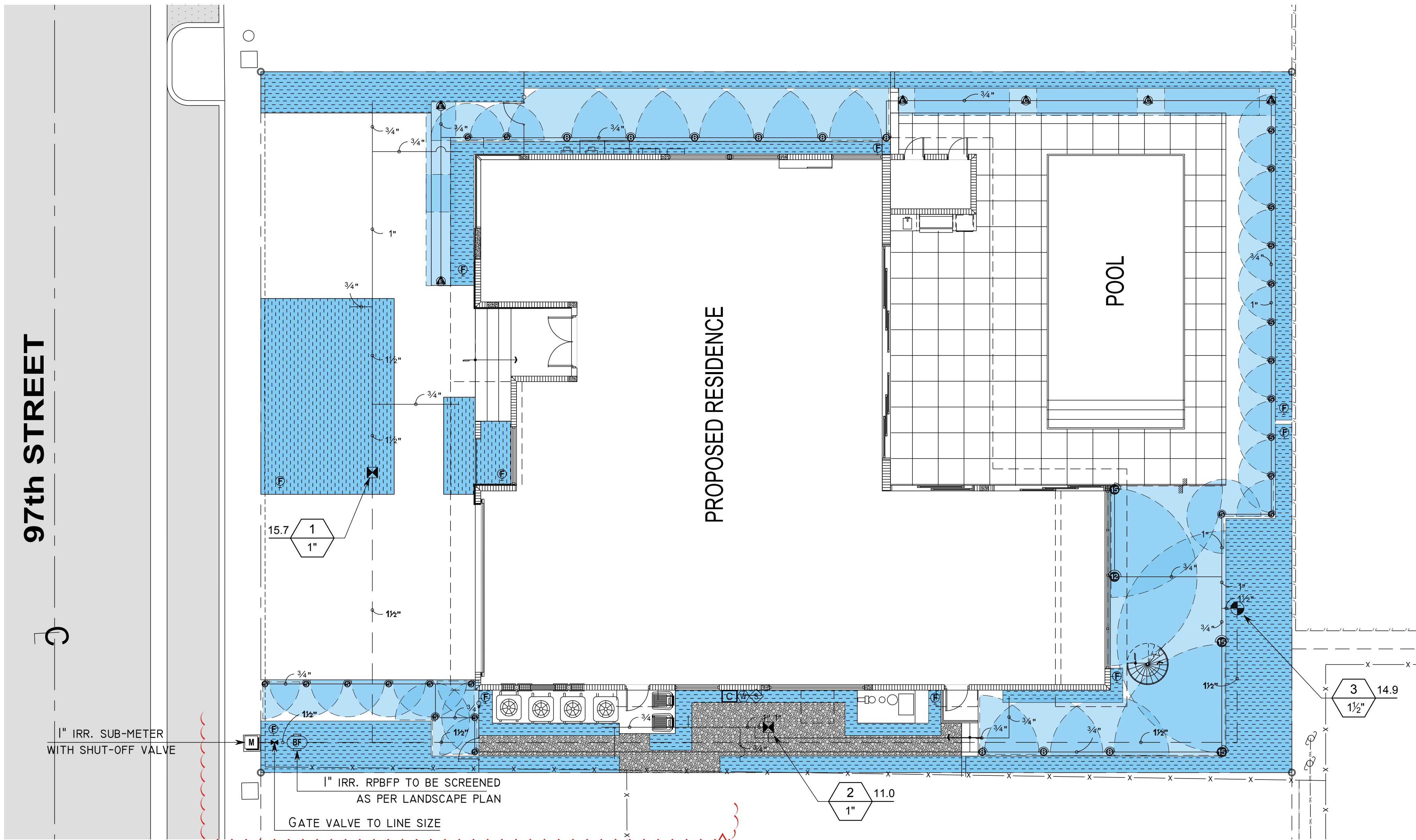
Date: - November 15, 2016



1 Side Elevation (East)
SCALE: 3/16" = 1'-0"



2 Back Elevation (South)
SCALE: 3/16" = 1'-0"



1 LANDSCAPE PLAN

1/8" = 1'-0"

N

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

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

SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

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

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

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

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

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

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

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

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 3/4" SHALL BE SDR CLASS 200. LATERALS 1" AND LARGER SHALL BE SDR 26, CLASS 160.

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

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

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE. THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

2 IRRIGATION NOTES

N.T.S.

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

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

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

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

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

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

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

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

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

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

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

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

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	23	30
	Toro 570Z-6LP-PC 8" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	9	30
	Toro 570Z-6LP-PC 12" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
	Toro 570Z-6LP-PC 15" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	3	30
	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird X CZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	2	
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	10	
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	1,714 s.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Toro P220-27-0 GLOBE Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	1	
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
	Hunter PC-0600 Modular Controller, 6 stations, outdoor model, one PCM-300 included, Plastic Cabinet. Residential/Light Commercial Use.	1	
	Hunter ET-Wind ET Sensor with outdoor interface ET module, with anemometer for wind speed, direct connection to Hunter SmartPort enabled controllers.	1	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1	
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	502.5 l.f.	
	Irrigation Mainline: PVC Schedule 40	170.4 l.f.	
Valve Cabinet Valve Number Valve Flow Valve Size			

VALVE SCHEDULE						
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	ELEVATIONS
1	Rain Bird X CZ-100-PRF	1"	Area for Dripline	15.75	89.0	ELEVATIONS
2	Rain Bird X CZ-100-PRF	1"	Area for Dripline	11.34	8.3	ELEVATIONS
3	Toro P220-27-0 GLOBE	1-1/2"	Turf Spray	14.86	81.4	ELEVATIONS
	Common Wire				170.4	

ALL LANDSCAPE DATA INC

DERICK LANGEL
LA6687045

REVISIONS:

12-20-2016 CITY COMMENTS

PROJECT NAME

PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

SHEET INFORMATION:

Drawing Size 24x36

Project #: 20161136 MO

Drawn By: JV

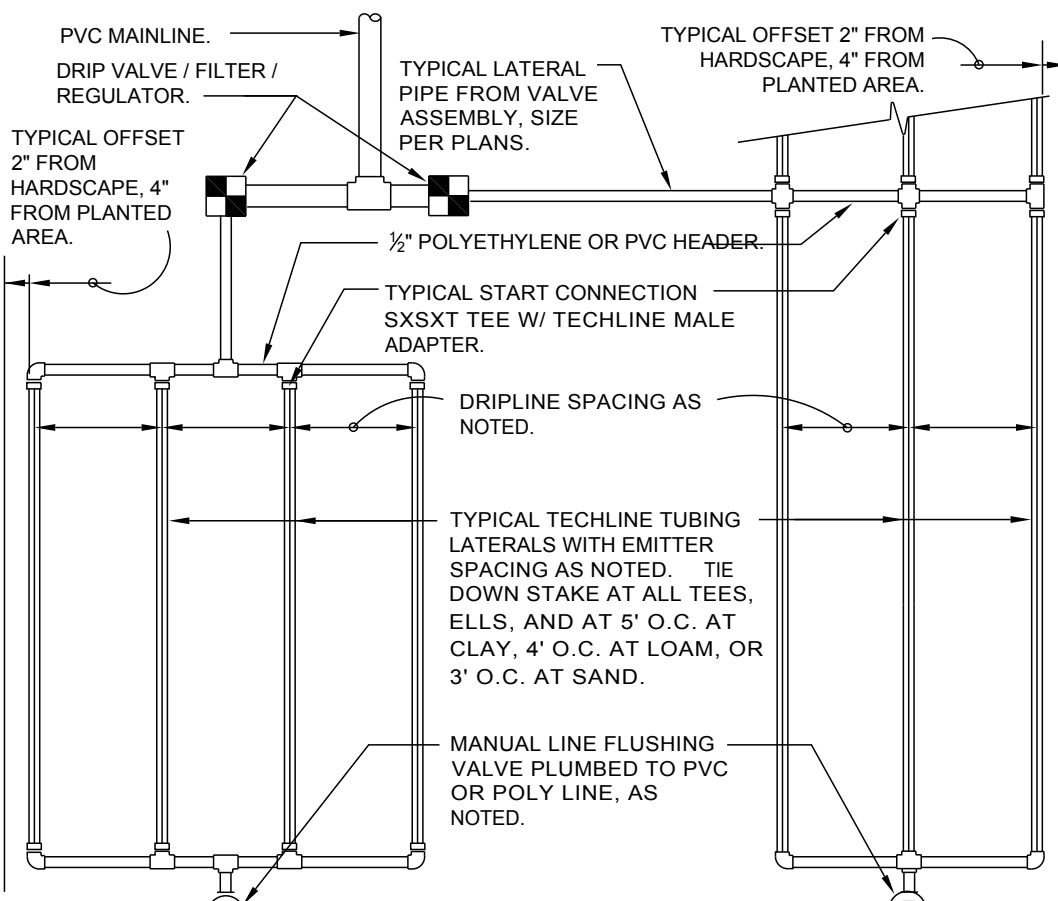
Checked By: DL

Title: IRRIGATION PLAN

Sheet Number: L-4.0

Date: - November 15, 2016

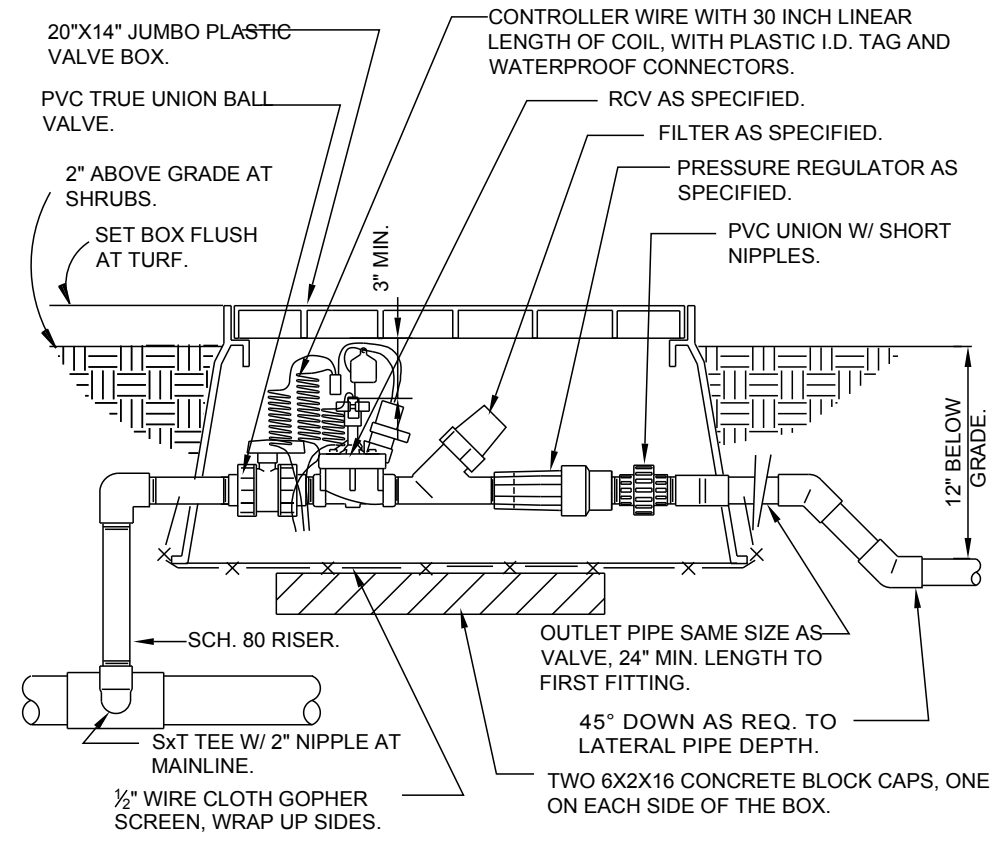
Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com



END FEED EXAMPLE

CENTER FEED EXAMPLE

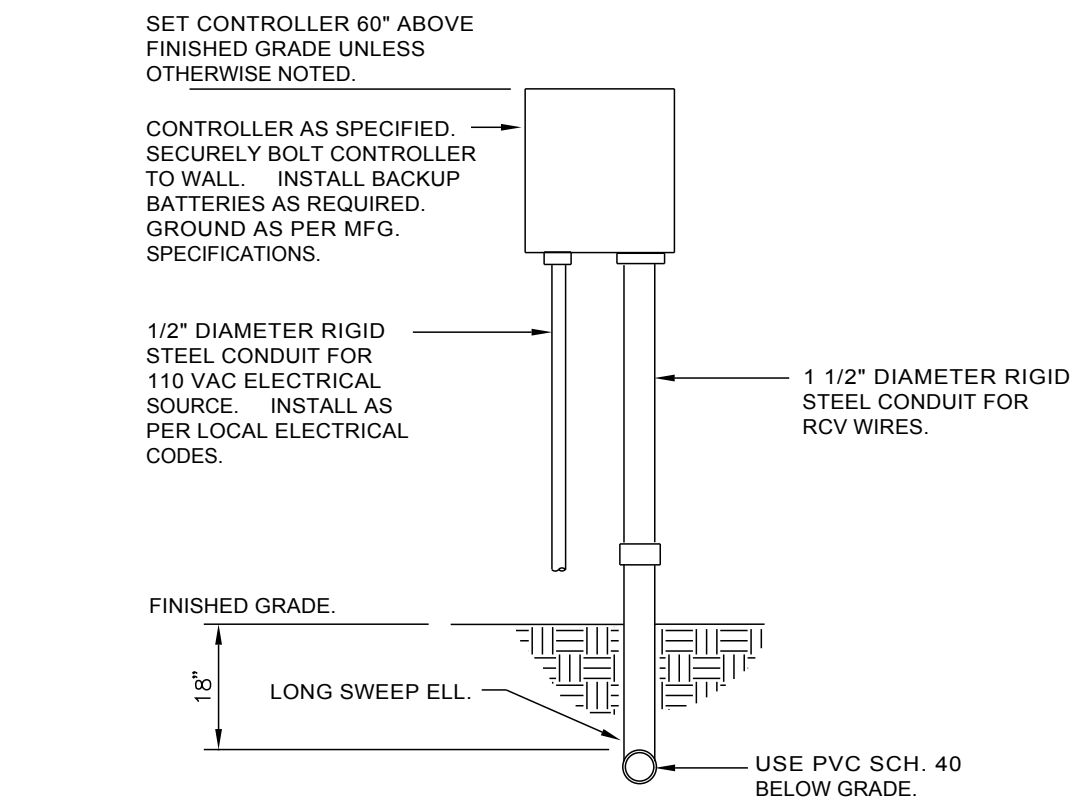
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING		12"				18"				24"		
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116	
	25	427	325	256	194	604	459	361	274	458	348	
	35	539	409	322	244	763	579	456	346	580	440	
	45	618	469	369	280	877	664	523	397	666	506	
TECHLINE CV FLOW PER 100 FEET												
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER					
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM				
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53				
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02				
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77				



