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

MEETING OF THE

DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

December 6, 2022

REVISED - AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

OATH OF OFFICE – New Board Member Alexander Feldman

1. Request for approval for a new single-family home for "CDO Development, LLC" located at 1270 99 Street, Lot 6 of Block 28. On October 18, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The owners are proposing to construct a new two-story single-family home. The existing 2,575 sq. ft. single-story home (built in 1954 will be demolished and replaced with a new two-story 5,537 sq. ft. home. The residence will have 5 bedrooms, 6 full baths, 2 1/2 half baths and a 2-car garage. Enclosed please find the revised site plan and elevations. (Item #1)

   ***** *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for a new single-family home for "RAR House Trust" located at 9841 East Broadview Drive, Lot 10 of Block 23. The owners are proposing to construct a new two-story single-family home. The lot is currently vacant and was previously used by the neighboring lot (9861). A new two-story 6,604 sq. ft. under A/C home is proposed with 7 bedrooms, 7 baths, 2 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #2)

   ***** *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for renovations to the hotel "Landon Hotel - (Bal Bay Inn, LLC)" located at 9650-9660 East Bay Harbor Drive, Lots 1-2 of Block 11. On October 18, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The owner is proposing to remodel the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop off areas and convert the area into an outdoor food / bar area with 65 seats. A small pool (interior) and spa (along 97 Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97 Street around the outdoor activity areas. Enclosed please find the revised site plan and elevations. (Item #3)

   ***** *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9650-9660 East Bay Harbor Drive.

4. Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On November 1, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units. Enclosed please find the revised site plan and elevations. (Item #4)

   ***** *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

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

5. Request for approval for an addition and renovations for “Alan Cohen Trust & 1025 Kane Concourse, Ltd” located at 1025 Kane Concourse, Lots 14-15 of Block 11. The property owner is proposing a second story addition and renovations to an existing two-story commercial complex. Enclosed please find the site plan and elevations. (Item #5)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1025 Kane Concourse.

6. Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. Enclosed please find the site plan and elevations. (Item #6)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-10290 East Bay Harbor Drive.

7. Request for approval for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped 7-story building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The dwelling units will range in size between 2,169 to 5439 square feet. The proposed building would require the developer to acquire 9 TDR units. Enclosed please find the site plan and elevations. (Item #7)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10141-10143 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 10:30 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 Design Review 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
December 6, 2022

ITEM NUMBER: 1.

ITEM: Request for approval for a new single-family home for "CDO Development, LLC" located at 1270 99 Street, Lot 6 of Block 28. On October 18, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The owners are proposing to construct a new two-story single-family home. The existing 2,575 sq. ft. single-story home (built in 1954 will be demolished and replaced with a new two-story 5,537 sq. ft. home. The residence will have 5 bedrooms, 6 full baths, 2 1/2 half baths and a 2-car garage. Enclosed please find the revised site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1270 99 St SFR DRB Staff Report Nov 15 2022
2.	Casa Bay Harbor-Letter of Intent
3.	CASA BAY HARBOR Drainage Report v2 FLAT
4.	1270 99 Street 2nd DRB 12.6.2022
5.	Survey

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: November 15th, 2022

Subject: Single-Family Residence – New Construction - #2 DRB Review
1270 99th Street
Bay Harbor Islands Acct. No.: SPR22-000012
MMPA Acct. No.: 01-0702-1132

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (signed & sealed dated 11/29/22) and if felt to be acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed herein, and a finding by the DRB of the following:

- Approval of the applicant's requested alternative of the Town's 2nd story 80% building volume to the 1st story square footage limit by providing enhanced architectural articulation and detailing on the home facades to break up the massing off the structure pursuant to Code Sec. 23-11(A)(9). The applicant's plan revision is now proposing 83% (was 84%).

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1270 99th Street
Legal Description: Lot 6 of Block 28, "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, Felipe Alvarado of FAO Architecture, as agent for the property owner, CDO Development, LLC, has submitted an application a new single-family residence on an interior dry lot located at 1270 99th Street. The property is currently vacant. The former residence was 2,575 sq. ft. single-story home originally built in 1954 and has been demolished. The new home design proposes a two-story / 5,537 sq. ft. under A/C home that has 5 bedrooms / 6 full baths / 2 ½ baths and a two (2) car garage. The home's architectural style is South Florida Tropical "modern" with a flat roof, large window areas on the front and rear elevations, and considerable fenestrations on all of the elevations. The exterior home facades include smooth stucco areas, polished concrete areas, wood composite features, bronze door / window frames, decorative aluminum louvers, and architectural details (eyebrows / columns / etc.). This home has a front courtyard, a pool, spa, pool bath and outdoor summer kitchen. The overall height of the structure is 25' above the Base Flood Elevation (BFE) + 1' FBC Freeboard, which complies with the 25' maximum height permitted in the RD Single-family District on this interior lot with a flat roof.

A request to allow the second story building volume to exceed 80% of the first floor square footage has been made in consideration of enhanced architectural articulation and detailing provided on the facades to break up massing of the structure pursuant to the recently adopted Code requirements. The applicant originally requested a 2nd floor volume of 84% (129 sq. ft. excess). At the October 18th, 2022 DRB meeting discussions were held on this issues and the DRB requested the applicant to attempt to meet the 80% rule or reduce the request. The revised plans still request a waiver of the 80% rule; however, it is reduced to 102 sq. ft. (83%). Most of this request is for a proposed interior double height entry foyer. Additionally, the plan complies with the minimum 50% open space in the front yard with 68.5% and the overall site open space at 41.5% (40% min. for 2-story homes).

The proposed site landscaping meets the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes. At the Oct. 18th, 2022 DRB meeting discussions were held on this project and the application was deferred to allow the applicant to address DRB comments. The DRB items MMPA noted were:

1) The DRB requested the applicant to attempt to meet the 80% rule or reduce the request. As stated above the applicant has reduced the 2nd floor volume to 83%.

2) The DRB requested the applicant to consider enclosing the "open" staircase on the east façade. The plans show the staircase is now enclosed and screens the neighbor.

3) The DRB requested the applicant to add additional tall landscaping adjoining the house façade where the staircase is proposed for screening. The staircase is now enclosed. Due to this the plans do not reflect any changes to the landscaping.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 1270 99th Street meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans. At the October 18th, 2022 DRB meeting discussions were held on this project and the application was deferred to allow the applicant to address DRB comments. The new plan revisions appear to address the DRB's issues – it is at the discretion of the DRB if the applicant has adequately addressed their concerns.

If the DRB approves the revised design, the following conditions of approval are recommended:

1) This approval is based on the revised Site Development Plans prepared by Felipe Alvarado of FAO Architecture (last updated plans signed & sealed on 11/04/22), with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

2) The Design Review Board must approve of the applicant's requested alternative of the Town's 2nd story 80% building square footage volume to the 1st story square footage limit by providing enhanced architectural articulation and detailing on the home facades to break up the massing off the structure pursuant to Code Sec. 23-11(A)(9). The applicant is now proposing 83% (102 sq. ft. increase). If the Design Review Board does not approve the requested modification, the plans must be revised to meet the normal Code requirements or as otherwise agreed to.

November 7, 2022

Town of Bay Harbor Islands
Design Review Board
9665 Bay Harbor Terrace
Bay Harbor Islands, Fl 33154

Reference: **Request for Waiver of 80% Rule Area of Second Floor per Section 23-11(A)(9)**

Project: **Casa Bay Harbor Islands**
1270 99th Street
Bay Harbor Islands, Florida 33154

To Whom It May Concern,

Project Casa Bay Harbor Islands is a new single-family home nestled on 99th Street between Broadview Terrace and East Broadway Drive. The home has been designed in a clear, clean, and appropriate manner located with-in the neighborhood of beautiful Bay Harbor Islands.

We will like to request for a waiver regarding zoning code Section 23-11(A)(9) which states that "for residences designed as two story structures, the second story shall not exceed 80% of the first (ground) floor gross floor area….."

It is to our understanding that the Design Review Board may grant and allow for modifications to the above-mentioned requirement in instances where enhanced architectural and detailing is provided on the exterior house facades to break the massing of the structure.

Therefore, FAO Architecture has very diligently designed this new single-family home to comply with the requested design elements and treatments of exterior facades to obtain your permission for Section 23-11(A)(9) to be waived.

The house presented before you has incorporated enhanced architectural features and detailing into its design such as:

- The massing of the facades and its planes have been broken-up to achieve movement and depth on both the east and the west facades. These side yard facades are the longer of the four sides, but we have interrupted its full length by jogging the volumes of the house, therefore, breaking up the continuous planes of the longer facades
- The design of the house incorporated an entry courtyard to the house flanked by the three sides providing depth to the front façade and articulating the entrance to create

FAO ARCHITECTURE, LLC
407 LINCOLN ROAD, SUITE 8-S
MIAMI BEACH FLORIDA 33139
AR 91841
TEL 786.448.5630
DESIGN@FAOARCHITECTURE.COM
WWW.FAOARCHITECTURE.COM

an inviting entry point to the home, surrounding you by its modern architecture and presenting many different materials such as exposed concrete, stucco walls with contrasting colors such as white and gray, composite wood, aluminum decorative work, and a water feature as well which will also invoke your hearing senses via water fall sounds. All of these can be perceived prior to entering the house

- We have played with the idea of solids and voids throughout the façade by using columns spaced apart creating a see-through screen for portions of the house which then turn and become beams which then become solid eyebrows. You can find these details on the front, side, rear and at the top of the home. The same elements have been used in two different types of materials, ones will be used as exposed concrete and in others will be used with stucco and white paint finish. This will create a beautiful material contrast throughout the perimeter of the house
- We have also used the concept of floating wall planes. Refer to the exposed concrete volumes to the left of the house when viewing from street. The front façade of this volume floats above the grade plane and it is disengaged from the side as well. This design gesture will enhance the breaking of planes not only from the face of the wall of the house but also from the ground
- We have introduced an elevated planter on one of the interior corners of the courtyard at the second-floor level. This will create depth to the house at the upper levels and will bring a touch of nature in the upper level creating a beautiful contrast within the design
- For these and many other design features of the house please refer to the 3D views of the house in the submittal package that has been submitted to you for your review

The original request letter for the October 18, 2022 DRB Board meeting we had requested the following:

- Second story shall not exceed 80% of the ground floor gross area = 80% x 3,301 s.f. (first floor) = 2,641 s.f. of area allowed on second floor
- Proposed second floor area is 2,770 s.f.
- Second floor area is over by: 2,770 s.f. – 2,641 s.f. = 129 s.f.
- The second-floor area is over by 129 s.f.

On this revised request letter, we have decreased the area of the second floor increase from 129 s.f. to 102 s.f.. We reduced it by 27 s.f from original request.

If you refer to the Cover sheet, or A-100 (zoning table) or sheet Z-101 you will find the calculations of the second-floor area. Here you will see that the calculation is as follows:

- Second story shall not exceed 80% of the ground floor gross area = 80% x 3,301 s.f. (first floor) = 2,641 s.f. of area allowed on second floor
- Proposed second floor area is 2,743 s.f.
- Second floor area is over by: 2,743 s.f. – 2,641 s.f. = 102 s.f.
- The second-floor area is over by 102 s.f.

FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

I would like to bring to your attention and for your consideration that our second floor has a double height area above the entry foyer which is 188 s.f. of double heighted open space. Our design intention is not to over build the second floor, which we are not, but rather to provide a grand entry to the home by using the concept of a double height space above the foyer and keeping with the idea of breaking up of the planes but this time in a vertical manner within the house. Therefore, the physical floor area of the second floor is within the parameters of the 80% floor area of the first floor. Many municipalities such as City of Coral Gables and City of Miami Beach do not count double heighted spaces towards the floor area of the second-floor calculation. I hope you consider this design gesture as an enhancement of the experience of the home and not as an overbuilt second floor which clearly it is not the intent of the proposed design.

The design vocabulary and style of Casa Bay Harbor Islands can be described as "modern". Avoiding any ornamentation that is not necessary and expressing its architecture by its geometrical volumes, contrasting materials and free open spaces. The project is unique to this site, location, orientation, context, and neighborhood.

FAO Architecture strongly believes that the design concept presented before the Board meets and exceeds the requirements to waive the 80% rule. We have worked very hard to provide you an interesting, well-articulated and unique project for your consideration. I hope you feel the same way that our architectural firm does about this exiting new project to be.

This project will not only enhance its neighborhood but will also be a positive and welcomed contribution to this area of Bay Harbor Islands. Since the design conception of this home, maintaining and promoting the urban fabric of this neighborhood in our design has and it has always been at the forefront of our work as is has been clearly shown in the design presented to this Board.

I would like to thank you in advance for your time in this matter.

Sincerely,



Felipe Alvarado, R.A., LEED AP



FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

DRAINAGE REPORT

For

CASA BAY HARBOR

@ 1270 99th Sreet
Bay Harbor Islands, Fl 33154

Prepared by:

TERRA CIVIL ENGINEERING

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARCO A. OSORIO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

MARCO A. OSORIO
LICENSE
No. 44090
STATE OF FLORIDA
PROFESSIONAL ENGINEER

(TCE Project #220625)

Florida Certificate of Authorization No: 27209

4011 West Flagler Street, Ste 404
Miami, FL 33134

July 22, 2022

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III. **BAY HARBOR ISLANDS DESIGN CRITERIA**
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- **EXFILTRATION TRENCH DESIGN**
- **DRAINAGE MAP & EXFILTRATION TEST**

I. PROJECT DESCRIPTION

The proposed project consists of the construction of a new single-family residence.

As specified by the City of Bay Harbor Islands, the site is designed to retain the 10-year, 24-hour storm with an intensity of 6.8 inches, with no ponding for more than 48-hours. The system uses a combination of exfiltration trench and retention areas capable of retaining the entire runoff volume generated by the 10-year, 24-hour storm on-site. The calculations follow the methodology set forth by the SFWMD in their publication titled "Management and Storage of Surface Water, Permit Information Manual, Volume 4."

II. LAND USE INFORMATION

		Basin -1 (Front Yard)	**Basin-2 (Back Yard)**
Total Basin Area	=	2,478 sq. ft.	7,522 sq. ft.
Total Impervious Area	=	760 sq. ft.	5,198 sq. ft.
Total Pervious Area	=	1,718 sq. ft.	2,324 sq. ft.

Assumptions:

Average Grade Elevation =	6.00' NGVD	5.00' NGVD
Assumed Water Table = 2.00' NGVD		

III. BAY HARBOR ISLANDS DESIGN CRITERIA FOR RESIDENTIAL PROPERTY

10 year - 24 hour Storm >> = 6.80"

Date: 7/22/2022
Document: Residential Drainage Calculation
Project Manager:
Project Name: CASA BAY HARBOR @ 1270 99 STREET, BAY HARBOR ISLAND

BASIN-1 (FRONT YARD)

Summary

Definitions		Project Information	Comments
I	Rainfall produced during 10 years, 24 hour storm event	6.80	
S	Soil storage capacity (in)		
A	Site total area (sf)	2,478	
Perv	Pervious area - grass, gravel... - (sf)		
Imp	Impervious area - roof, pavement, walkways, decks,		
R	Run off depth (in)		
V	Volume of runoff (cubic feet)		
WE	Compacted water storage (in)		
AEPA	Average elevation of Pervious Areas (ft)	5.00	
HGWE	High ground water elevation (ft)	2.00	*Check also the geotechnical engineer report*
DW	Distance between Avg Elevation of Pervious Areas and the High Ground Water Elevation	3.00	*AEPA - HGWE = Depth to Water table - DW*

Project detailed information:

Impervious areas		Description	Pervious areas		Description
Imp_1	760	*driveway, walks & house*	Per_1	1,718	*grass*
Imp_2	0	*Pools*	Per_2		
Imp_3	0		Per_3		
Imp_4	0	*shed*	Per_4		
Tot_Imp =	**760**		**Tot_Per =**	**1,718**	

Soil Storage Capacity Calculations (S)

Depth to Water Table	WE Compacted Water Storage (in)
1	0.45
2	1.88
3	4.95
4	8.18

$$S = \frac{\text{Pervious Area} * WE}{\text{Site Total Area}}$$

$$S = \frac{1718}{2{,}478} \quad 4.95$$

WE = 4.95	S= 3.43

Runoff Depth Calculation (R)

$$R = \frac{(I - 0.2 * S)^{\wedge} * 2}{(I + 0.8 * S)}$$

R= 3.92 in

Volumen of Runoff (V)

NOTE: The volume of runoff generated during a 5-year, 1-hour storm (V) must be contained within the property boundaries

$$V = A * R / 12$$

V= 809 Cubic feet

Volume of retention provided on site

Volume of swales

Swale	A1 (Ft^2)	Ao (Ft^2)	A average (Ft)	h (ft)	Volumen (Ft^3)
1 (5.5'-6.0')	15	200	108	0.5	54
2(5.5'-6.0')	308	649	479	0.5	239
			-		0
			-		0
				Total	**293**

Volumen of runoff > **Volumen of Retention**

Conclusion

Volume of runoff treated by retention areas (cf) =	293
Volume of runoff treated by Exfiltration Trench (cf) =	516
Volume total treated (cf)=	809

The entire runoff volume generated by the 10-year 24-Hour rainfall (809 cf) will be retained inside the proposed retention areas and the 20 LF of exfiltration trench. This way, the entire runoff volume will be contained within the property.

TERRA CIVIL ENGINEERING

Made by: M.A.O. Date: 07/22/22
Checked by:

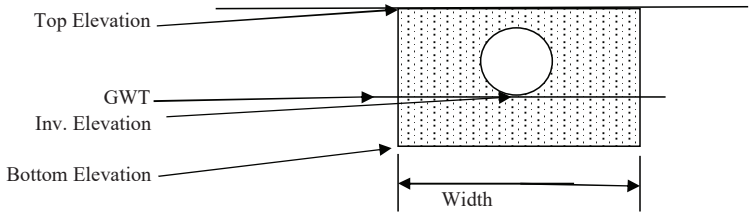
CASA BAY HARBOR @ 1270 99 STREET, BAY HARBOR ISLAND

BASIN - 1 (FRONT YARD)

EXFILTRATION TRENCH CALCULATIONS

Total Drainage Area =	0.057	acres.		
Impervious Area =	0.017	acres.	(C = 0.95)	
Pervious Area =	0.039	acres.	(C = 0.25)	

Lowest Grnd. Elev. for Prop. Exfil. Trench = 6.00 ft. NGVD.



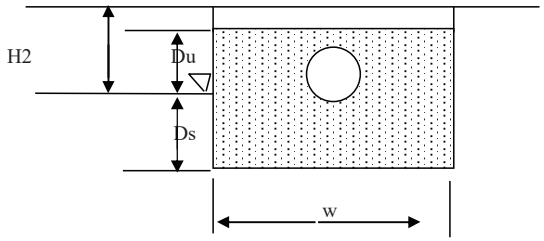
Proposed Exfiltration Trench:

Top Elevation =	5.00	ngvd
GWT =	2.00	ngvd
Pipe Diameter =	12	inches
Inv. Elevation =	2.00	ngvd
Bottom Elevation =	0.00	ngvd
Width =	3.50	feet.
k =	1.72E-04	cfs/sf-ft of head.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

If Ds ≤ Du Use: L = Volume / [k / SF x (H2xW + 2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du)]
If Ds > Du Use: L = Volume/ [k / SF x (2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du)]

Volume = Total 5Y-1D Runoff - Swale Retention Vol. (ft^3)
k = Hyd. Conductivity (cfs/sf - ft)
H2 = Depth to the Water Table (ft)
W = Trench width (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)
SF = Safety Factor
PS = Pipe Storage (ft.^3)



Required Retention Volume =	516	(ft.^3)
Required Retention Volume =	0.012	ac-ft.
Volume =	0.142	ac-in.
k =	0.000172	cfs/sf-ft
H2 =	4.00	ft.
W =	3.00	ft.
Du =	3.00	ft.
Ds =	2.00	ft.
L Required =	**16.43**	**feet**

USE LENGTH = 20 feet

Date: 7/22/2022
Document: Residential Drainage Calculation
Project Manager:
Project Name: CASA BAY HARBOR @ 1270 99 STREET, BAY HARBOR ISLAND

BASIN-2 (BACK YARD)

Summary

Definitions		Project Information	Comments
I	Rainfall produced during 10 years, 24 hour storm event	6.80	
S	Soil storage capacity (in)		
A	Site total area (sf)	7,522	
Perv	Pervious area - grass, gravel... - (sf)		
Imp	Impervious area - roof, pavement, walkways, decks,		
R	Run off depth (in)		
V	Volume of runoff (cubic feet)		
WE	Compacted water storage (in)		
AEPA	Average elevation of Pervious Areas (ft)	6.50	
HGWE	High ground water elevation (ft)	2.00	*Check also the geotechnical engineer report*
DW	Distance between Avg Elevation of Pervious Areas and the High Ground Water Elevation	4.50	*AEPA - HGWE = Depth to Water table - DW*

Project detailed information:

Impervious areas		Description	Pervious areas		Description
Imp_1	4,673	*driveway, walks & house*	Per_1	2,324	*grass*
Imp_2	525	*Pools*	Per_2		
Imp_3	0		Per_3		
Imp_4	0	*shed*	Per_4		
Tot_Imp =	**5,198**		**Tot_Per =**	**2,324**	

Soil Storage Capacity Calculations (S)

Depth to Water Table	WE Compacted Water Storage (in)
1	0.45
2	1.88
3	4.95
4	8.18

$$S = \frac{\text{Pervious Area} * WE}{\text{Site Total Area}}$$

$$S = \frac{2324}{7{,}522} \quad 8.18$$

WE = 8.18	S= 2.53

Runoff Depth Calculation (R)

$$R = \frac{(I - 0.2 * S)^{\wedge} * 2}{(I + 0.8 * S)}$$

R= 4.49 in

Volumen of Runoff (V)

NOTE: The volume of runoff generated during a 5-year, 1-hour storm (V) must be contained within the property boundaries

$$V = A * R / 12$$

V= 2,815 Cubic feet

Volume of retention provided on site

Volume of swales

Swale	A1 (Ft^2)	Ao (Ft^2)	A average (Ft)	h (ft)	Volumen (Ft^3)
1 (6.0'-6.5')	523	781	652	0.5	326
2 (6.0'-6.5')	339	552	446	0.5	223
				Total	**549**

Volumen of runoff < **Volumen of Retention**

Conclusion

Volume of runoff treated by retention areas (cf) =	549
Volume of runoff treated by Exfiltration Trench (cf) =	2,267
Volume total treated (cf)=	2,815

The entire runoff volume generated by the 10-year 24-Hour rainfall (2,931 cf) will be retained inside the proposed retention areas and the 70 LF of exfiltration trench. This way, the entire runoff volume will be contained within the property.

TERRA CIVIL ENGINEERING

Made by: M.A.O. Date: 07/22/22
Checked by:

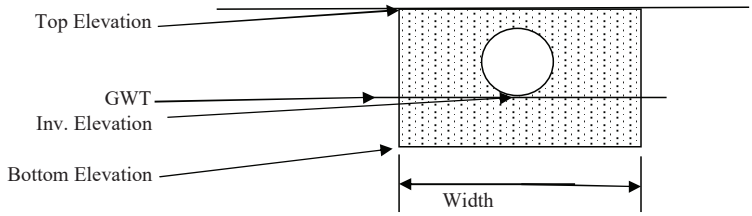
CASA BAY HARBOR @ 1270 99 STREET, BAY HARBOR ISLAND

BASIN -2

EXFILTRATION TRENCH CALCULATIONS

Total Drainage Area =	0.173	acres.			
Impervious Area =	0.119	acres.	(C =	0.95	)
Pervious Area =	0.053	acres.	(C =	0.25	)

Lowest Grnd. Elev. for Prop. Exfil. Trench = 6.00 ft. NGVD.



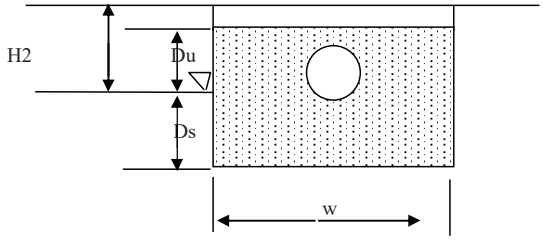
Proposed Exfiltration Trench:

Top Elevation =	5.00	ngvd
GWT =	2.00	ngvd
Pipe Diameter =	12	inches
Inv. Elevation =	2.00	ngvd
Bottom Elevation =	0.00	ngvd
Width =	3.50	feet.
k =	1.72E-04	cfs/sf-ft of head.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

If Ds ≤ Du Use: L = Volume / [k / SF x (H2xW + 2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du)]
If Ds > Du Use: L = Volume/ [k / SF x (2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du)]

Volume = Total 5Y-1D Runoff - Swale Retention Vol. (ft^3)
k = Hyd. Conductivity (cfs/sf - ft)
H2 = Depth to the Water Table (ft)
W = Trench width (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)
SF = Safety Factor
PS = Pipe Storage (ft.^3)



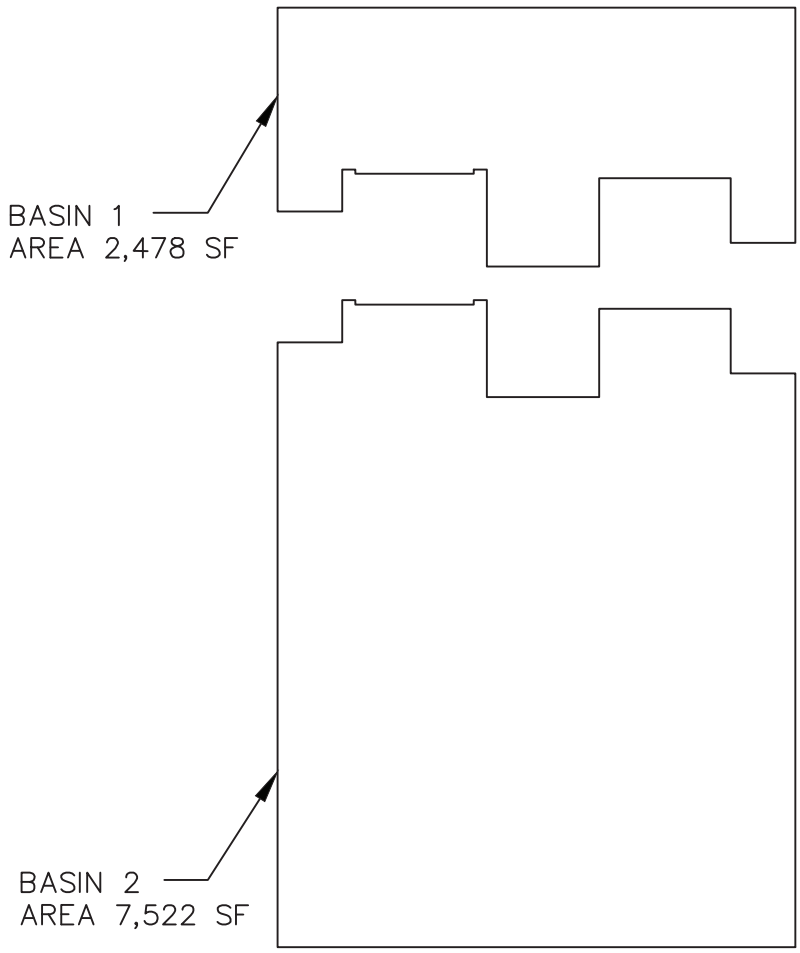
Required Retention Volume =	2,267	(ft.^3)
Required Retention Volume =	0.052	ac-ft.
Volume =	0.624	ac-in.
k =	0.000172	cfs/sf-ft
H2 =	4.00	ft.
W =	3.50	ft.
Du =	3.00	ft.
Ds =	2.00	ft.
L Required =	**67.87**	**feet**

USE LENGTH =	70	feet

TERRA CIVIL ENGINEERING
4011 West Flagler Street, Suite 404
Miami, Florida 33134, (305) 499-5010
CA No. 27209

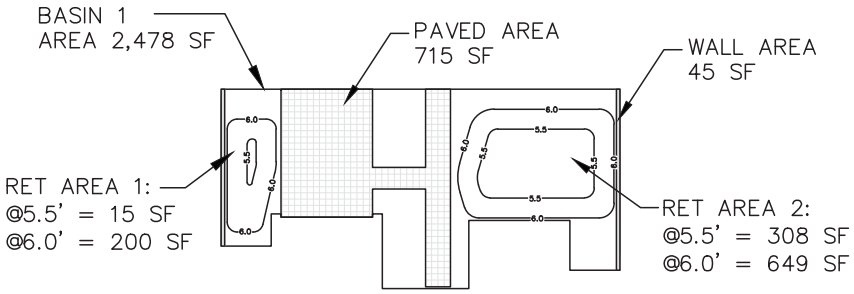
DRAINAGE MAP

TOTAL SITE CONTRIBUTING AREA = 10,000 SF
TOTAL BASIN 1 AREA = 2,478 SF
TOTAL BASIN 2 AREA = 7,522 SF



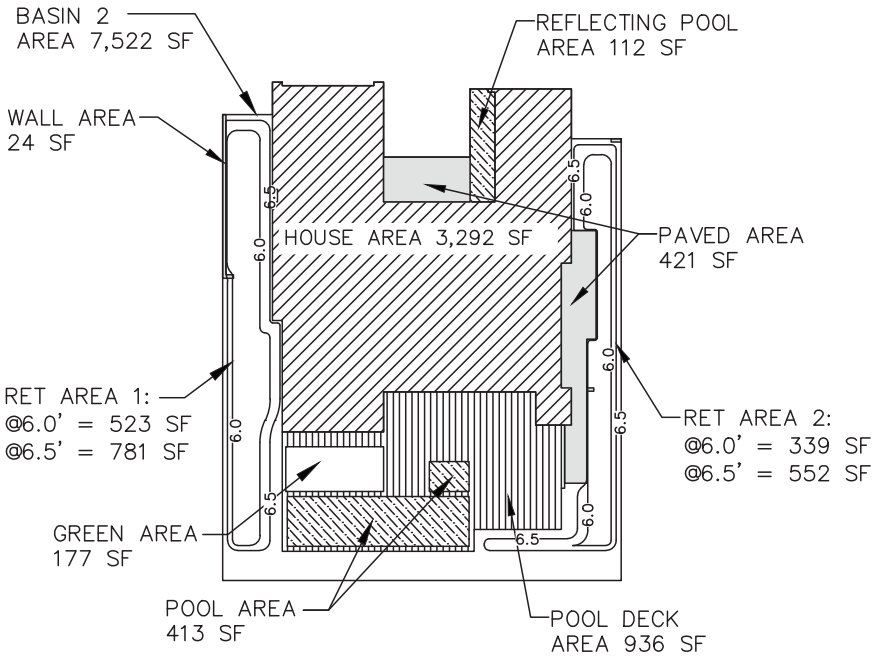
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4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

BASIN-1



PAVED AREA	715 SF
WALL AREA	45 SF
TOTAL IMPERVIOUS AREA	760 SF
TOTAL PERVIOUS AREA	1,718 SF
TOTAL BASIN 1 AREA	2,478 SF

BASIN-2



PAVED AREA	421 SF
WALL AREA	24 SF
HOUSE AREA	3,292 SF
DECK AREA	936 SF
POOL/SPA AREA	525 SF
TOTAL IMPERVIOUS AREA	5,198 SF
GREEN AREA	177 SF
TOTAL PERVIOUS AREA	2,324 SF
TOTAL BASIN 2 AREA	7,522 SF

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.
D.O.T. STANDARD TEST

DATE	**: October 25, 2021**
CLIENT	**: CDO DEVELOPMENT I, LLC.**
PROJECT	**: Proposed Casa Bay Harbor @**
PROJECT LOCATION	: 1270 -99th Street, Bay Harbor Islands, FL
LOCATION OF TEST	**: SAS**
DIAMETER OF HOLE	**: 7”**
TEST NO.	**: P-1**

TEST DEPTH (feet)	**0-5’**
AVERAGE FLOW (GPM)	**3.4**
AVERAGE K (CFS/Sq. Ft-Ft Head)	**1.72×10^{-4}**

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

Water Table 4’ Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0’-0” to 0’-1”	Asphalt
0’-1” to 1’-6”	Tan silty sand
1’-6” to 6’-0”	Gray silt
6’-0” to 9’-0”	Peat
9’-0” to 15’-0”	Gray fine silty beach sand

WISSAM SAAD NAAMANI LICENSE No. 39584 STATE OF FLORIDA PROFESSIONAL ENGINEER

Respectfully submitted,

Field Tech: M.G.

Wissam S Naamani P.E.

Digitally signed by Wissam S Naamani P.E.
Date: 2021.11.19 11:22:02 -05'00'

Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Certificate of Authorization No.: CA 5491

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

“This item has been digitally signed and sealed by Wissam Saad Naamani, P.E. on the date adjacent to the seal using a IdenTrust authentication code. Printed copies of this document are not considered signed & sealed and the IdenTrust authentication code must be verified on any electronic copies”.

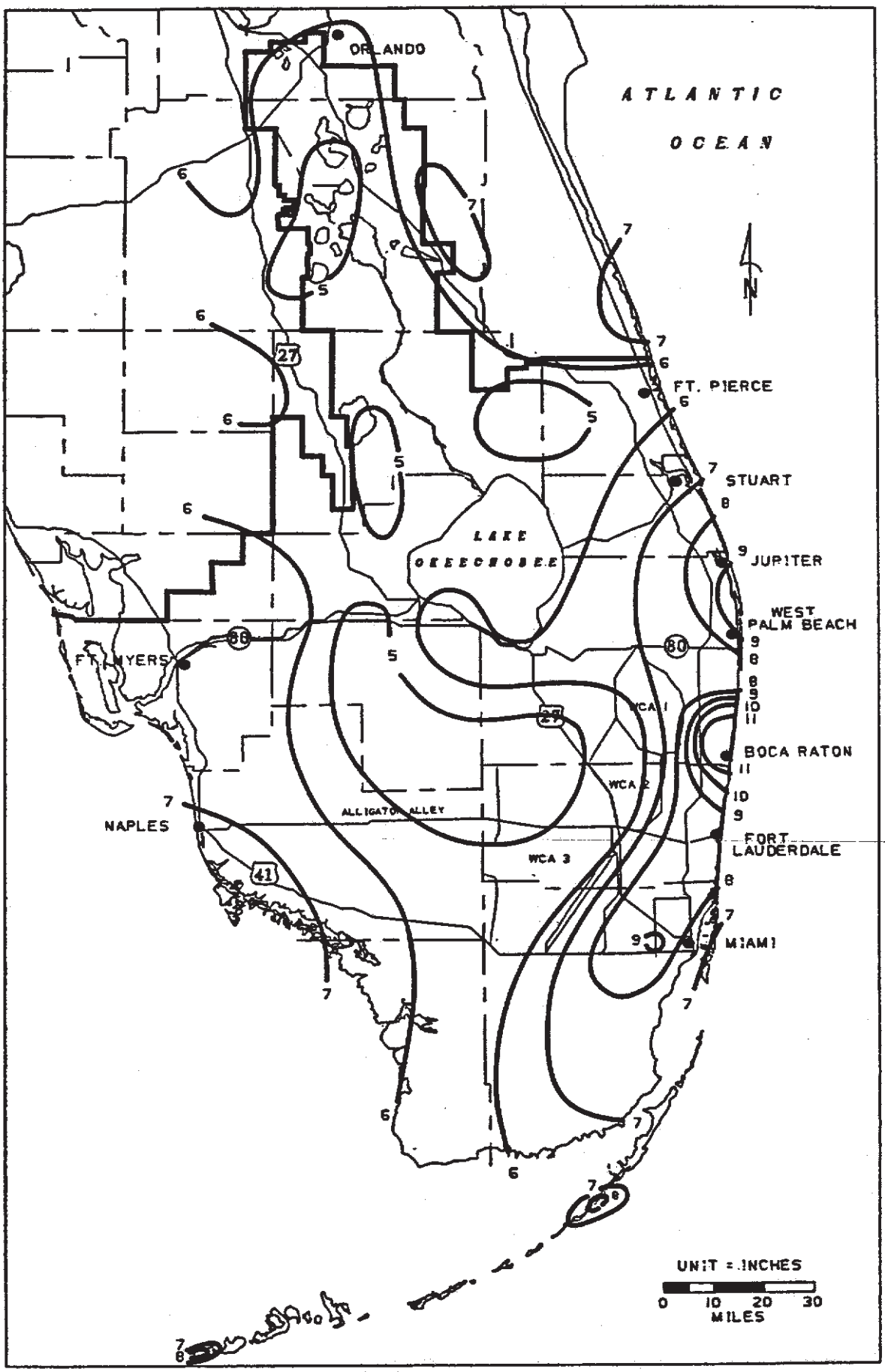


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

SITE - PROPOSED

PROPERTY ADDRESS

1270 99th STREET
BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION

LOT 6, BLOCK 28, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FL

FOLIO #: 13-2227-001-5640

FLOOD CRITERIA

FIRM ZONE: "AE"

BASE FLOOD ELEVATION (B.F.E.): 8.00' NGVD

FREEBOARD: 1.00'

B.F.E. + FREEBOARD = 9.00' NGVD

F.I.R.M. MAP PANEL NUMBER: 0144
F.I.R.M. DATE: 09/11/09

FLOOD CONSTRUCTION TYPE (PER ASCE 24 TABLE 1-1): CATEGORY II

ABOVE INFORMATION WAS PROVIDED BY:
SURVEY DATED 06-10-22 BY: ALVARAEZ, AIGUESVIVES & ASSOC., INC.
L.B.#6867 STATE OF FLORIDA

FLOOD LEGEND

Residential New Construction

HIGHEST CROWN OF THE ROAD ELEV. : 99TH STREET = 4.81' NGVD
HIGHEST CROWN OF THE ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, PREPARED BY:
SURVEY DATED 06-10-22 BY: ALVARAEZ, AIGUESVIVES & ASSOC., INC.
L.B.#6867 STATE OF FLORIDA

	LOWEST ADJACENT GRADE NEXT TO BLDG.	HIGHEST ADJACENT GRADE NEXT TO BLDG.	TOP OF BOTTOM FLOOR	TOP OF NEXT HIGHER FLOOR
PROPOSED	6.00' NGVD	7.00' NGVD	0'-0"= 9.00' NGVD	12'-6"= 21.50'NGVD

1. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS;HEATING,VENTILATION,AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE B.F.E (8.00 NGVD) + 1' = 9.00' NGVD
2. CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION: CATEGORY II
3. ALL CONSTRUCTION MATERIALS, FINISHES, AND DOORS LOCATED BELOW THE LOWEST FLOOR ELEVATION = 9.00' NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL IN ACCORDANCE WITH 2020 F.B.C. R322, ASCE 24-14 CHAPTER 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
4. THE SITE SHALL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONTAINED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES. REFER TO CIVIL DRAWINGS.
5. ALL ENCLOSED AREAS THAT ARE BELOW B.F.E. + 1'= ELEVATION = 9.00' NGVD SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE.
6. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS
7. ALL OUTDOOR MATERIALS, CABINETRY, AND FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (D.F.E.) TO BE CONSTRUCTED AND FINISHED WITH FLOOD RESISTANT MATERIALS

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

ZONING REQUIREMENTS

OVERALL SITE GREEN OPEN SPACE PROVIDED (REFER TO SHEET Z-101 FOR DIAGRAMS)

LOT AREA = 10,000 S.F.

OPEN SPACE REQUIRED(TWO STORY) = (40%) 4,000 S.F.
OPEN SPACE PERVIOUS PROVIDED = (41.5%) 4,154 S.F.

IMPERVIOUS AREA PROVIDED = (58.5%) 5,846 S.F.

LOT COVERAGE CALCULATION (REFER TO SHEET Z-101 FOR DIAGRAMS)

LOT COVERAGE PROVIDED = (58.5%) 5,846 S.F.

GREEN OPEN SPACE FRONT YARD CALCULATION (REFER TO SHEET Z-101 FOR DIAGRAMS)

OPEN SPACE FRONT YARD TOTAL AREA CALCULATION = 2,000 S.F.

PERVIOUS LANDSCAPE OPEN SPACE FRONT YARD REQUIRED (50% X 2,000 S.F.) = 1,000 S.F.
PERVIOUS LANDSCAPE OPEN SPACE FRONT YARD PROVIDED = (68.5%) 1,370 S.F.

SECOND STORY AREA CALCULATION (REFER TO SHEET Z-102 FOR DIAGRAMS)

SECOND STORY SHALL NOT EXCEED 80% OF THE GROUND FLOOR GROSS AREA INSIDE EXTERIOR WALLS(AIR AND NON AIR CONDITIONED AREAS): 80% X 3,301 S.F. = 2,641 S.F.

SECOND FLOOR AREA PROVIDED: 2,770 S.F.
SECOND FLOOR IS OVER THE MAXIMUM ALLOWED: 2,743 S.F. (SECOND FLOOR) - 2,641 S.F. OF 80% OF GROUND FLOOR GROSS AREA = 102 S.F.

THEREFORE, WE AREA REQUESTING FOR DRB TO ALLOW AREA INCREASE AS PER SECTION 23-11(A)(9). PLEASE REFER TO ATTACHED LETTER FOR REQUEST

PROJECT AREA UNDER A/C (REFER TO SHEET Z-103 FOR DIAGRAMS)

SPACE	FIRST FLOOR	SECOND FLOOR	TOTAL
A/C SPACE	2,767 S.F.	2,743 S.F.*	5,510 S.F.