1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0"

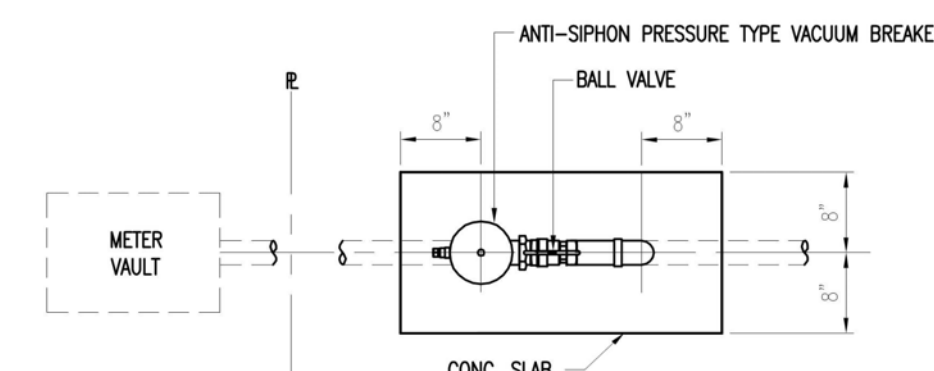
328413.76-23



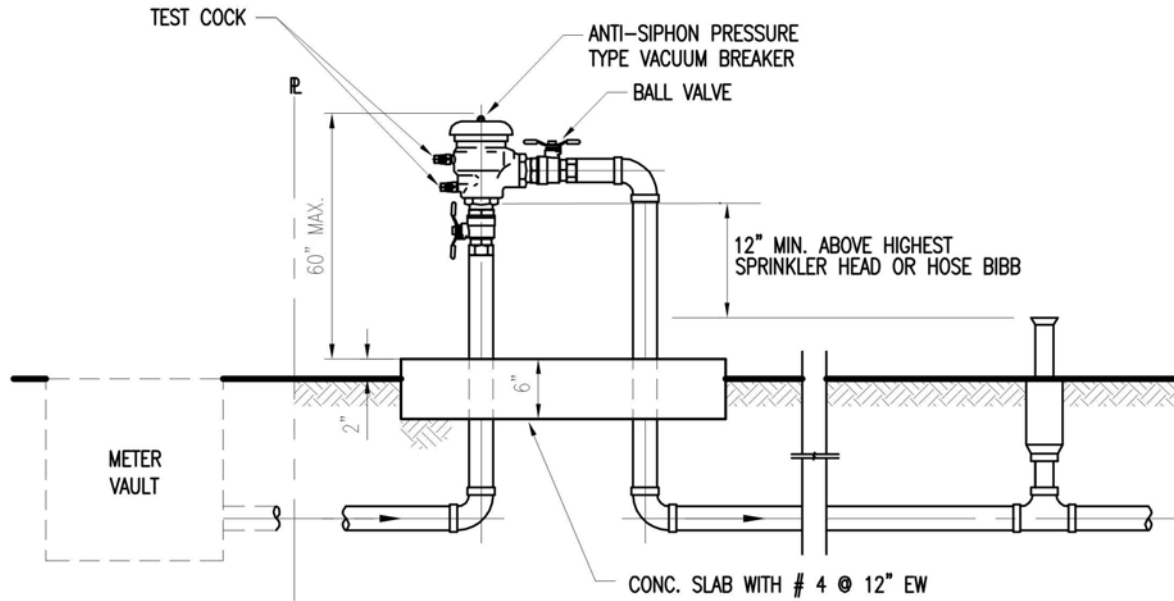
WALL MOUNT CONTROLLER

1" = 1'-0"

328409.13-01



PLAN VIEW



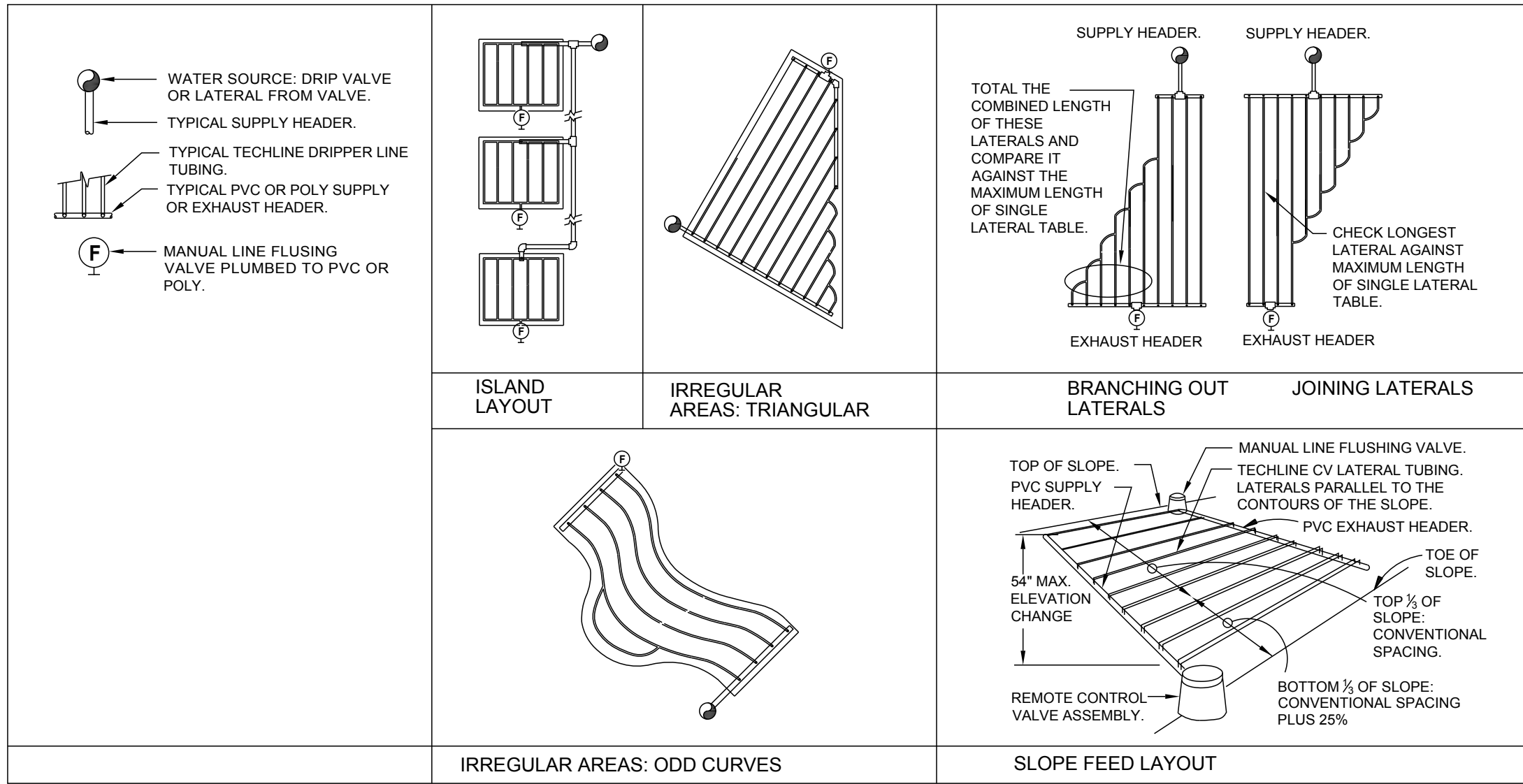
ELEVATION VIEW

NOTES:

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

PRESSURE VACUUM BREAKER ASSEMBLY

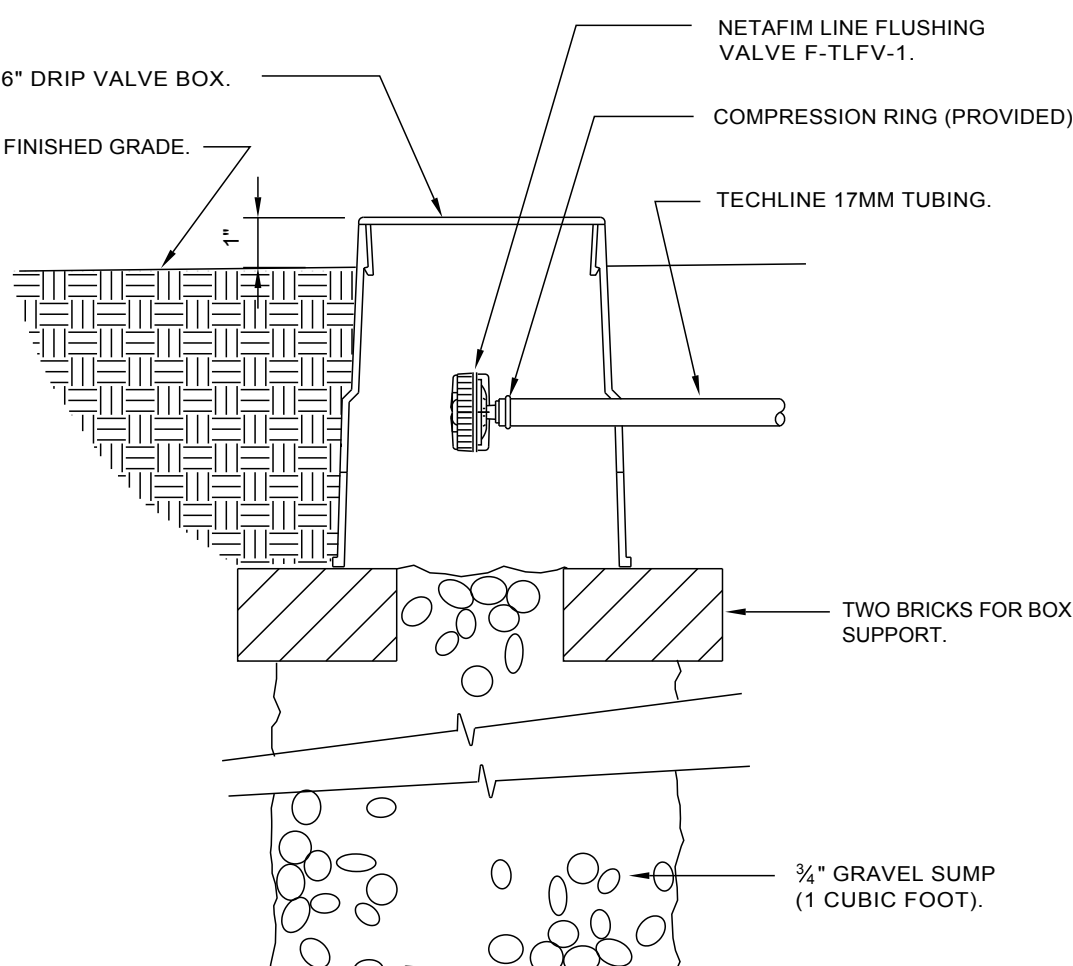
N.T.S.



1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

3" = 1'-0"

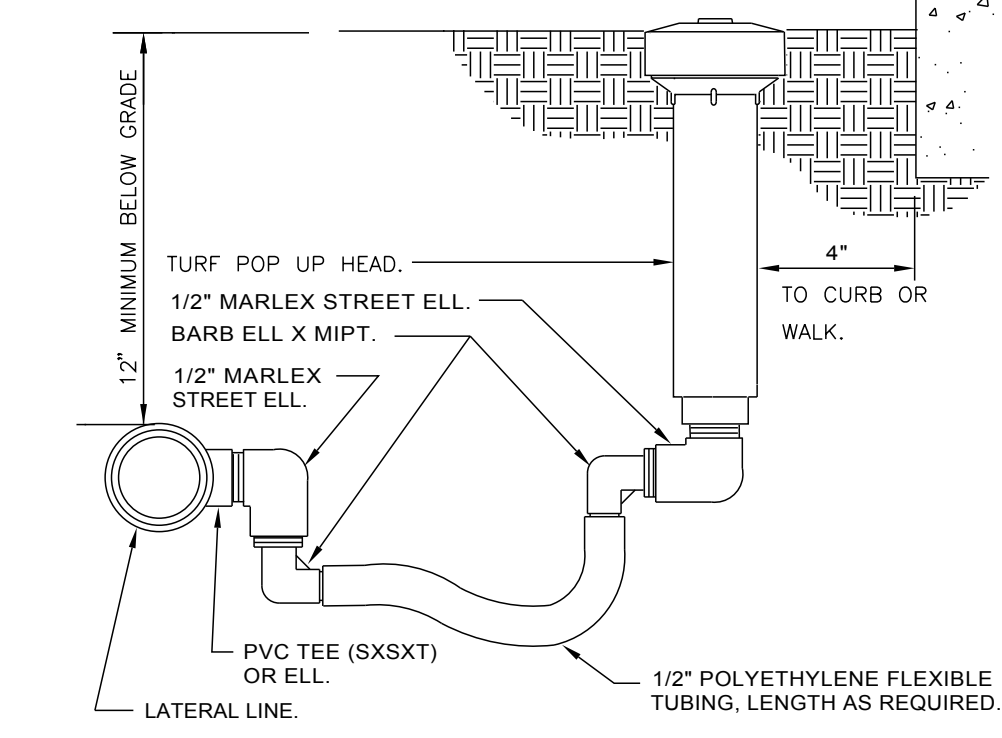
328413.56-39



NETAFIM TECHLINE FLUSH VALVE

3" = 1'-0"