*NOTE: OUT OF THE 2,743 S.F. OF A/C OF SECOND FLOOR, 188 S.F. COUNTS PART FOR DOUBLE HEIGHT SPACE AT ENTRY FOYER

REQUIRED VS. PROVIDED SETBACKS(REFER TO A-100 FOR MORE DETAILED ZONING INFORMATION)

SETBACK	REQUIRED	PROVIDED
FRONT YARD (NORTH)	25 FEET	25 FEET
SIDE YARD (EAST)	10 FEET	10 FEET
SIDE YARD (WEST)	10 FEET	10 FEET
REAR YARD (SOUTH)(DRY LOT)	15 FEET	18 FEET 6 INCHES

REQUIRED VS. PROVIDED BUILDING HEIGHT(REFER TO A-100 FOR MORE DETAILED ZONING INFORMATION)

SETBACK	REQUIRED	PROVIDED
BUILDING HEIGHT	25 FEET	25 FEET 0 INCHES

LOCATION MAP



TOWN COMPLAN FUTURE LAND USE MAP (FLUM) DESIGNATION

RESIDENTIAL LOW DENSITY

SITE ZONING DESIGNATION

ZONING
RD (RESIDENTIAL LOW DENSITY) NON-WATERFRONT

SITE AREA

10,000 SQ.FT.
.229 ACRES

SHEET INDEX

- COVER SHEET
- SIGNED AND SEALED SURVEY(ORIGINAL)
- EXTG-101 PHOTOGRAPHS EXISTING NEIGHBORING HOMES
- EXTG-102 PHOTOGRAPHS EXISTING SITE CONDITIONS
- EXTG-103 RENDERINGS OF ELEVATIONS IN EXISTING CONTEXT((FRONT)
- EXTG-104 RENDERINGS OF ELEVATIONS IN EXISTING CONTEXT(SIDE EAST & WEST)
- EXTG-105 RENDERINGS OF ELEVATIONS IN EXISTING CONTEXT(REAR)
- EXTG-106 RENDERINGS OF AERIAL VIEW IN CONTEXT
- Z-101 OPEN SPACE CALCULATION DIAGRAMS
- Z-102 FIRST AND SECOND FLOOR AREA CALCULATIONS
- Z-103 FIRST AND SECOND FLOOR AREA A/C CALCULATIONS
- Z-104 ELEVATION ARCHITECTURAL EMBELLISHMENTS CALCULATIONS
- Z-105 LETTER REQUESTING WAIVER OF 80% RULE SECOND FLOOR
- SVEY-100 COPY OF PROPERTY SURVEY
- A-100 SITE PLAN & ZONING TABLE
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 ROOF PLAN
- A-201 NORTH & EAST BUILDING ELEVATIONS
- A-201A NORTH & EAST BUILDING COLORED ELEVATIONS
- A-202 SOUTH & WEST BUILDING ELEVATIONS
- A-202A SOUTH & WEST BUILDING ELEVATIONS COLORED ELEVATIONS
- A-203 SAMPLE BOARD
- A-400 TO 407 3D RENDERINGS
- C-1 PAVING, GRADING & DRAINAGE PLAN
- C-2 UTILITIES PLAN
- C-3 GENERAL NOTES AND DETAILS
- C-4 SURFACE WATER POLLUTION PREVENTION PLAN
- L-100 EXISTING TREE DISPOSITION PLAN
- L-200 LANDSCAPE PLAN
- L-201 LANDSCAPE PLAN
- L-202 LANDSCAPE NOTES AND DETAILS
- L-300 LANDSCAPE ELEVATIONS
- L-301 LANDSCAPE ELEVATIONS
- L-400 IRRIGATION PLAN
- L-401 IRRIGATION NOTES AND DETAILS

CFS ENGINEERING GROUP, INC.

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PH: 786-586-3186
E-MAIL: CARLOS.SANZ@CFSENGINEERINGGROUP.COM

ARPE ENGINEERING, LLC

M/E/P ENGINEERING
C.A. No. 26359
2020 PONCE DE LEON BLVD., SUITE 1002
CORAL GABLES, FLORIDA 33134
PH: 305-444-9809
E-MAIL: AMARILLIS@ARPE-ENG.COM

ALL LANDSCAPE DATA, INC.

LANDSCAPE ARCHITECTURE
LC No. 26000563
4459 NW 97 CT.
DORAL, FLORIDA 33178
PH: 305-303-7059
E-MAIL: JVARELA@ALLLANDSCAPEDATA.COM

TERRA CIVIL ENGINEERING, LLC

CIVIL ENGINEER
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MIAMI, FLORIDA 33134
PH: 305-499-5010
E-MAIL: MOSORIO@TERRACIVIL.NET

FAO ARCHITECTURE

FAO ARCHITECTURE, LLC

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
PH: 786-448-5630
E-MAIL: DESIGN@FAOARCHITECTURE.COM

- SCOPE OF WORK:
NEW CONSTRUCTION OF A 5,510 SQFT. UNDER A/C, TWO STORY SINGLE FAMILY HOME WITH 6 BEDROOMS, 6 BATHS, 2 HALF BATHS,
- APPLICABLE CODES:
FLORIDA BUILDING/RESIDENTIAL/MECHANICAL/PLUMBING CODE SEVENTH EDITION (2020)(LATEST EDITION)
FLORIDA FIRE PREVENTION CODE SEVENTH EDITION (2020)
2020 NEC (NATIONAL ELECTRICAL CODE)(LATEST EDITION)
- OCCUPANCY TYPE: R-3
- TYPE OF CONSTRUCTION: TYPE VB
- WORK PERFORMED UNDER SEPARATE PERMITS:
DOOR/WINDOW-STOREFRONT SYSTEMS, POOL, FENCE, GATES,METAL LOUVER SYSTEM, RAILINGS,STAIRS, AND ROOF WORK

CLIENT:
CDO DEVELOPMENT I, LLC.

FAO 2107

FELIPE ALVARADO
AR91841

CASA BAY HARBOR ISLANDS

SEAL:

1270 99 th STREET

BAY HARBOR ISLANDS , FL. 33154

REV. #1: DRB COMMENT (2nd FLOOR EXTERIOR STAIR) 12-06-22



PIC: 1

VIEW:
SITE

ADDRESS:
1270
99th ST.



PIC: 2

VIEW:
NEIGH-
BOR
EAST

ADDRESS:
1260
99th ST.



PIC: 3

VIEW:
NEIGH-
BOR
EAST

ADDRESS:
1260
99th ST.



PIC: 4

VIEW:
NEIGH-
BOR
WEST

ADDRESS:
9855
BROAD-
VIEW
TER.



PIC: 5

VIEW:
NEIGH-
BOR
WEST

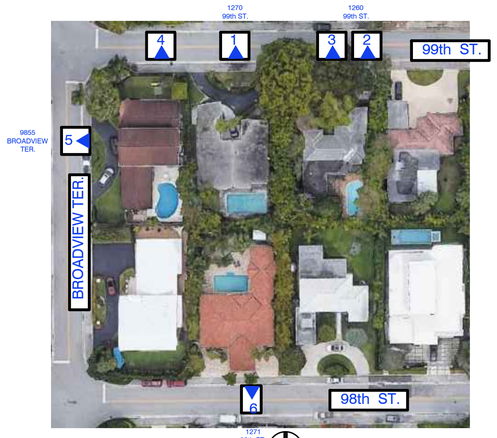
ADDRESS:
9855
BROAD-
VIEW
TER.



PIC: 6

VIEW:
NEIGH-
BOR
SOUTH

ADDRESS:
1271
98th
ST.



NEIGHBORING HOMES

PIC: 00

VIEW:
LOCATION
MAP

1 CAMERA
POINT OF
VIEW

CASA BAY HARBOR
ISLANDS
1270 99th STREET

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC, AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
EXISTING CONDITIONS

SHEET:
EXTG-101

DESIGN REVIEW BOARD PRESENTATION

PIC: 1



VIEW:
SITE
SOUTH

PIC: 2



VIEW:
SITE
WEST

PIC: 3

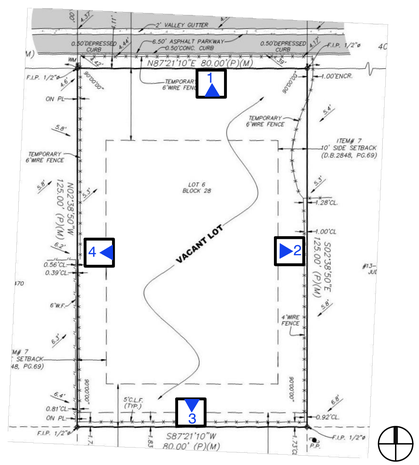


VIEW:
SITE
NORTH

PIC: 4



VIEW:
SITE
EAST



PIC: 00

EXIST. SITE
SCALE: NTS

▶1 CAMERA POINT OF VIEW

CASA BAY HARBOR ISLANDS
1270 99th STREET

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
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ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
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SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC. AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-102

DESIGN REVIEW BOARD PRESENTATION



1 EXTG-103 FRONT VIEW IN CONTEXT
SCALE: NTS



2 EXTG-103 FRONT VIEW IN CONTEXT
SCALE: NTS

FAO
ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

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1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

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DRB PRESENTATION

ISSUE DATE :
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SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-103

DESIGN REVIEW BOARD PRESENTATION



1 EXTG-104 SIDE VIEW(EAST) IN CONTEXT
SCALE: NTS



2 EXTG-104 SIDE VIEW(WEST) IN CONTEXT
SCALE: NTS

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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DESIGN REVIEW BOARD PRESENTATION

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PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-104



1 EXTG-105 REAR VIEW(NORTH) IN CONTEXT
SCALE: NTS

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
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REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-105

DESIGN REVIEW BOARD PRESENTATION



1 EXTG-106 FRONT AERIAL VIEW IN CONTEXT
SCALE: NTS



2 EXTG-106 REAR AERIAL VIEW IN CONTEXT
SCALE: NTS

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
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CLIENT:
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1135 KANE CONCOURSE, 5TH FLOOR
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REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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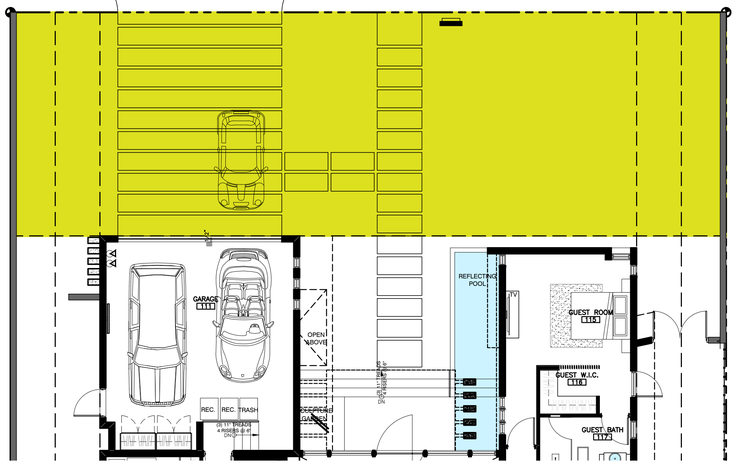
PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

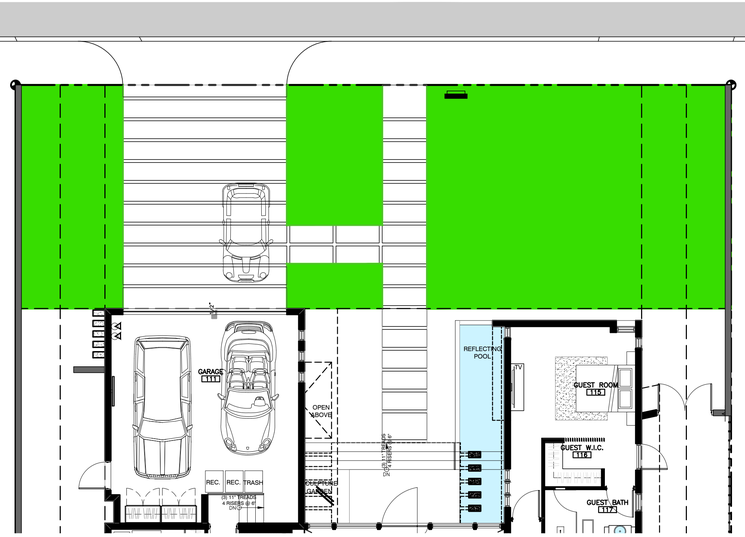
SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-106

DESIGN REVIEW BOARD PRESENTATION



2 / Z-101 GREEN OPEN SPACE FRONT YARD CALCULATION
SCALE: 1/16"=1'-0"

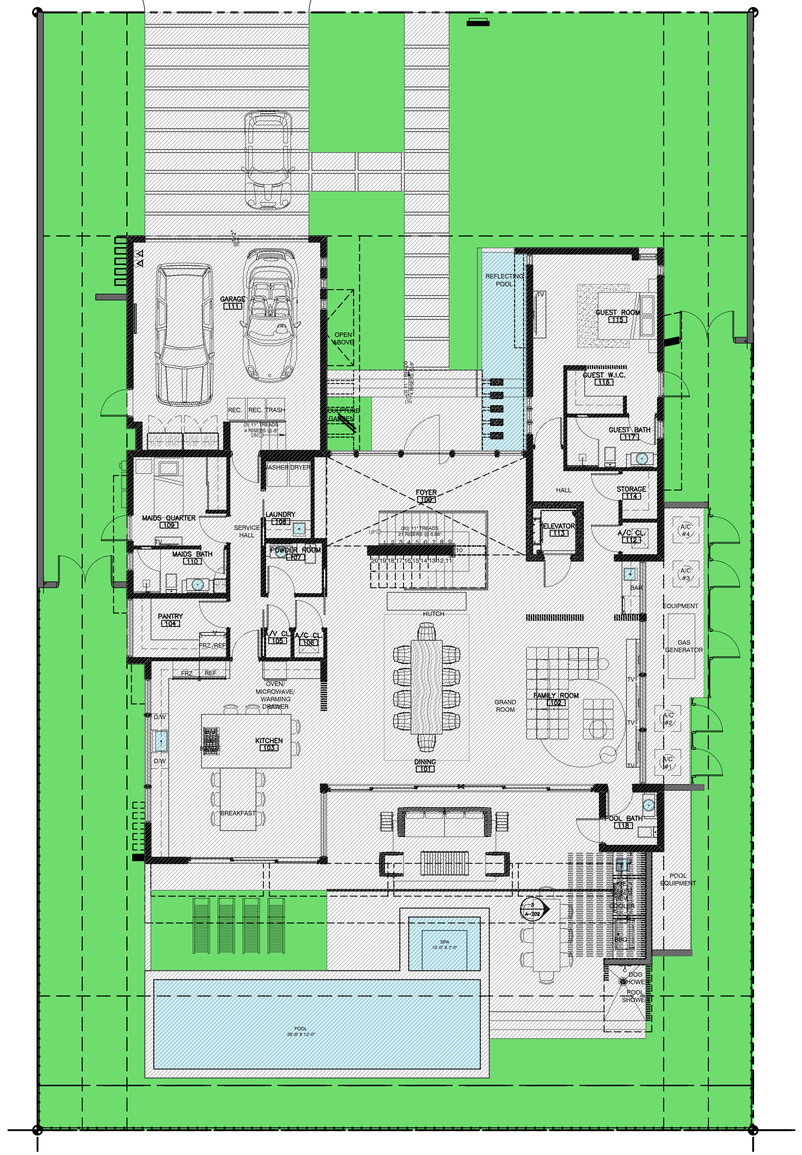


3 / Z-101 FRONT YARD OPEN SPACE CALCULATION
SCALE: 1/16"=1'-0"

GREEN OPEN SPACE FRONT YARD CALCULATION (REFER TO SHEET Z-101 FOR DIAGRAMS)

OPEN SPACE FRONT YARD TOTAL AREA CALCULATION = 2,000 S.F.

PERVIOUS LANDSCAPE OPEN SPACE FRONT YARD REQUIRED (50% X 2,000 S.F.) = 1,000 S.F.
PERVIOUS LANDSCAPE OPEN SPACE FRONT YARD PROVIDED = (68.5%) 1,370 S.F.



1 / Z-101 OPEN SPACE AREA CALCULATION
SCALE: 1/16"=1'-0"

OVERALL SITE GREEN OPEN SPACE PROVIDED (REFER TO SHEET Z-101 FOR DIAGRAMS)
LOT AREA = 10,000 S.F.

OPEN SPACE REQUIRED(TWO STORY) = (40%) 4,000 S.F.
OPEN SPACE PERVIOUS PROVIDED = (41.5%) 4,154 S.F.

IMPERVIOUS AREA PROVIDED = (58.5%) 5,846 S.F.

LOT COVERAGE CALCULATION (REFER TO SHEET Z-101 FOR DIAGRAMS)

LOT COVERAGE PROVIDED = (58.5%) 5,846 S.F.

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

DESIGN REVIEW BOARD PRESENTATION

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

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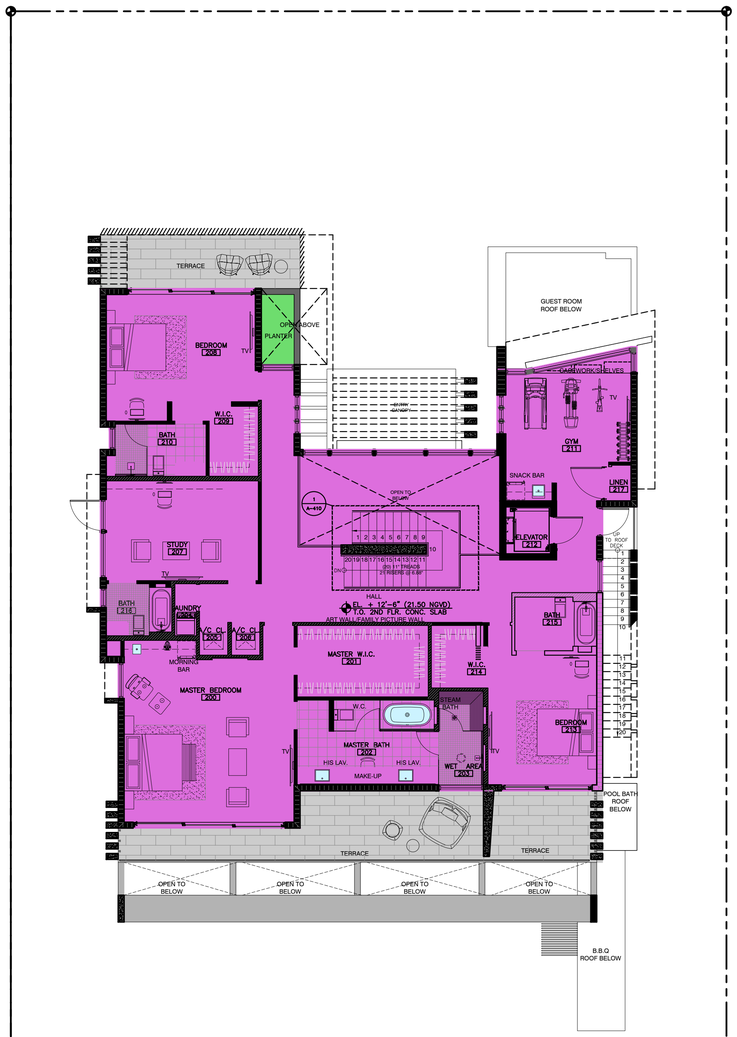
FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

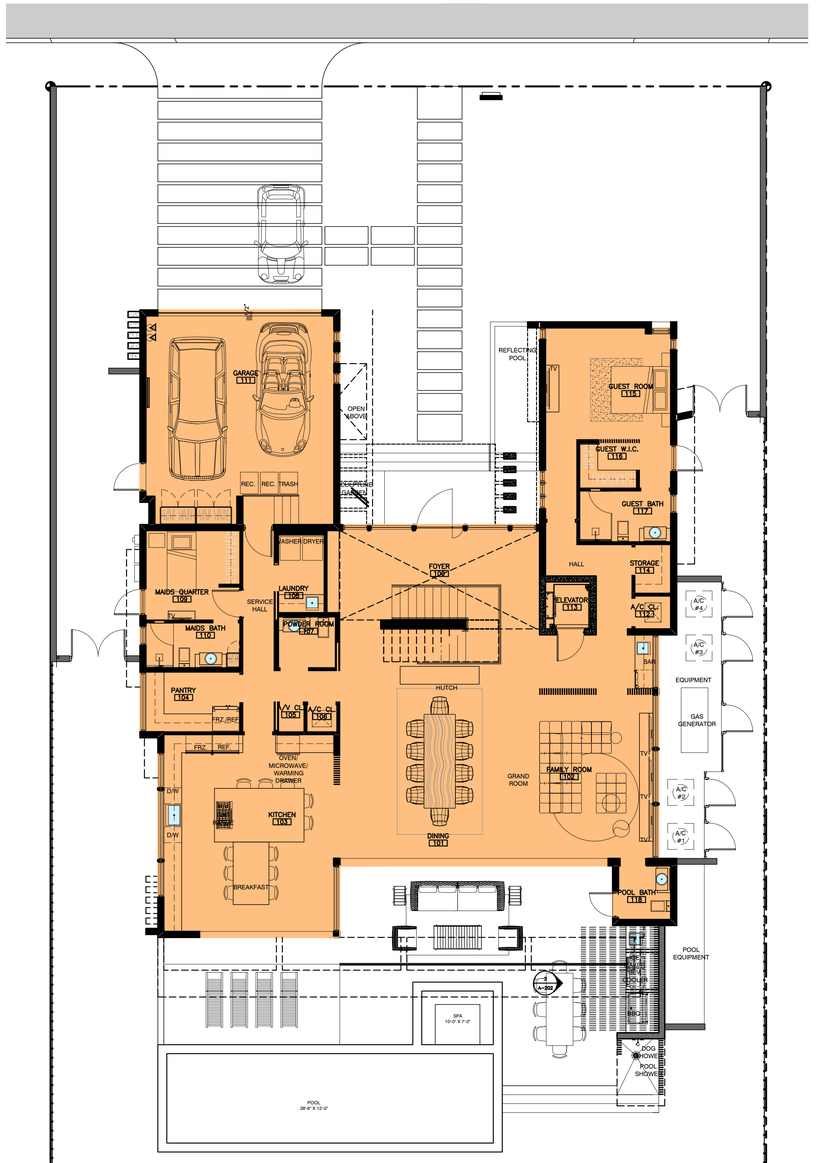
SHEET TITLE:
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET:
Z-101



2 Z–102 SECOND FLOOR AREA CALCULATION

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



1 Z–102 FIRST FLOOR GROSS AREA CALCULATION

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

SECOND STORY AREA CALCULATION (REFER TO SHEET Z–102 FOR DIAGRAMS)

SECOND STORY SHALL NOT EXCEED 80% OF THE GROUND FLOOR GROSS AREA INSIDE EXTERIOR WALLS(AIR AND NON AIR CONDITIONED AREAS): 80% X 3,301 S.F. = 2,641 S.F.

SECOND FLOOR AREA PROVIDED: 2,770 S.F.
SECOND FLOOR IS OVER THE MAXIMUM ALLOWED: 2,743 S.F. (SECOND FLOOR) – 2,641 S.F. OF 80% OF GROUND FLOOR GROSS AREA = 102 S.F.

THEREFORE, WE AREA REQUESTING FOR DRB TO ALLOW AREA INCREASE AS PER SECTION 23–11(A)(9). PLEASE REFER TO ATTACHED LETTER FOR REQUEST

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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MEP ENGINEERING
2020 PONCE DE LEON BLVD.
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4011 WEST FLAGLER ST.,
SUITE 404
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9737 NW 41ST STREET SUITE 919
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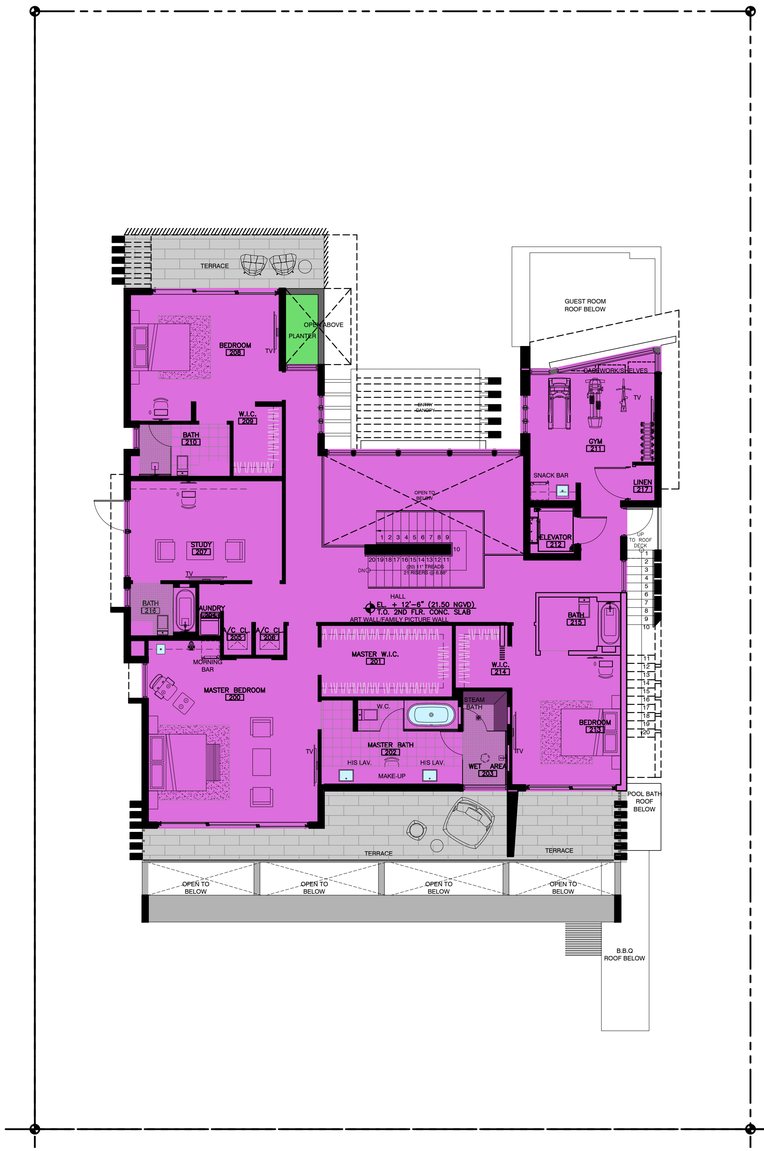
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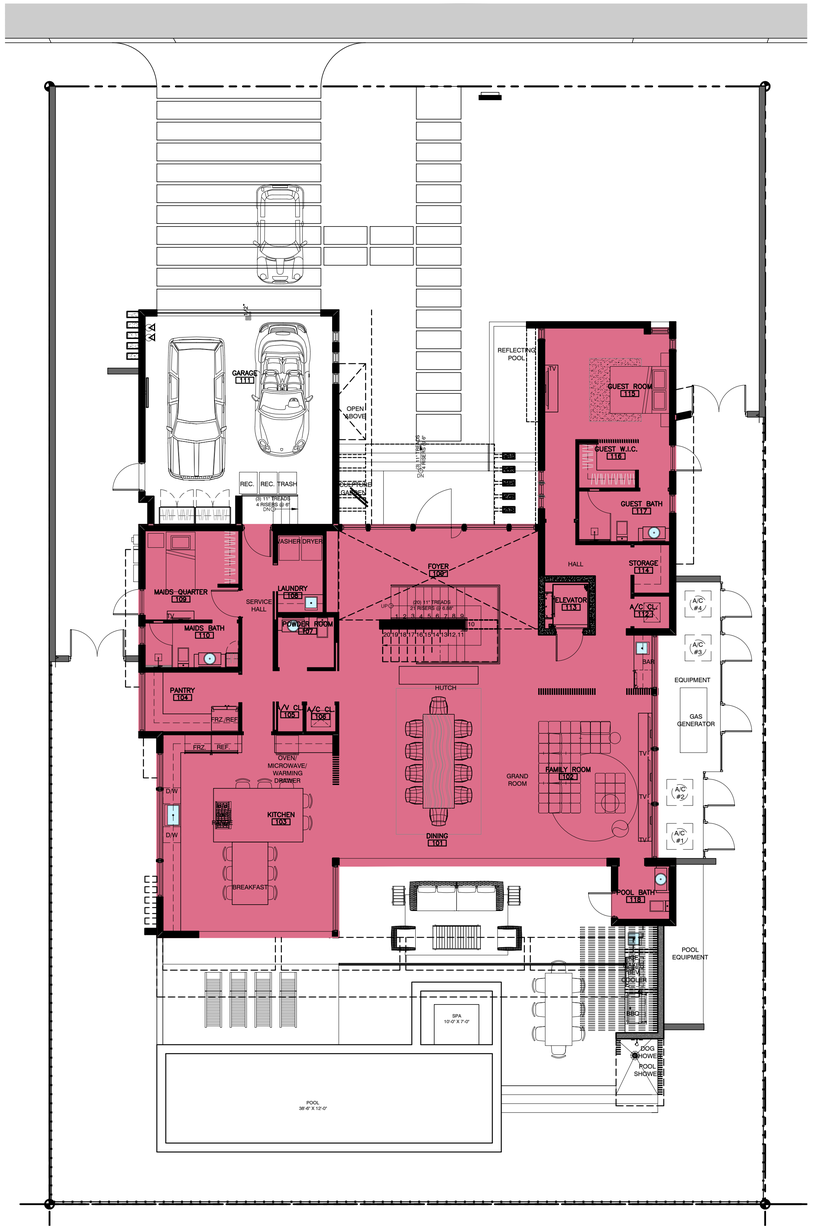
SHEET TITLE:
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET:
Z-102

DESIGN REVIEW BOARD PRESENTATION



2 Z-103 **SECOND FLOOR A/C AREA CALCULATION**
SCALE: 1/16"=1'-0"



1 Z-103 **FIRST FLOOR A/C AREA CALCULATION**
SCALE: 1/16"=1'-0"

PROJECT AREA UNDER A/C (REFER TO SHEET Z-103 FOR DIAGRAMS)

SPACE	FIRST FLOOR	SECOND FLOOR	TOTAL
A/C SPACE	2,767 S.F.	2,743 S.F.*	5,510 S.F.

1 *NOTE: OUT OF THE 2,743 S.F. OF A/C OF SECOND FLOOR, 188 S.F. COUNTS PART FOR DOUBLE HEIGHT SPACE AT ENTRY FOYER

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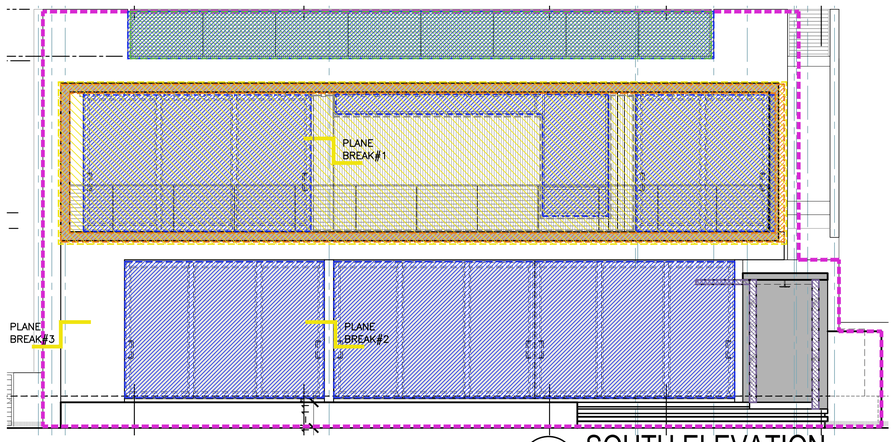
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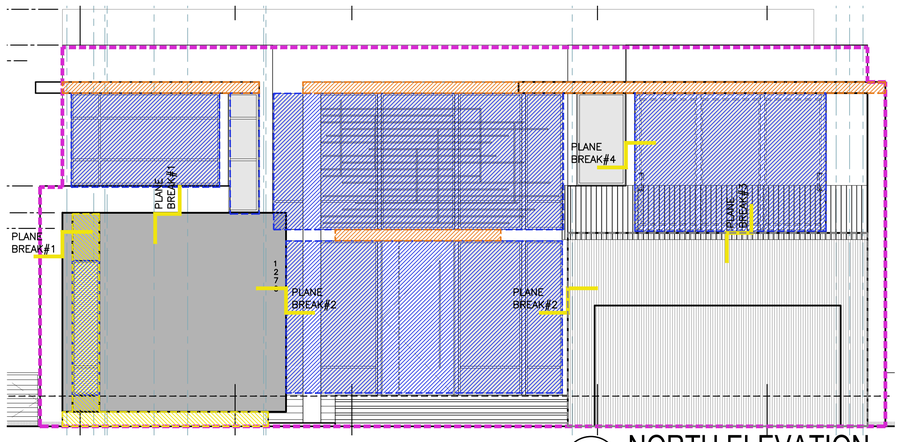
SHEET TITLE:
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET:
Z-103

DESIGN REVIEW BOARD PRESENTATION



2 Z-104 **SOUTH ELEVATION**
SCALE: 3/16"=1'-0"



1 Z-104 **NORTH ELEVATION**
SCALE: 3/16"=1'-0"

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS NORTH FACADE:

TOTAL AREA OF ELEVATION= 1,758 S.F.

MINIMUM ARCHITECTURAL EMBELLISHMENT REQUIRED:
50% OF LENGTH OF ELEVATION = 50% X 1,758 S.F. = 879 S.F.

ARCHITECTURAL EMBELLISHMENT PROVIDED = 1,346 S.F. (76.44%)

CALCULATIONS:

- ARCHITECTURAL "EMBELLISHMENTS" (FACADE OPENINGS):
  - PROVIDED = 696 S.F.
  - 696 X 100% = 69,600 / 1,758 = 39.5%
- ARCHITECTURAL "EMBELLISHMENTS" (RECESS/PLANE BREAK):
  - PROVIDED = 46 S.F.
  - 46 X 100% = 4,600 / 1,758 = 2.61%
- ARCHITECTURAL "EMBELLISHMENTS" (EXPOSED CONCRETE):
  - PROVIDED = 225 S.F.
  - 225 X 100% = 22,500 / 1,758 = 12.79%
- ARCHITECTURAL "EMBELLISHMENTS" (WOOD COMPOSITE CLADDING):
  - PROVIDED = 321 S.F.
  - 321 X 100% = 32,100 / 1,758 = 18.25%
- ARCHITECTURAL "EMBELLISHMENTS" (EYEBROWS):
  - PROVIDED = 58 S.F.
  - 58 X 100% = 5,800 / 1,758 = 3.29%

NOTE:
FOUR DIFFERENT BUILDING PLANE BREAKS HAVE BEEN PROVIDED TO EVEN FURTHER CREATE MOVEMENT OF FACADE TO AVOID "LARGE FLAT UNINTERRUPTED WALL SURFACES" WHICH WERE NOT COUNTED IN THE ABOVE CALCULATIONS

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS SOUTH FACADE:

TOTAL AREA OF ELEVATION= 1,801 S.F.

MINIMUM ARCHITECTURAL EMBELLISHMENT REQUIRED:
50% OF LENGTH OF ELEVATION = 50% X 1,801 S.F. = 900.5 S.F.

ARCHITECTURAL EMBELLISHMENT PROVIDED = 1,523 S.F. (84.53%)

CALCULATIONS:

- ARCHITECTURAL "EMBELLISHMENTS" (FACADE OPENINGS):
  - PROVIDED = 799 S.F.
  - 952 X 100% = 95,200 / 1,801 = 52.85%
- ARCHITECTURAL "EMBELLISHMENTS" (EXPOSED CONCRETE):
  - PROVIDED = 143 S.F.
  - 143 X 100% = 14,300 / 1,801 = 7.94%
- ARCHITECTURAL "EMBELLISHMENTS" (WOOD COMPOSITE CLADDING):
  - PROVIDED = 182 S.F.
  - 182 X 100% = 18,200 / 1,801 = 10.10%
- ARCHITECTURAL "EMBELLISHMENTS" (EYEBROWS):
  - PROVIDED = 85 S.F.
  - 85 X 100% = 8,500 / 1,801 = 4.71%
- ARCHITECTURAL "EMBELLISHMENTS" (ALUM./S.S. RAIL) AT PLANE OF PARAPET:
  - PROVIDED = 151 S.F.
  - 151 X 100% = 15,100 / 1,801 = 8.38%
- ARCHITECTURAL "EMBELLISHMENTS" (ALUMINUM ORNAMENTATION):
  - PROVIDED = 10 S.F.
  - 10 X 100% = 1,000 / 1,801 = 0.55%

NOTE:
THREE DIFFERENT BUILDING PLANE BREAKS HAVE BEEN PROVIDED TO EVEN FURTHER CREATE MOVEMENT OF FACADE TO AVOID "LARGE FLAT UNINTERRUPTED WALL SURFACES" WHICH WERE NOT COUNTED IN THE ABOVE CALCULATIONS

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS EAST FACADE:

TOTAL AREA OF ELEVATION= 2,158 S.F.

MINIMUM ARCHITECTURAL EMBELLISHMENT REQUIRED:
50% OF LENGTH OF ELEVATION = 50% X 2,158 S.F. = 1,079 S.F.

1 ARCHITECTURAL EMBELLISHMENT PROVIDED = 1,362 S.F. (63.06%)

CALCULATIONS:

- ARCHITECTURAL "EMBELLISHMENTS" (FACADE OPENINGS):
  - PROVIDED = 280 S.F.
  - 280 X 100% = 28,000 / 2,158 = 12.97%
- ARCHITECTURAL "EMBELLISHMENTS" (DECORATIVE COLUMNS):
  - PROVIDED = 60 S.F.
  - 72 X 100% = 7,200 / 2,158 = 2.78%
- ARCHITECTURAL "EMBELLISHMENTS" (EXPOSED CONCRETE):
  - PROVIDED = 330 S.F.
  - 330 X 100% = 33,000 / 2,158 = 15.29%
- ARCHITECTURAL "EMBELLISHMENTS" (WOOD COMPOSITE CLADDING):
  - PROVIDED = 275 S.F.
  - 275 X 100% = 27,500 / 2,158 = 12.74%
- ARCHITECTURAL "EMBELLISHMENTS" (EYEBROWS):
  - PROVIDED = 27 S.F.
  - 27 X 100% = 2,700 / 2,158 = 1.25%
- ARCHITECTURAL "EMBELLISHMENTS" (ALUMINUM ORNAMENTATION):
  - PROVIDED = 100 S.F.
  - 100 X 100% = 10,000 / 2,158 = 4.63%
- ARCHITECTURAL "EMBELLISHMENTS" (RECESS/PLANE BREAK):
  - PROVIDED = 290 S.F.
  - 290 X 100% = 29,000 / 2,158 = 13.4%

NOTE:
FIVE DIFFERENT BUILDING PLANE BREAKS HAVE BEEN PROVIDED TO EVEN FURTHER CREATE MOVEMENT OF FACADE TO AVOID "LARGE FLAT UNINTERRUPTED WALL SURFACES" WHICH WERE NOT COUNTED IN THE ABOVE CALCULATIONS

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS WEST FACADE:

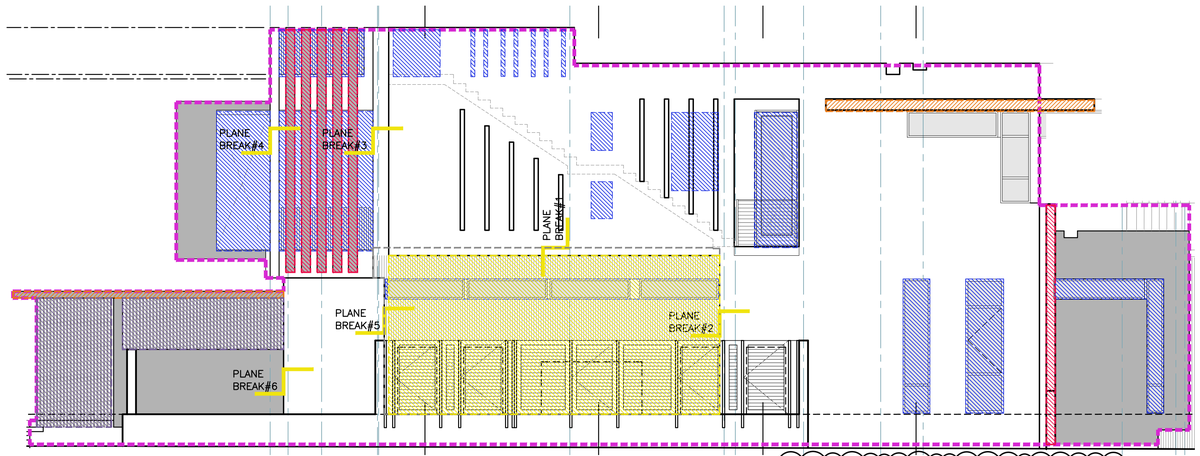
TOTAL AREA OF ELEVATION= 2,100 S.F.

MINIMUM ARCHITECTURAL EMBELLISHMENT REQUIRED:
50% OF LENGTH OF ELEVATION = 50% X 2,100 S.F. = 1,050 S.F.

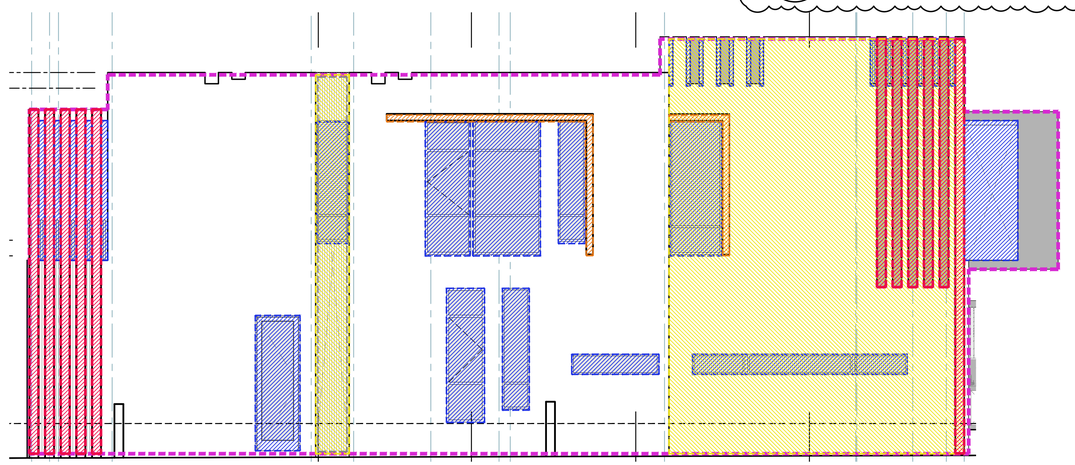
ARCHITECTURAL EMBELLISHMENT PROVIDED = 1,489 S.F. (71.12%)

CALCULATIONS:

- ARCHITECTURAL "EMBELLISHMENTS" (FACADE OPENINGS):
  - PROVIDED = 360 S.F.
  - 360 X 100% = 36,000 / 2,100 = 17.14%
- ARCHITECTURAL "EMBELLISHMENTS" (RECESS/PLANE BREAK):
  - PROVIDED = 750 S.F.
  - 750 X 100% = 75,500 / 2,100 = 35.95%
- ARCHITECTURAL "EMBELLISHMENTS" (EXPOSED CONCRETE):
  - PROVIDED = 112 S.F.
  - 112 X 100% = 11,200 / 2,100 = 5.33%
- ARCHITECTURAL "EMBELLISHMENTS" (WOOD COMPOSITE CLADDING):
  - PROVIDED = 80 S.F.
  - 80 X 100% = 8,000 / 2,100 = 3.80%
- ARCHITECTURAL "EMBELLISHMENTS" (EYEBROWS):
  - PROVIDED = 20 S.F.
  - 20 X 100% = 2,000 / 2,100 = 0.95%
- ARCHITECTURAL "EMBELLISHMENTS" (DECORATIVE COLUMNS):
  - PROVIDED = 167 S.F.
  - 167 X 100% = 16,700 / 2,100 = 7.95%



3 Z-104 **EAST ELEVATION**
SCALE: 3/16"=1'-0"



4 Z-104 **WEST ELEVATION**
SCALE: 3/16"=1'-0"

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ARCHITECTURE INTERIOR DESIGN PLANNING
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MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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CIVIL ENGINEERING
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ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.
DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC. AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET :
Z-104

DESIGN REVIEW BOARD PRESENTATION

I would like to bring to your attention and for your consideration that our second floor has a double height area above the entry foyer which is 188 s.f. of double heighted open space. Our design intention is not to over build the second floor, which we are not, but rather to provide a grand entry to the home by using the concept of a double height space above the foyer and keeping with the idea of breaking up of the planes but this time in a vertical manner within the house. Therefore, the physical floor area of the second floor is within the parameters of the 80% floor area of the first floor. Many municipalities such as City of Coral Gables and City of Miami Beach do not count double heighted spaces towards the floor area of the second-floor calculation. I hope you consider this design gesture as an enhancement of the experience of the home and not as an overbuilt second floor which clearly it is not the intent of the proposed design.

The design vocabulary and style of Casa Bay Harbor Islands can be described as "modern". Avoiding any ornamentation that is not necessary and expressing its architecture by its geometrical volumes, contrasting materials and free open spaces. The project is unique to this site, location, orientation, context, and neighborhood.

FAO Architecture strongly believes that the design concept presented before the Board meets and exceeds the requirements to waive the 80% rule. We have worked very hard to provide you an interesting, well-articulated and unique project for your consideration. I hope you feel the same way that our architectural firm does about this exiting new project to be.

This project will not only enhance its neighborhood but will also be a positive and welcomed contribution to this area of Bay Harbor Islands. Since the design conception of this home, maintaining and promoting the urban fabric of this neighborhood in our design has and it has always been at the forefront of our work as is has been clearly shown in the design presented to this Board.

I would like to thank you in advance for your time in this matter.

Sincerely,



Felipe Alvarado, R.A., LEED AP



FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

an inviting entry point to the home, surrounding you by its modern architecture and presenting many different materials such as exposed concrete, stucco walls with contrasting colors such as white and gray, composite wood, aluminum decorative work, and a water feature as well which will also invoke your hearing senses via water fall sounds. All of these can be perceived prior to entering the house

- We have played with the idea of solids and voids throughout the façade by using columns spaced apart creating a see-through screen for portions of the house which then turn and become beams which then become solid eyebrows. You can find these details on the front, side, rear and at the top of the home. The same elements have been used in two different types of materials, ones will be used as exposed concrete and in others will be used with stucco and white paint finish. This will create a beautiful material contrast throughout the perimeter of the house
- We have also used the concept of floating wall planes. Refer to the exposed concrete volumes to the left of the house when viewing from street. The front façade of this volume floats above the grade plane and it is disengaged from the side as well. This design gesture will enhance the breaking of planes not only from the face of the wall of the house but also from the ground
- We have introduced an elevated planter on one of the interior corners of the courtyard at the second-floor level. This will create depth to the house at the upper levels and will bring a touch of nature in the upper level creating a beautiful contrast within the design
- For these and many other design features of the house please refer to the 3D views of the house in the submittal package that has been submitted to you for your review

The original request letter for the October 18, 2022 DRB Board meeting we had requested the following:

- Second story shall not exceed 80% of the ground floor gross area = 80% x 3,301 s.f. (first floor) = 2,641 s.f. of area allowed on second floor
- Proposed second floor area is 2,770 s.f.
- Second floor area is over by: 2,770 s.f. – 2,641 s.f. = 129 s.f.
- The second-floor area is over by 129 s.f.

On this revised request letter, we have decreased the area of the second floor increase from 129 s.f. to 102 s.f. We reduced it by 27 s.f from original request.

If you refer to the Cover sheet, or A-100 (zoning table) or sheet Z-101 you will find the calculations of the second-floor area. Here you will see that the calculation is as follows:

- Second story shall not exceed 80% of the ground floor gross area = 80% x 3,301 s.f. (first floor) = 2,641 s.f. of area allowed on second floor
- Proposed second floor area is 2,743 s.f.
- Second floor area is over by: 2,743 s.f. – 2,641 s.f. = 102 s.f.
- The second-floor area is over by 102 s.f.

FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

November 7, 2022

Town of Bay Harbor Islands
Design Review Board
9665 Bay Harbor Terrace
Bay Harbor Islands, Fl 33154

Reference: **Request for Waiver of 80% Rule Area of Second Floor per Section 23-11(A)(9)**

Project: **Casa Bay Harbor Islands**
1270 99th Street
Bay Harbor Islands, Florida 33154

To Whom It May Concern,

Project Casa Bay Harbor Islands is a new single-family home nestled on 99th Street between Broadview Terrace and East Broadway Drive. The home has been designed in a clear, clean, and appropriate manner located with-in the neighborhood of beautiful Bay Harbor Islands.

We will like to request for a waiver regarding zoning code Section 23-11(A)(9) which states that "for residences designed as two story structures, the second story shall not exceed 80% of the first (ground) floor gross floor area….."

It is to our understanding that the Design Review Board may grant and allow for modifications to the above-mentioned requirement in instances where enhanced architectural and detailing is provided on the exterior house facades to break the massing of the structure.

Therefore, FAO Architecture has very diligently designed this new single-family home to comply with the requested design elements and treatments of exterior facades to obtain your permission for Section 23-11(A)(9) to be waived.

The house presented before you has incorporated enhanced architectural features and detailing into its design such as:

- The massing of the facades and its planes have been broken-up to achieve movement and depth on both the east and the west facades. These side yard facades are the longer of the four sides, but we have interrupted its full length by jogging the volumes of the house, therefore, breaking up the continuous planes of the longer facades
- The design of the house incorporated an entry courtyard to the house flanked by the three sides providing depth to the front façade and articulating the entrance to create

FAO ARCHITECTURE, LLC
407 LINCOLN ROAD, SUITE 8-S
MIAMI BEACH FLORIDA 33139
AR 91841

TEL 786.448.5630
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WWW.FAOARCHITECTURE.COM

1 / Z–105 LETTER REQUEST FOR WAIVER 80% RULE SECOND FLOOR
SCALE: NTS

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
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REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

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SEAL:

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
REQUEST LETTER

SHEET:
Z-105

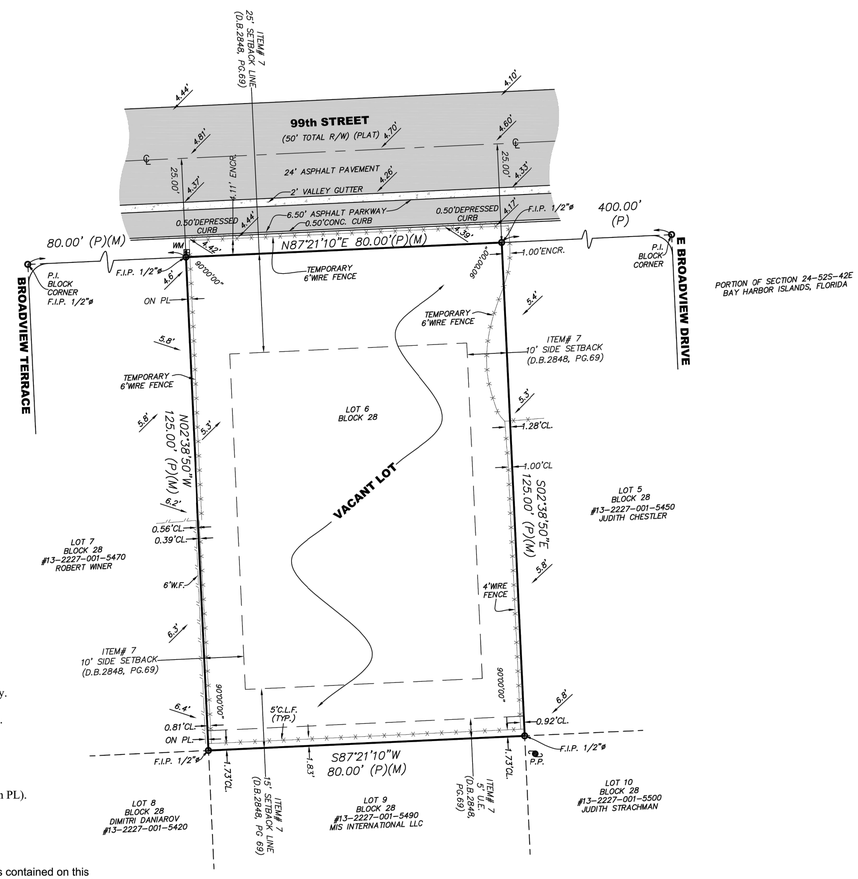
DESIGN REVIEW BOARD PRESENTATION

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in Section 27, Township 52 South, Range 42 East
Bay Harbor Islands, Miami-Dade County, Florida

RENE AIGUESVIVES
PSM 4327
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
SEAL





PORTION OF SECTION 24-52S-42E
BAY HARBOR ISLANDS, FLORIDA



LOCATION MAP
(N.T.S.)

This property described as:
Lot 6, Block 28,
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.

Certified to:
CDO Development I, LLC,
a Florida limited liability company,
Chicago Title Insurance Company

Address:
1270 99th Street, Bay Harbor Islands, FL 33154
FOLIO #13-2227-001-5460

NOTES:
Elevations Show refer to NGVD 1929
BM # R-243 Elev.=6.61'
(Miami-Dade)

- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street. Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.

- Temporary construction 6'wire fence encroaches into the adjacent (EAST PL) and into the public Right of Way (North PL).
- Wire fence is into a 5'UE (ITEM#17) (SOUTH PL).

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1' field-measured control for elevation infirmation shown hereon is based on a level loop or closure to a second benchmark.

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimun Technical Standards (5J-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

Rene Aiguesvives PSM4327
Digitally signed by Rene Aiguesvives PSM4327
Date: 2022.06.15 16:24:22 -04'00'

	AREA
SQ. FT.	±10000.00
ACRES	±0.229

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) NORTH ℄ N87°21'10"E

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Commitment Order No. 9439082, dated April 02, 2021 at 800 A.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. ***NOT A MATTER OF SURVEY.***
- Item # 2: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. ***NOT A MATTER OF SURVEY.***
- Item # 3: Standard Exceptions:
A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. ***DEPICTED ON SURVEY, IF ANY.***
B. Rights or claims of parties in possession not shown by the public records. ***NONE VISIBLE.***
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. ***NOT A MATTER OF SURVEY.***
D. Taxes or assessments which are not shown as existing liens in the public records. ***NOT A MATTER OF SURVEY.***
- Item # 4: Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. ***NOT A MATTER OF SURVEY.***
- Item # 5: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. ***NOT A MATTER OF SURVEY.***
- Item # 6: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Bay Harbor Island, recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. ***DEPICTED ON SURVEY***
- Item # 7: Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Restrictions filed April 19, 1947, under Clerk's File No. W-33513, recorded in Deed Book 2848, Page 69 ***DEPICTED ON SURVEY***; filed April 1, 1953 ***NOT A MATTER OF SURVEY.***, recorded in Deed Book 3741, Page 176 ***DOES NOT AFFECT PROPERTY.***
; filed April 14, 1977, recorded in Official Records Book 9649, Page 253; and Notice to Extend filed March 21, 2008, recorded in Official Records Book 26282, Page 717 ***NOT A MATTER OF SURVEY.***, as may be subsequently amended, of the Public Records of Miami-Dade County, Florida.
- Item # 8: Ordinance No. 97-118 creating Bay Harbor Island Security Guard Special Taxing District, recorded July 22, 1997, in Official Records Book 17721, Page 2454, of the Public Records of Miami-Dade County, Florida. ***NOT A MATTER OF SURVEY.***

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 11(a), 13 and 14 of Table A thereof.
The field work was completed on 06/14/21.

Date of Plat or Map: 06/14/21

Rene Aiguesvives
Florida PSM # 4327

REVISIONS:
10/26/2021 Lot Elevation & Tree Location Added
11/02/2021 Revisions
06/10/2022 UPDATE

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120637	0144	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	8 FT N.G.V.D.		

ALTA/NSPS SURVEY.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 10/27/21
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Dwg. No.
10/27/21	1"=20'	R.S.	21-23266

NOTE: THIS SURVEY IS FOR REFERENCE ONLY.SURVEY HAS BEEN ENLARGED FOR CLARITY. REFER TO ORIGINAL SIGNED AND SEALED SURVEY PROVIDED SEPARATELY

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
SURVEY

SHEET:
SVEY-100

DESIGN REVIEW BOARD PRESENTATION

CASA BAY HARBOR ISLANDS

TOWN OF BAY HARBOR ISLANDS (WEST ISLAND)

DEVELOPMENT REGULATIONS

ZONING DISTRICT: RD-SINGLE FAMILY RESIDENTIAL **(NON-WATERFRONT)**

PROJECT: 1270 99 TH STREET

FAO ARCHITECTURE

		REQUIRED/ALLOWED	MAX./MIN. CALCULATION		PROVIDED		UNITS	ZONING SECTION	COMMENT
LOT OCCUPATION									
a	LOT AREA	N/A	N/A		10,000	0.230	S.F. / I.F.		
b	BASE FLOOD ELEVATION (B.F.E.)	B.F.E.=8.00' NGVD	B.F.E. (FLOOD ELEVATION)		N/A		NGVD	PER LAND SURVEY	FLOOD ZONE "AE"
c	BASE FLOOD ELEVATION (B.F.E.) PLUS 1 FOOT	9.00' NGVD	B.F.E. + (0.00') = 1.00'(F.B.C.)FREEBOARD)		9.00		NGVD	PER RFIBC	FBCR322.2.1 ELEVATION REQUIREMENTS
d	WIDTH	STREET FRONTAGE 80 FEET MIN.	N/A		80'-0"		FT.	SEC. 23-10	
e	MAXIMUM BUILDING HEIGHT	2.5 STORIES NOT TO EXCEED 25 FEET	MEASURED FROM MINIMUM FINISHED FLOOR ELEVATION (FREEBOARD) PER FEMA (D.F.E.) +	9.0 NGVD	2	25'-0" 34.00	STORIES/FT/NGVD	SEC. 23-11(6)	
BUILDING SETBACKS									
a	FRONT YARD **(NORTH)**	25 FEET MIN.	N/A		25'-0"		FT.	SEC. 23-11(A)(1)	
b	SIDE YARD **(EAST)**	**10 FEET.**	N/A		10'-0"		FT.	SEC. 23-11(A)(3)	
c	SIDE YARD **(WEST)**	**10 FEET.**	N/A		10'-0"		FT.	SEC. 23-11(A)(3)	
d	REAR **(SOUTH) (NON-WATER)**	**15 FEET.**	N/A		18'-6"		FT.	SEC. 23-11(A)(4)	
OPEN SPACE									
a	MINIMUM OF 35 PERCENT OPEN SPACE AT GROUND LEVEL FOR ONE-STORY HOMES	35%	DOES NOT APPLY 35% X10,000 =	3,500.00	0.0%	0	S.F.	SEC. 23-11(A)(9)(a)	
b	EACH PLOT SHALL PROVIDE FOR A MINIMUM OF 40 PERCENT OPEN SPACE AT GROUND LEVEL FOR HOMES WITH ANY PORTION OF THE HOME ABOVE ONE STORY	40%	40% X 10,000 =	4,000.00	41.5%	4,154	S.F.	SEC. 23-11(A)(9)(a)	
c	EACH PLOT SHALL PROVIDE FOR A MINIMUM OF 50 PERCENT LANDSCAPED "GREEN" PERVIOUS OPEN SPACE AT GROUND LEVEL IN THE FRONT YARD AREA. THE USE OF PERVIOUS PAVERS ON LANDSCAPE STRIPS IN DRIVEWAYS OR WALKWAYS SHALL NOT BE INCLUDED IN THE 50-PERCENT LANDSCAPING REQUIREMENT. WITHIN FRONT SETBACK AREAS SUFFICIENT OPEN SPACE AND LANDSCAPING MATERIALS SHALL BE PROVIDED TO BREAK LARGE EXPANSES OF HARDSCAPES, SCREEN PARKING AREAS AND PROVIDE SHADE	50%	50% X 2,000 =	1,000.00	68.5%	1,370	S.F.	SEC. 23-11(A)(9)(b)	
SECOND FLOOR RESTRICTIONS									
a	FOR RESIDENCES DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED/NON-AIR-CONDITIONED AREAS). THE REDUCED SECONDARY STORY PERCENTAGE LISTED HEREIN MAY BE APPLIED TO THE FIRST FLOOR, IF APPROVED BY THE PLANNING AND ZONING BOARD. NOTWITHSTANDING THE ABOVE, THE PLANNING AND ZONING BOARD MAY ALLOW MODIFICATIONS TO THIS REQUIREMENT IN INSTANCES WHERE ENHANCED ARCHITECTURAL ARTICULATION AND DETAILING IS PROVIDED ON THE EXTERIOR HOUSE FACADES TO BREAK THE MASSING OF THE STRUCTURE	80% OF FRIST FLOOR AREA (INSIDE WALLS)	80% X3,301 =	2,641		2,743	S.F.	SEC. 23-11(A)(9)	REQUESTING FOR DRB ALLOW FOR SECOND FLOOR AREA INCREASE AS PROJECT PROVIDES FACADE ARTICULATION, DETAILING, AND BREAKING UP OF MASS OF BUILDING. DOUBLE HEIGHT FLOOR AREA OF SECOND FLOOR HAS BEEN INCLUDED. PLEASE REFER TO REUEST LETTER FOR MODIFICATION ON THE 80% RULE AS PROVIDED ON APPLICATION FOR DRB NOTE: OUT OF THE 102 S.F. WHICH THE SECOND FLOOR IS OVER THE 80% MAX 188 S.F. OF SECOND FLOOR IS DOUBLE HEIGHT SPACE ABOVE ENTRY FOYER
		AREA OVER THE 80% OF FIRST FLOOR		2,743-2,641= 102 S.F.	REQUESTING THE DRB FOR INCREASE OF= 102 S.F.				
POOL SETBACK(MEASURED TO WATERFRONT)									
a	NOT EXCEED 2' ABOVE FINISH GRADE	2'-0"	N/A		1'-8"		FT.	SEC. 23-12(15)(G)(v)(a)	
b	REAR YARD:	NOT CLOSER THAN 5' TO REAR YARD LOT LINE	N/A		5'-10"		FT.	SEC. 23-12(15)(G)(v)(b)	
c	MAY NOT BE CONSTRUCTED IN SIDE YARD SETBACK AREAS	ONLY AS PER EXCEPTION BELOW	N/A		N/A		FT.	SEC. 23-12(15)(G)(v)(c)	
d	SWIMMING POOLS, HOT TUBS, (JACUZZI, OR SPA AND EQUIPMET MAY BE CONSTRUCTED IN SETBACK AREAS WITH RESTRICTIONS:	NOT CLOSER THAN 5' TO SIDE OR REAR YARD LOT LINE AND MUST BE SCREENED FROM SITE		SIDE (EAST: SIDE (WEST) REAR:	29'-6" 12'-0" 5'-10"		FT.	SEC. 23-12(15)(G)(V)(x) SEC. 23-12(15)(G)(V)(c)	
e	SPA DECKS	NOT CLOSER THAN 5' TO REAR YARD LOT LINE		SIDE (EAST: SIDE (WEST) REAR:	13'-6" 12'-0" 12'-3"		FT.	SEC. 23-12(15)(G)(IV)	
REQUIRED OFF STREET PARKING/DRIVEWAY/PARKING SETBACKS									
a	PARKING SPACES REQUIRED	2 SPACES/DWELLING UNIT	N/A		2		SPACES	SEC. 5-19-2(a)	
b	DRIVEWAYS	NO PORTION OF DRIVEWAY TO BE CLOSER THAN 5' TO SIDE OR FRONT YARD LOT LINE	N/A		12'-0"		FT.	SEC. 5-19-2(b)	
c		NO PORTION OF DRIVEWAY TO BE CLOSER THAN 2' TO A WALL OF THE STRUCTURE	N/A		N/A		FT.	SEC. 5-19-2(c)	
d		INTERSECTION WITH STREETS, DRIVEWAYS FOR RESIDENTIAL LOTS SHALL NOT ENCROACH INTO THE STREET CORNER RADIUS OF TWO INTERSECTING STREETS, OR BE CLOSER THAN 25 FEET TO THE INTERSECTION OF EXTENDED RIGHT-OF-WAY LINES	N/A		N/A		FT.	SEC. 5-19-2(d)	
e		MIN. WIDTH OF ANY STRAIGHT DRIVEWAYS8' AND MAX. OF 20'	N/A		18'-4"		FT.	SEC. 5-19-2(f)(1)	
f		THE MINIMUM WIDTH OF STRAIGHT DRIVEWAYS MAY BE REDUCED TO 12 FEET FOR A SINGLE VEHICLE DRIVEWAY, PROVIDED THERE ARE TWO SEPARATE INDIVIDUAL DRIVEWAYS FOR THE RESIDENCE	N/A		N/A		FT.	SEC. 5-19-2(f)(1)	
EMERGENCY POWER GENERATOR									
a	A PERMANENT EPG MUST BE PLACED ONLY IN A SIDE OR REAR YARD AREA WITH A MINIMUM SETBACK OF FIVE FEET FROM THE PROPERTY LINE	5'	SIDE (EAST)		6'-0"		S.F.	5-19.3(b)	
GENERAL PROVISIONS									
a	SIDEWALKS	NO PORTION OF A SIDEWALK SHALL BE CONSTRUCTED CLOSER THAN THREE FEET TO A SIDE LOT LINE	3'		34'-0"		FT.	23-12-15(b)	
		NO PORTION OF A SIDEWALK SHALL BE CONSTRUCTED CLOSER FIVE FEET TO A REAR LOT LINE NOR CLOSER THAN 15 FEET TO A FRONT LOT LINE	5'		N/A		FT.	23-12-15(b)	
b		NO PORTION OF A SIDEWALK SHALL BE CONSTRUCTED CLOSER THAN 15 FEET TO A FRONT LOT LINE	15'		N/A		FT.	23-12-15(b)	
c	PROJECTION OF STEPS PLATFORMS	NO STEPS OR PLATFORMS OVER THREE FEET IN HEIGHT ABOVE THE BASE FLOOD ELEVATION (BFE) SHALL EXTEND INTO SIDE, REAR OR FRONT YARD SETBACK AREAS	N/A		N/A		FT.	23-12-15(b)	
d	NO MAIN WALLS OF ANY BUILDING SHALL ENCROACH ON SETBACK AREAS	N/A	N/A		N/A		FT.	23-12-15(e)	
e	EAVES MAY PROJECT INTO SETBACK AREAS WHICH ABUT INTERIOR LOT LINES NOT MORE THAN THREE FEET	2'			2'-0"		FT.	23-12-15(e)	
f	ARCHITECTURAL FEATURES SUCH AS CANOPIES ATTACHED TO STRUCTURES, PLANTING BINS, DECORATIVE BALCONIES, ORIEL WINDOWS AND CORNICES, MAY PROJECT INTO SETBACK AREAS WHICH ABUT INTERIOR LOT LINES NOT MORE THAN TWO FEET	2'	N/A		0'-0"		FT.	23-12-15(e)(v)	
g	NO PORTION OF AIR-CONDITIONING EQUIPMENT AND DUCT WORK SHALL PROTRUDE MORE THAN FIVE FEET FROM THE WALL OF THE STRUCTURE INTO THE SETBACK AREA	5'			4'-6"			23-12-21	
h	MAX. HEIGHTS OF WALLS OR FENCES	NO WALL OR FENCE MAY BE ERECTED OR MAINTAINED IN ANY SETBACK AREAS ON ANY LOT IN THE TOWN HIGHER THAN SIX FEET ABOVE THE AVERAGE FINISHED GRADE OF ADJOINING LOTS	6'		4'-0"		FT.	23-12-22(b)	
		IF A FENCE OR WALL IS PROPOSED IN A FRONT OR SIDE STREET SETBACK AREA ADJACENT TO A STREET RIGHT-OF-WAY, THE FENCE OR WALL SHALL NOT BE PLACED IN THE PUBLIC RIGHT-OF-WAY NOR CLOSER THAN TWO FEET TO THE PROPERTY LINE. WITHIN THE TWO-FOOT AREA, LANDSCAPE MATERIALS OF A DESIGN AND QUANTITY, AS DEEMED NECESSARY BY THE TOWN, SHALL BE REQUIRED.	2'		N/A		FT.	23-12-22(b)	

LEGAL DESCRIPTION

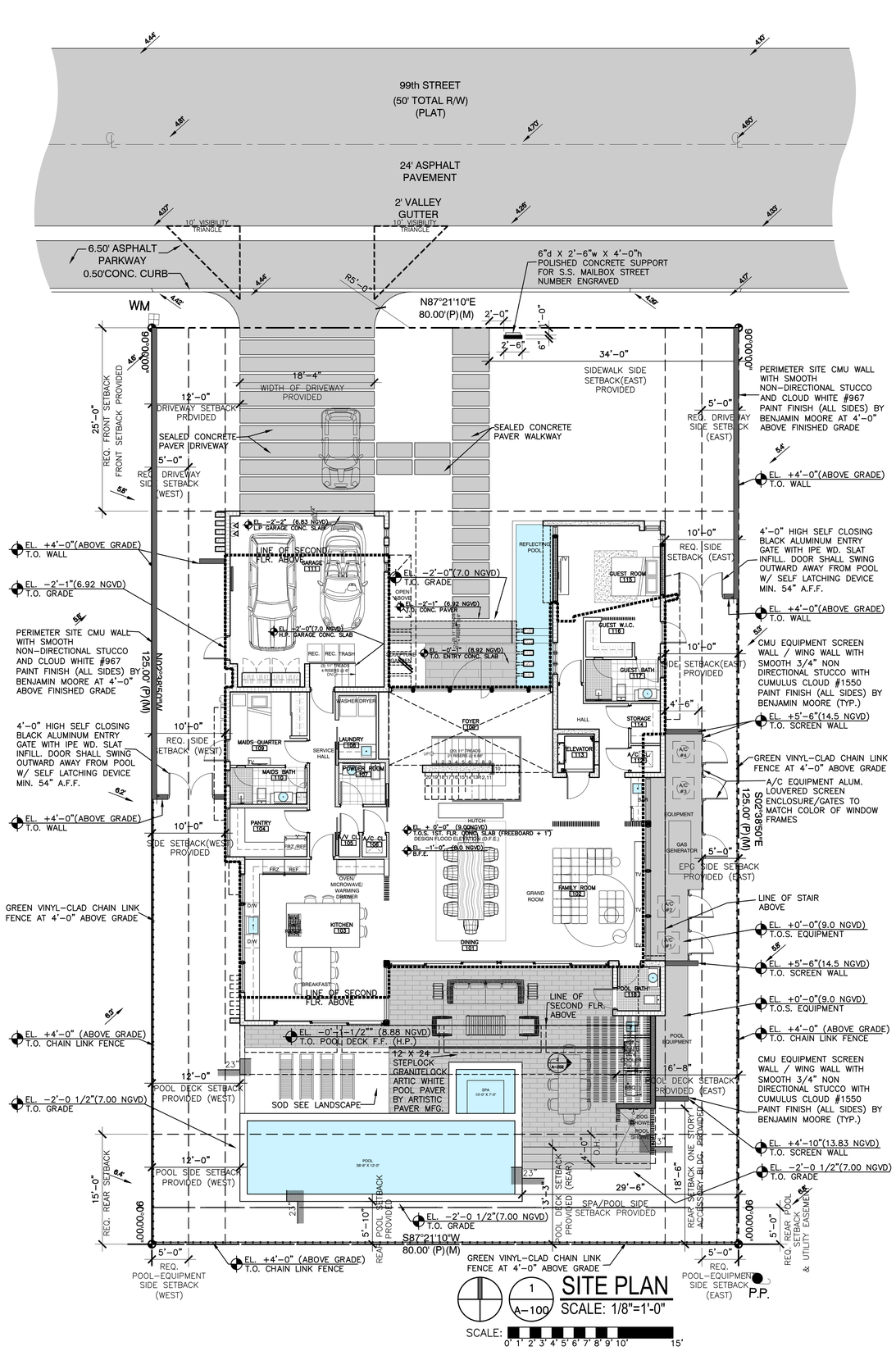
LOT 6 , BLOCK 28 BAY HARBOR ISLAND , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA.
INFORMATION OBTAINED FROM SURVEY DATED 10-27-21 BY ALVAREZ, AGUESVIVES & ASSOCIATES, INC L.B.#6867

NOTE:

PLEASE REFER TO ZONING SHEETS "Z" SHEETS FOR:
- OPEN SPACE CALCULATIONS
- FLOOR AREA CALCULATIONS

PLEASE REFER TO LANDSCAPE SHEETS "L" SHEETS FOR:
- LANDSCAPE REQUIREMENTS
- PROPOSED LANDSCAPE
- IRRIGATION

PLEASE REFER TO CIVIL SHEETS "C" SHEETS FOR:
- PAVING, GRADING, AND DRAINAGE PLANS
- UTILITIES PLAN
- SURFACE WATER POLLUTION PREVENTION PLAN



FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
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P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
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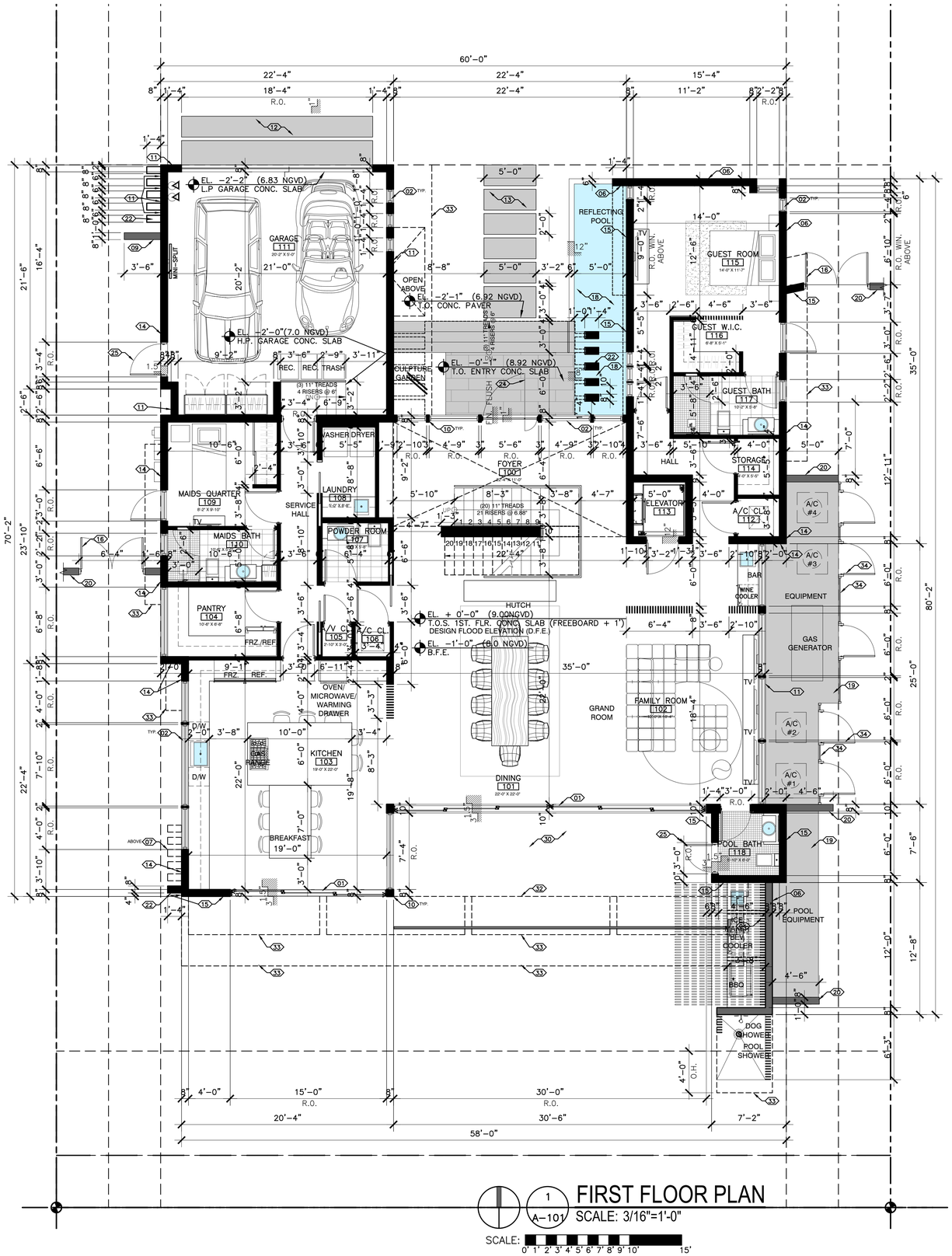
PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
SITE PLAN

SHEET:
A-100

DESIGN REVIEW BOARD PRESENTATION



1 A-101 **FIRST FLOOR PLAN**
SCALE: 3/16"=1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 15'

LEGEND

01 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME SGD. SYSTEM WITH M-DADE NOA.

02 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME STOREFRONT SYSTEM WITH M-DADE NOA.

03 42" A.F.F. BLACK ALUM. GUARDRAIL WITH S.S. WIRE ROPE. TOP RAIL TO BE IPE WD.

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17 EXPOSED CONCRETE FINISH ROOF OVERHANG

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33 LINE OF ROOF OVERHANG (O.H.) ABOVE

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*NOTE:
- EXTERIOR WALL PAINT COLORS WERE SELECTED FROM THE 2008 TOWN BAY HARBOR ISLANDS BENJAMIN MOORE PAINT SAMPLES STORED AT THE TOWN BUILDING DEPARTMENT
- REFER TO SHEET A-203 FOR MATERIAL SAMPLE BOARD

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
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MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS

1270 99TH STREET
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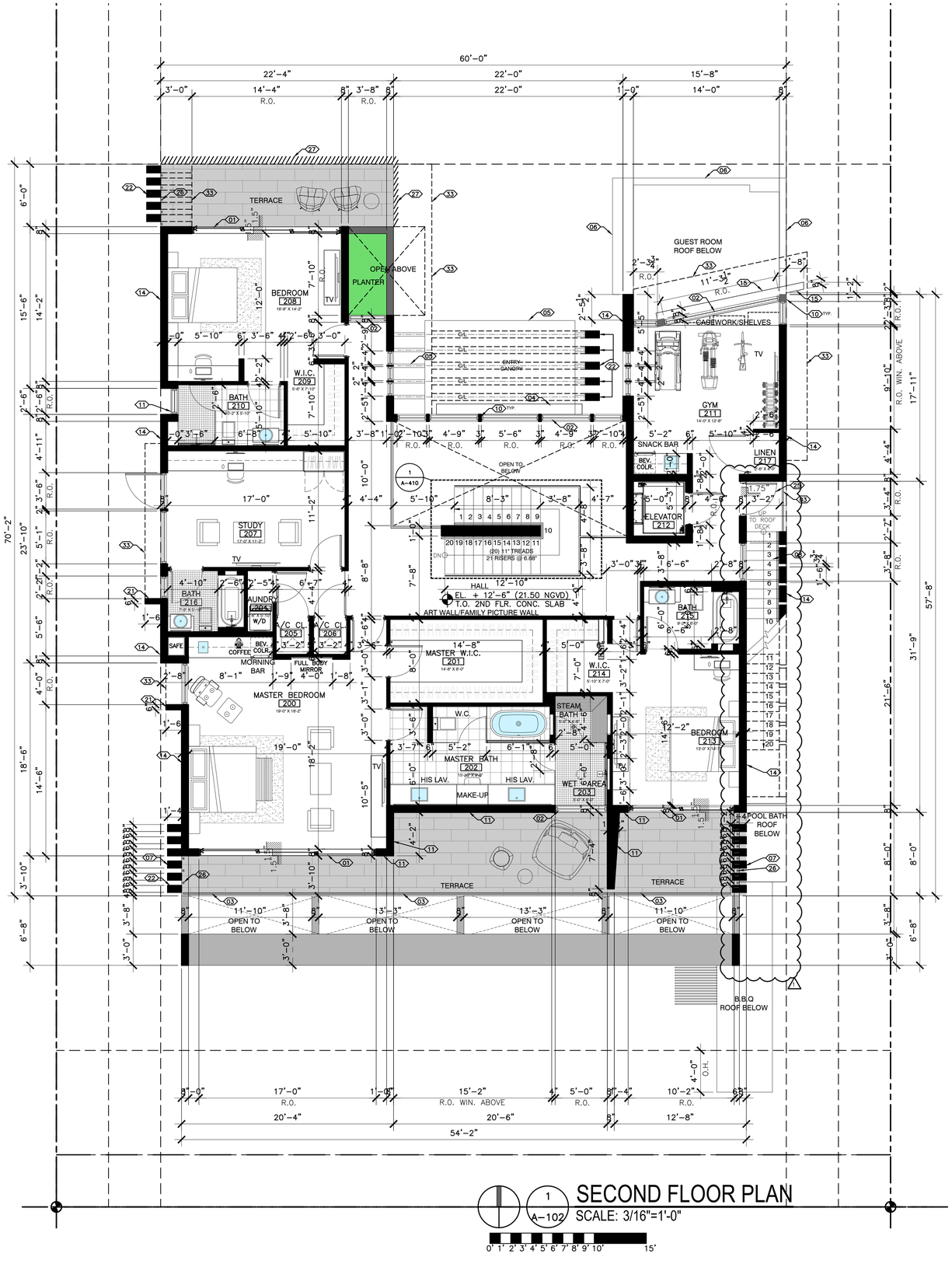
PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
FLOOR PLAN

SHEET :
A-101

DESIGN REVIEW BOARD PRESENTATION



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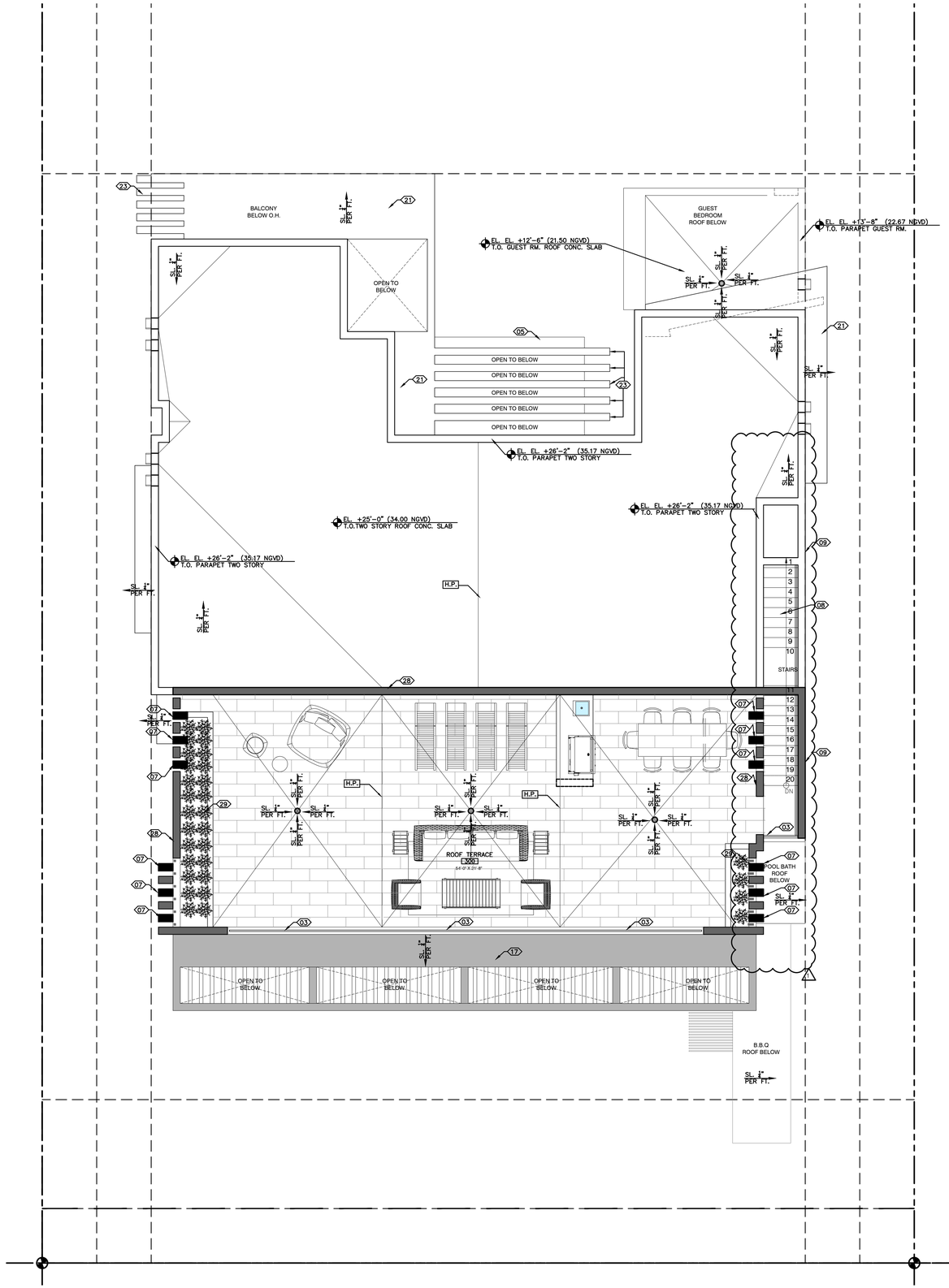
PHASE: DRB PRESENTATION

ISSUE DATE: JUNE 27, 2022

SHEET TITLE: FLOOR PLAN

SHEET: A-102

DESIGN REVIEW BOARD PRESENTATION



LEGEND

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16 4'-0" HIGH SELF CLOSING BLACK ALUMINUM ENTRY GATE WITH IPE WD. SLAT INFILL. DOOR SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DEVICE MIN. 54" A.F.F.