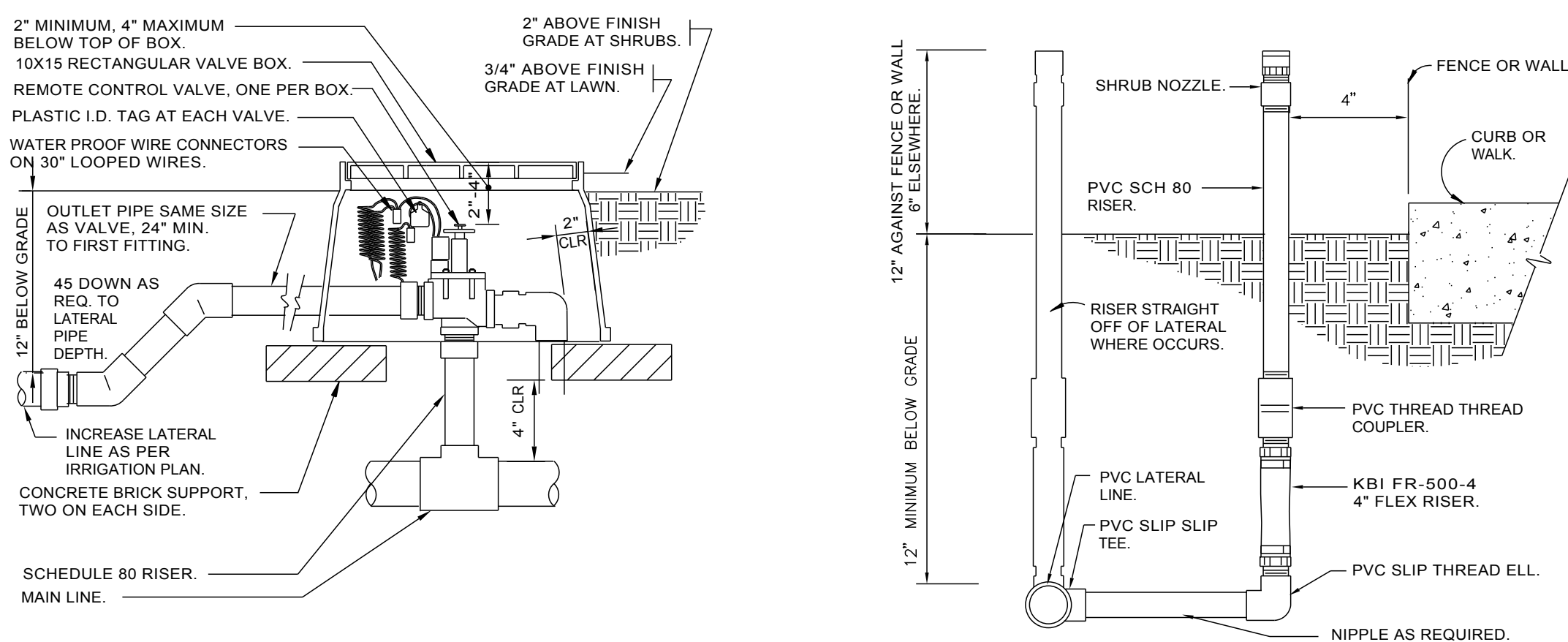
328413.49-33



TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

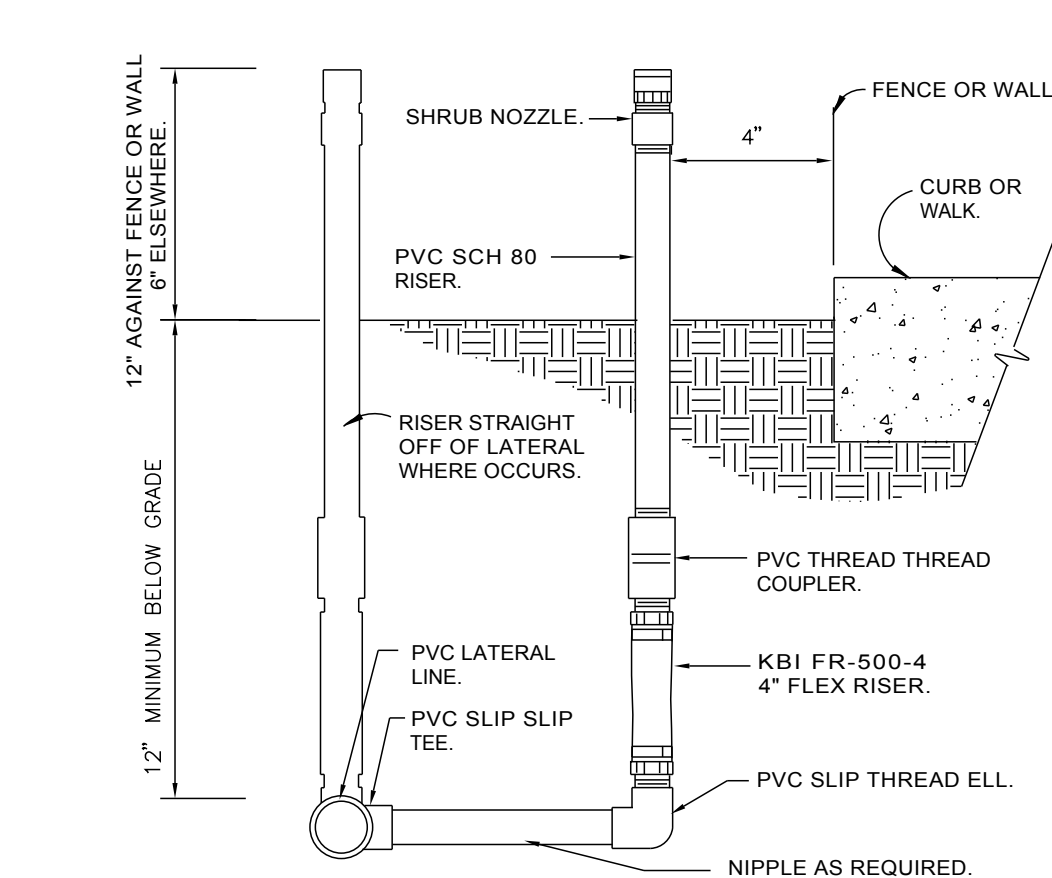
328403.13-02



7 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

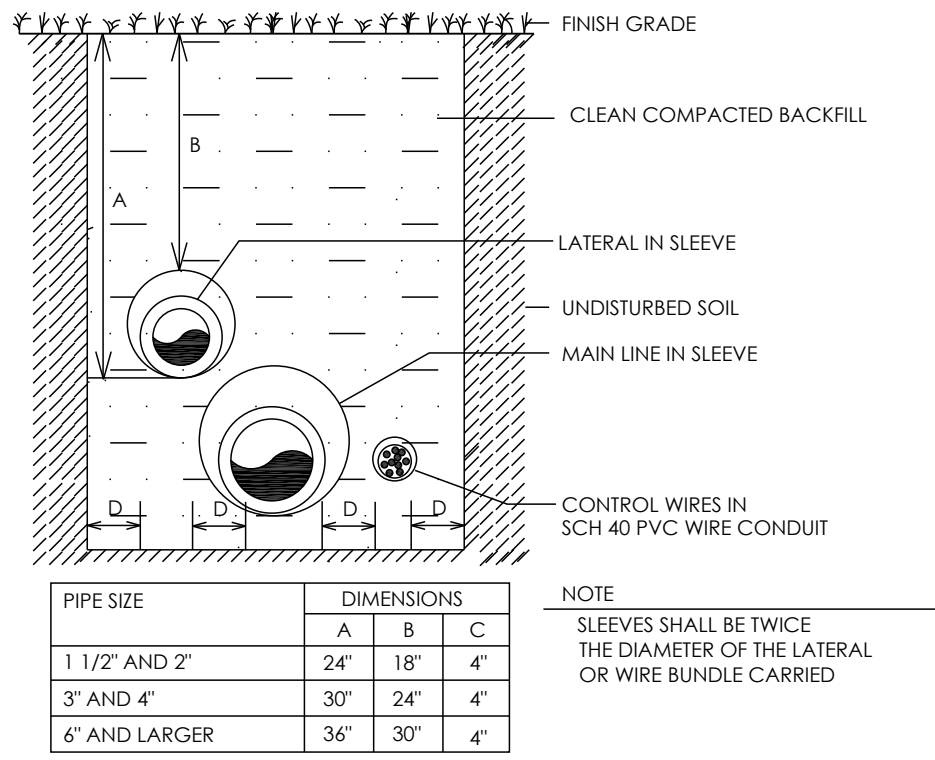
328406.13-02



8 SHRUB SPRAY KBI FIXED RISER

3" = 1'-0"

328403.23-01

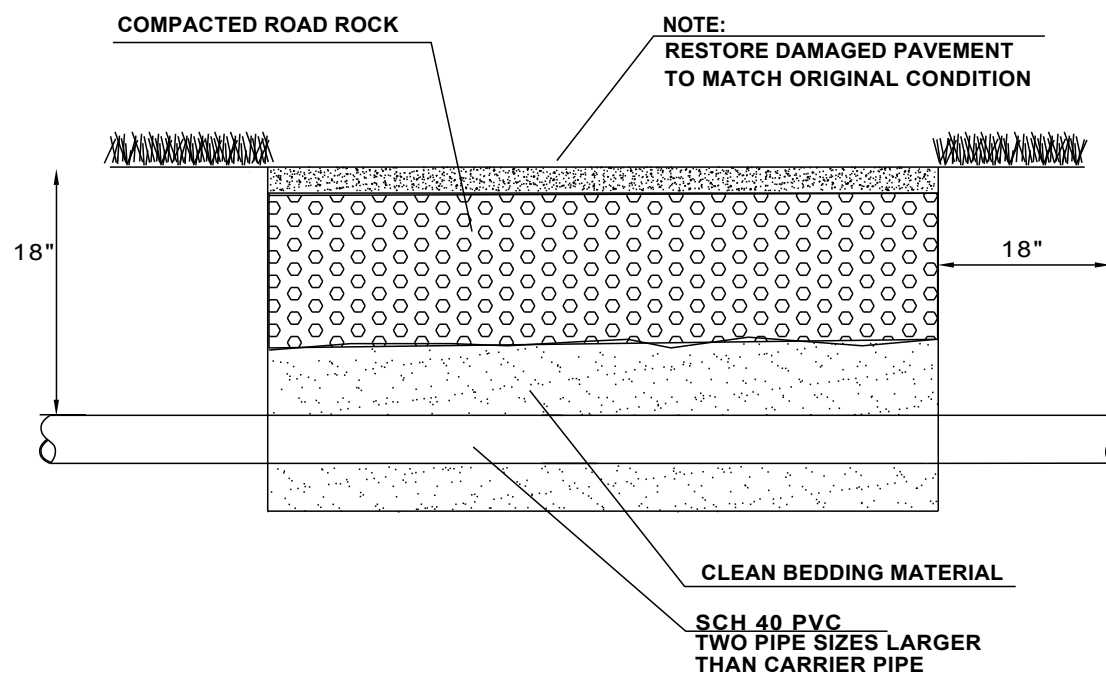


TRENCHING DETAIL (NTS) VEHICULAR TRAFFIC AREAS

9 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

NTS

9



10 PIPE SLEEVE DETAIL

NTS

DETAIL-FILE

CRITICAL ANALYSIS

Generated: 2016-11-16 09:46

P.O.C. NUMBER: 01

Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 20.00 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 65.00 psi
Elevation Change: 5.00 ft
Service Line Size: 1"
Length of Service Line: 20.00 ft
Pressure Available: 81.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 15.75 gpm
Flow Available at POC: 20.00 gpm
Residual Flow Available: 4.25 gpm

Pressure Req. at Critical Station: 36.86 psi
Loss for Fittings: 0.08 psi
Loss for Main Line: 0.84 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 11.43 psi
Loss for Water Meter: 1.19 psi
Critical Station Pressure at POC: 50.40 psi
Pressure Available: 81.00 psi
Residual Pressure Available: 30.60 psi

ALL LANDSCAPE DATA INC



DERICK LANGE

LA6687045

REVISIONS:

PROJECT NAME

SHEET INFORMATION:

Landscaping (Architecture + Plant Information)

(954) 261 9562 / 9737 NW 41 St. Suite 919

Doral, FL 33178

www.alllandscapedata.com



PROPOSED RESIDENCE

1350 97TH ST. BAY HARBOR ISLAND, FL 33154

Drawing Size 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL

Title:
IRRIGATION
DETAILS

Sheet Number:

L-4.1

Date: - November 15, 2016

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: January 11th, 2017

Subject: Proposed Single-Family Residence
1350 97th Street
Bay Harbor Islands Acct. No.: BP2017-9
MMPA Acct. No.: 01-0702-1047

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 1/11/17) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a single-family house located at 1350 97th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1350 97th Street
Legal Description: Lot 4 of Block 34, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Toma Design Group, Inc., as agent for the property owner, 1350 97th Street, LLC, has submitted an application for the construction of a single-family residence on an interior lot located at 1350 97th Street. The proposed two-story home will have approximately 7,437 square feet of A/C living space with a two-car garage. The residence will have seven (7) bedrooms, ten (10) full bathrooms, one (1) half bathroom, and a studio. The overall height of the

structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 97th Street. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Town's current Street Tree Master Plan identifies the tree species for this area of the Town as Live Oak along 97th Street.

The existing structure has been demolished. The Historical Structure Survey for the Town of Bay Harbor Islands lists the demolished structure as a masonry vernacular design that was built in 1953 (FMSF No. DA10304). The new single-family home will be a modern architectural design.

PROJECT HISTORY

A single-family home was previously proposed for the site but deferred by the Planning and Zoning Board in November 2015. The applicant never submitted revised plans to address the Board's comments.

In late November 2016, a new architect submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the construction of a single-family house located at 1350 97th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the rear of the property is being requested to be raised, approximately 1'-6" to 6.25' NGVD (-1.75' BFE). Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town, which the proposed plans do not exceed. The existing lot grades in this general area are typically between 4'-5' NGVD. Raising the lot grade will make the finished grades at the adjoining side lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal, unless the Planning and Zoning Board approves a retaining wall system. A retaining wall system is proposed along the side and rear lot lines to raise the rear yard area. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Toma Design Group, Inc., dated January 11th, 2017 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The PZB finds the retaining wall system is acceptable.