17 EXPOSED CONCRETE FINISH ROOF OVERHANG

18 POND AND STEP CASCADE WATER FEATURE. 12" MAX. DEPTH

19 CONCRETE EQUIPMENT PLATFORM

20 CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CUMULUS CLOUD #1550 PAINT FINISH (ALL SIDES) BY BENJAMIN MOORE

21 CONCRETE EYEBROW WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH BY BENJAMIN MOORE

22 DECORATIVE CONCRETE COLUMNS WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH BY BENJAMIN MOORE

23 DECORATIVE CONCRETE BEAMS WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH BY BENJAMIN MOORE

24 IMPACT RESISTANT PIVOT DOOR SYSTEM WITH M-DADE NOA.

25 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME FRENCH DOOR SYSTEM WITH M-DADE NOA.

26 2"x2" ALUMINUM BOLLARDS 42" A.F.F. COLOR TO MATCH STOREFRONT/SGD SYSTEM FINISH

27 1/2"x10" ALUMINUM FLAT STOCK RAILING SYSTEM ANGLED AT 60 DEG. AT 42" A.F.F. COLOR TO MATCH STOREFRONT/SGD SYSTEM FINISH

28 GUARD WALL TO BE 42" A.F.F.

29 INDIVIDUAL PLANTER BOX AREA

30 12 X 24 STEPLOCK GRANITELOCK ARTIC WHITE POOL PAVER BY ARTISTIC PAVER MFG.

31 GREEN VINYL-CLAD CHAIN LINK FENCE AT 4'-0" ABOVE GRADE

32 LINE OF BALCONY ABOVE

33 LINE OF ROOF OVERHANG (O.H.) ABOVE

34 A/C EQUIPMENT ALUM. LOUVERED SCREEN ENCLOSURE/GATES TO MATCH COLOR OF WINDOW FRAMES

*NOTE:
- EXTERIOR WALL PAINT COLORS WERE SELECTED FROM THE 2008 TOWN BAY HARBOR ISLANDS BENJAMIN MOORE PAINT SAMPLES STORED AT THE TOWN BUILDING DEPARTMENT
- REFER TO SHEET A-203 FOR MATERIAL SAMPLE BOARD

1 A-103 ROOF FLOOR PLAN
SCALE: 3/16"=1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 15'

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO: 2107

CLIENT: CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
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ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION: NEW SINGLE FAMILY HOME

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SEAL:

FELIPE ALVARADO AR 91841

PHASE: DRB PRESENTATION

ISSUE DATE: JUNE 27, 2022

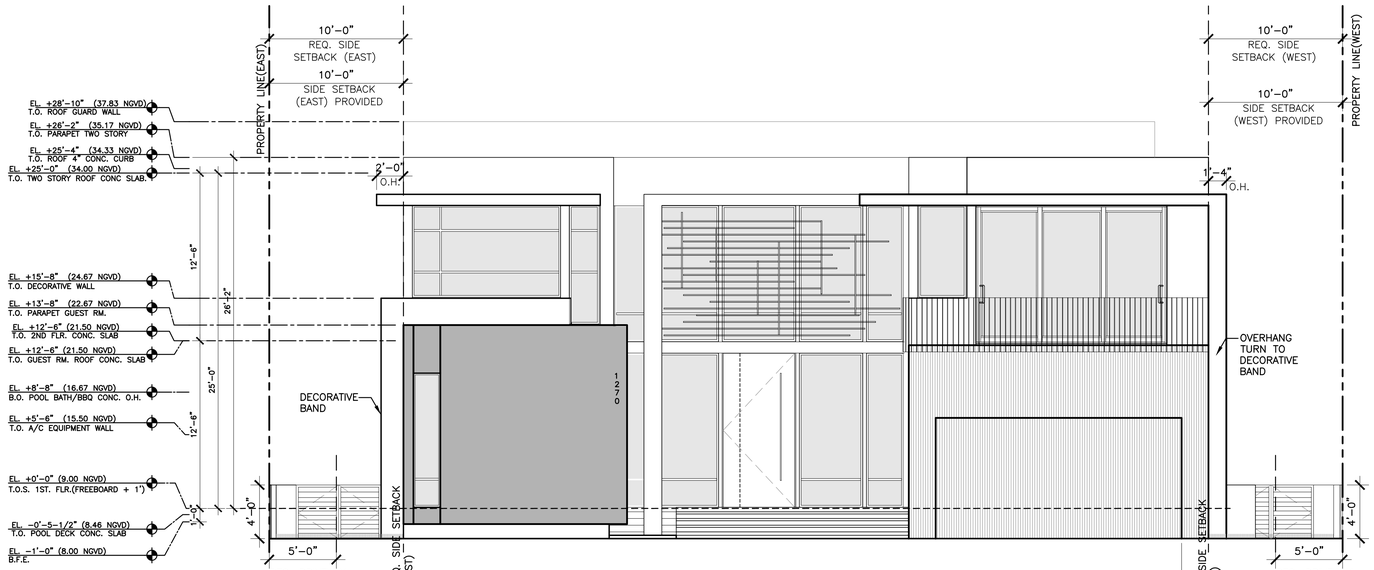
SHEET TITLE: ROOF PLAN

SHEET: A-103

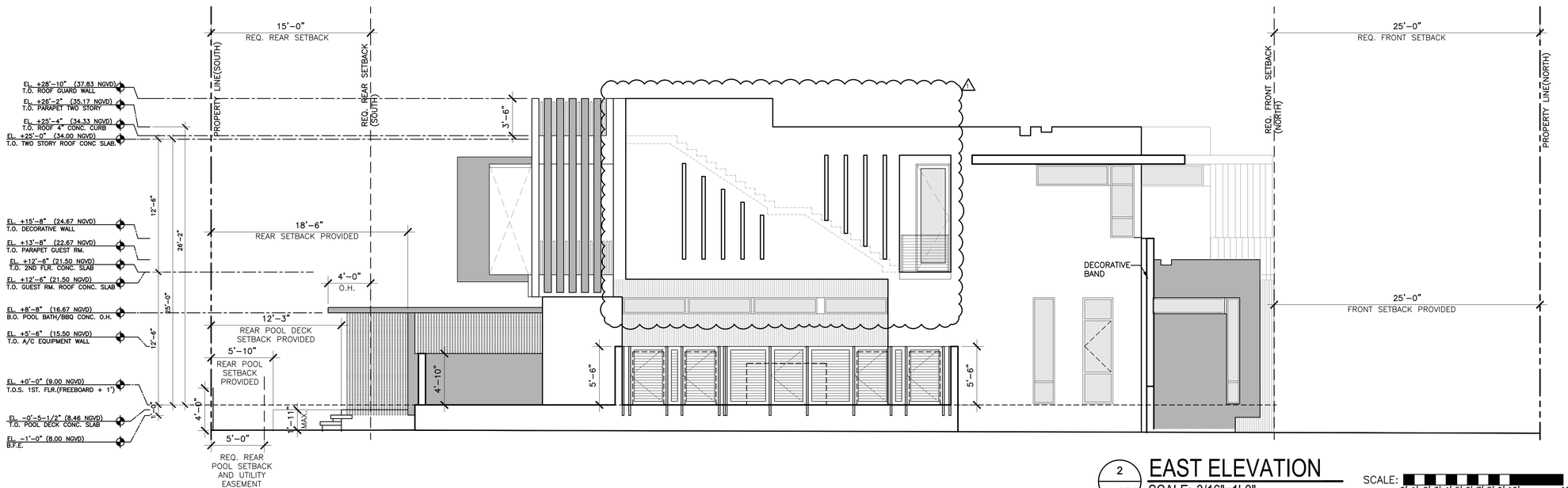
DESIGN REVIEW BOARD PRESENTATION

NOTE:

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1 / A-201 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 / A-201 EAST ELEVATION
SCALE: 3/16"=1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 15'

DESIGN REVIEW BOARD PRESENTATION

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO: 2107

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REVISIONS:
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FELIPE ALVARADO AR 91841

PHASE: DRB PRESENTATION

ISSUE DATE: JUNE 27, 2022

SHEET TITLE: BUILDING ELEVATIONS

SHEET: A-201



1 A-201B NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 A-201B EAST ELEVATION
SCALE: 3/16"=1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 15'

LEGEND

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02 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME STOREFRONT SYSTEM WITH M-DADE NOA.
03 42" A.F.F. BLACK ALUM. GUARDRAIL WITH S.S. WIRE ROPE. TOP RAIL TO BE IPE WD.
04 VERTICAL/HORIZONTAL DECORATIVE ALUM. LOUVERS WITH PAINT FINISH TO MATCH WOOD COMPOSITE WALL CLADDING
05 ALUMINUM ENTRY CANOPY SUPPORTED BY STEEL BEAMS. COLOR TO MATCH STOREFRONT/SGD SYSTEM FINISH
06 EXPOSED CONCRETE WALL/STRUCTURE WITH POLISHED FINISH
07 EXPOSED CONCRETE COLUMNS WITH POLISHED FINISH TO EXTEND 42" A.F.F.
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11 WOOD COMPOSITE WALL CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING.
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13 SEALED CONCRETE PAVER WALKWAY
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FAO ARCHITECTURE
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MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO: 2107

CLIENT:
CDO DEVELOPMENT I, LLC
1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
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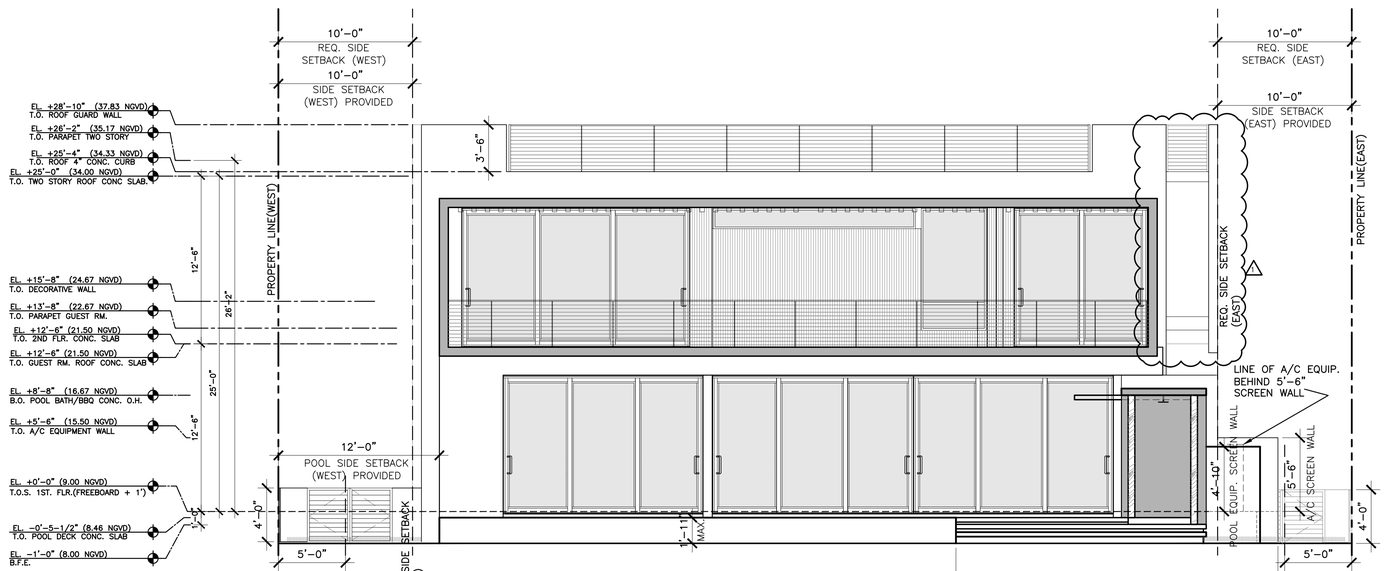
SHEET TITLE:
BUILDING ELEVATION MATERIALS

SHEET:
A-201A

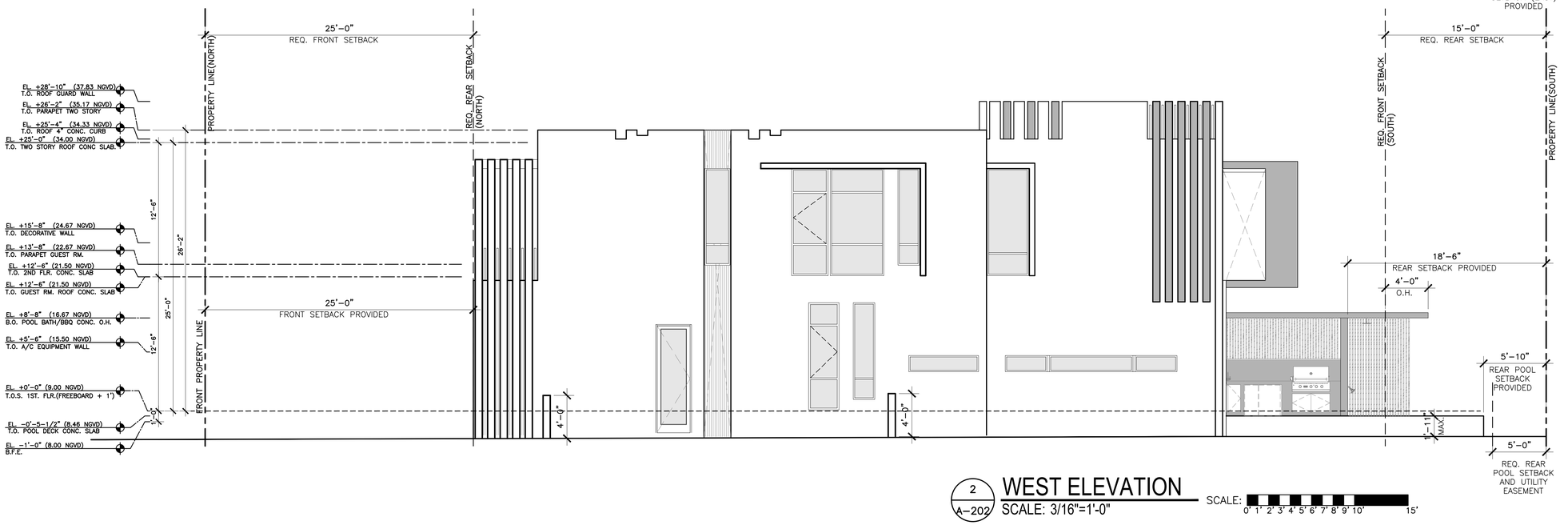
DESIGN REVIEW BOARD PRESENTATION

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1 / A-202 **SOUTH ELEVATION**
SCALE: 3/16"=1'-0"



2 / A-202 **WEST ELEVATION**
SCALE: 3/16"=1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 15'

DESIGN REVIEW BOARD PRESENTATION

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO: 2107

CLIENT:
CDO DEVELOPMENT I, LLC
1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
△DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
BUILDING ELEVATIONS

SHEET:
A-202



1 A-202B **SOUTH ELEVATION**
SCALE: 3/16"=1'-0"



2 A-202B **WEST ELEVATION**
SCALE: 3/16"=1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 15'

LEGEND

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FAO ARCHITECTURE
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PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
BUILDING ELEVATION MATERIALS

SHEET:
A-202A

DESIGN REVIEW BOARD PRESENTATION

WOOD COMPOSITE WALL CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING WALL AND GARAGE DOOR



IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME SGD. SYSTEM WITH M-DADE NOA.



IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME FRENCH DOOR SYSTEM WITH M-DADE NOA.

IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME STOREFRONT SYSTEM WITH M-DADE NOA.



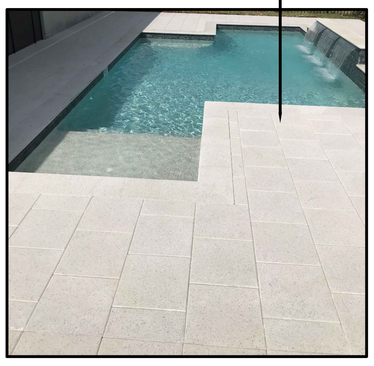
STEEL COL. PROVIDE BREAK METAL TO MATCH STOREFRONT/SGD SYSTEM FINISH. JOINTS AT BREAK METAL SHALL OCCUR AT CENTER OF WINDOW MULLIONS (TYP.)

WOOD COMPOSITE WALL CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING



12 X 24 STEPLOCK GRANITELOCK ARTIC WHITE POOL PAVER BY ARTISTIC PAVER MFG.





4'-0" HIGH SELF CLOSING BLACK ALUMINUM ENTRY GATE WITH IPE WD. SLAT INFILL. SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DEVICE MIN. 54" A.F.F.



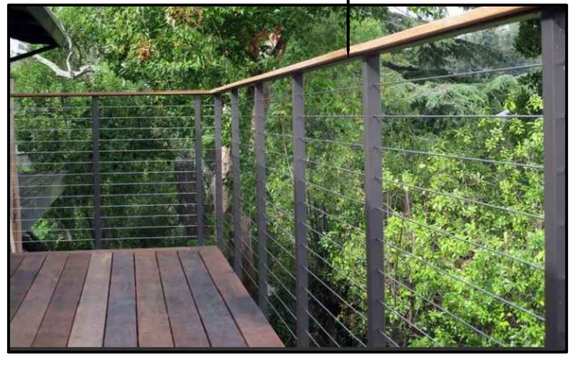
SEALED CONCRETE PAVER WALKWAY/DRIVEWAY



A/C EQUIPMENT ALUM. LOUVERED SCREEN ENCLOSURE/GATES TO MATCH COLOR OF WINDOW FRAMES



42" A.F.F. BLACK ALUM. GUARDRAIL WITH S.S. WIRE ROPE. TOP RAIL TO BE IPE WD.

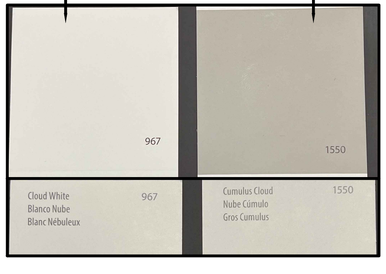




S.S. MAILBOX MOUNTED ON EXPOSED CONCRETE PIER



EXTERIOR WALL PAINT SELECTED FROM TOWN OF BAY HARBOR 2008 APPROVED BENJAMIN MOORE COLOR WHEEL



DESIGN REVIEW BOARD PRESENTATION

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS

1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC. AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
SAMPLE BOARD

SHEET :
A-203



1 A-400 FRONT N.E. STREET VIEW
SCALE: N.T.S.

DESIGN REVIEW BOARD PRESENTATION

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
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1135 KANE CONCOURSE, 5TH FLOOR
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FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
PROJECT RENDERINGS

SHEET:
A-400



1 A-401 FRONT N.W. STREET VIEW
SCALE: N.T.S.

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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185 NW 108TH STREET
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SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-401

DESIGN REVIEW BOARD PRESENTATION



1 A-402 FRONT AERIAL N.E. STREET VIEW
SCALE: N.T.S.

DESIGN REVIEW BOARD PRESENTATION

FAO
ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
PROJECT RENDERINGS

SHEET:
A-402



1 A-403 FRONT AERIAL N.W. STREET VIEW
SCALE: N.T.S.

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

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SEAL:

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-403

DESIGN REVIEW BOARD PRESENTATION



1 A-404 REAR S.W. VIEW
SCALE: N.T.S.

FAO
ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

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MEP ENGINEERING
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CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS

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PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

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SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-404

DESIGN REVIEW BOARD PRESENTATION



1 A-405 REAR S.E. VIEW
SCALE: N.T.S.

DESIGN REVIEW BOARD PRESENTATION

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
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LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

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NEW SINGLE FAMILY HOME

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
PROJECT RENDERINGS

SHEET:
A-405



1 A-406 REAR AERIAL S.W. VIEW
SCALE: N.T.S.

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

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FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-406

DESIGN REVIEW BOARD PRESENTATION



1 A-407 REAR AERIAL S.E. VIEW
SCALE: N.T.S.

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022

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FELIPE ALVARADO AR 91841

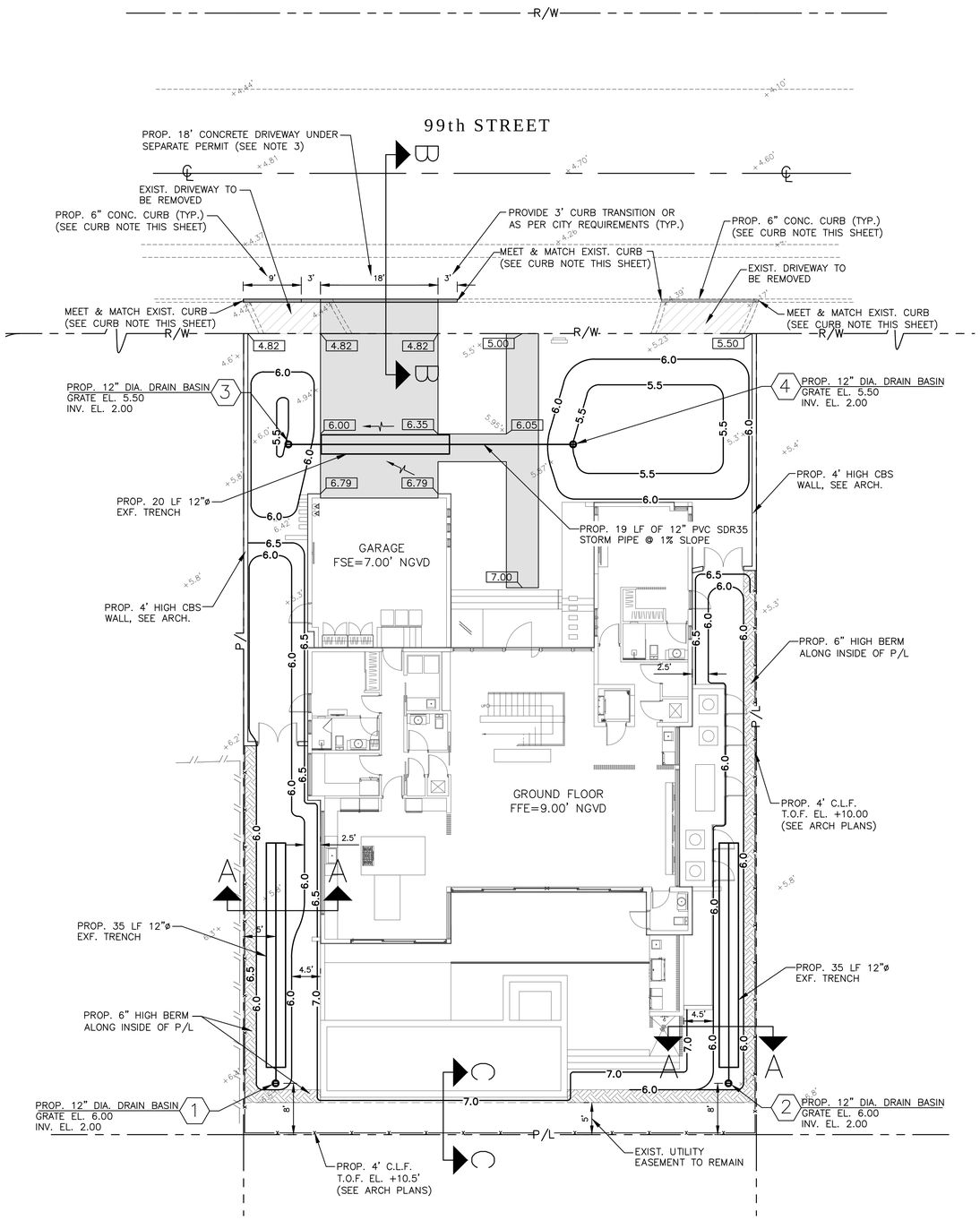
PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
PROJECT RENDERINGS

SHEET:
A-407

DESIGN REVIEW BOARD PRESENTATION



DATUM NOTE:

UNLESS OTHERWISE INDICATED, ALL ELEVATIONS SHOWN HEREON REFER TO FINISH ELEVATIONS AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. DATUM CONVERSION: NGVD - 1.55' = NAVD

DRAINAGE NOTE:

THIS SITE IS DESIGNED TO RETAIN, ON-SITE, THE VOLUME OF RUNOFF GENERATED BY THE 5-YEAR, 1-HOUR STORM WITH AN INTENSITY OF 3.3 INCHES. THE EXF. TRENCH AND RETENTION AREAS PROVIDED ON SITE ARE CAPABLE OF RETAINING THAT RUNOFF VOLUME. CALCULATIONS FOLLOW THE METHODOLOGY SET FORTH BY THE SFWMD IN THEIR PUBLICATION TITLED "MANAGEMENT AND STORAGE OF SURFACE WATER, PERMIT INFORMATION MANUAL, VOLUME 4."

CURB NOTE:

CURBS AND VALLEY GUTTERS SHALL BE REINFORCED WITH #5 BARS AND DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY. (SEE DETAIL ON SHEET C-3)

GRAPHIC SCALE

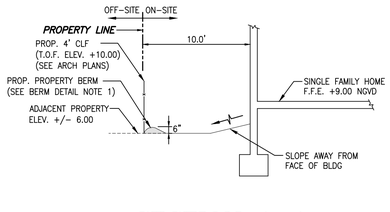
10 0 5 10 20 30

(IN FEET)

1 inch = 10 ft.

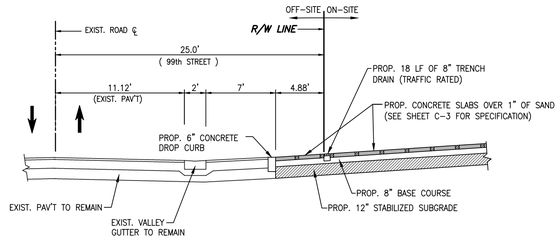
PAVING NOTES

1. CONTRACTOR SHALL MILL HALF OF EXISTING STREET ASPHALT PAVEMENT (2" AVG. DEPTH) AND RESURFACE WITH 2" TYPE S-III ASPHALT DESIGN MIX.
2. IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT PERMIT.
3. REFER TO SHEET C-3 FOR PAVEMENT SPECIFICATIONS



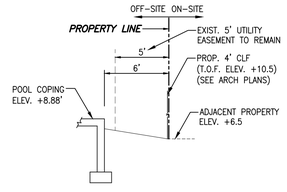
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION C-C

N.T.S.

Sunshine811

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

Check positive response codes before you dig!

P, G & D LEGEND

HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE
	PROPOSED CONCRETE SLABS
	PROPOSED CONCRETE CURB
GRATE EL.	INLET GRATE ELEVATION
INV. EL.	INVERT ELEVATION
6.50	PROPOSED ELEVATIONS
+5.59	EXISTING ELEVATIONS
FFE	FINISHED FLOOR ELEVATION
	DENOTES GRADE TO DRAIN
6.5	DENOTES PROP. CONTOUR ELEV. LINE
P/L	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT OF WAY LINE

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

TCE PROJECT No.: 220625

CLIENT:

CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
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TERRA CIVIL ENGINEERING
TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134
CERT. OF AUTHORIZATION #27209

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:

NEW SINGLE FAMILY HOME

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: MARCO A. OSORIO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

MARCO A. OSORIO LICENSE No. 44090 STATE OF FLORIDA PROFESSIONAL ENGINEER

PHASE:

DRB PRESENTATION

ISSUE DATE:

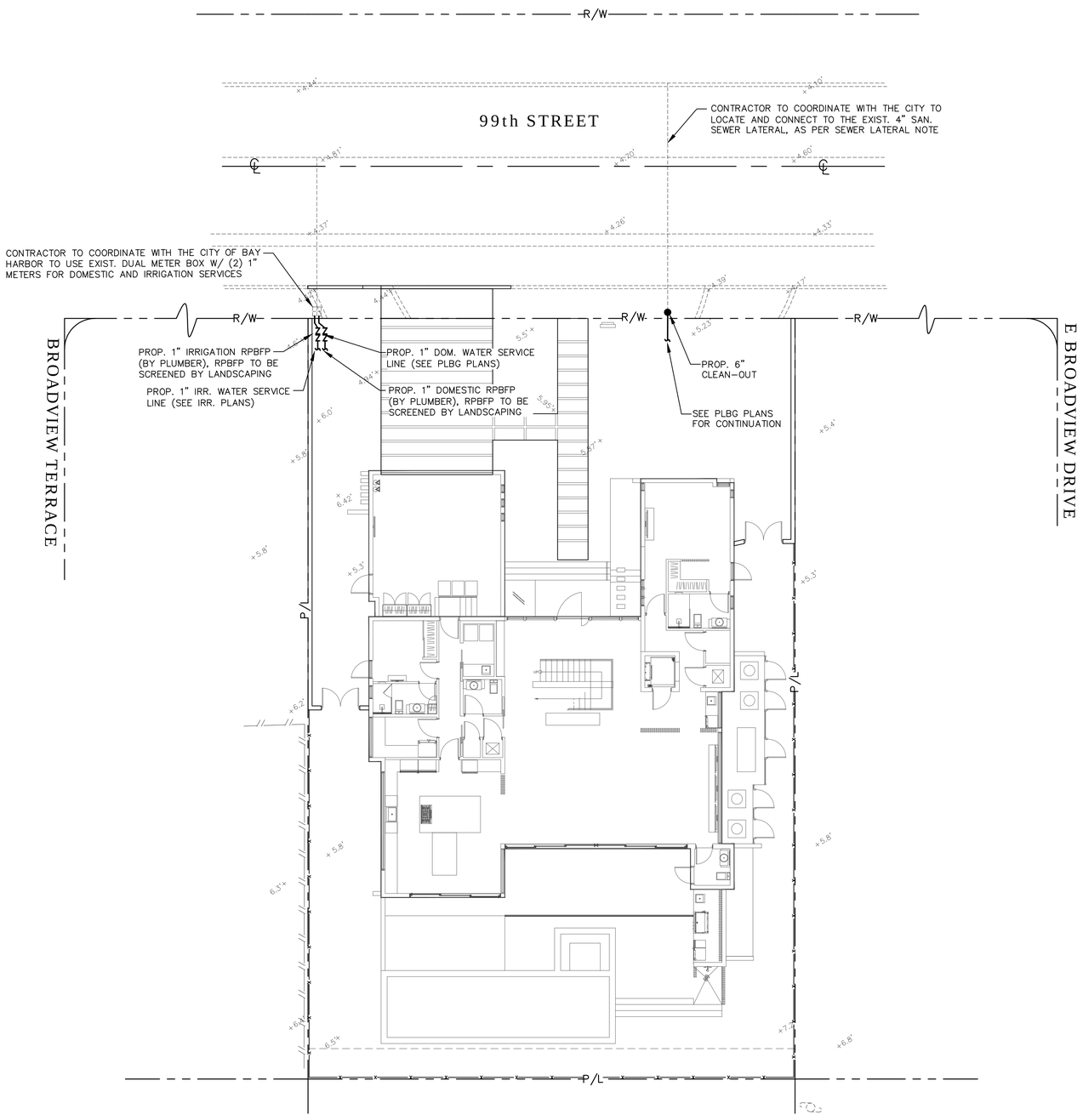
JUNE 27, 2022

SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET:

C-1



GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)

1 inch = 10 ft.

UTILITIES NOTES

1. IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE CITY OF BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT PERMIT.
2. ALL WATER SERVICE, SEWER LATERAL AND IRRIGATION CONNECTION WORK ON PUBLIC RIGHT-OF-WAY SHALL BE BY THE CITY OF BAY HARBOR ISLAND FORCES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF BAY HARBOR ISLAND AND REQUEST THE WATER AND IRRIGATION SERVICE CONNECTIONS FOUR (4) WEEKS PRIOR TO THE REQUIRED DATE OF THE INSTALLATION. ALL CITY CONNECTIONS AND SERVICE FEES SHALL BE PAID BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF BAY HARBOR ISLAND FOR THE EXACT LOCATION OF THE SEWER LATERAL CONNECTION POINT PRIOR TO THE CONSTRUCTION OF THE "ON SITE" PORTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PER CITY OF BAY HARBOR ISLAND REQUIREMENT.
5. ALL "ON SITE" UTILITY MATERIALS AND WORK SHALL MEET THE REQUIREMENTS OF THE CITY OF BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT
6. CONTRACTOR SHALL REFER TO PLUMBING DRAWINGS FOR COORDINATION OF FIRE, GAS, IRRIGATION, DOMESTIC WATER AND SAN. SEWER SERVICES CONNECTION TO BUILDING. PRIOR TO CONSTRUCTION, THE SITE / UTILITY CONTRACTOR SHALL REQUEST THAT THE PLUMBER MARK AND STAKE IN THE GROUND THE EXACT LOCATION, SIZE AND INVERT ELEVATION OF ALL STUBOUT CONNECTIONS.
7. CONSTRACTOR SHALL CONTACT GAS COMPANY TO COORDINATE FOR THE INSTALLATION OF A NEW GAS METER.

SEWER LATERAL NOTE

PRIOR TO CONNECTING TO THE EXISTING SEWER LATERAL THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION TO CONFIRM THE CONDITION OF THE SEWER LATERAL, AND PROVIDE TWO DIGITAL COPIES TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. IF REQUIRED BY PUBLIC WORKS, THE CONTRACTOR SHALL REPLACE THE EXISTING SEWER LATERAL, AT THE OWNER'S EXPENSE.

UTILITY LEGEND

5.33	DENOTES EXIST. ELEVATION (NGVD)
DIP	DUCTILE IRON PIPE
CI	CAST IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
CONC	CONCRETE
WM	WATER MAIN
FM	FORCE MAIN
GV	GATE VALVE
F.H.	FIRE HYDRANT
O.U.L.	OVERHEAD UTILITY LINE
—ELEC—	ELECTRIC LINE (FPL)
—R/W—	DENOTES RIGHT OF WAY LINE

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

TCE PROJECT No.: 220625

CLIENT:
CDO DEVELOPMENT I, LLC
1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
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MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134
CERT. OF AUTHORIZATION #27209

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY MARCO A. OSORIO ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

MARCO A. OSORIO LICENSE No. 44090 STATE OF FLORIDA PROFESSIONAL ENGINEER

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
UTILITIES PLAN

SHEET :
C-2

GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.–29), UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF DERM, DEP & SFWMD, WATER MANAGEMENT REGULATIONS AND STANDARDS, THE FDOT STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION. THE LATEST MIAMI–DADE COUNTY "PUBLIC WORKS DEPARTMENT, MANUAL PART II – DESIGN AND CONSTRUCTION", THE PROJECT SPECIFICATIONS, AND THE LATEST CITY OF BAY HARBOR ISLANDS PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS.
3. ALL GRADES SHOWN IN PLAN ARE FINISHED GRADES.
4. THE LOCATION AND SIZE OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY PRE–TRENCHING IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE–CALL AT 1–(800)–432–4770 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
6. EXISTING ABOVE GROUND FEATURES ARE SHOWN ACCORDING TO THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
7. NPDES CONPLIANCE: CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. IN PARTICULAR, SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.
8. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH THE EXISTING PAVEMENT
9. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL CERTIFY THAT THE DRAINAGE SYSTEM IS CLEAN OF DEBRIS OR ANY FOREIGN OBJECT. THE SITE SHALL BE CLEANED OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL THE FINAL ACCEPTANCE OF OWNER, ENGINEER, AND PUBLIC WORKS.

PAVEMENT SPECIFICATIONS:

OPTIONAL SURFACE COURSES:

CONCRETE PAVERS SHALL BE: 3 1/8" THICK SOLID CONCRETE INTERLOCKING PAVING UNITS (PER ASTM C 936). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CUT SHEETS FOR APPROVAL TO THE ARCHITECT.

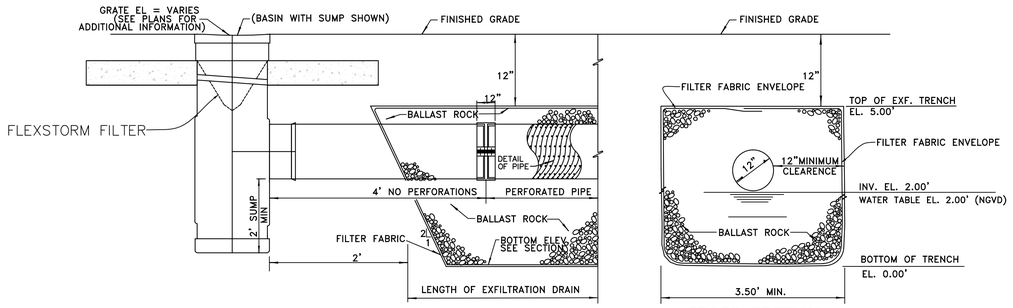
RIGID CONCRETE SURFACE SHALL BE: 6" CLASS I CONCRETE, ATTAINING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND REINFORCED WITH 6"X6" 10/10 WELDED WIRE MESH.

ASPHALTIC CONCRETE SURFACE SHALL BE: 2" TYPE S–III HAVING A MINIMUM 7% ASPHALT CONTANT (PER FDOT 2000 SPECS SECTION 320, 330 AND 331).

ROCK BASE: 8" LIMEROCK COMPACTED TO 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT PER A.A.S.H.T.O. T–180, METHOD "D". EXTEND 6" BEYOND EDGE OF SURFACE COURSE OR BACK OF CURB, AS APPLICABLE (PER FDOT SPECS SECTION 200) PRIME COAT ON LIME ROCK BASE COURSE SHALL MEET FDOT SPECS SECTION 300.

SUBGRADE: 12" STABILIZED GRANULAR MATERIAL COMPACTED TO 98% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT PER .A.S.H.T.O. T–180, METHOD "D" – IF EXISTING MATERIAL PROVIDES MINIMUM LBR OF 40, STABILIZATION IS NOT REQUIRED. EXTEND 12" BEYOND EDGE OF SURFACE COURSE OR BACK OF CURB, AS APPLICABLE (PER FDOT SPECS SECTION 160).

ALL DRIVEWAY AREAS SHALL BE DEMUCKED OR STABILIZED WITH GEOTEXTILE MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, AND CITY SPECIFICATIONS AND REQUIREMENTS.

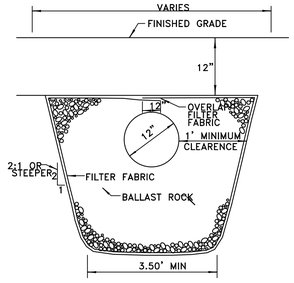


LOGITUDINAL SECTION

CROSS SECTION

NOTES:

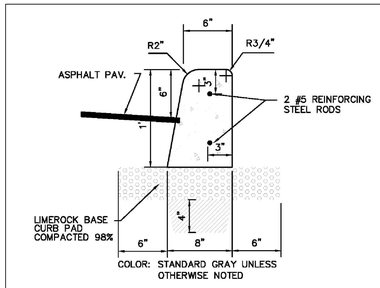
1. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, PEAT, SILT AND FOREIGN MATERIALS.
2. FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE METTING THE REQUIREMENTS OF FDOT SPECS, SECTION 985. ALL FILTER FABRIC JOINTS SHALL OVERLAP A MINIMUM OF ONE (1) FOOT.
3. WHERE TRENCH WALL WILL NOT STAND VERTICAL OR WHERE CAVE–IN BELOW THE WATER TABLE IS LIKELY, AN ALTERNATE SECTION IS TO BE USED AT THE DISCRETION OF THE ENGINEER. THERE WILL BE NO ADDITIONAL PAYMENT FOR THIS CROSS SECTION.
4. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND OR AS DIRECTED BY THE ENGINEER.
5. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE
6. THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.



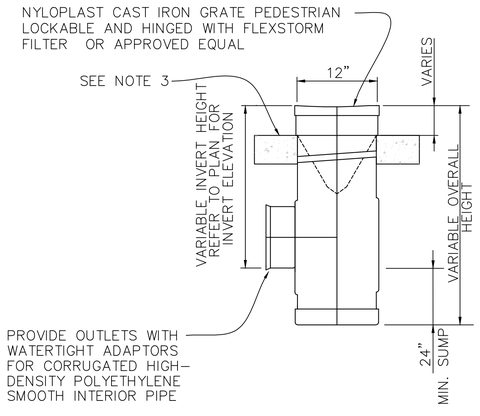
ALTERNATE CROSS SECTION FOR SANDY SOIL CONDITION

EXFILTRATION TRENCH DETAIL

N.T.S



CONCRETE CURB DETAIL
N.T.S.



DRAIN BASIN DETAIL

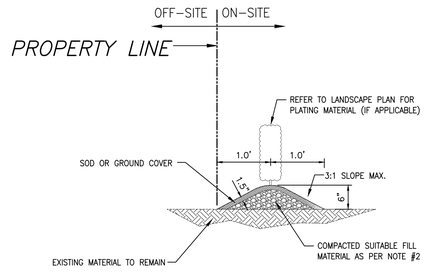
N.T.S.

NOTES:

1– PROVIDE NYLOPLAST PVC DRAIN BASIN OR APPROVED EQUAL

2– ALL DRAIN BASINS WITH OPEN GRATES SHALL HAVE FLEXSTORM FILTERS TYPE FX–SS.

3– WHEN INSTALLED IN TRAFFIC OR PAVED AREAS, THE CONTRACTOR SHALL PROVIDE A 4'x4'x8" SLAB TO SUPPORT THE BASIN GRATE, AS PER MANUFACTURER'S INSTRUCTIONS.



PROPERTY BERM DETAIL

N.T.S.

NOTES:

1– CONTRACTOR SHALL CONSTRUCT A BERM ALONG THE PROPERTY PERIMETER, AS SHOWN ON PLAN. THE BERM SHALL BE 6" HIGH MINIMUM.

2– SOIL USED TO CONSTRUCT BERM SHALL BE SUITABLE FILL MATERIAL OR A STRUCTURAL MIXTURE COMPRISED OF 60% NATIVE CRUSHED LIMESTONE AND 40% PLANTING SOIL, NO MUCK OR OPEN GRADE SILICA. BERM TO BE COMPACTED TO 80% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD SUITE 8-S MIAMI BEACH, FLORIDA 33139 P 786.448.5630

TCE PROJECT No.: 220625

CLIENT:
CDO DEVELOPMENT I, LLC
1135 KANE CONCOURSE, 5TH FLOOR BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
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ARPE ENGINEERING, LLC
MEP ENGINEERING
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SUITE 404
MIAMI, FLORIDA 33134
CERT. OF AUTHORIZATION #27209

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: MARCO A. OSORIO ON THE DATE ADJACENT TO THE SEAL.
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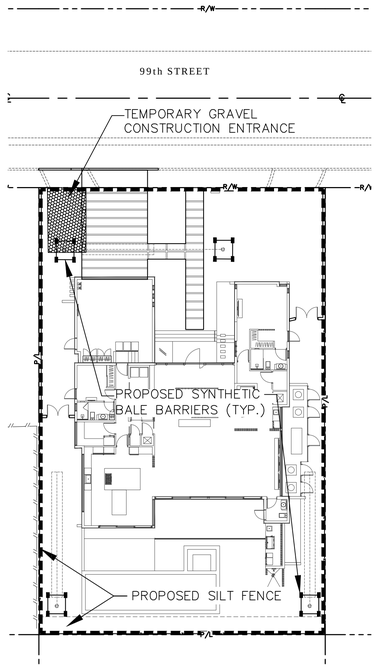
MARCO A. OSORIO LICENSE No. 44090 STATE OF FLORIDA PROFESSIONAL ENGINEER

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
GENERAL NOTES & DETAILS

SHEET:
C-3



NORTH

OVERALL PLAN

SCALE: 1" = 20'

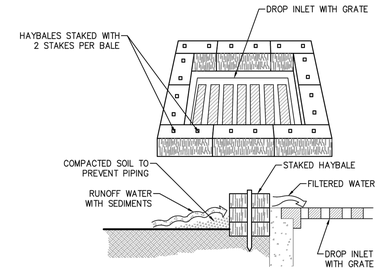
NOTES FOR SYNTHETIC BALES OF BALE TYPE BARRIERS

1. TYPE 1 AND 2 SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDINANCE WITH CHART 1, SHEET 1 PER INDEX 102 OF THE 2010 FDOT DESIGN STANDARDS.
2. BALES SHALL BE ANCHORED WITH 2–1" x 2" (FOR 1" DIA.) x 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
3. RAILS AND POSTS SHALL BE 2" x 4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.
5. WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

LEGEND

TYPE III SILT FENCE AS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 102

SYNTHETIC BALE BARRIER AROUND ALL PROPOSED INLETS AS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 102



NOTES:

1. THIS METHOD INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.
2. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
3. BALE SHALL BE EITHER WIRE–BOUND OR STRING–TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
4. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
5. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
6. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
7. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
8. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

HAYBALE DROP SEDIMENT FILTER

GENERAL NOTES

AT LEAST TWO DAYS PRIOR TO BEGIN CONSTRUCTION, THE CONTRACTOR SHALL ISSUE A NOTICE OF INTENT (N.O.I) TO THE FLORIDA DEP, IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

A COPY OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE OF INTENT (N.O.I.) SHALL BE POSTED AT THE CONSTRUCTED SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. IN PARTICULAR, SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION, SEDIMENTATION AND STORM WATER MANAGEMENT MEASURES FOR THE DURATION OF THE PROJECT. ONCE THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE THEM ACCORDING TO CODE.

EROSION AND SEDIMENTATION CONTROLS

1. CONTRACTOR SHALL INSTALL A TYPE III SILT FENCE, AS PER FDOT STANDARD INDEX NO. 102, AROUND THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION, FILLING OR GRADING OF ANY PORTIONS OF THE SITE.

2. PROPOSED INLETS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF HAY BALES AS PER FDOT STANDARD INDEX NO. 102.

3. A GRAVEL ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

4. TOP OF SOIL PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE SEEDING SHALL BE RYE (GRAIN) APPLIED AT THE RATE OF 120 POUNDS PER ACRE. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.

5. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.

OTHER CONTROLS

1. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURELY METAL DUMPSTER RENTED FROM A LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANANGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

2. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT
CONTRACTOR, AS REQUIRED BY LOCAL REGULATIONS.

3. DUMP TRUCKS IMPORTING FILL MATERIALS TO THE SITE SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNECESSARY GENERATION OF DUST.

4. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL AND/OR STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

5. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEPT DAILY TO REMOVE ANY EXCESS OF MUD, DIRT, OR ROCK TRACKED FROM THE SITE.

MAINTENANCE AND INSPECTION PROCEDURES

1. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT A INDIVIDUAL WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE PROPER TRAINING IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.

3. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD OF THE HEIGHT OF THE FENCE.

4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT. TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND.

5. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

6. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCES IN THE CONTROL MEASURES ON AN INSPECTION REPORT FORM PROVIDED FOR THIS PURPOSE. THESE REPORTS SHALL DOCUMENT THE INSPECTION OF ALL POLLUTION PREVENTION MEASURES AND SHALL ALSO BE USED TO REQUEST MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL CORRECT DAMAGE OR PROVIDE MAINTENANCE AS RECOMMENDED BY REPORT AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. FAILURE TO DO SO SHALL BE REPORTED TO THE DEP.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL TYPE III SILT FENCE AT BOUNDARIES OF PROPOSED CONSTRUCTION.

2. COMMENCE SITE CONSTRUCTION ACTIVITIES.

3. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL HAY BALE SILT BARRIER.

4. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 21 DAYS NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

5. INSTALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY VEASED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

6. REMOVE ACCUMULATED SEDIMENT.

7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.

NATURE OF ACTIVITY

THE PROJECT CONSISTS OF CONSTRUCTION OF A NEW SINGLE FAMILY HOUSE.

THERE ARE NO NON–STORMWATER DISCHARGES ANTICIPATED.

MAINTENANCE REPORT SAMPLE FORM

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM
(Required for all projects one (1) acre or larger)

PROJECT:_____

This form is to be completed every seven (7) days and within twenty-four (24) hours of a rainfall event of 0.50 inches or greater. Copies of these forms shall be retained for a period of at least three (3) years.

Contractor: _____ Date: _____

Contractor's Representative: _____

Owner's Representative: _____

Emergency Phone Number: _____

Days since last rainfall: _____ Amount this period: _____

SEDIMENTATION AND EROSION CONTROLS

Temporary Stabilization Controls: _____

Permanent Stabilization Controls: _____

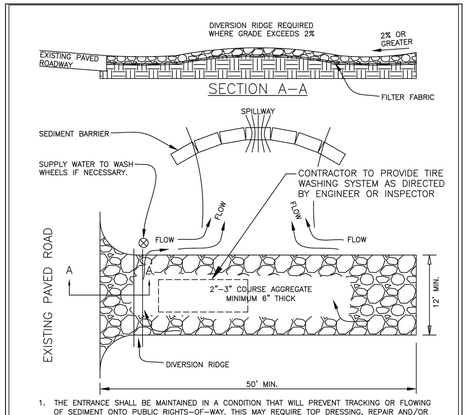
Inlet Protection: _____

Outfall Protection: _____

Silt Fences: _____

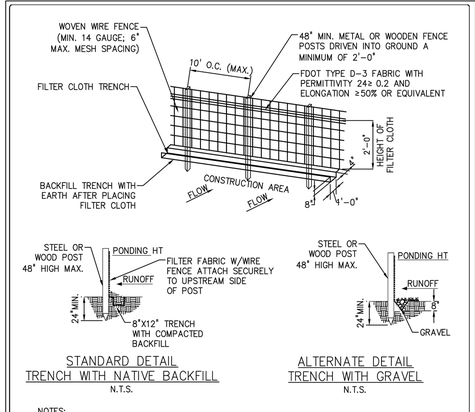
Other: _____

Corrective Measures Taken Since Last Report: _____



1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OR–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING T.G.C.E. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED.
5. A SOIL TRACKING PREVENTION DEVICE (STPD) IS AN ACCEPTABLE ALTERNATIVE TO THIS DETAIL. REFERENCE FDOT INDEX 106 FOR DETAILS.
6. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE ON THE UPSTREAM SIDE OF FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.
6. STRUCTURE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY

SILT FENCE

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

TCE PROJECT No.: 220625

CLIENT:
CDO DEVELOPMENT I, LLC
1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134
CERT. OF AUTHORIZATION #27209

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARCO A. OSORIO ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

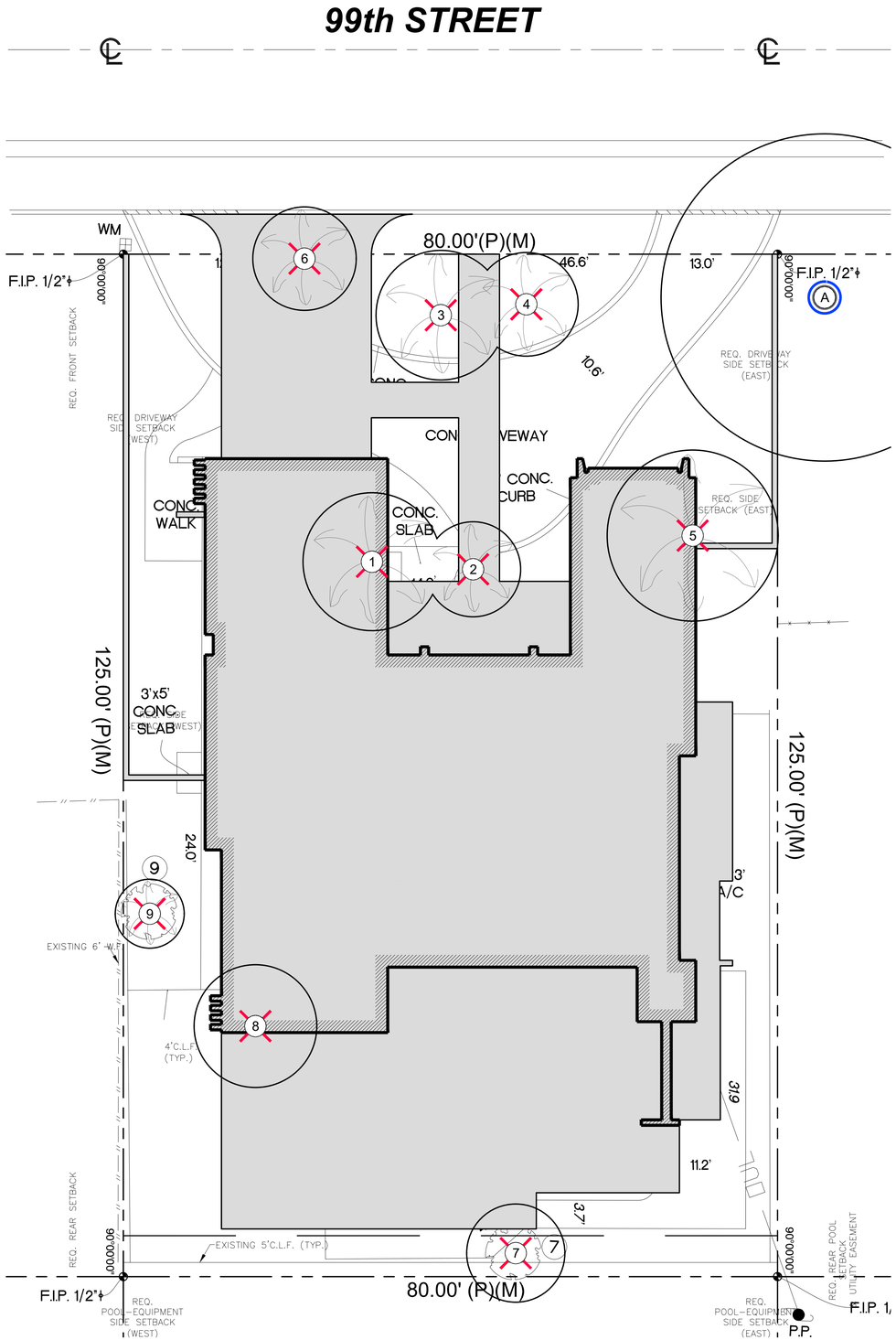
MARCO A. OSORIO LICENSE No. 44090 STATE OF FLORIDA PROFESSIONAL ENGINEER

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
SURFACE WATER POLLUTION PREVENTION PLAN

SHEET:
C-4



EXISTING TREE DISPOSITION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

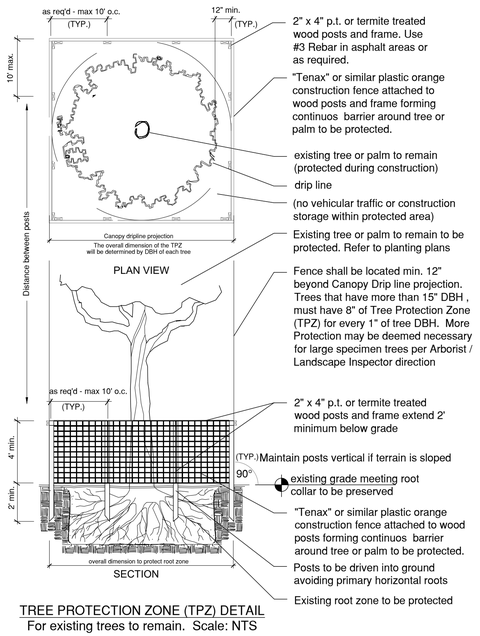
EXISTING TREE DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION	COMMENTS
1	Queen Palm	Syagrus romanzoffiana	28	16	11	201	201	Remove	
2	Queen Palm	Syagrus romanzoffiana	25	11	11	95	95	Remove	
3	Queen Palm	Syagrus romanzoffiana	30	15	12	177	177	Remove	
4	Queen Palm	Syagrus romanzoffiana	22	12	11	113	113	Remove	
5	Queen Palm	Syagrus romanzoffiana	30	20	9	314	314	Remove	
6	Queen Palm	Syagrus romanzoffiana	25	12	9	113	113	Remove	
7	Umbrella Tree	Schefflera actinophylla	20	12	18	113	0	Remove	Invasive
8	Umbrella Tree	Schefflera actinophylla	20	15	24	177	0	Remove	Invasive
9	Christmas Palm	Veitchia merrillii	25	8	6	50	50	Remove	
A	Black Olive	Bucida buceras	40	40	22	1257	0	Remain	Adjacent property
TOTAL PROPOSED CANOPY LOSS (in square feet)							**1,063**		

MIAMI-DADE COUNTY TREE MITIGATION SUMMARY CHART

PROPOSED CANOPY LOSS				
1,063 s.f.	Proposed Canopy Loss (see Existing Tree Disposition List)			
REQUIRED CANOPY MITIGATION				1,063 s.f.
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT	CANOPY MITIGATED (Sq.Ft)
4	Shade (Hardwood) Tree 1	12' OAH	500	2,000
0	Shade (Hardwood) Tree 2	8' OAH	300	0
0	Palm Tree 1	10' CT	300	0
0	Palm Tree 2	3' CT	100	0
0	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				2,000
4	Tree required for mitigation	1	Palms allowed (no more than 30%)	
2	Native Trees required 50%	0	Native Trees removed	
4	Native Trees provided	4	Native Trees provided	

Please note if more than ten (10) trees (based on the categories listed above) are required to be planted then a minimum of fifty (50) percent of all replacement trees shall be native to Miami-Dade County and no more than thirty (30) percent of the replacement trees shall be palms. However, when native trees are removed, all replacement trees shall be native species.



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

TREE PROTECTION NOTES

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

TREE DISPOSITION LEGEND

0 — Existing tree or palm to be transplanted

0 — Existing tree or palm to be removed

0 — Tree / Palm

Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
Landscape Architecture + Land Planning
Plant Information
(305) 303 - 7059
www.alllandscapedata.net
www.alllandscapedata.com

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD SUITE 8-S MIAMI BEACH, FLORIDA 33139 P 786.448.5630

PROJECT NO: 2107

CLIENT: CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
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ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION: NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC, AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

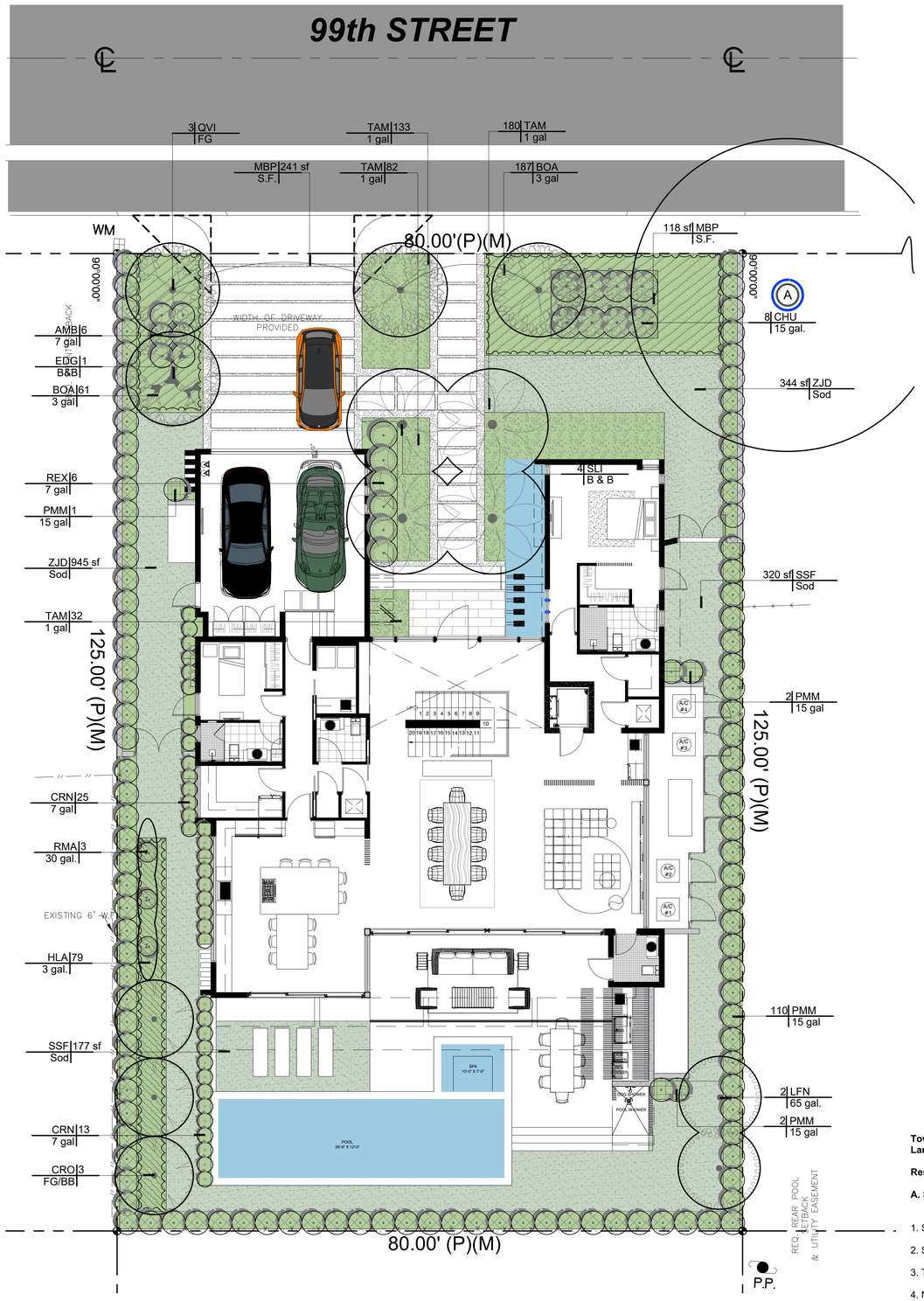
PHASE: DRB PRESENTATION

ISSUE DATE: JUNE 27, 2022

SHEET TITLE: EXISTING TREE DISPOSITION PLAN

SHEET: L-100

DESIGN REVIEW BOARD PRESENTATION



FIRST FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!


CRO - Autograph Tree


EDG - Rainbow Eucalyptus


QVI - Live Oak


LFN - Japanese Crape Myrtle


SKL - Satake Palm


AMB - Giant Elephant`s Ear

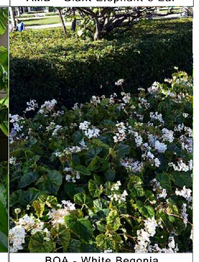

CHU - Mediterranean Fan Palm


CRN - Dwarf Pitch Apple


PMM - Shrubby Yew


REX - Lady Palm


RMA - Traveler`s Tree


BOA - White Begonia


HLA - Spider Lily


NEX - Boston Fern


MBP - Mexican Black Pebbles


TAM - Minima Jasmine


ZJE - Korean Grass



SYN - Synthetic Grass

PLANT SCHEDULE FIRST FLOOR

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CRO	3	Clusia rosea	Autograph Tree	FG/BB	3.5"	12` OA	6`-8`	Florida Native - Drought Tolerant - Waterwise Listed
EDG	1	Eucalyptus deglupta	Rainbow Eucalyptus	B&B	3"	13`-14` OA	8`-10`	
LFN	2	Lagerstroemia fauriei `Natchez`	Japanese Crape Myrtle	65 gal.	4"	16` OA	8`-10`	Drought Tolerant - Listed in the Miami Dade Landscape ManuaL - Standard - 4` CT.

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
SLI	4	Satakentia liukiuensis	Satakentia Palm	B & B	18"	10` CT	16`	Drought Tolerant - Listed in the Miami Dade Landscape Manual

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
QVI	3	Quercus virginiana	Southern Live Oak	FG	4"	15` OA	6`	Florida Native - Miami-Dade Landscape Manual

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
AMB	6	Alocasia macrorrhiza `Black Stem`	Elephant`s Ear	7 gal	4`	3`		
CHU	8	Chamaerops humilis	Mediterranean Fan Palm	15 gal.	2.5` OA	3`		
CRN	36	Clusia rosea `Nana`	Dwarf Pitch Apple	7 gal	1.5`	2`		Miami-Dade Landscape Manual - Drought Tolerant
PMM	115	Podocarpus macrophyllus 'Maki'	Japanese Yew	15 gal	6` OA	4`		
REX	6	Rhapis excelsa	Lady Palm	7 gal	4` OA	4`		Shade Grown - Character Plant

LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
RMA	3	Ravenala madagascariensis	Traveler`s Tree	30 gal.	12`-14` OA	6`		

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	WEIGHT	SPACING	REMARKS
BOA	248	Begonia odorata `Alba`	White Sweet Begonia	3 gal	1.5 OA	1.5`		20" o.c.	
HLA	79	Hymenocallis latifolia	Spider Lily	3 gal.	1.5 OA	1.5`		18" o.c.	Florida Native - Miami-Dade Landscape Manual

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
MBP	359 sf	Mexican Black Pebbles	Black Pebbles 1"-3"	S.F.				
SSF	478 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Sod	Sod				Sun / Shade
TAM	427	Trachelospermum asiaticum `Minima`	Minima Jasmine	1 gal			12" o.c.	
ZJD	1,289 sf	Zoysia japonica `Diamond`	Korean Grass	Sod				6" Sand beneath

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	7 — 4 Satakentia Palm, 3 Autograph Tree
2. Single-Family Waterfront Lot	6	N/A — 2 Japanese Crape Myrtle, 1 Rainbow Eucaliptus
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	5 — 4 Satakentia Palm, 1 Rainbow Eucaliptus
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	3
7. Street Trees Required: Linear street frontage 80.00' / 35 = 2.28	3	3 — 3 Live Oaks

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	171
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	36
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	50

C. Maximum Lawn Area Allowed***

50% of Net Lot Area	5,000 (Max)	1,609 S.F.

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)

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
Landscape (Architecture + Planning) Consultation
(305) 303 - 7059
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FAO
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ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 9-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE PLAN

SHEET:
L-200

DESIGN REVIEW BOARD PRESENTATION

99th STREET

80.00'(P)(M)

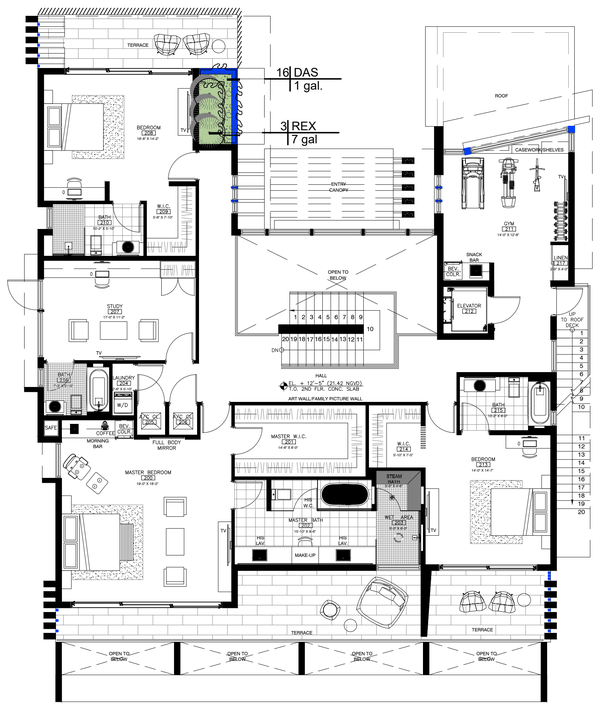
125.00' (P)(M)

125.00' (P)(M)

SECOND FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



PLANT SCHEDULE SECOND FLOOR

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD		REMARKS
REX	3	Rhapis excelsa	Lady Palm	4` OA	4`		Shade Grown - Character Plant
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HGT**	**SRD**	**SPACING**	**REMARKS**
DAS	16	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	6"	12"	12" o.c.	



REX - Lady Palm

DAS - Silver Falls Dichondra

99th STREET

80.00'(P)(M)

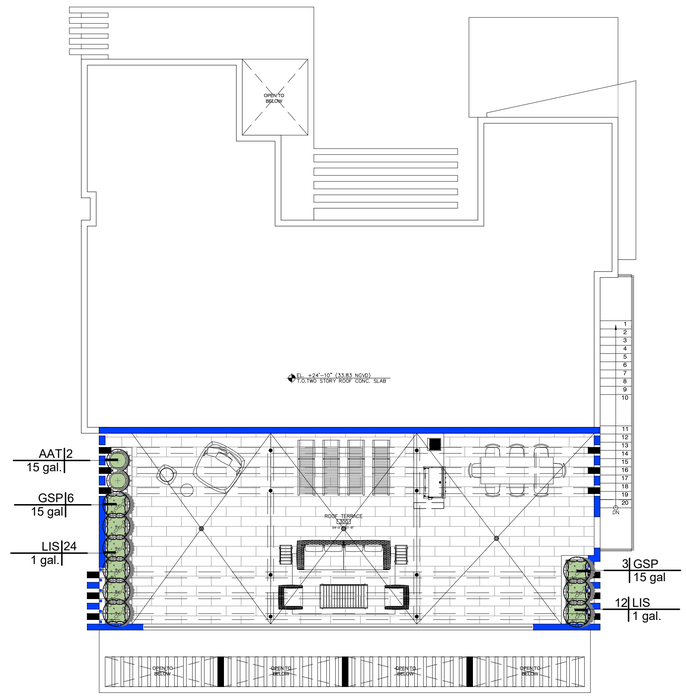
125.00' (P)(M)

125.00' (P)(M)

ROOF LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



PLANT SCHEDULE ROOF

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD		REMARKS
AAT	2	Agave attenuata	Foxtail Agave	2.5` OA	2.5`		Drought Tolerant
GSP	9	Garcinia spicata	Mangosteen Tree	4`-5`	3`		
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HGT**	**SRD**	**SPACING**	**REMARKS**
LIS	36	Liriope spicata	Creeping Lilyturf	12"	18"	14" o.c.	



AAT - Foxtail Agave



GSP - Mangosteen Tree



LSP - Creeping Lilyturf



Old Town Fiberglass Planter
CF2836 Cardiff Square
28" L x 36" H
Color Aluminum 24
with Internal Reservoir
http://oldtownfiberglass.com/



Old Town Fiberglass Planter
KN2442 Kona Cylinder
24" Ø x 42" H
Color Aluminum 24
with Internal Reservoir
http://oldtownfiberglass.com/

DESIGN REVIEW BOARD PRESENTATION

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

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SEAL:

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
LANDSCAPE PLAN

SHEET:
L-201

REGISTERED LANDSCAPE ARCHITECT DERICK C. LANGEL LA 6667045 STATE OF FLORIDA

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
Landscape (Architecture + Planning)
Plant Info (Nursery)
(305) 303 - 7059
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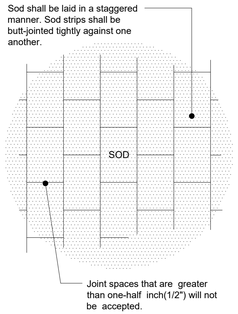
GENERAL NOTES

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

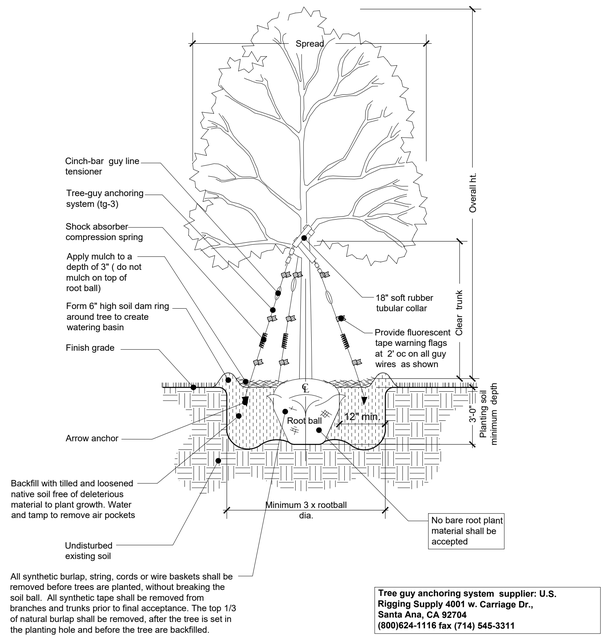
PLANTING NOTES

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

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



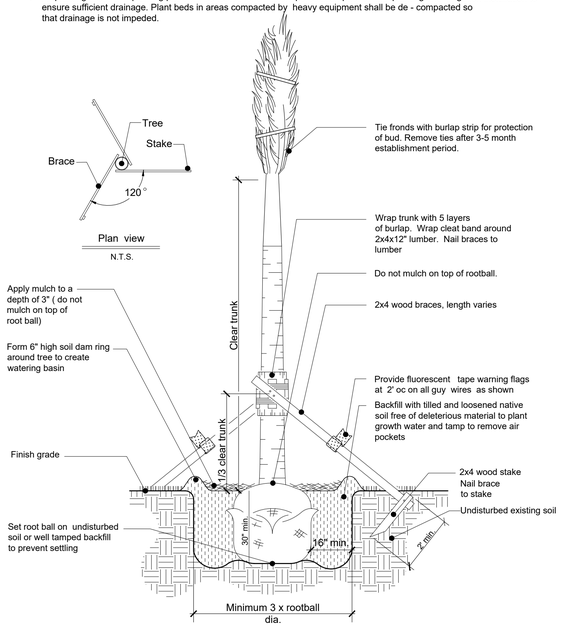
2 Sod Planting Detail
SCALE: N.T.S.



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

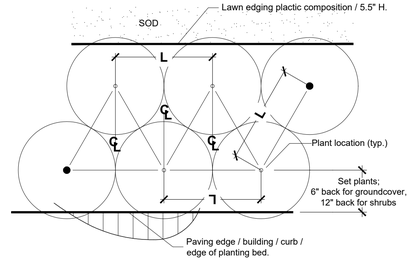
3 Tree Planting Detail
SCALE: N.T.S.

Notes:
- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
- All Palms are to be planted with the rootball 1"-2" above finished grade
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.

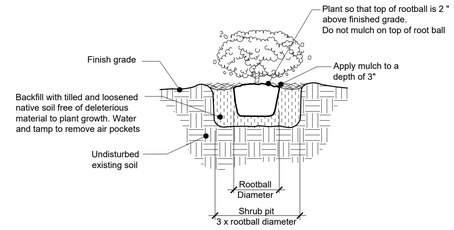


4 Palm Planting Detail
SCALE: N.T.S.

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



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



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

ONE YEAR - TREE MAINTENANCE PLAN
All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

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

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

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

°ONE YEAR - TREE MAINTENANCE PLAN°

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

DERICK LANGEL (LA6667045)

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DESIGN REVIEW BOARD PRESENTATION

FAO
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ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 9-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
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LANDSCAPE ARCHITECT
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MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.
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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET:
L-202



NORTH ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



1

EAST ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

FAO
\FAD Logo\FAD Logo.jpg
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE ELEVATIONS

SHEET:
L-300

DESIGN REVIEW BOARD PRESENTATION

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www.alllandscapedata.com



SOUTH ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



WEST ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

FAO
\FAD Logo\FAD Logo.jpg
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

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STRUCTURAL ENGINEER
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MEP ENGINEERING
2020 PONCE DE LEON BLVD.
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CASA BAY HARBOR ISLANDS

1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION :
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JUNE 27, 2022

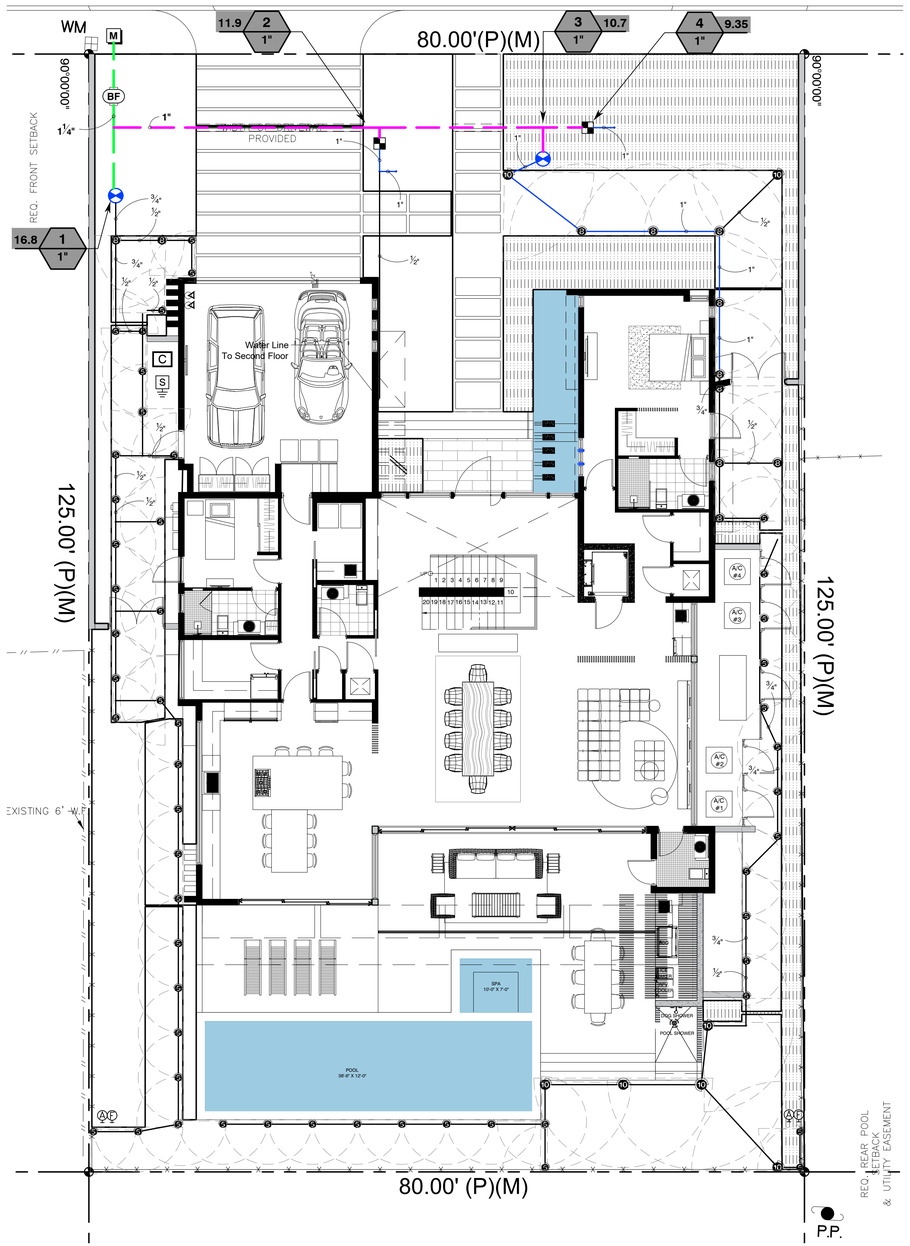
SHEET TITLE :
LANDSCAPE ELEVATIONS

SHEET :
L-301

DESIGN REVIEW BOARD PRESENTATION

DERICK LANGEL (LA6667045)

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FIRST FLOOR IRRIGATION PLAN

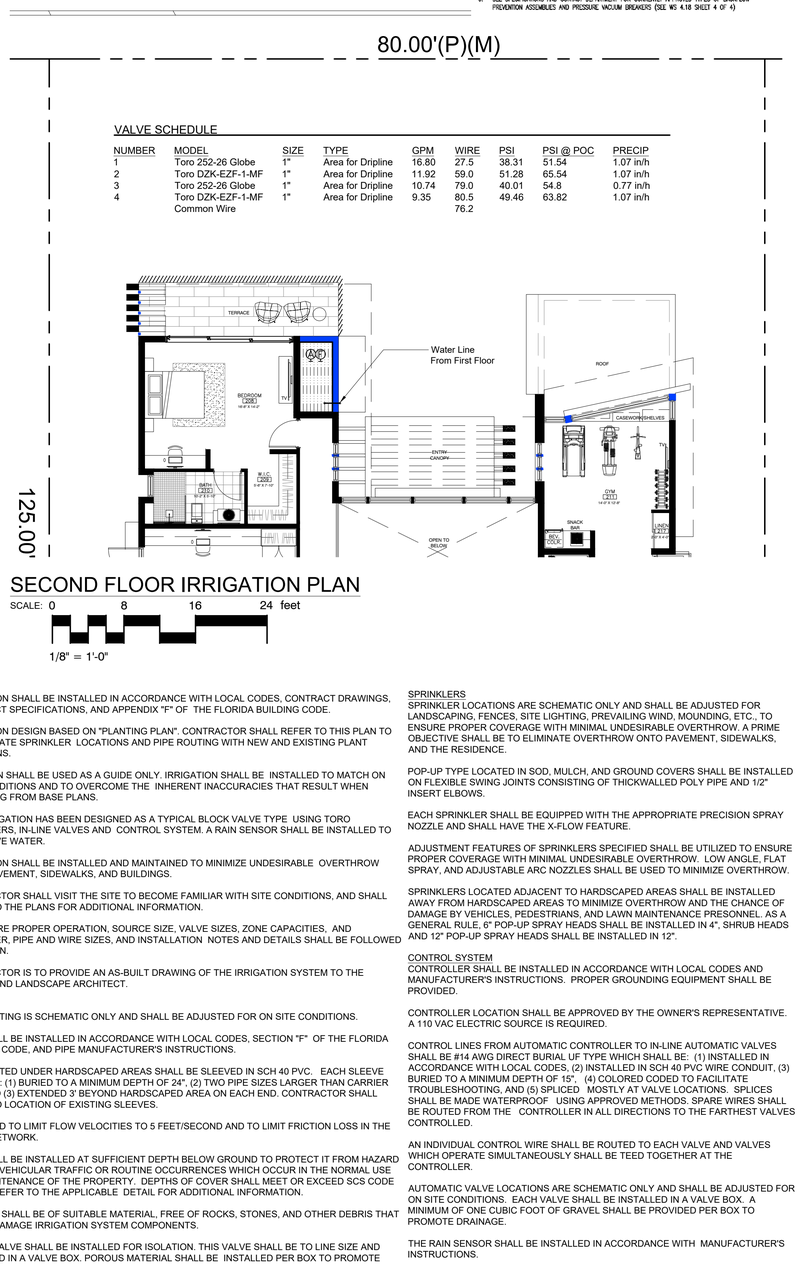
SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Sunshine811

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Check positive response codes before you dig!