AGENDA ITEM REPORT

January 17, 2017

ITEM NUMBER: 5.

ITEM: Approval of the minutes held on September 20, 2016, October 19, 2016, November 1, 2016 and November 15, 2016. (Item #5A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 9.20.16	9-20-16 DRAFT.docx
2.	Minutes 10.19.16	10-19-16 DRAFT.docx
3.	Minutes 11.1.16	11-1-16 DRAFT.docx
4.	Minutes 11.15.16	11-15-16 DRAFT.docx

MINUTES OF A PLANNING & ZONING BOARD MEETING TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday September 20, 2016 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich Board Member Alan Bechik

Board Member Jed Frankel Board Member Robert Saland

Board Member Oscar Sklar Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Administration of oath of office to newly appointed Board member, Robert Saland. (The oath will be administered by Town Clerk Marlene Siegel).

Town Clerk Siegel performed the Oath of office to newly appointed Board Member Robert Saland.

Item 2. Request for approval for a new multi-family dwelling for "Beau Rivage Condominium" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a nine (9) unit mid rise development. On August 2, 2016 the Board deferred the project and advised the applicant to make several changes. The developer has submitted the revisions. The proposed units range from 1,601 to 4,036 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building has 8 stories in height (7 floors of residential over 1 story parking garage / common areas) @ max. 75 feet above BFE. No TDR's will be required.

Attorney Mathew Amster, 200 S. Biscayne Blvd., came forward to address the Board. He was representing Congress Group, LLC the applicant and owner for the proposed project. The applicant presented in August and has addressed all of the Board comments to improve the development. The proposed development sits on single water front lot, 7 floors, over 1 level of parking. If approved, the project would not require any Transfer of Development Rights (TDR's). He felt the project was compatible to the neighborhood that consists of a nice modern architectural design.

At this time Assistant Town Attorney Simone swore in all the individuals speaking at the Public Hearing.

Architect, Ray Baker, came forward to address the Board. He provided a summary of the proposed changes that included the relocation of the trash enclosure to the rear; extended the lobby; staircase added to connect to the second floor; relocated the fire command center to the ground floor; additional louvers on the east and north façade; glass opening with eyebrow on the west façade; addition of a trellis on the rooftop; louvers were design all around the parameter and a spiral staircase was added on the top floor.

There was a brief discussion on the Board comments from the last meeting; the new modifications; parking garage screening; trellis; pedestrian entrance; and the private terraces.

ACTION: Board Member Telesco made a motion to approve the proposed project as presented. Board Member Sklar seconded the motion and it passed unanimously

Item 3. Request for approval for a new multi-family dwelling for "The Congress Group, Inc" located at 10301 E. Bay Harbor Drive, Lot 1 of Block 4. The developers are proposing to construct a ten (10) unit mid rise development. The proposed units range from 2,087 to 4,326 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building has 8 stories in height (7 floors of residential over 1 story parking garage / common areas) @ max. 75 feet above BFE. No TDR's will be required.

Attorney, Mathew Amster, came forward to address the Board. He was representing the applicant and owner the Congress Group, Inc. He explained that vacant property was located on the north end of the East Island and were proposing to construct a ten (10) unit mid-rise development with one level of parking. He felt that the project had met all of the Town requirements.

Architect, Rey Fernandez, came forward and stated that the proposed location was a unique site that curved and extended out. The building layout has a stairs towers on the roof top for elevator, with an active roof has continued landscaping as it follows the building. On the north façade, the master bedrooms open to the water view. On the roof top, there were 3 towers with a restroom facility, common area for the pool and landscaping ring around. He stated the propose materials included a white surface, white aluminum louvers and blue glass.

Landscaping Architect, Dave Baker, came forward to address the Board. He explained the proposed landscaping plan included coconut palms; silver buttonwood; Montgomery palms; triple trump; hedges and street trees.

PUBLIC COMMENT

Paul Basile, 9240 W. Bay Harbor Dr., came forward and thanked the developer for building larger units and suggested another color for the top stairs.

Larry Wolf, 9780 E. Bay Harbor Dr., came forward and felt that there was not sufficient parking on the island for residents.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the parking; towers; eyebrows; scoring line; location of the ac units; screening for the generator room; front façade; colors; concrete bands between towers; introduce horizontal eyebrows to connect; trash enclosures & FPL transformers need to be moved to the rear; fire pump room; the site plans need to be revised to show kitchens for the units on the last floor.

Consensus was for the applicant to come back to the Board with the following comments:

1. Extend the eyebrow above garage door below.
2. Cover walkway.
3. Align the generator room with louvers.
4. The tower treatment on the south side.
5. Thin out the northwest corner.
6. The south façade the glass needs to be added.
7. The trash enclosure and FPL transformers need to be relocated.
8. Reduced the walkway and add more green area.
9. Extend the glass on the 2 and 3rd floor over the garage entry, so it's aligned.
10. Reduce the tower where the bathrooms are located.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 4. Request for approval for an addition for “Scott Weinberg” located at 9441 E. Broadview Drive, Lot 98 of Block 23. The owner is proposing to construct a sun-deck as well as some site work to the existing two-story single family home on a waterfront lot. The proposed second story sun-deck will have approximately 272 sq. ft. of accessible space.

Homeowner, Scott Wienberg, came forward and proposed a cover area on the sun deck; will be updating the pool and has redesign the driveway.

There was a brief discussion on the landscaping plan; driveway and planters.

ACTION: Board Member Frankel made a motion to approve the proposed additions. Vice Chair Gavcovich seconded the motion and it passed unanimously.

Item 5. Approval of minutes of the Board meeting held on July 19, 2016 and August 2, 2016.

Vice Chair Gavcovich made correction to the July 19th Meeting vote.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, asked if the Board had a discussion on the lot coverage. The Board needs to address the best interest of the community.

CLOSED PUBLIC COMMENT

ACTION: Board Member Frankel made a motion to approve the proposed Minutes subject to corrections. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:27 p.m.

CHAIR

ATTEST

TOWN CLERK

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING & ZONING BOARD MEETING

A Planning & Zoning Board Meeting was held Tuesday October 19, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steve Hurwitz

Board Member Alan Bebachik

Board Member Jed Frankel

Board Member Robert Saland

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Approval of revisions for "Bijou (formerly La Boutique)" located at 9521-41 E. Bay Harbor Drive, Lots 3 & 4 of Block 1. The developers are proposing several changes to the previously approved site plan dated December 3, 2013 and October 20, 2015. They are requesting approval to the revisions that have made to the parking garage/common floor area, the roof area, some of the elevations and the landscape to comply with the new conditions.

Attorney, Mathew Amster, came forward to address the Board. He explained that the Bijou project was going through the permitting process and made revisions to better the development. The proposed revisions include the parking garage, roof area, landscaping, and elevations.

Architect, Charles Benson, 6065 Washington Ave., came forward to address the Board. He explained the proposed site plan revisions was for the interior design to the lower level; roof area; east elevation staircase was removed; added an exit door to the rear; relocation of the walkway to the south side; added a storage area in the lobby and the generator room was modified to show the grill windows on the south side.