SECOND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

NOTES:

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

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro 252-26 Globe	1"	Area for Dripline	16.80	27.5	38.31	51.54	1.07 in/h
2	Toro DZK-EZF-1-MF	1"	Area for Dripline	11.92	59.0	51.28	65.54	1.07 in/h
3	Toro 252-26 Globe	1"	Area for Dripline	10.74	79.0	40.01	54.8	0.77 in/h
4	Toro DZK-EZF-1-MF	1"	Area for Dripline	9.35	80.5	49.46	63.82	1.07 in/h
	Common Wire				76.2			

GENERAL

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

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

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

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

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

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

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

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

PIPING

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

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

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

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

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

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

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

1 IRRIGATION NOTES

SCALE: NTS

SPRINKLERS

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

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

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

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

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

CONTROL SYSTEM

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

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

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

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

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

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

TIMING AND PRECIPITATION

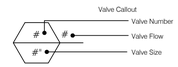
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

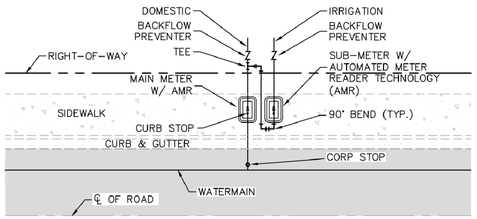
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	53	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	11	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	2
	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	3
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	3
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	1,275 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	2
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
C	Toro Controller EVO-04OD-SC 4 Station Outdoor Controller. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	468.9 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	88.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	54.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	58.3 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/4"	17.9 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	24.3 l.f.





NOTES:

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

2 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
Landscape Architecture + Planning (Formation)
(305) 303 - 7059
www.alllandscapedata.net
www.alllandscapedata.com

DESIGN REVIEW BOARD PRESENTATION

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
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4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

REVISIONS:

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC, AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

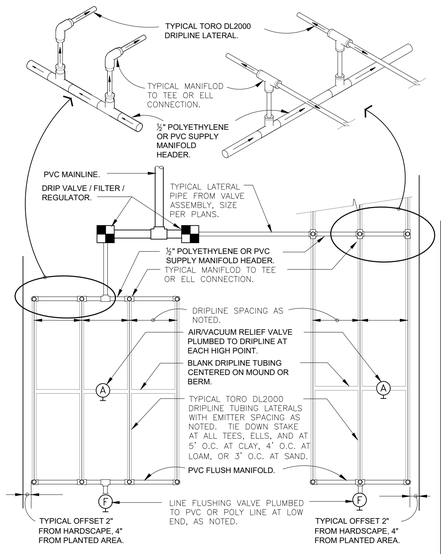
FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

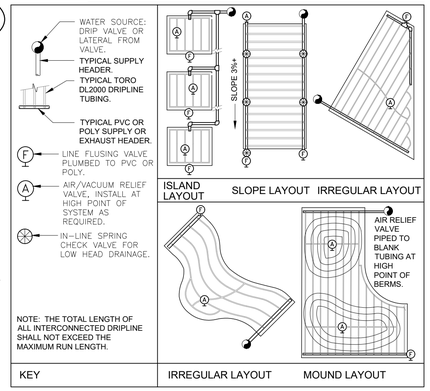
SHEET TITLE:
IRRIGATION PLAN

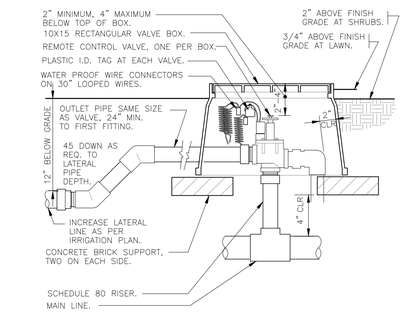
SHEET:
L-400

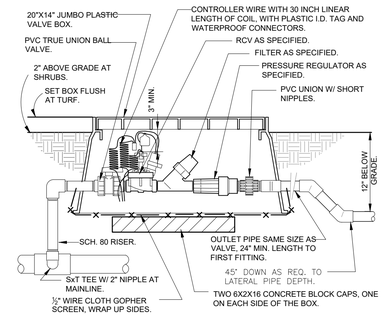


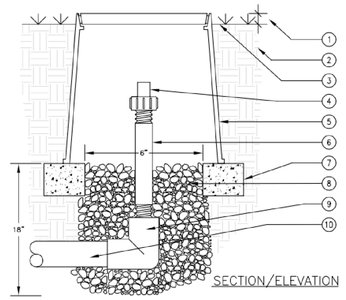
MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPG212	0.53 GPH	12"	250'	360'	400'	460'
RPG218	0.53 GPH	18"	350'	515'	565'	650'
RPG412	1.0 GPH	12"	160'	240'	260'	300'
RPG418	1.0 GPH	18"	240'	340'	375'	430'

FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH	GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13









1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO FLUSH VALVE (T-FCH-H-FIPT).
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
6. 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
8. PEA GRAVEL SUMP (6" DEEP).
9. PVC ELBOW (SxT) WITH 3/4" THREADED OUTLET.
10. PVC PIPING.

USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

1 TORO DL2000 DRIPLINE
3" = 1'-0" — 328413.56-49

2 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" — 328406.13-02

3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" — 328413.76-23

4 AUTOMATIC FLUSH VALVE
N.T.S.

1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO AIR/VACUUM RELIEF VALVE (T-VD-500-34).
5. 1/2" PVC COUPLING (TxT).
6. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. PEA GRAVEL SUMP (6" DEEP).
10. PVC TEE (SxSxT) WITH 1/2" THREADED OUTLET.
11. PVC PIPING.

USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

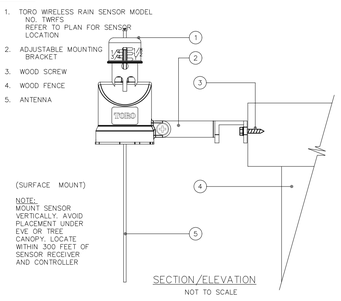
5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" — 328403.13-02

6 WALL MOUNT CONTROLLER
1" = 1'-0" — 328409.13-01

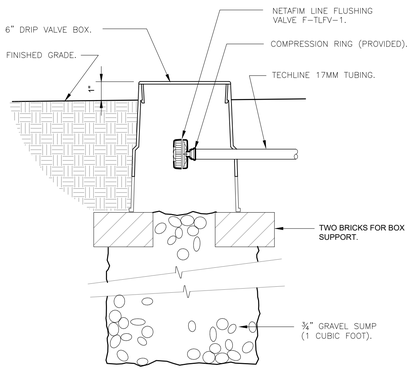
7 1/2" AIR/VACUUM RELIEF VALVE
N.T.S.

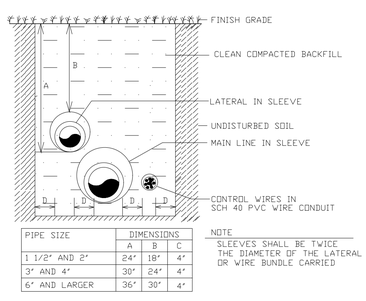
LEGEND

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



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

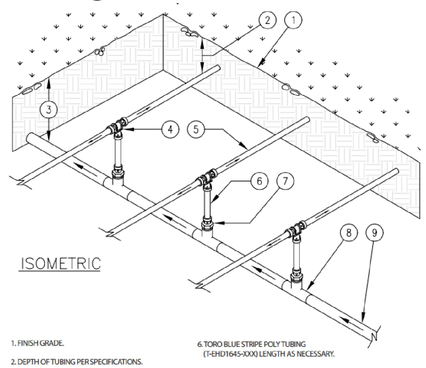




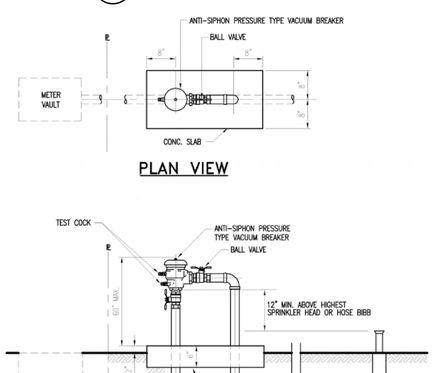
PIPE SIZE	DIMENSIONS A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

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

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS



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



8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S. — DETAIL-FILE

9 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" — 328413.49-33

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS — 10

11 CENTER-FEED SUPPLY-MANIFOLD
N.T.S. — DETAIL-FILE

12 VACUUM BREAKER
N.T.S.

DERICK LANGEL (LA6667045)

ALLI LANDSCAPE DATA,INC
Landscape (Architecture + Plant Information)
(305) 303 - 7059
www.alllandscapedata.net
www.alllandscapedata.com

DESIGN REVIEW BOARD PRESENTATION

CASA BAY HARBOR ISLANDS
1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC, AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
IRRIGATION NOTES & DETAILS

SHEET:
L-401

FAO
ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC
1135 KANE CONCOURSE, 5TH FLOOR
BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

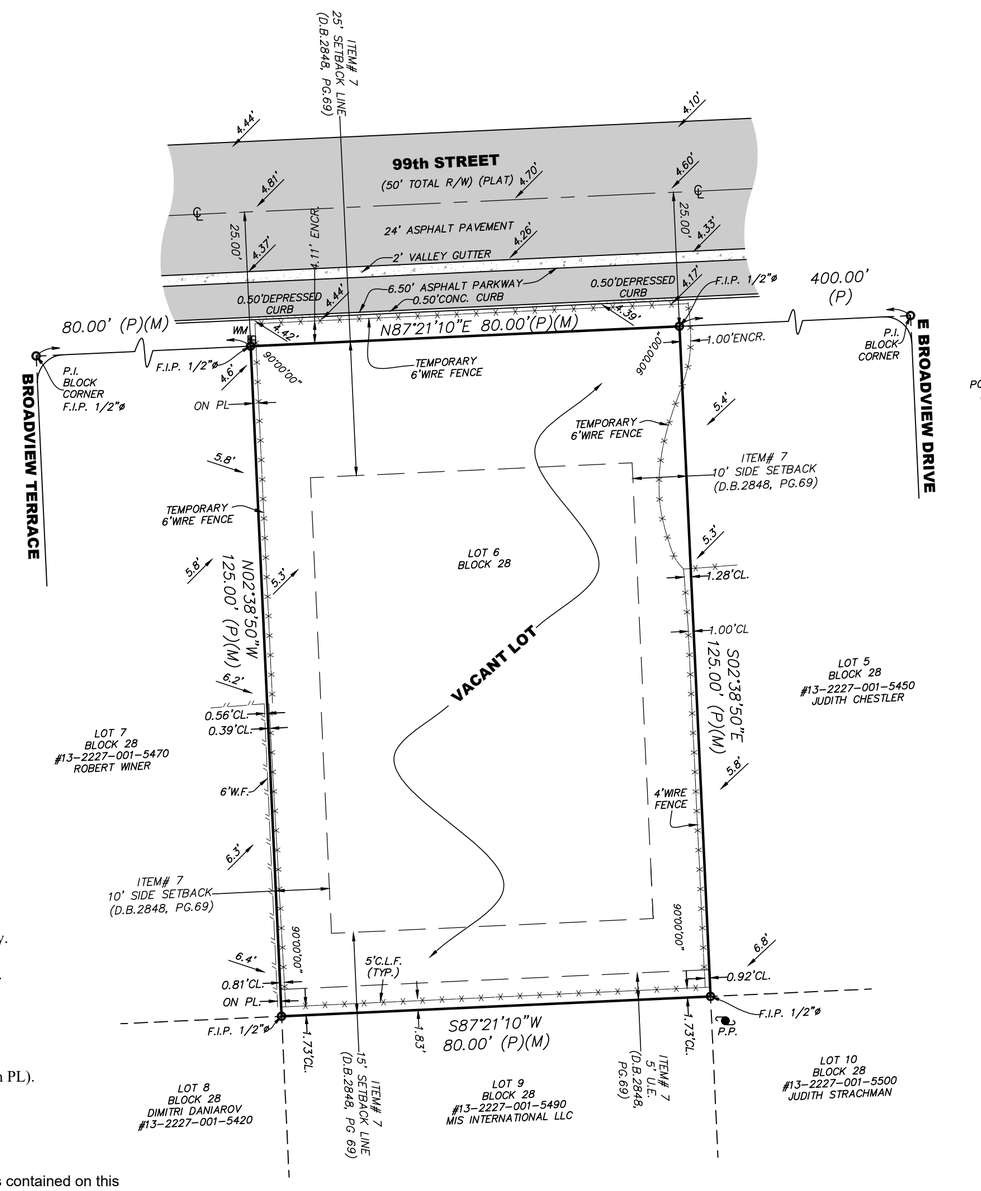
A portion of land in Section 27, Township 52 South, Range 42 East
Bay Harbor Islands, Miami-Dade County, Florida

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta. = Chattahoochee
℄ = Center Line
CLF = Chain Link Fence
CL. = Clear
CONC. = Concrete
D = Delta
ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
O/L = On Line
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
℗ = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP.) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service
XXX = Denotes Spot Elevations Taken

0 20 40

GRAPHIC SCALE
SCALE: 1"=20'
(SCALE IN FEET)



PORTION OF SECTION 24-52S-42E
BAY HARBOR ISLANDS, FLORIDA

This property described as:
Lot 6, Block 28,
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.

Certified to:
CDO Development I, LLC,
a Florida limited liability company,
Chicago Title Insurance Company

Address:
1270 99th Street, Bay Harbor Islands, FL 33154
FOLIO #13-2227-001-5460

NOTES:
Elevations Show refer to NGVD 1929
BM # R-243 Elev.=6.61'
(Miami-Dade)

- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street. Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.
- Temporary construction 6'wire fence encroaches into the adjacent (EAST PL) and into the public Right of Way (North PL).
- Wire fence is into a 5'UE (ITEM#17) (SOUTH PL).

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1' field-measured control for elevation infirmation shown hereon is based on a level loop or closure to a second benchmark.

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5J-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

Rene Aiguesvives PSM4327
Digitally signed by Rene Aiguesvives PSM4327
Date: 2022.06.15 16:24:22 -04'00'

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) NORTH ℄ N87°21'10"E

	AREA
SQ. FT.	±10000.00
ACRES	±0.229

RENE AIGUESVIVES
PSM 4327
RENE AIGUESVIVES LICENSE No.4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
SEAL



LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Commitment Order No. 9439082, dated April 02, 2021 at 800 A.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. ***NOT A MATTER OF SURVEY.***
- Item # 2: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. ***NOT A MATTER OF SURVEY.***
- Item # 3: Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. ***DEPICTED ON SURVEY, IF ANY.***
B. Rights or claims of parties in possession not shown by the public records. ***NONE VISIBLE.***
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. ***NOT A MATTER OF SURVEY.***
D. Taxes or assessments which are not shown as existing liens in the public records. ***NOT A MATTER OF SURVEY.***

- Item # 4: Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. ***NOT A MATTER OF SURVEY.***
- Item # 5: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. ***NOT A MATTER OF SURVEY.***
- Item # 6: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Bay Harbor Island, recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. ***DEPICTED ON SURVEY***
- Item # 7: Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Restrictions filed April 19, 1947, under Clerk's File No. W-33513, recorded in Deed Book 2848, Page 69 ***DEPICTED ON SURVEY***; filed April 1, 1953 ***NOT A MATTER OF SURVEY.***, recorded in Deed Book 3741, Page 176 ***DOES NOT AFFECT PROPERTY.***
; filed April 14, 1977, recorded in Official Records Book 9649, Page 253; and Notice to Extend filed March 21, 2008, recorded in Official Records Book 26282, Page 717 ***NOT A MATTER OF SURVEY.***, as may be subsequently amended, of the Public Records of Miami-Dade County, Florida.
- Item # 8: Ordinance No. 97-118 creating Bay Harbor Island Security Guard Special Taxing District, recorded July 22, 1997, in Official Records Book 17721, Page 2454, of the Public Records of Miami-Dade County, Florida. ***NOT A MATTER OF SURVEY.***

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 11(a), 13 and 14 of Table A thereof.
The field work was completed on 06/14/21.

Date of Plat or Map: 06/14/21

Rene Aiguesvives
Florida PSM # 4327

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) The use of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or flood damage. No representation is made hereon that any part of the s/m or employee thereof, for any damage that occurs from reliance on said information
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No visible evidence of cemeteries found on property unless otherwise noted.
i) Distances along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Classification of property and use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

REVISIONS:
10/26/2021 Lot Elevation & Tree Location Added
11/02/2021 Revisions
06/10/2022 UPDATE

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120637	0144	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	8 FT N.G.V.D.		

ALTA/NSPS SURVEY.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 10/27/21
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
10/27/21	1"=20'	R.S.	21-23266

AGENDA ITEM REPORT
December 6, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new single-family home for "RAR House Trust" located at 9841 East Broadview Drive, Lot 10 of Block 23. The owners are proposing to construct a new two-story single-family home. The lot is currently vacant and was previously used by the neighboring lot (9861). A new two-story 6,604 sq. ft. under A/C home is proposed with 7 bedrooms, 7 baths, 2 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9841 EBVD SFR DRB Staff Report Nov 11 2022
2.	RUNOFF CALCULATION RIDNER BAY HARBOR
3.	9841 East Broadview Dr DRB Set 12.6.2022
4.	9841 EAST BROADVIEW DRIVE Survey

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: November 11th, 2022

Subject: Single-Family Residence – New Construction
9841 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR22-000027
MMPA Acct. No.: 01-0702-1143

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, and the latest revised Site Development Plans, and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9841 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9841 East Broadview Drive
Legal Description: Lot 10 of Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, SDH – Studio Architecture + Design, as agent for the property owner, RAR House Trust, has submitted an application to construct a new single-family residence on a waterfront lot located at 9841 East Broadview Drive. The lot is currently vacant and was used by the neighboring lot owner (9861 EBVD) as part of their site. A new two-story 6,604 sq. ft. under A/C home is proposed with 7 bedrooms / 7 baths, 2½ baths and a two (2) car garage. The

proposed new home is rectangularly shaped with a sloped / flat concrete tiled roof, that is oriented towards outdoor living with a pool, spa, outdoor kitchen, covered terrace and balconies on the second floor. The overall height of the proposed new home is 25" above the Base Flood Elevation (BFE) + 1' FBC freeboard, which complies with the 35' maximum height permitted for roofs with slopes. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

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

SUMMARY / RECOMMENDATION

The latest Site Development Plans submitted for the construction of a new single-family home located at 9841 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the latest plans prepared by SDH Studio Architecture + Design plans dated October 25th, 2022, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

2) As related to the previous 2-lot development, the remaining driveway on adjoining lot 9861 E. Broadview Drive that now extends to the south property line must be modified to provide a minimum 5' setback per Code. The owners of 9861 E. Broadview Dr. (M/M Sussman) provided a commitment letter to modify their remaining driveway.

Michael J. Miller

From: Michael J. Miller
Sent: Thursday, November 10, 2022 10:25 AM
To: Marsha Sussman
Cc: Alexander Rindner; michelle@sdhstudion.com; Ayanidys Martinez; Edward Ploski
Subject: RE: 9861 E Broadview Dr Driveway - 9841 E Broadview Dr Lot

Ms. Sussman:

Thank you for the email on the driveway issue. This solves our issue with the reconfigured driveways.

FYI – the Town Code requires at least 5' of landscaping between any on-site paved driveway and a side lot line. We know the new site will meet Code – we were concerned with the remnants of the big circular driveway on your site being modified too.

Michael J. Miller, AICP
Town of Bay Harbor Islands
Town Planner
Nov. 10, 2022

From: Marsha Sussman <immpmrm@gmail.com>
Sent: Wednesday, November 9, 2022 6:09 PM
To: Michael J. Miller <mmiller@michaelmillerplanning.com>
Cc: Alexander Rindner <AR@springfieldgp.com>; michelle@sdhstudion.com
Subject: 9861 E Broadview Dr Driveway - 9841 E Broadview Dr Lot

November 9, 2022

To Whom It May Concern:

We are the owners of 9861 E Broadview Dr., Bay Harbor Islands. We are aware that Alexander and Rachel Rindner, the owners of the neighboring lot (9841 E Broadview Dr.), are planning to build a home on their lot. Our present driveway extends into their lot and we are aware that we will be required to reconfigure our driveway so that it is only on our property. We will do that in an expedient manner as necessary when the Rindner's project begins.

Marsha and Ira Sussman

PROPOSED LAND USED : 9841 EAST BROADVIEW DR BAY HARBOR, FL 33154

IMPERVIOUS AREA			PERVIOUS AREA		
Building, pool, others	6210.0 sf		Green Areas:	4510.0 sf	
Paver/Conc./Asphalt	530.0 sf		Permeable Decks:	0.0 sf	
			Permeable Paver:	0.0 sf	
Total Impervious Area:	6740.0 sf	59.91%	Total pervious Area:	4510.0 sf	40.09%
TOTAL AREA :	11250.0 sf		P =	4.80 in	(10-year storm / 48-hour)

The Volume that you need to contain in your property (V) is equal to Total Site Area per the Accumulated Direct Runoff in Feet: V=A x Q/12

Accumulated Direct Runoff (Q) = (P-0.2S)^2/(P+0.8S)

S= (Total Pervious Area/Total Site Area) x (Compacted Water Storage)

Total pervious Area : 4510.0 sf
Total Site Area : 11250.0 sf
Average Water Elev. 2.00 ft NGVD
Average finished site grade (pervious areas) : 7.5 ft NGVD
Depth to Water table : 5.5 ft
Compacted Water Storage (S1): 8.18 in (interpolation)
(S) : 3.28 in
Accumulated Direct Runnoff (R) : 2.31 in

Depth to Water Table	Compacted Water Storage [Inches]
1 FT	0.45 Inches
2 FT	1.88 Inches
3 FT	4.95 inches
4 FT	8.18 inches

Ref. SFWMD Soil Storage Table

Volume Of Runoff (V)

Note: The Volume of Runoff generated during a 10 year 48 hours storm (V) must be contained within the Property Boundaries. V=AQ/12

Volume of Runoff (V) : 2168.9 cf
Swale Equation= Heigth x (Top Area+Bottom Area)/2
Perv. Equation = L x H x (W1+W2)/2

Swale	Top Area (sf)	Bottom Area (sf)	Average Area (sf)	Height (ft)	Volume (cf)
Swale 1	909.49	473.99	691.74	0.50	345.87
Swale 2	254.51	96.84	175.67	0.50	87.84
Swale 3	0.00	0.00	0.00	0.50	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
			Total Swale Volume:		433.71

PERVIOUS PAVER	W1 (ft)	W2 (ft)	H (ft)	L (ft)	Red. Factor	Volume (cf)
						0.00
						0.00
						0.00
						0.00
			Total retention volume:			0.00

Volume of Runoff treated By Swale Areas : **433.71 cf**
Volume of Runoff treated By Exfiltration Trench : **1735.18 cf**

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH

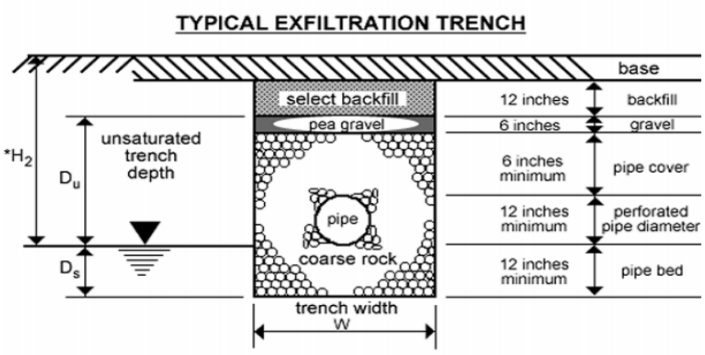
EXFILTRATION TRENCH CALCULATION

H2 =	5.5 ft
Du =	3.5 ft
Ds =	2.0 ft
W =	5.0 ft
K (Soil) =	2.39E-04
Depth Of Trench =	7.5 ft

PROPOSED CONDITION

Water Table Elevation :	2.0 ft	NGVD
Average Finish Site Grade :	7.5 ft	NGVD

SFWMD - TYPICAL EXFILTRATION TRENCH SECTION



L = Length of Trench Required (feet)
V = Volume Treated (acre – inches)
W = Trench Width (feet)
K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
***H_2 = Depth to Water Table (feet)**
D_u = Non-Saturated Trench Depth (feet)
D_S = Saturated Trench Depth (feet)

$$L = \frac{V}{K\,(H_2W + 2H_2D_u - D_u^2 + 2H_2D_S) + (1.39 \times 10^{-4})\,WD_u}$$

* **The value of H_2 to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H_2. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.**

SFWMD-LENGTH OF TRENCH REQUIRED

Exf. whenDs>Du	0.01397	Using [K*(2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]
Exf. whenDs≤Du	0.02055	Using [K*(H2*W+2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]

Used Exf For Design = **0.02055**

Required Retention Volume in (CF) : **1735.18** Amount of water (V) contained on the Trench

Required Retention Volume (ac-in) : **0.478**

Required L.F. of French Drain = 23.3 ft from equation L=V/Exf.

Use Length = **40.0 ft** **[OK]** **(2984.14 CF)** **1.72 Safety Factor** **(3417.84 CF)** Total retention (VP) Ex. Trench+Swales





SDH_STUDIO
ARCHITECTURE+DESIGN

Firm License No. AA26002883

18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

305.501.5013

www.sdhstudio.com

Rindner

9841 EAST BROADVIEW DR BAY HARBOR, FL 33154

DRAWING INDEX

LANDSCAPING

L-000	COVER PAGE
L-001	RENDERED LANDSCAPE PLAN
L-100	LANDSCAPE PLAN
L-101	SECOND FLOOR LANDSCAPE PLAN
L-200	ELEVATIONS
L-201	ELEVATIONS
L-300	EXISTING TREE SURVEY + DISPOSITION PLAN
L-301	EXISTING TREE CHART + MITIGATION SUMMARY
L-400	LANDSCAPE LEGEND, PLANT LIST, LANDSCAPE NOTES + DETAILS

ARCHITECTURE

A-000	COVER PAGE
A-001	GENERAL NOTES
A-002	SITE PHOTOS
A-003	SITE PHOTOS
A-004	SITE PHOTOS
A-100	SITE PLAN
A-100.1	PROJECT RENDERINGS & MATERIALS
A-100.2	SITE PLAN DETAILS
A-100.3	SITE PLAN DETAILS
A-100.4	PROJECT VIEWS
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR
A-103	ROOF PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
A-202	ELEVATION DIAGRAMS
A-300	SECTIONS
A-301	SECTIONS

STRUCTURAL

PLUMBING

MECHANICAL

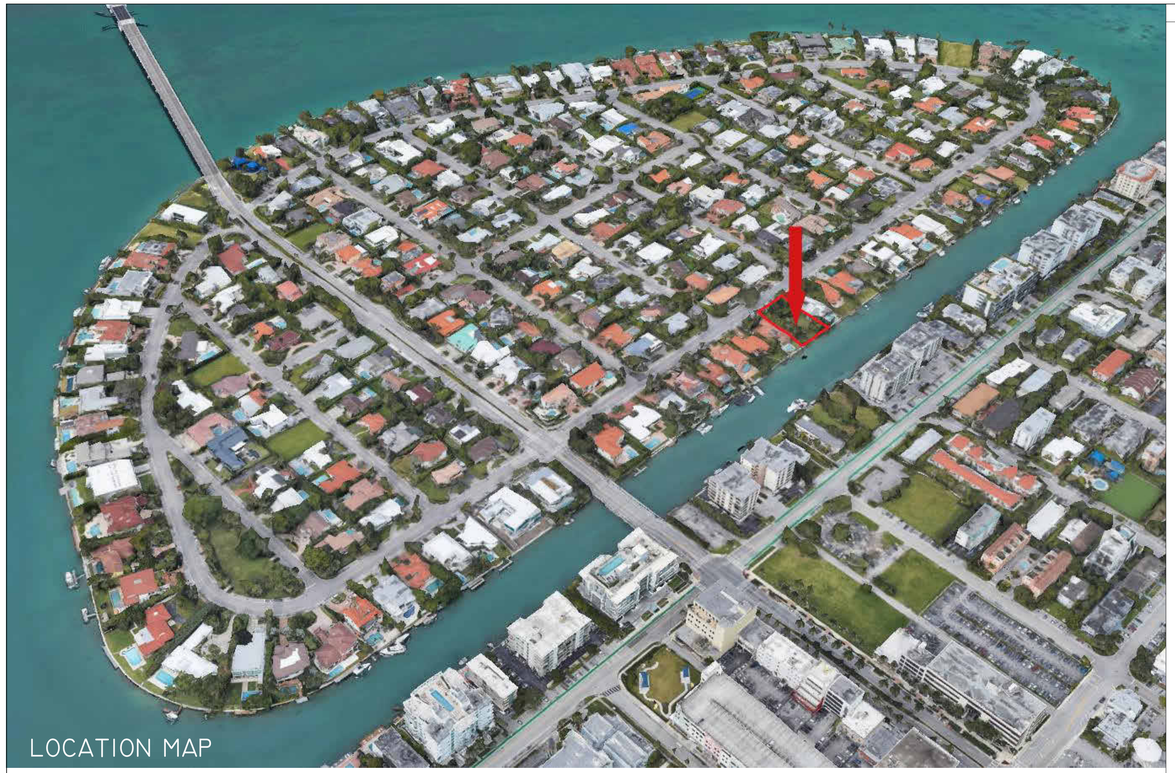
ELECTRICAL

CIVIL

C-1	STORM DRAINAGE PLAN
C-2	STORM DRAINAGE DETAILS

PROJECT TEAM

LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
CHRISTOPHER CRAWLEY LANDSCAPE ARCHITECTURE	SDH STUDIO ARCHITECTURE + DESIGN					GANEM CONSULTING ENGINEERING



LOCATION MAP

9841 EAST BROADWAY DRIVE BAY HARBOR, FL 33154

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE FOR WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPING, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA(IIC-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING
SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR 1"X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2017. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
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 LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF BAY HARBOR ISLANDS.
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSET	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	PH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

℄	CENTER LINE	01	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
W24 EGRESS	WINDOWS TAG	SL. 1/4"	SLOPE TAG
101	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	1	REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
SIM 1 A101	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Ref Ref Ref 1 A101	BUILDING ELEV. TAG	Ref Ref Ref Ref ID A101	INTERIOR ELEV. TAG
1 VIEW NAME 1/8" = 1'-0"			EXISTING ELEV.

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EXISITING SITE



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A-002



HOUSE TO THE NORTH



HOUSE TO THE NORTHWEST



HOUSE TO THE SOUTH



HOUSE TO THE SOUTHWEST

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SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW

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A-004



PROPOSED PROJECT - SCHEMATIC VIEW FROM STREET



PROPOSED PROJECT - SCHEMATIC VIEW FROM STREET

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A-005



FRONT VIEW



REAR VIEW



CORAL STONE

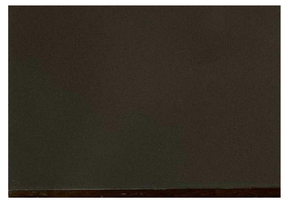


WOOD CLADDING FOR DETAILS



CLEAR GLASS

BENJAMIN MOORE, SUPER WHITE



BRONZE ALUMINIUM FRAMING

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PROJECT RENDERINGS & MATERIALS

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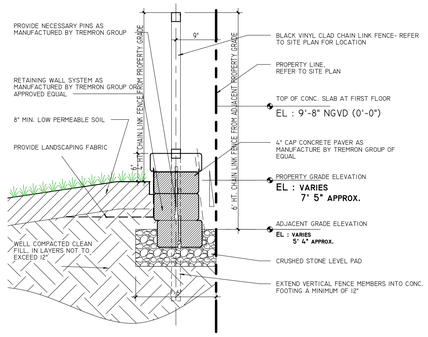
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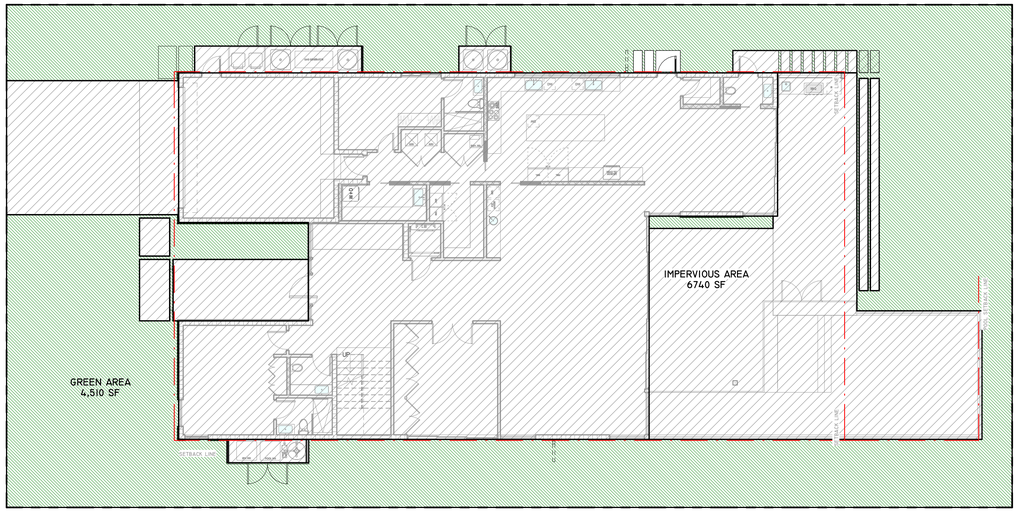


NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 2224

NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/F.B.C:R:4501.17.1.6. MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3-4".



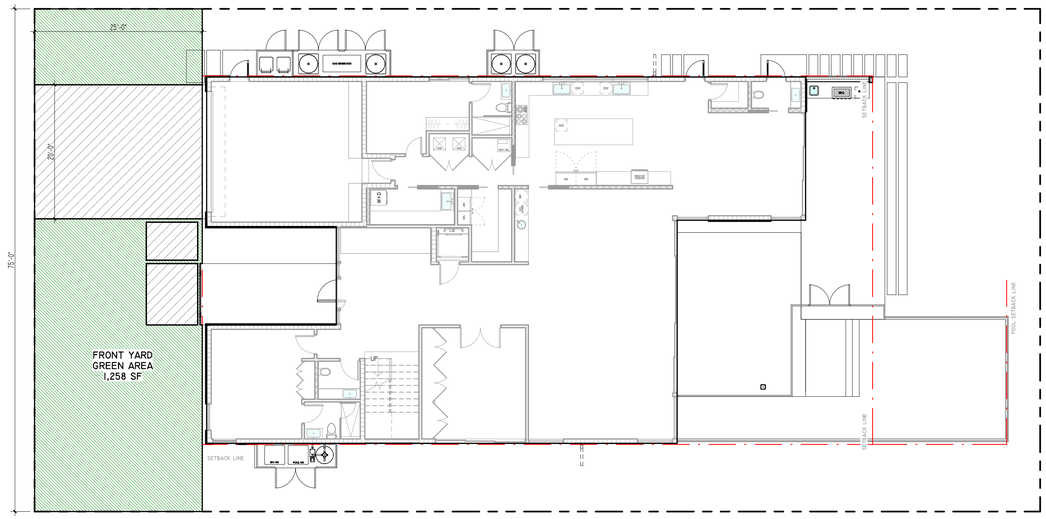
4 RETAINING WALL
3/4" = 1'-0"



TOTAL LOT AREA: 11,250 SF

		REQUIRED	PROVIDED
	GREEN AREA:	4,500 SF (40%)	4,510 SF (40.08%)
	IMPERVIOUS AREA:	6,750 SF (60%)	6740 SF (59.9%)

1 SITE PLAN - PERVIOUS DIAGRAM
3/32" = 1'-0"



TOTAL LOT AREA: 11,250 SF
FRONT YARD AREA: 1,875 SF

		REQUIRED	PROVIDED
	GREEN SPACE:	937.5 SF (50%)	1,258 SF (67%)

2 SITE PLAN - FRONT YARD GREEN AREA DIAGRAM
3/32" = 1'-0"

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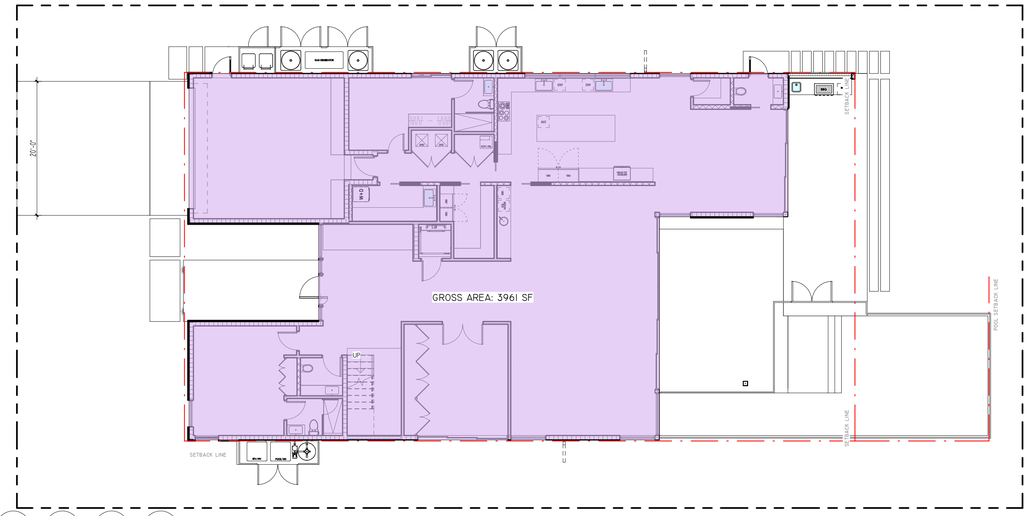
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SITE PLAN DETAILS

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A-100.2

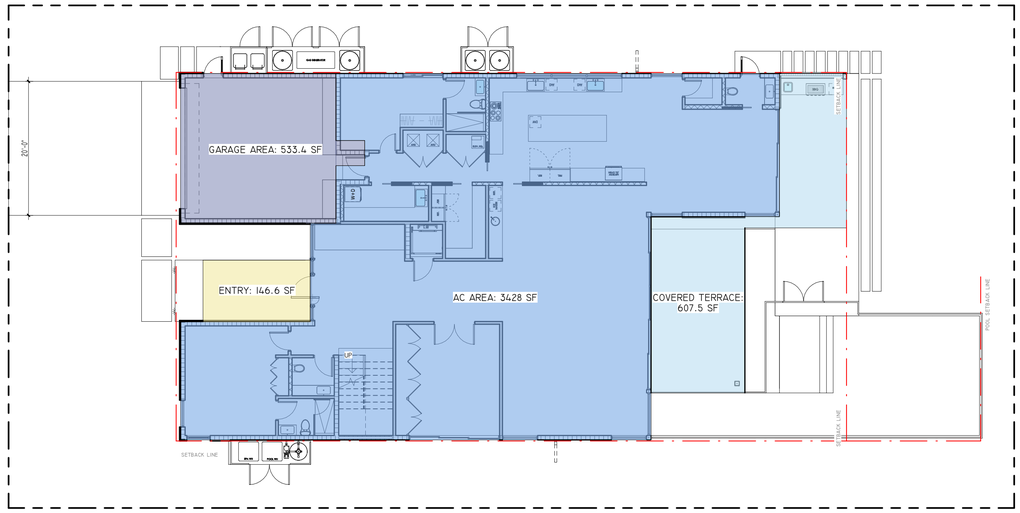


1 FIRST FLOOR AREA
3/32" = 1'-0"

NOTE: FOR RESIDENCES DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED/NON-AIR-CONDITIONED AREAS).