At this time Board Member Frankel arrived at the meeting.

ACTION: Board Member Telesco made a motion to approve the proposed revisions. Board Member Saland seconded the motion and it passed unanimously.

At this time Board Member Bebachik reused himself from the meeting.

Item 2. Request for approval for an addition for "Levyco Investments, LLC" located at 1331 98 Street, Lot 11 of Block 36. The owners are proposing an addition to an existing single family home. The proposed 650 sq. ft. addition will provide the existing home with a total of approximately 2,678

square feet of a/c living space. The expanded residence will have four bedrooms, three full bathrooms and one half bath.

Architect, Wilfredo Varela, came forward to address the Board. He explained that the homeowners were proposing to expand the residence with an addition of a master bedroom, bathroom and renovations to the kitchen.

There was a brief discussion on the proposed additions; square footage; proposed roof type; materials; renderings and laundry room.

ACTION: Board Member Telesco made a motion to approve the proposed addition. Board Member Saland seconded the motion and it passes unanimously.

Item 3. Approval of the minutes held on June 21, 2016 (Item #3A)

ACTION: Board Member Sklar made a motion to approve the proposed minutes. Board Member Telesco seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 10:19 p.m.

CHAIR

ATTEST

TOWN CLERK

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday November 1, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich Board Member Alan Bebchik

Board Member Jed Frankel Board Member Robert Saland

Board Member Oscar Sklar Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Assistant Town Attorney Simone swore in all individuals speaking at the Public Hearing.

Item 1. Request for approval for a new multi-family dwelling for “10301 EBHD” located at 1030 E. Bay Harbor Drive, Lot 1 of Block 4. The developers are proposing to construct a ten (10) dwelling unit multi-family residential development. On September 20, 2016 the Board deferred the application and advised the applicant to make several design changes. The have made the corrections as requested. The proposed units range from 2,071 to 4,324 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one story parking garage structure. The building has 8 stories in height (7 floors of residential over one floors of parking garage @ max. 75 feet above BFE. Enclosed please find the site plan and elevations.

Attorney, Mathew Amster, 200 S Biscayne, came forward to address the Board. He clarified for the record that the applicant / owner was Congress BHN, LLC. He stated that the project remain the same with the proposing ten (10) units and one story parking garage.

At this time Board Member Saland arrive at the meeting.

Architect, Rey Fernandez, came forward and presented the Board with the proposed project. He explained that the revised plans and felt that the team had addressed all the changes based on the recommendations from the Board. He ined that changes included an eyebrow to the entrance façade; glass opening to the rear of the building; the addition of glass material to the east façade; roof top

adjustments; project materials; modification to the walkway to add more landscaping; glass panel frame was added to the front entrance; and additional louvers.

There was a brief discussion from the Board on the revised site plans; roof deck; redesign of the stairs; glass railings; and the towers design.

ACTION: Board Member Telesco made a motion to approve the proposed project as presented. Board Member Sklar seconded the motion and it passed 6-1, with Vice Chair Gavcovich opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Approval of the Planning and Zoning minutes for July 19, 2016 and August 2, 2016. (Item #2)

ACTION: Minutes defer.

At this time Town Clerk Siegel asked for the Board to provide input on screening materials. She read out the text for the Code on approved screening materials that included decorative concrete blocks; wood fencing; hedge materials and other materials as may be approved by the Board. She provided pictures of a home that had bamboo trees as screening material and asked for the Board feedback on the topic.

Consensus was that screening material used as bamboo trees was acceptable.

There being no further business to discuss meeting was adjourned at 7:30 p.m.

CHAIR

ATTEST

TOWN CLERK

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING & ZONING BOARD MEETING

A Planning & Zoning Board Meeting was held Tuesday November 15, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steve Hurwitz

Board Member Alan Bechik

Board Member Jed Frankel

Board Member Robert Saland

Board Member Thomas Telesco

Item 1. Request for approval for an addition for Fernando Rosenberg at 1330 100 Street, Lot 3 of Block 37. The owner is proposing an addition and garage enclosure to the existing single family residence. The proposed home will have approximately 3,095 square feet of living space, including the proposed addition. The residence will have four (4) bedrooms, four (4) full bathrooms and one half bathroom.

Contractor, Mr. Louis, came forward to address the Board. He explained that the homeowner was proposing an addition to convert the existing garage to an additional room. He stated the additional room would be leveled with the kitchen.

There was a detailed discussion from the board on the plans elevations; rendering; calculations; proposed materials; trash enclosure; hedge; color and floor elevation.

ACTION: Board Member Telesco made a motion to approve with the following conditions:

1. The Building Official meets with the architect to address and reorganized the renderings.
2. The plans shall reflect the beige color and materials.

Board Member Saland seconded the motion and it passed unanimously.

Item 2. Request for approval for a new single family home for 1310 Bay Holdings, LLC (Figueira Residence) located at 1310 95 Street, Lot 9 of Block 32. The owner is proposing to construct a new two story single family home in an interior lot. The proposed home will have approximately 5,350 square feet of a/c living space. The applicant is proposing a swimming pool and pool deck in the rear of the property. The residence will have six (6) bedrooms, six (6) full bathrooms and one half bathroom.

Architect, Cassandra Straut, 2828 Coral Gables, came forward to address the Board. She explained that the applicant was proposing a 2 story single family home with 6 bedrooms and 6 bathrooms with a similar design that was previously approved.

Architect, Jorge Gonzalez, came forward and presented the proposed project. He stated that the proposed residence was a 2 story modern contemporary home. The homeowner was proposing resisto glass and eyebrows to break up the façade.

There was a brief discussion from the Board on the driveway; balcony; elevations and window heights.

ACTION: Board Member Saland made a motion to approve as presented. Board Member Bebachik seconded the motion and it passed unanimously.

Item 3. Request for approval for an addition for Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar located at 1311 Kane Concourse, Lot 13 of Block 34. The owners are proposing a partial second floor addition and garage enclosure to the existing single family residence. The proposed home will have approximately 4,194 square feet of living space, including the proposed addition. The residence will have five (5) bedrooms, four (4) full bathrooms and two (2) half bathrooms.

Architect, Hamlet Demagua, came forward to address the Board. The homeowner was proposing to enlarge the home and would like to add a partial second floor and addition.

There was a detailed discussion from the Board on the proposed addition; front elevation; proposed materials; suggestions to add moldings; bands; score lines; balcony.

ACTION: Board Member Telesco made a motion for the applicant to come back to the Board with the following recommendations:

1. Coordinate both sides of the home.
2. Articulate the front façade.
3. Add architectural elements.
4. Address the bold wall.
5. Side street windows, can add horizontal windows.
6. Add bands around the windows
7. Add wood scores.

Board Member Frankel seconded the motion and were all in favor for the applicant to come back with modifications.

Item 4. Approval of minutes of the Board meeting held on August 16, 2016

ACTION: Board Member Telesco made a motion to approve the proposed meeting minutes. Board Member Frankel seconded the motion and it passed unanimously.

CHAIR

ATTEST

TOWN CLERK

DRAFT