FIRST FLOOR: 3,961 SF
80% OF 3,961 SF = 3168.8 SF

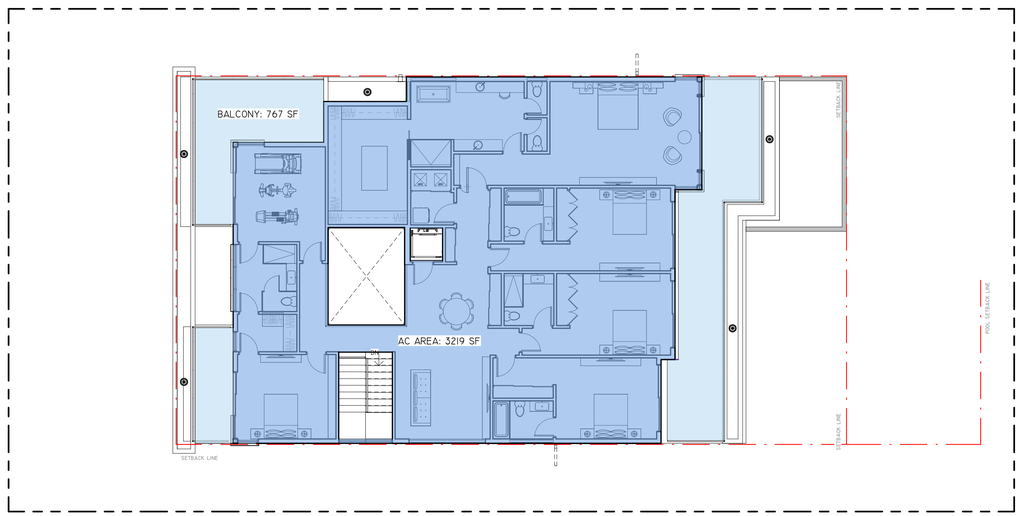
SECOND FLOOR: 3,160 SF



3 FIRST FLOOR AC AREAS
3/32" = 1'-0"



2 SECOND FLOOR AREA
3/32" = 1'-0"



4 SECOND FLOOR AC AREAS
3/32" = 1'-0"

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REGISTERED ARCHITECT

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NOTES/COMMENTS

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1	ZONING REVIEW	DATE 1

SITE PLAN DETAILS

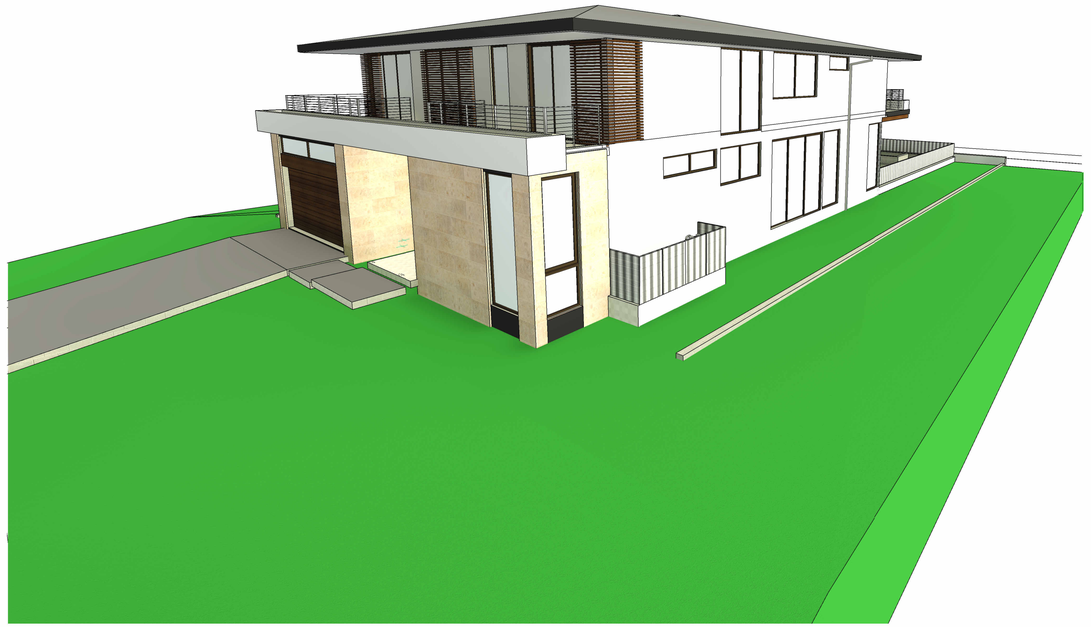
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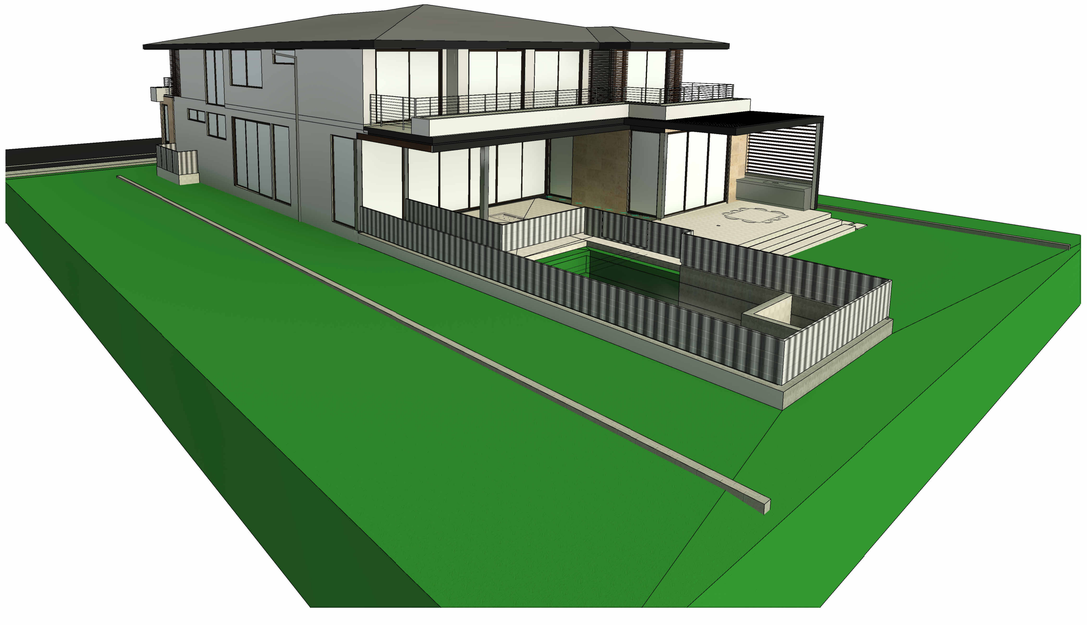
A-100.3



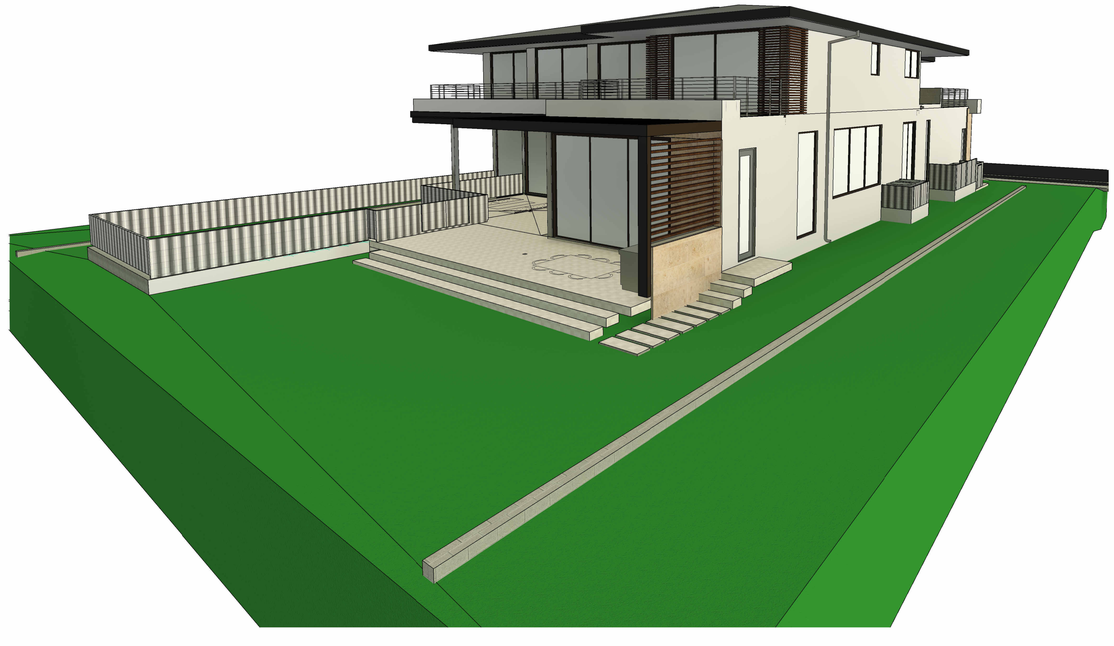
1 NE CORNER VIEW



2 NW CORNER VIEW



4 SW CORNER VIEW



3 SE CORNER VIEW

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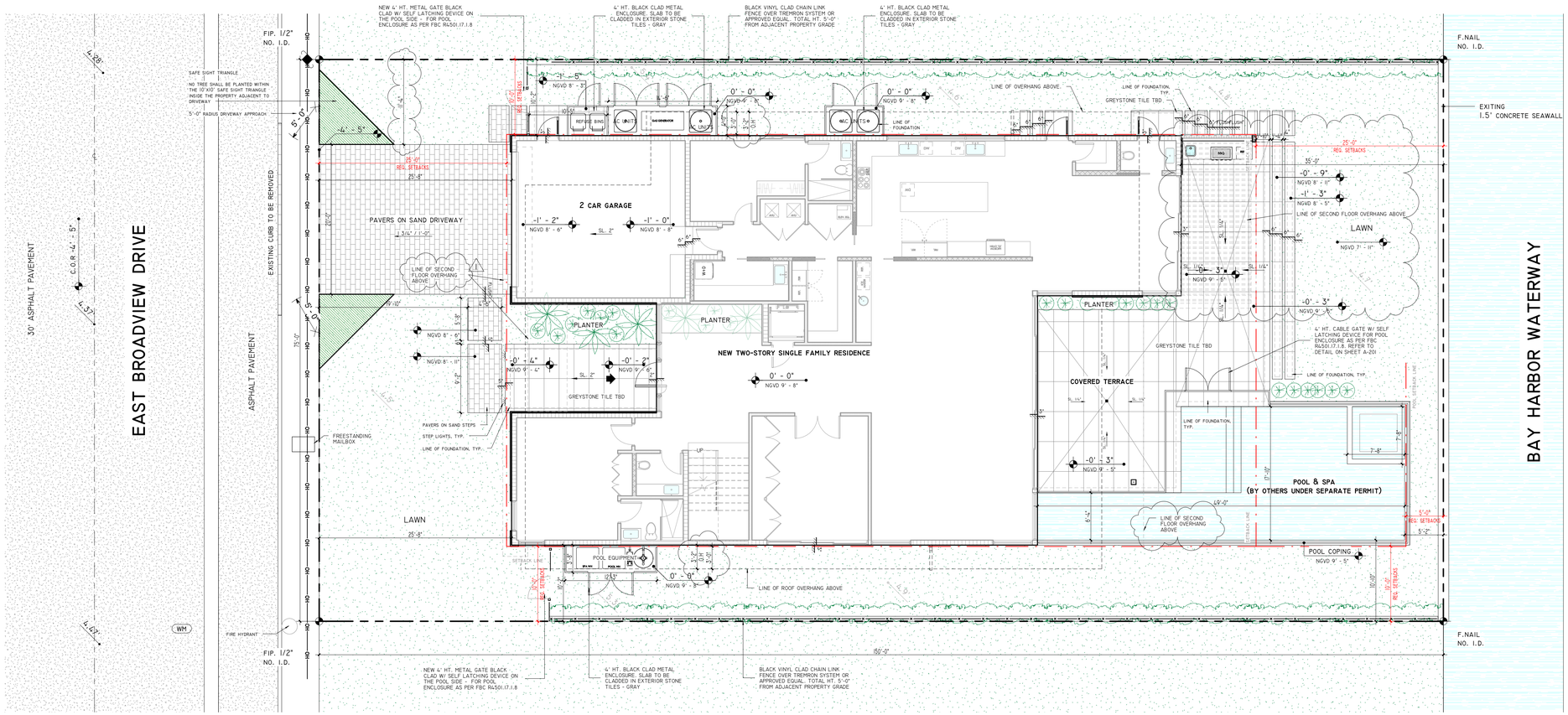
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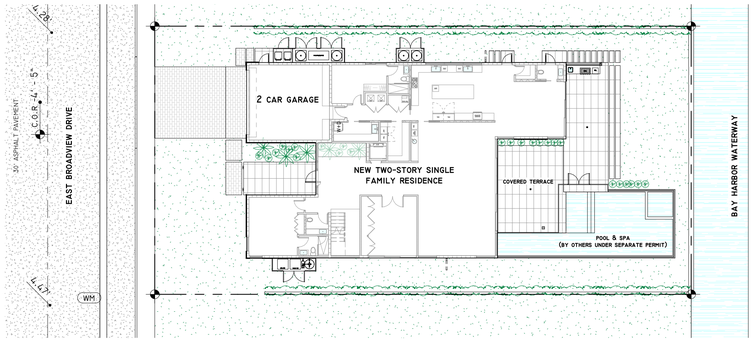
PROJECT VIEWS

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2 KEY SITE PLAN
1" = 20'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

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

AREA TALLY

LOT AREA	11,250 SF / 0.26 ACRES
A/C GROUND FL	3,428 SF
A/C SECOND FL	3,176 SF
A/C TOTAL	6,604 SF
ENTRY	146.6 SF
TERRACES	607.5 SF
GARAGE	533.4 SF
BALCONIES	767 SF
POOL	653 SF
WALKWAY	113 SF
DRIVEWAY	513 SF
PARKING SPACES	2

ZONING INFORMATION

CITY OF BAY HARBOR ISLANDS
CHAPTER 23 - ZONING DISTRICT REQUIREMENTS
SECTION 23-11
RD-RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-6"
REAR SETBACK	25'-0"	35'-0"
SIDES SETBACK	10'-0"	10'-2"
POOL SETBACK	5' - 0"	10'-10" FROM SIDE & 5'-2" REAR
HEIGHT LIMITATION	25' FROM BFE+FREEBOARD TO AVE. HT.	25'-0"
LOT OCUPATION		
PERVIOUS AREA	MIN. 40% = 4,500 SF	4510 SF = 40.08%
IMPERVIOUS AREA	MAX. 60% = 6,750 SF	6,740 SF = 59.9%
50% MIN. FRONT YARD OPEN SPACE	MIN. 50% FRONT YARD = 937.5 SF	1,258 SF = 67%
FIRST FLOOR GROOS FLOOR AREA SECOND FLOOR AREA	SECOND FLOOR < 80 FIRST FLOOR GROSS AREA	3,961 SF X 0.80 = 3,168.8 SF (3,160 SF < 3,168.8 SF)
PARKING SPACES	2	2

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 9841 EAST BROADVIEW DR BAY HARBOR, FL 33154

LOT: 10 BLOCK: 23 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 4' - 5" FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 4' - 4" BASE FLOOD: 8.0' NGVD

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: ROYAL POINT SURVEYORS, INC. PLS LIC.: 7282 FIELD WORK DATE: 03/30/2022

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 8" NGVD	8' - 10" NGVD	
MINIMUM	9'-0" NGVD (8' + 1')		

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-303)

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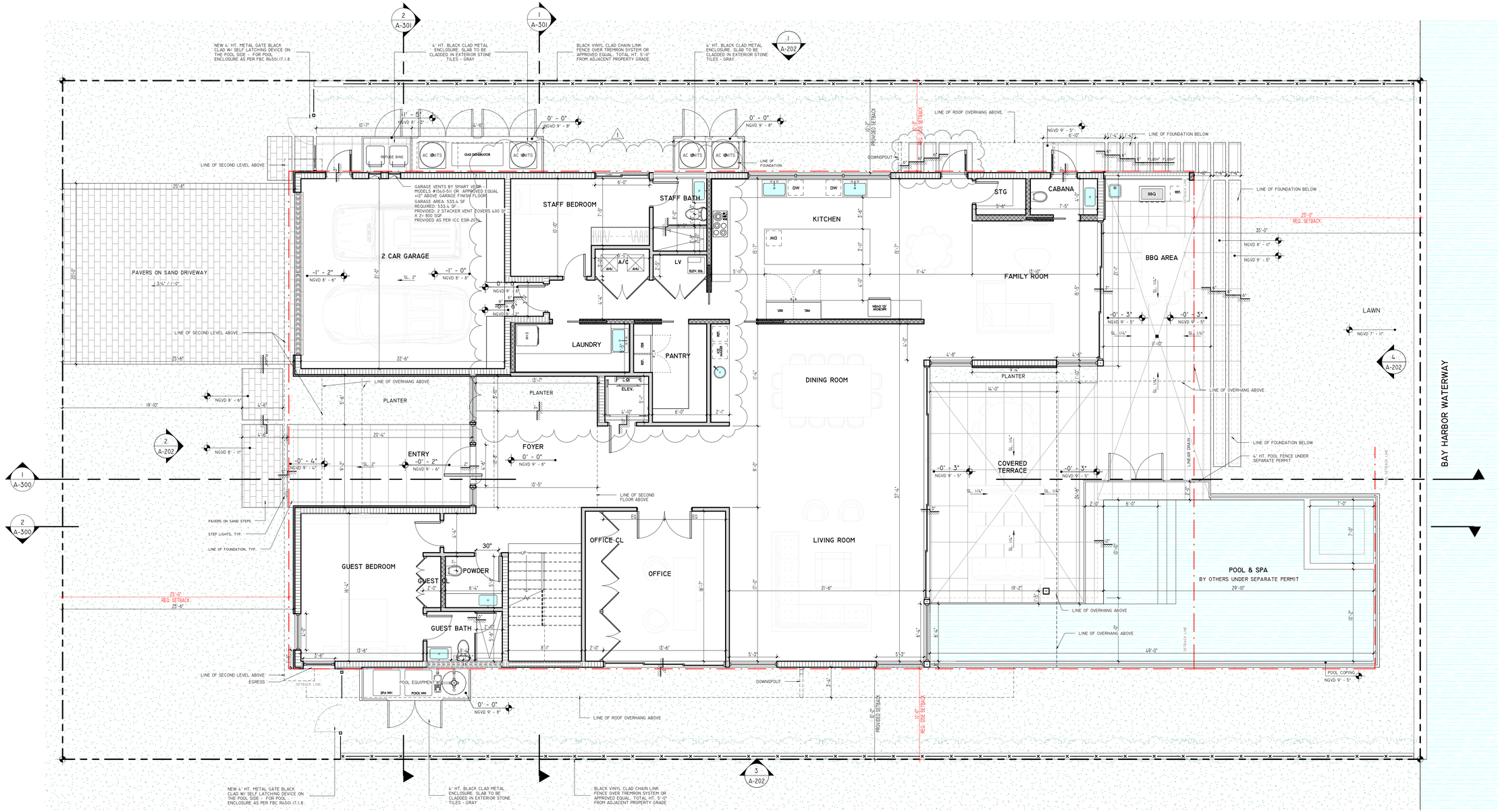
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SITE PLAN

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A-100



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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

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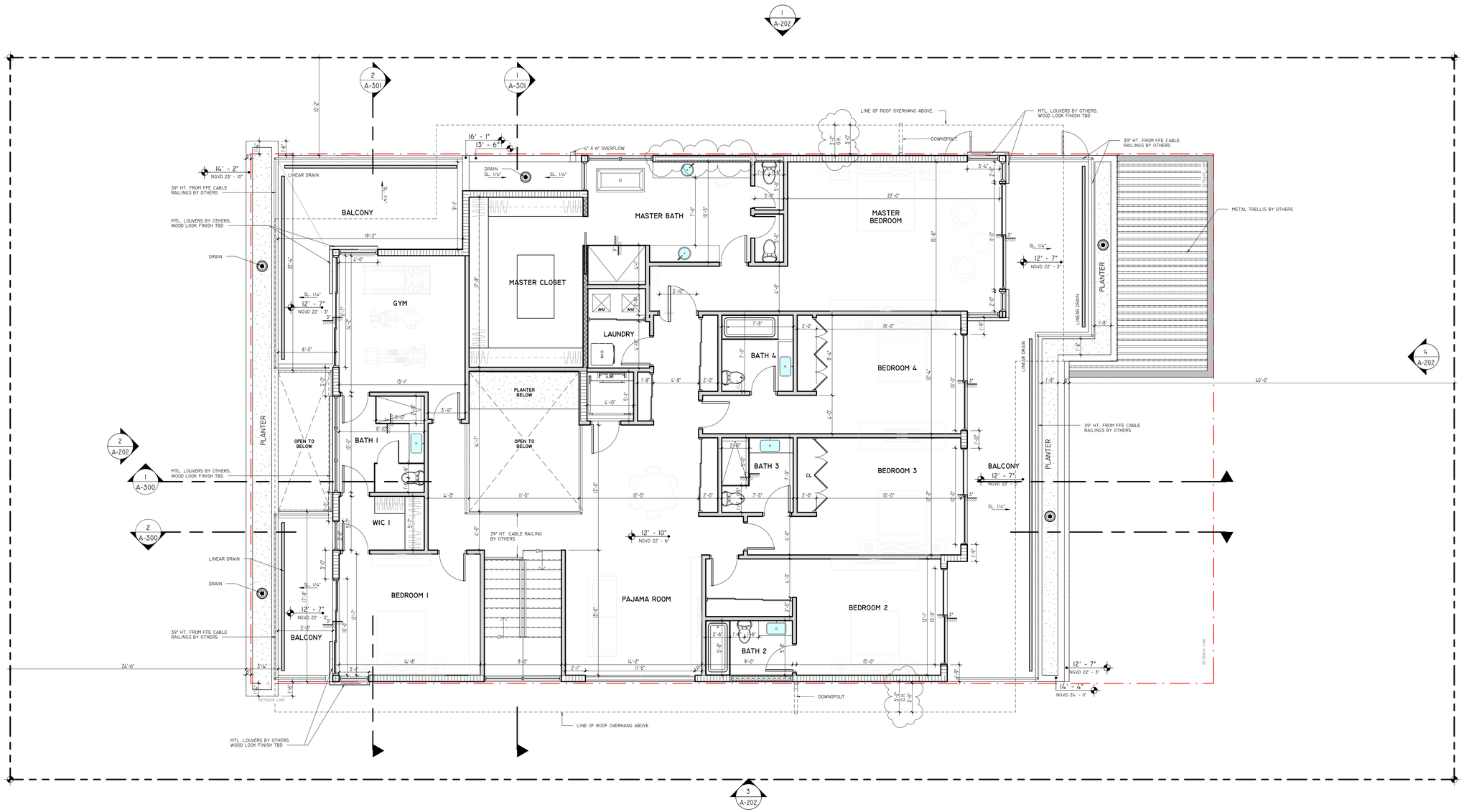
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FIRST FLOOR PLAN

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WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
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1 SECOND FLOOR PLAN
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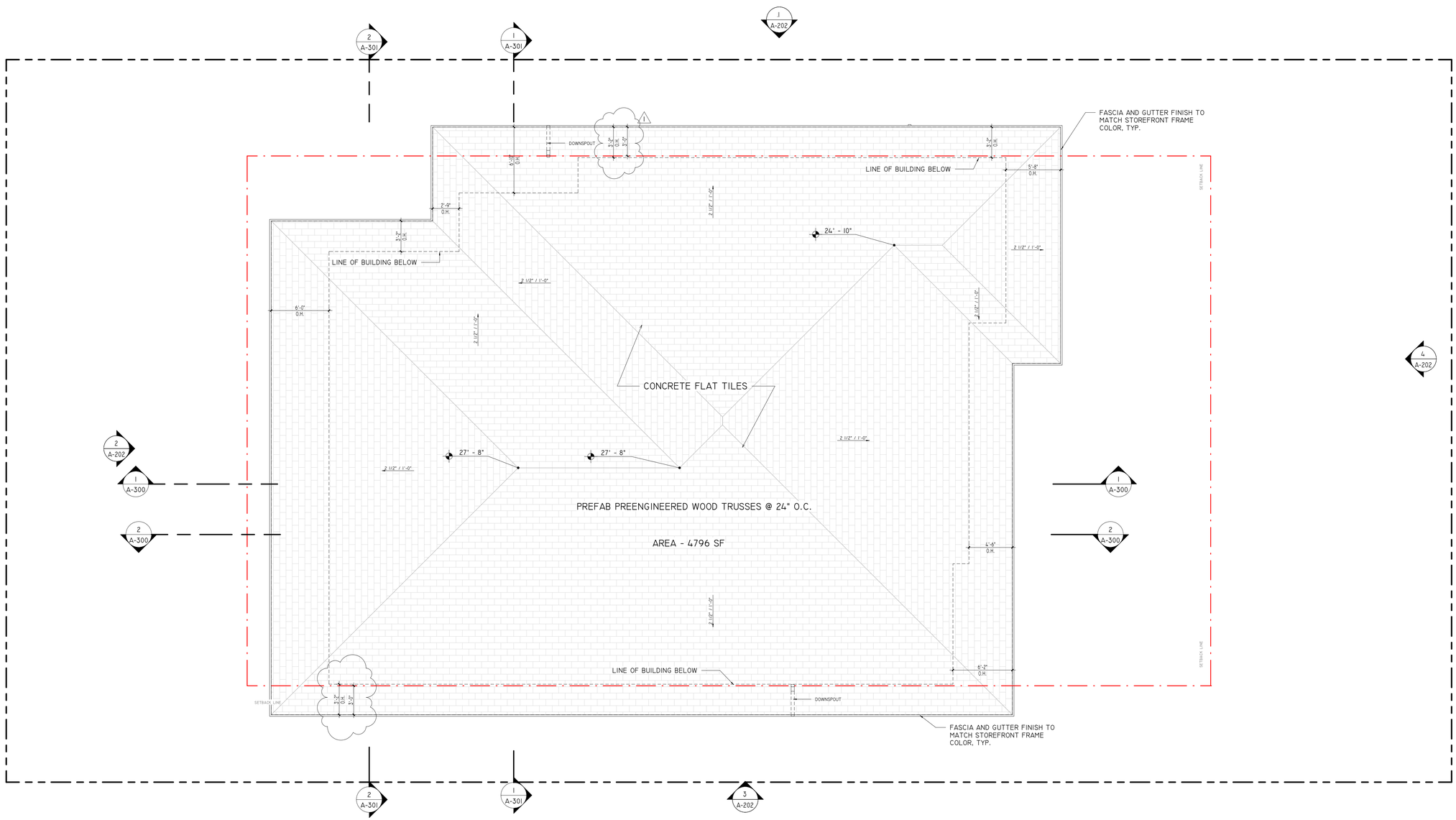
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SECOND FLOOR

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ROOF PLAN

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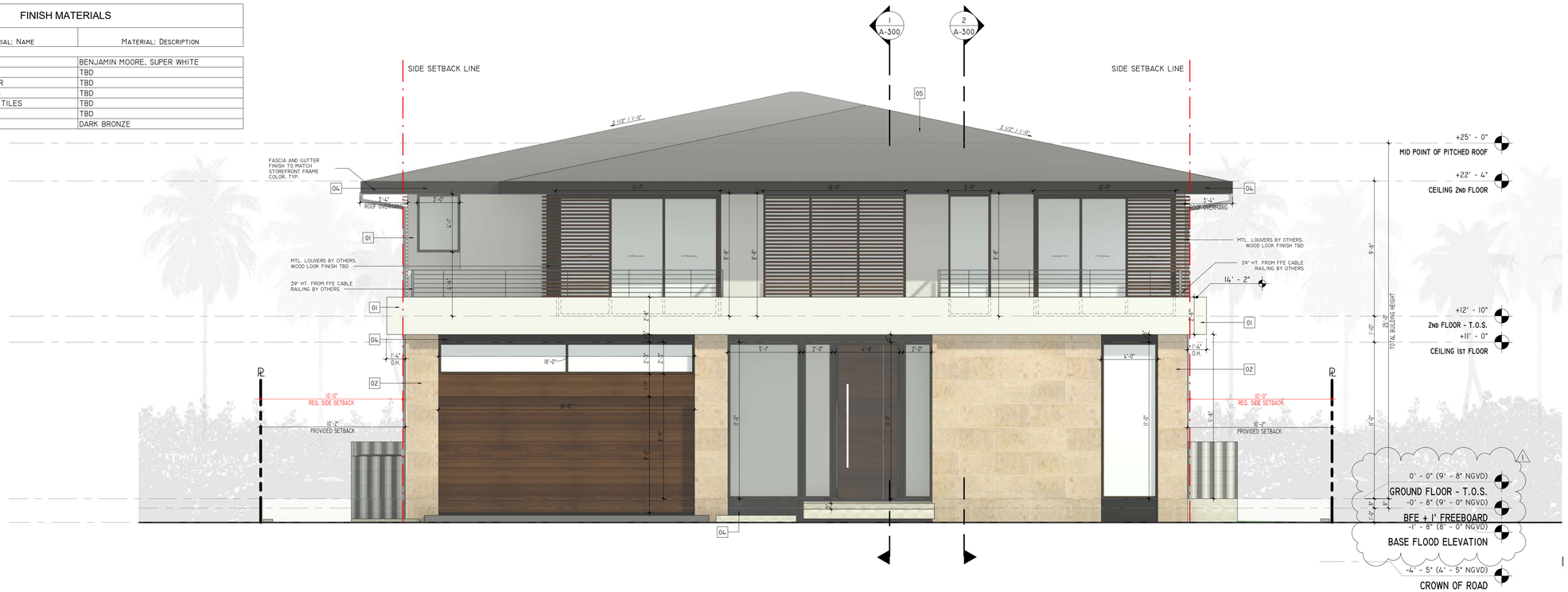
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1 ROOF PLAN
3/16" = 1'-0"

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE TBD	TBD
03	WOOD - EXTERIOR	TBD
04	METAL CLADDING	TBD
05	CONCRETE FLAT TILES	TBD
06	PAINT	TBD
07	ALUMINUM	DARK BRONZE



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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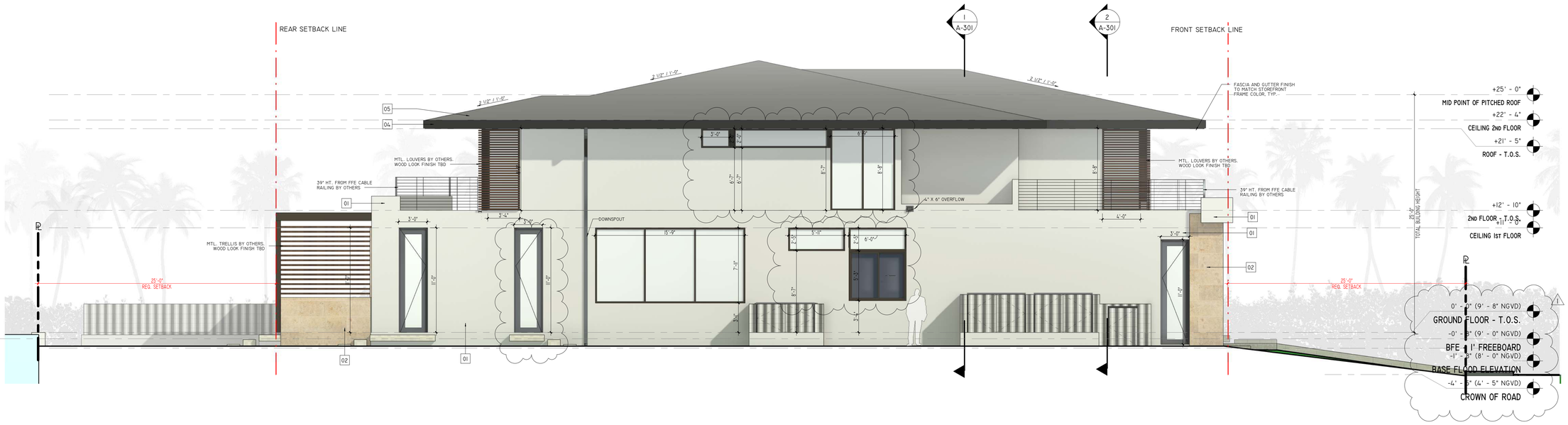
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A-200

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	STONE TBD	TBD
03	WOOD - EXTERIOR	TBD
04	METAL CLADDING	TBD
05	CONCRETE FLAT TILES	TBD
06	PAINT	TBD
07	ALUMINUM	DARK BRONZE



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

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ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,329 SF

ARCHITECTURAL EMBELLISHMENTS - RELIEF
PROVIDED: 75 SF
75 SF / 1,329 SF = 5.6%

ARCHITECTURAL EMBELLISHMENTS - FACADE OPENINGS
PROVIDED: 413 SF
413 SF / 1,329 SF = 31%

ARCHITECTURAL EMBELLISHMENTS - STONE
PROVIDED: 240 SF
240 SF / 1,329 SF = 18%

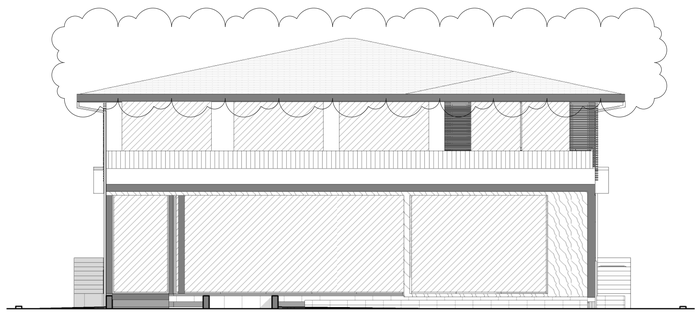
ARCHITECTURAL EMBELLISHMENTS - WOOD
PROVIDED: 215 SF
215 SF / 1,329 SF = 16.1%

MTL. ALUMINUM CLADDING
PROVIDED: 140 SF
140 SF / 1,329 SF = 10.5%

SMOOTH STUCCO
PROVIDED: 261 SF
261 SF / 1,329 SF = 19.6%



2 WEST ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,350 SF

ARCHITECTURAL EMBELLISHMENTS - RELIEF
PROVIDED: 108 SF
108 SF / 1,350 SF = 8%

ARCHITECTURAL EMBELLISHMENTS - FACADE OPENINGS
PROVIDED: 771 SF
771 SF / 1,350 SF = 57%

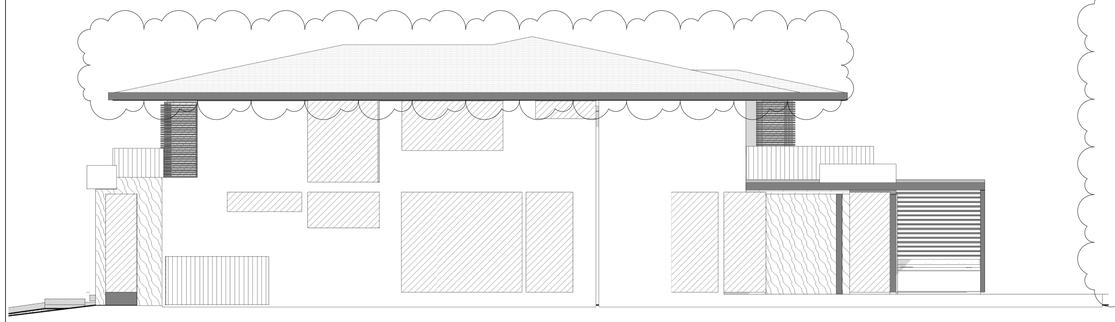
ARCHITECTURAL EMBELLISHMENTS - STONE
PROVIDED: 92 SF
92 SF / 1,350 SF = 6.8%

MTL. ALUMINUM CLADDING
PROVIDED: 166 SF
166 SF / 1,350 SF = 12.2%

SMOOTH STUCCO PROVIDED: 215 SF
215 SF / 1,350 SF = 15.9%



4 EAST ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,150 SF

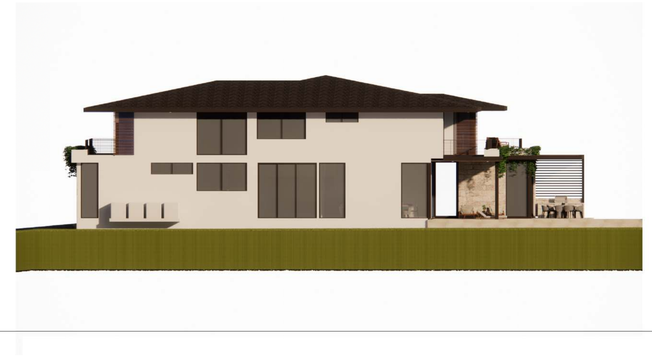
ARCHITECTURAL EMBELLISHMENTS - RELIEF
PROVIDED: 61 SF
61 SF / 2,150 SF = 2.8%

ARCHITECTURAL EMBELLISHMENTS - FACADE OPENINGS
PROVIDED: 849 SF
849 SF / 2,150 SF = 39%

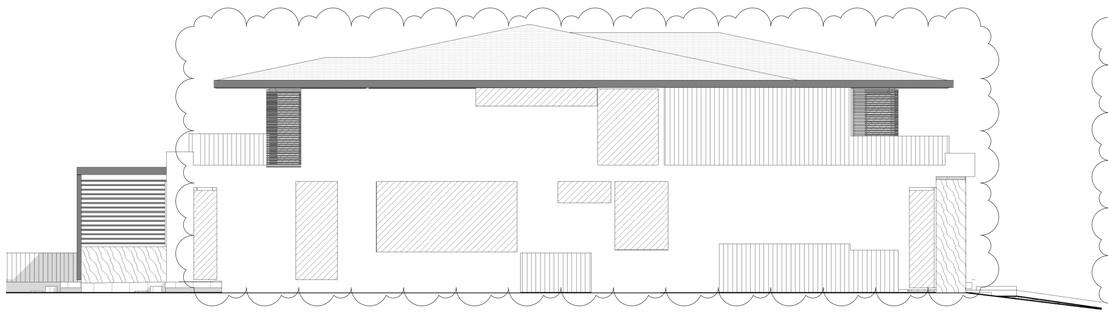
ARCHITECTURAL EMBELLISHMENTS - STONE
PROVIDED: 160 SF
160 SF / 2,150 SF = 7%

MTL. ALUMINUM CLADDING PROVIDED: 123 SF
123 SF / 2,150 SF = 5.7%

SMOOTH STUCCO PROVIDED: 977 SF
977 SF / 2,150 SF = 45%



3 NORTH ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,150 SF

ARCHITECTURAL EMBELLISHMENTS - RELIEF
PROVIDED: 390 SF
390 SF / 2,150 SF = 18%

ARCHITECTURAL EMBELLISHMENTS - FACADE OPENINGS
PROVIDED: 420 SF
420 SF / 2,150 SF = 19.5%

ARCHITECTURAL EMBELLISHMENTS - STONE
PROVIDED: 180 SF
180 SF / 2,150 SF = 8%

MTL. ALUMINUM CLADDING
PROVIDED: 160 SF
160 SF / 2,150 SF = 7.4%

SMOOTH STUCCO PROVIDED: 1,010 SF
1,010 SF / 2,150 SF = 46.9%



1 SOUTH ELEVATION DIAGRAM
1/8" = 1'-0"

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ELEVATION DIAGRAMS

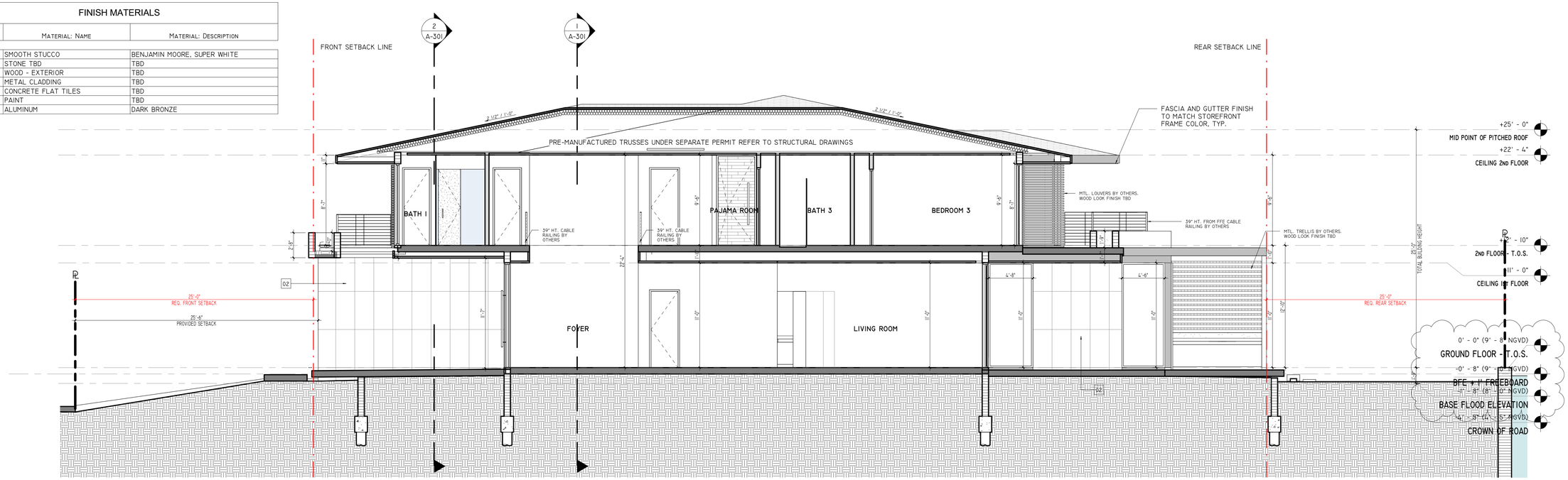
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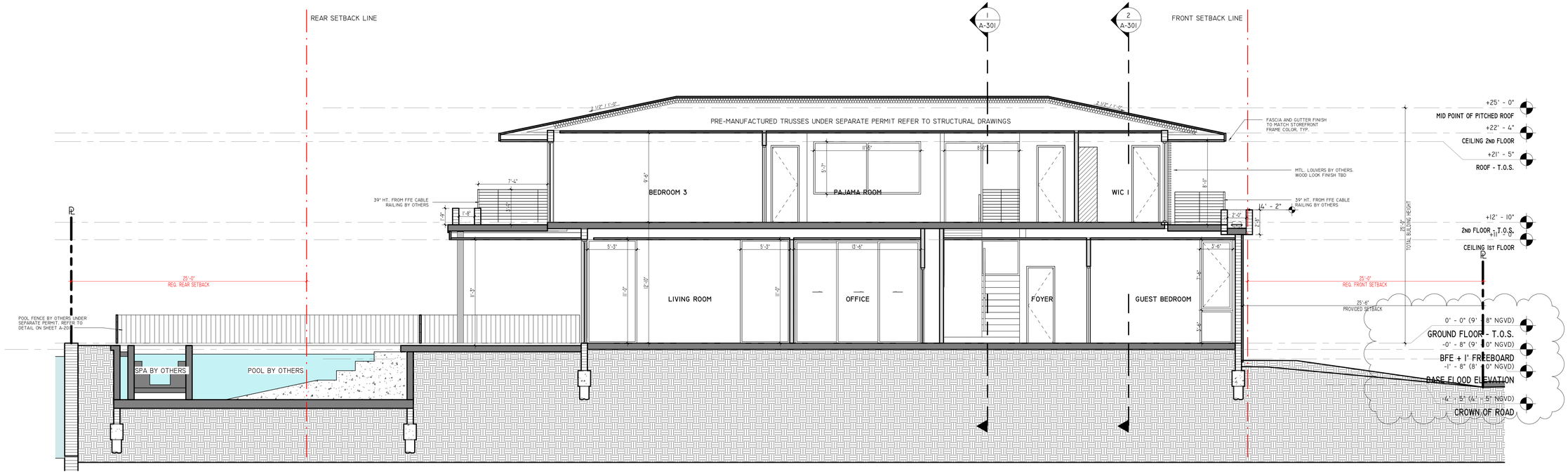
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06	PAINT	TBD
07	ALUMINUM	DARK BRONZE



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

1 SECTION A
3/16" = 1'-0"



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

2 SECTION B
3/16" = 1'-0"

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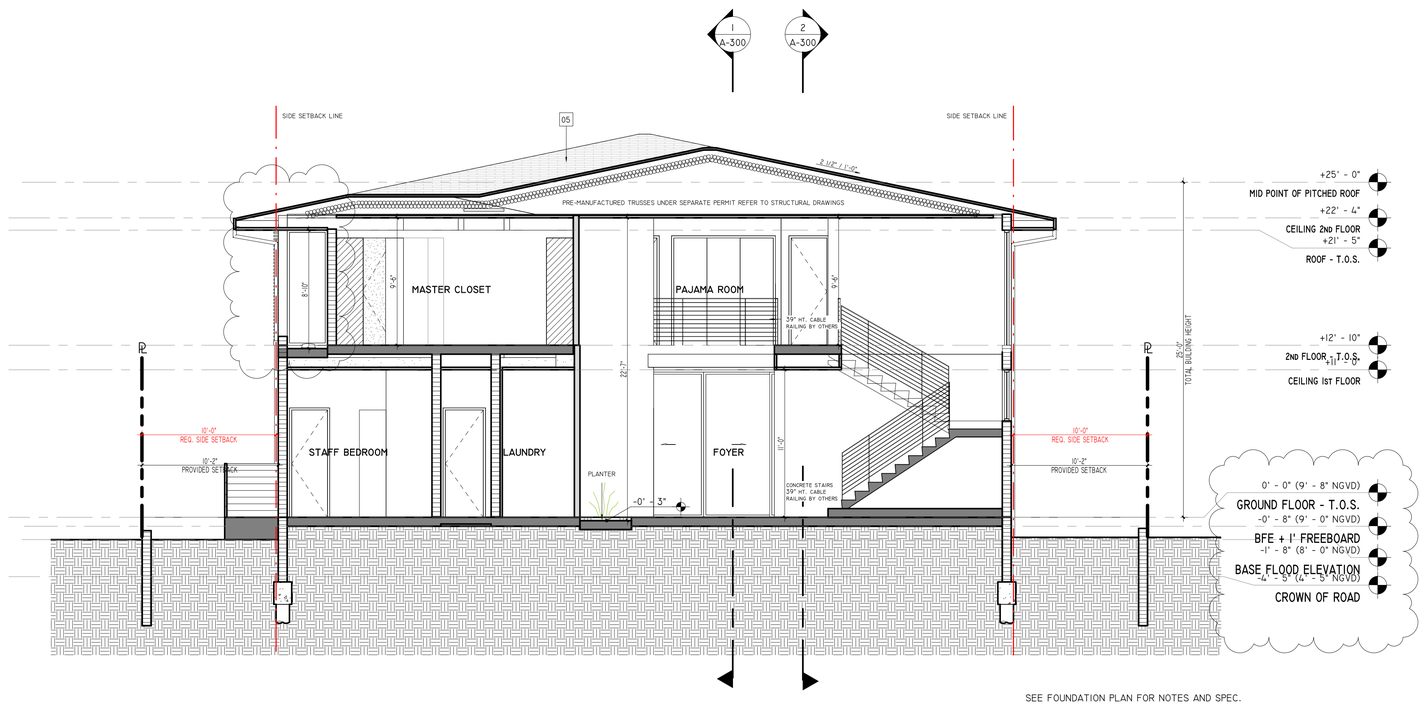
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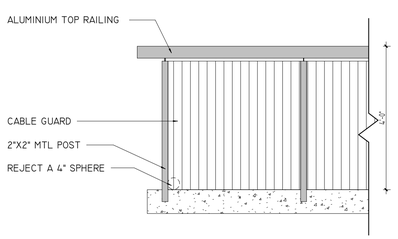
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INITIAL DRAWING RELEASE DATE: ISSUE DATE

A-300

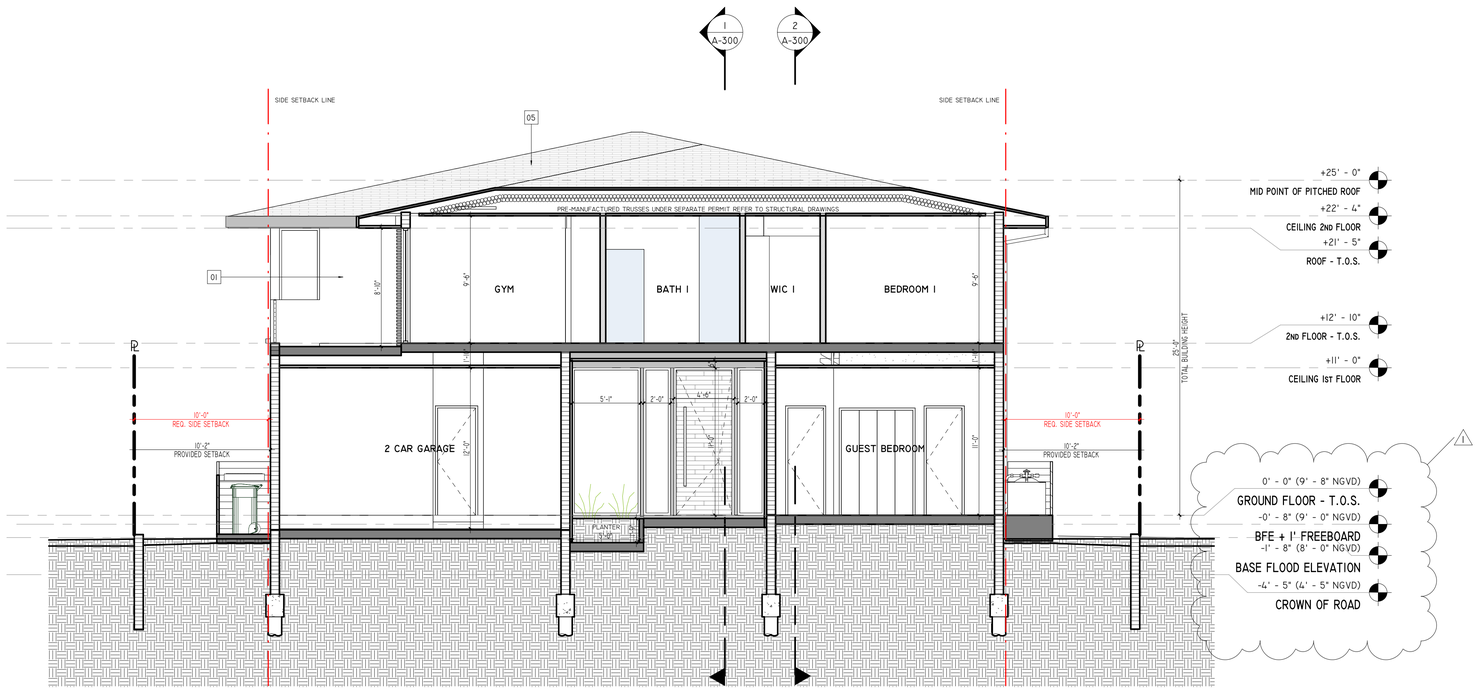


SEE FOUNDATION PLAN FOR NOTES AND SPEC.

1 SECTION C
3/16" = 1'-0"



3 POOL FENCE DETAIL
1/2" = 1'-0"



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

2 SECTION D
3/16" = 1'-0"

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OWNER

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

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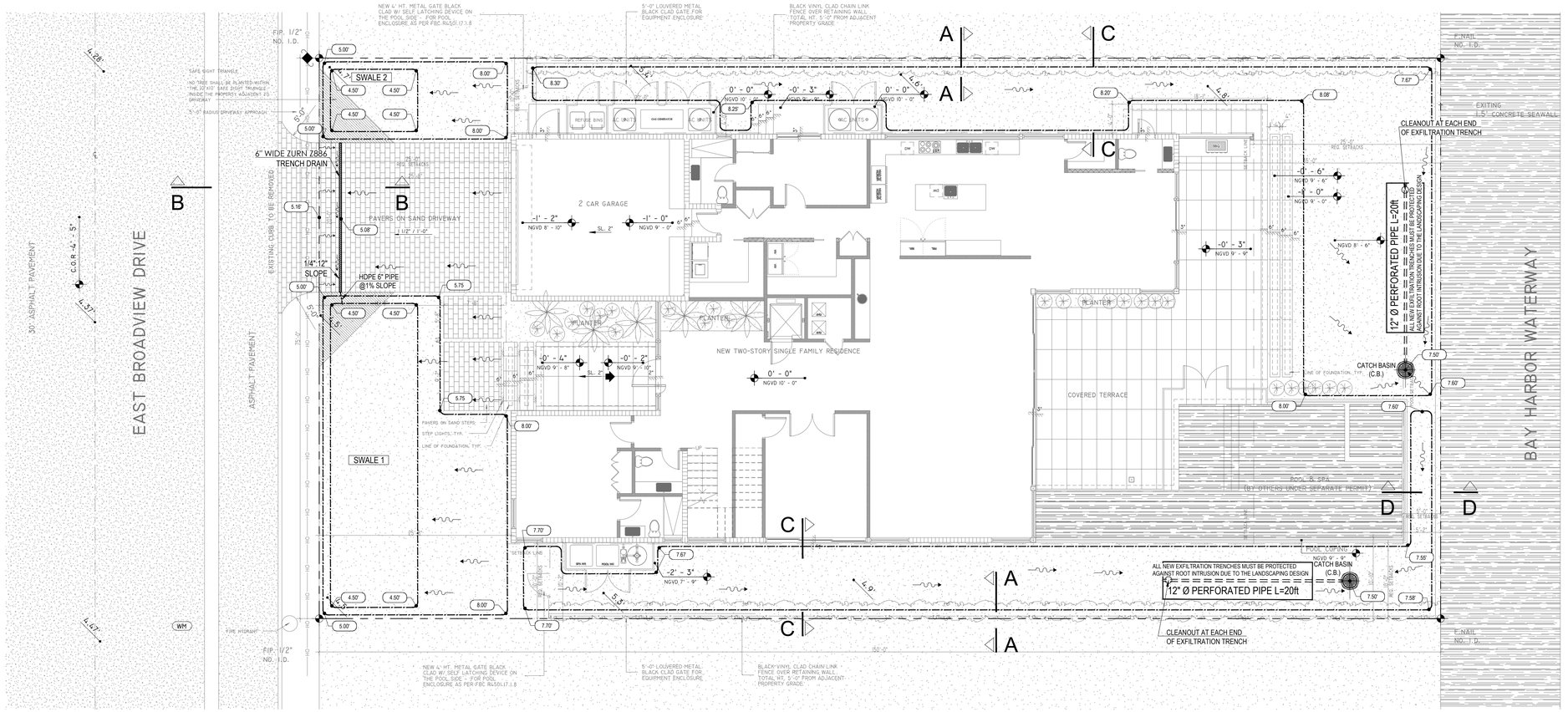
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*NOTE: PAVERS IN THE RIGHT OF WAY - CONCRETE CURB, GUTTERS SHALL BE REINFORCED WITH #5 REBARS AND DOWELED INTO EXISTING CONCRETE.

STORM DRAINAGE PLAN
1/8" = 1'-0"

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PROFESSIONAL ENGINEER

ALIOSKAR GANEM P.E.
FL. LIC. No. 74745

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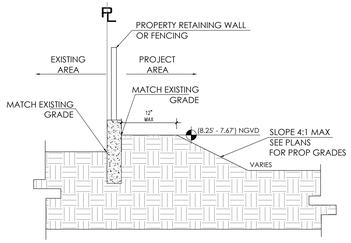
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STORM DRAINAGE PLAN

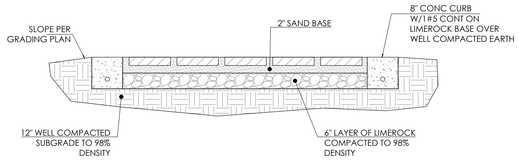
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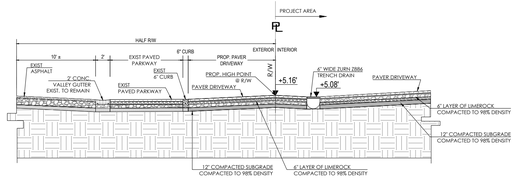
C-1



SECTION A-A (ALONG PROPERTY LINE)

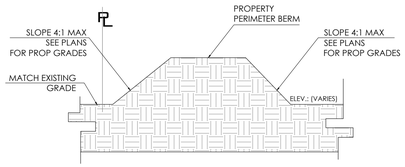


CONCRETE / BRICK PAVER DETAIL

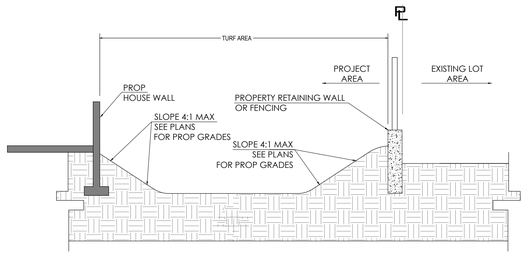


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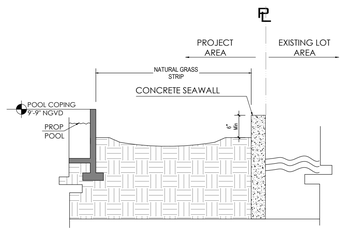
SECTION B-B THRU DRIVEWAY



PERIMETER BERM DETAIL



SECTION "C"-"C"



SECTION "D"-"D"

LEGAL DESCRIPTION

LOT 10, IN BLOCK 23, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

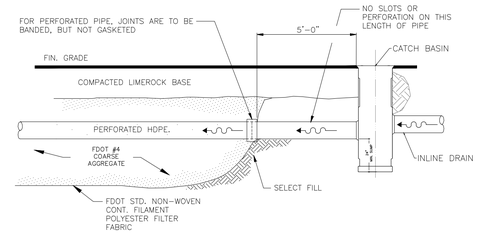
ADDRESS:
9841 EAST BROADVIEW DR BAY HARBOR, FL 33154
FOLIO# 13-2227-001-3990

1. ELEVATIONS SHOWN ON ENGINEERING PLAN ARE BASED ON N.V.G.D.29 UNLESS OTHERWISE NOTED.
2. INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY BY: ROYAL POINT, LAND SURVEYORS, INC.

LEGEND

8.80'	PROPOSED ELEVATION
4.7'	EXISTING ELEVATION
	CENTER LINE PROPOSED SWALE

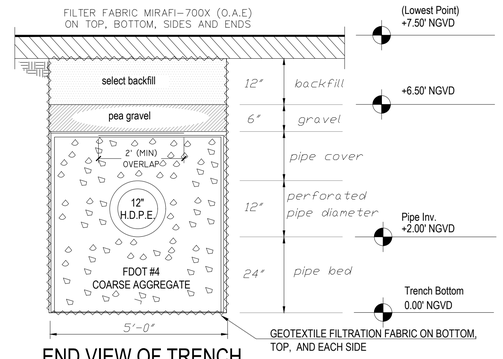
1 STORM DRAINAGE DETAILS
N.T.S.



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

2 TYP. CATCH BASIN DETAILS (C.B)
N/A

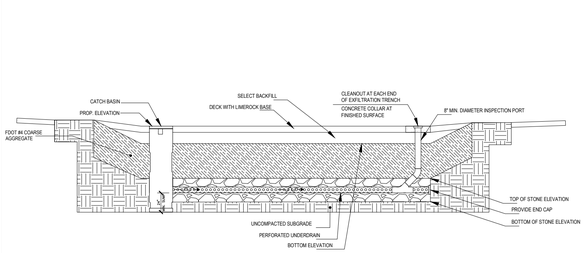


END VIEW OF TRENCH

NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTTOM) SHALL BE USED IN THE TRENCH.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE A MIN 7.5'± BELLOW EXISTING GROUND ELEVATION.
3. AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE FDOT #4 COARSE AGGREGATE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. AVERAGE OCTOBER GROUND WATER ELEV = +2.0'.
5. FILTER FABRIC SHALL BE FILTER X, POLY FILTER X, FILTERWEAVE 70, EXXON GTF-400E, MIRAFI 700X, BELTON AEF 650W, OR ARMCO 1199.
6. DESIGN VALUES:
   - 6.1. H2= 5.50'
   - 6.2. DU= 3.50'
   - 6.3. DS= 2.00'
   - 6.4. K= 2.39E-04

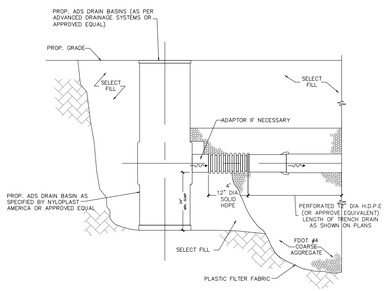
3 TYP. TRENCH SECTION
N/A



CLEAN-OUT AT EACH END OF EXFILTRATION TRENCH TYPICAL DETAIL

N.T.S.

4 EXFILTRATION TRENCH CLEAN OUT
N/A



LONGITUDINAL SECTION
N.T.S

NOTE:
AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACES TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF THE SETTLEMENT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS

5 TYP. CATCH BASIN DETAILS
N/A

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INITIAL DRAWING
RELEASE DATE:

C-2



BAY HARBOR ISLAND DESIGN REVIEW BOARD

NEW RESIDENCE | 9841 EAST BROADVIEW DRIVE | BAY HARBOR ISLAND, FL

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
9841 EAST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

INDEX OF SHEETS

L-000 Landscape Cover Page + Sheet Index
L-001 Rendered Landscape Plan
L-100 Landscape Plan
L-101 Second Floor Landscape Plan
L-200 Front + Rear Elevations
L-201 Side Elevations
L-300 Existing Tree Survey + Disposition Plan
L-301 Existing tree Chart + Mitigation Summary
L-400 Landscape Legend, Plant List, Landscape Notes + Details
L-500 Plant Material Images
L-501 Plant Material Images

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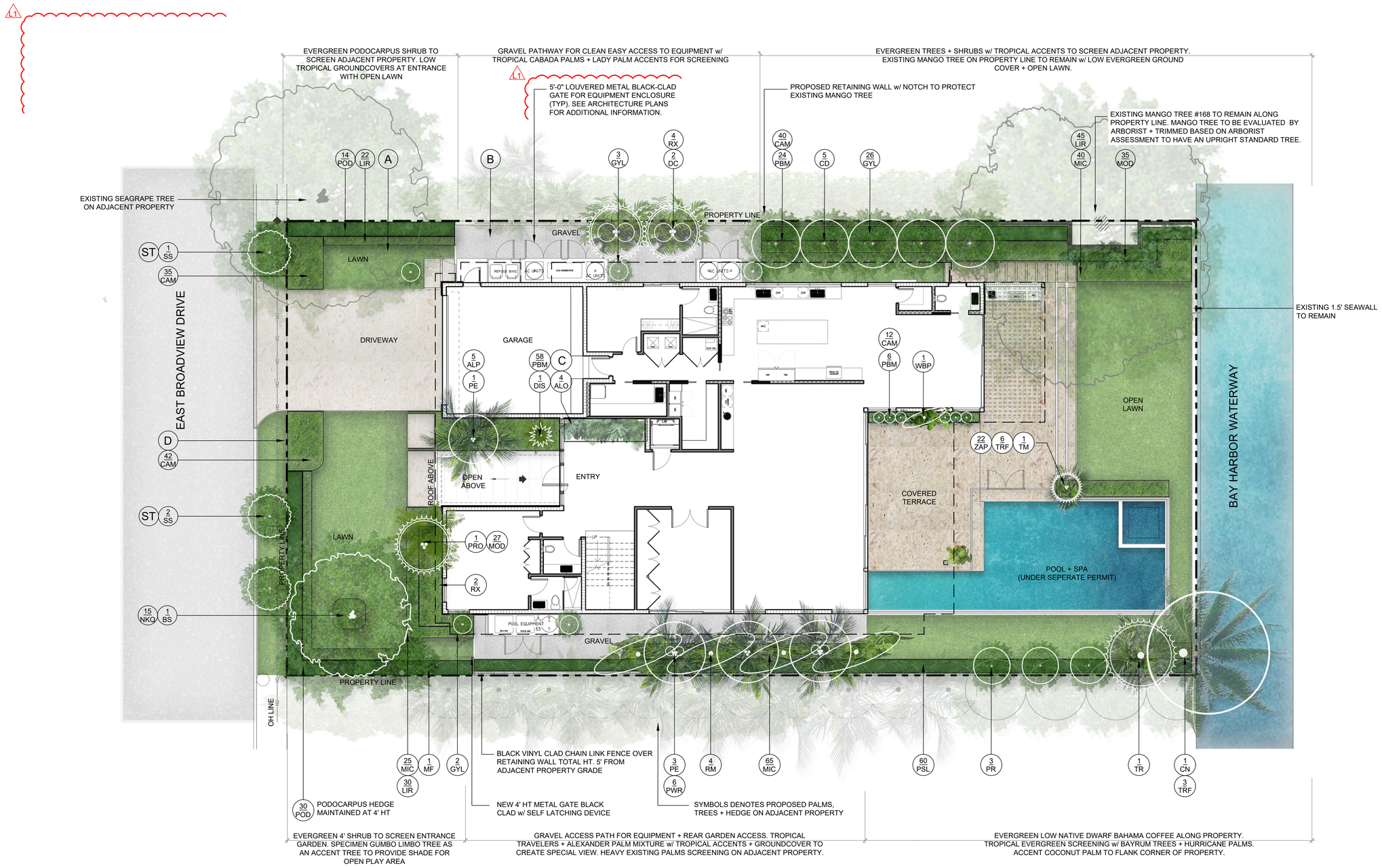
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LANDSCAPE PLAN LEGEND

- (A) +/- 1,906 SF 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) +/- 628 SF 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) +/- 53 SF POLISHED RIVER ROCKS
- (D) 10' VISIBILITY TRIANGLES
- (ST) STREET TREES

RENDERED LANDSCAPE PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

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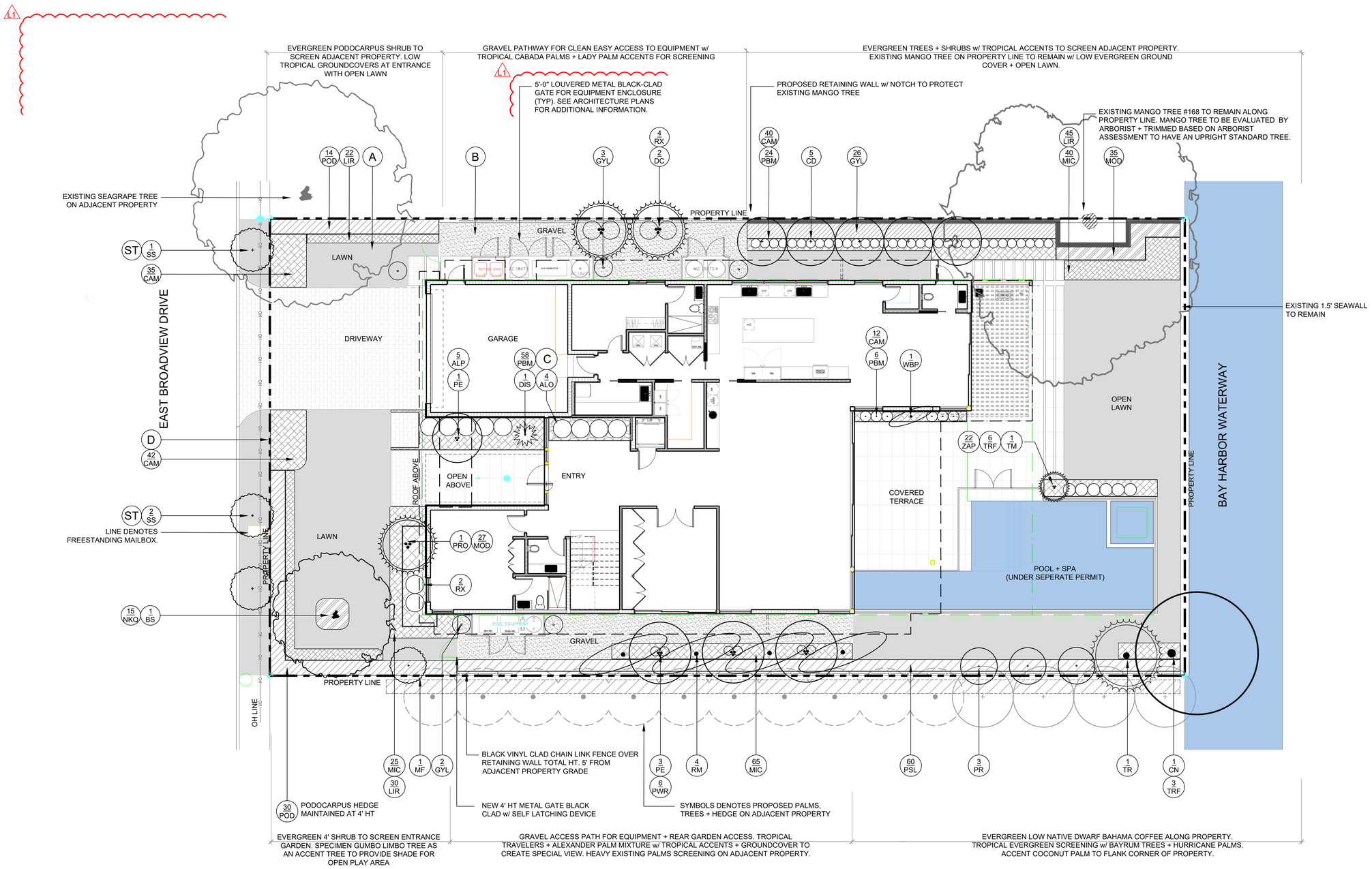
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LANDSCAPE PLAN LEGEND

- A — +/- 1,906 SF 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B — +/- 628 SF 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- C — +/- 53 SF POLISHED RIVER ROCKS
- D — 10' VISIBILITY TRIANGLES
- ST — STREET TREES

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

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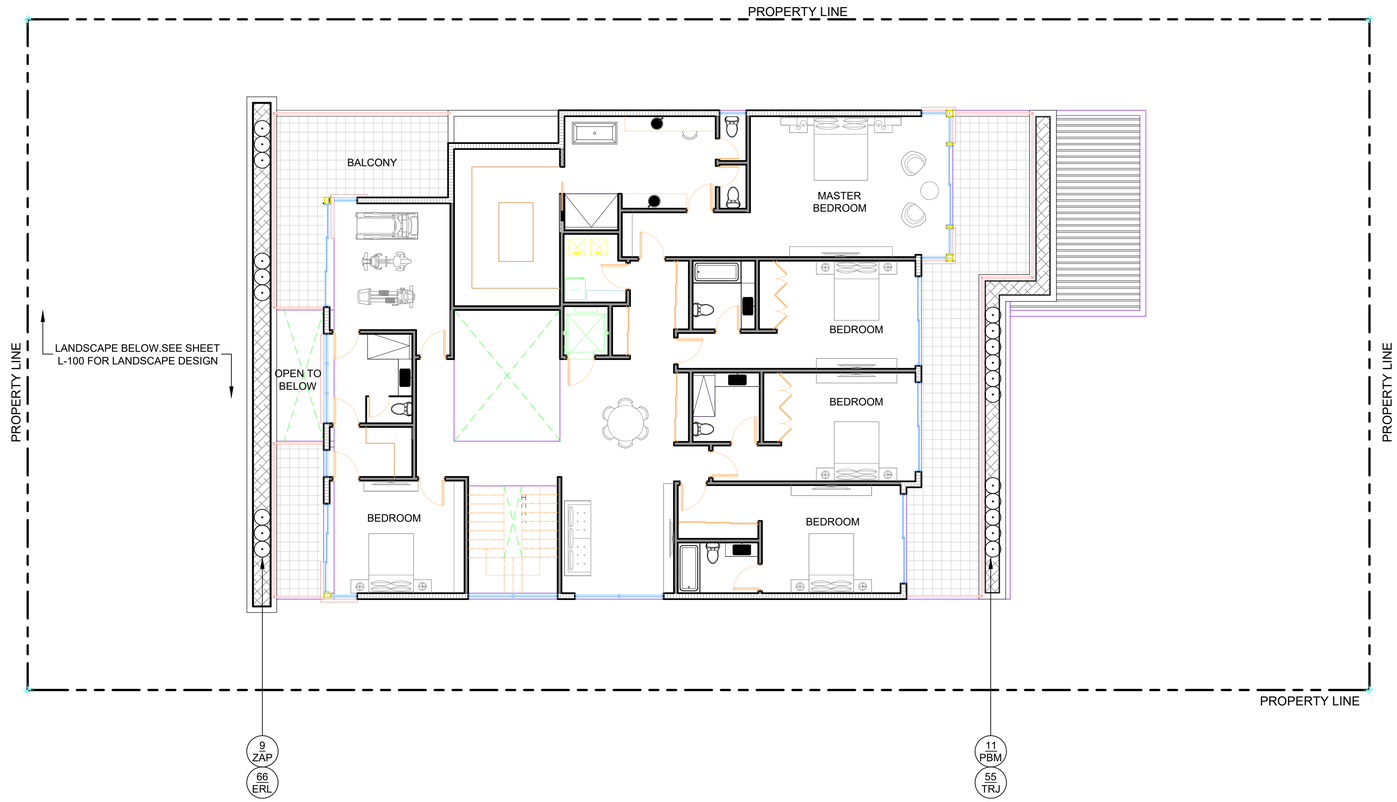
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SECOND FLOOR LANDSCAPE PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

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FRONT ELEVATION | FACING EAST

1/4" = 1'-0"



REAR ELEVATION | FACING WEST

1/4" = 1'-0"

FRONT + REAR ELEVATIONS

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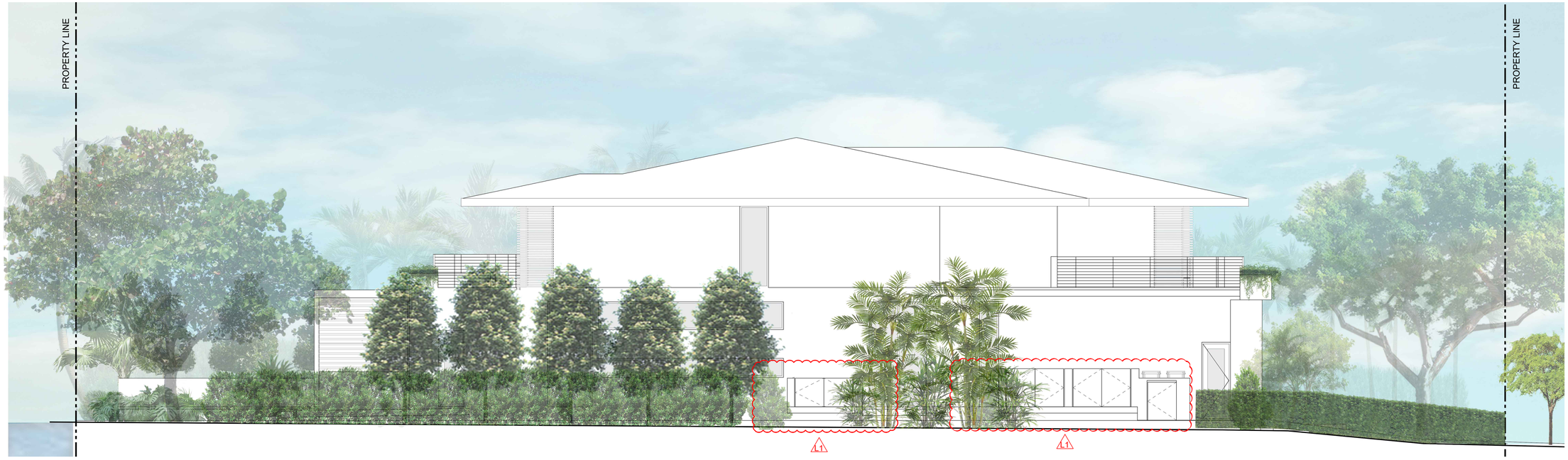
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SOUTH SIDE ELEVATION | FACING NORTH

3/16" = 1'-0"



NORTH SIDE ELEVATION | FACING SOUTH

3/16" = 1'-0"

SIDE ELEVATIONS

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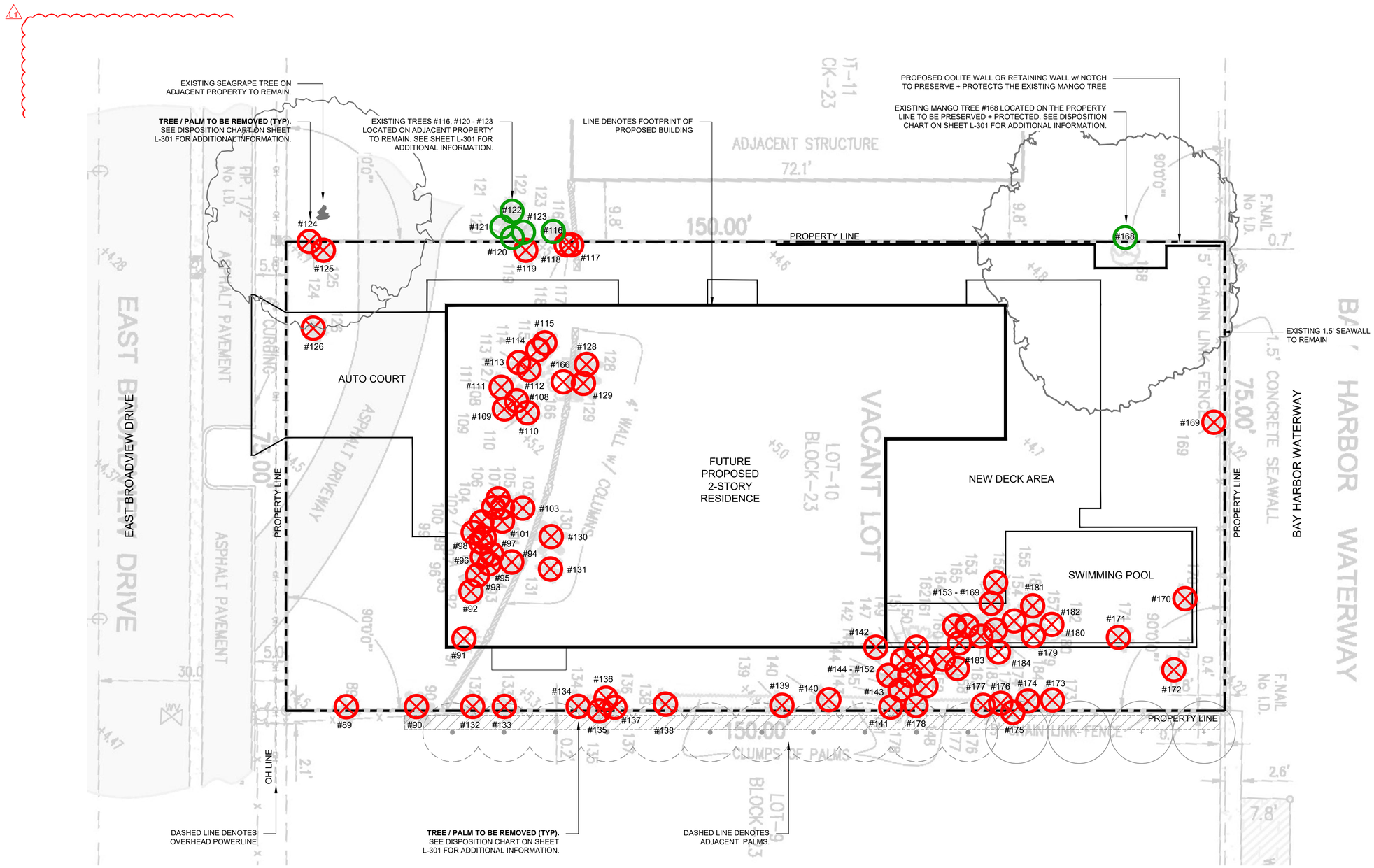
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EXISTING TREE SURVEY LEGEND

- # — TREE or PALM TO BE REMOVED. SEE SHEET L-301
- # — TREE or PALM TO BE REMOVED. SEE SHEET L-301

EXISTING TREE SURVEY + DISPOSITION PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

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REVISIONS / SUBMISSIONS

1 10.21.22 PZ COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANIE D. HALFEN

DRAWN BY:

CHECKED BY:

INITIAL DRAWING RELEASE DATE:

L-300

MD ERM CANOPY MITIGATION SUMMARY

THE CANOPY MITIGATION OF 4,971 SF AS REQUIRED BY THE PERMIT HAS BEEN MET AND EXCEEDED. A TOTAL 5,900 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (1) NATIVE GUMBO LIMBO TREE: 500 SF (**Shade Tree I @ 500 SF each**)
- (5) NATIVE PIGEON PLUM TREES: 2,500 SF (**Shade Tree I @ 500 SF each**)
- (1) NATIVE SPANISH STOPPER TREE: 300 SF (**Shade Tree II @ 300 SF each**)
- (3) BAYRUM TREES : 900 SF (**Shade Tree II @ 300 SF each**)
- (1) COCONUT PALM: 300 SF (**Shade Palm II @ 300 SF each**)
- (4) ALEXANDER PALMS: 1,200 SF (**Shade Palm II @ 300 SF each**)
- (2) CABADA PALMS : 200 SF (**Shade Palm I @ 300 SF each**)

MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY LOSS	COMMENTS
89	CHINESE FAN PALM	Livistona chinensis	NO	13"	15	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
90	ROYAL PALM	Roystonea regia	YES	14"	40	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
91	SEAGRAPE TREE	Coccoloba uvifera	NO	11"	18	30'	FAIR	REMOVE	706 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
92	COCONUT PALM	Cocos nucifera	NO	9"	25	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
93	COCONUT PALM	Cocos nucifera	NO	9"	18	10'	FAIR	REMOVE	80 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
94	ALEXANDER PALM	Ptychosperma elegans	NO	4"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
95-106	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
107	ALEXANDER PALM	Ptychosperma elegans	NO	4"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
108	ROYAL PALM	Roystonea regia	YES	13"	35	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
109	THATCH PALM	Thrinax radiata	NO	5"	10	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
110-114	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
115	ALEXANDER PALM	Ptychosperma elegans	NO	7"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
116	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
117	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
118	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
119	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
120	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMAIN	N/A	LOCATED ON ADJACENT PROPERTY.
121	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMAIN	N/A	LOCATED ON ADJACENT PROPERTY.
122	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMAIN	N/A	LOCATED ON ADJACENT PROPERTY.
123	CHINESE FAN PALM	Livistona chinensis	NO	7"	20	10'	FAIR	REMAIN	N/A	LOCATED ON ADJACENT PROPERTY.
124	CHINESE FAN PALM	Livistona chinensis	NO	6"	18	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
125	CHINESE FAN PALM	Livistona chinensis	NO	6"	18	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
126	CHINESE FAN PALM	Livistona chinensis	NO	6"	10	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
128	ROYAL PALM	Roystonea regia	YES	15"	35	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
129	ROYAL PALM	Roystonea regia	YES	17"	35	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
130	ROYAL PALM	Roystonea regia	YES	18"	35	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
131	ALEXANDER PALM	Ptychosperma elegans	NO	4"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
132	ALEXANDER PALM	Ptychosperma elegans	NO	5"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
133	ALEXANDER PALM	Ptychosperma elegans	NO	4"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
134	ALEXANDER PALM	Ptychosperma elegans	NO	5"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
135	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
136	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
137	CHINESE FAN PALM	Livistona chinensis	NO	6"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
138-139	ARECA HEDGE	Dypsis lutescens	NO	3"	20	5'	FAIR	REMOVE	N/A	OVERGROWN ARECA HEDGE, NO MITIGATION REQ.
140-141	ARECA HEDGE	Dypsis lutescens	NO	3"	20	5'	FAIR	REMOVE	N/A	OVERGROWN ARECA HEDGE, NO MITIGATION REQ.
142	ALEXANDER PALM	Ptychosperma elegans	NO	3"	20	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
143	ALEXANDER PALM	Ptychosperma elegans	NO	8"	20	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
144	ALEXANDER PALM	Ptychosperma elegans	NO	8"	20	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
145	ALEXANDER PALM	Ptychosperma elegans	NO	5"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
146	ALEXANDER PALM	Ptychosperma elegans	NO	5"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
147	ALEXANDER PALM	Ptychosperma elegans	NO	5"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
148	ALEXANDER PALM	Ptychosperma elegans	NO	5"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
149	ALEXANDER PALM	Ptychosperma elegans	NO	5"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
150	TREE		NO	6"	150	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
151	ROYAL PALM	Roystonea regia	YES	13"	25	20'	DEAD	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
152	ALEXANDER PALM	Ptychosperma elegans	NO	11"	18	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
153	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
154	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
155	ALEXANDER PALM	Ptychosperma elegans	NO	3"	10	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
156	ALEXANDER PALM	Ptychosperma elegans	NO	5"	12	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
157	ALEXANDER PALM	Ptychosperma elegans	NO	3"	10	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
158	ALEXANDER PALM	Ptychosperma elegans	NO	3"	12	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
159	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
160	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
161	ALEXANDER PALM	Ptychosperma elegans	NO	3"	10	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
162	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
163	ALEXANDER PALM	Ptychosperma elegans	NO	3"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
164	ALEXANDER PALM	Ptychosperma elegans	NO	3"	15	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
165	ALEXANDER PALM	Ptychosperma elegans	NO	3"	15	25'	FAIR	REMOVE	491 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
166	STRANGLER FIG	Ficus aurea	YES	16"	30	30'	FAIR	REMOVE	707 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
168	MANGO TREE	Mangifera indica	YES	19"	28	28'	FAIR	REMAIN	N/A	ON PROPERTY LINE. PRESERVE + PROTECT DURING CONSTRUCTION.
169	CHRISTMAS PALM	Veitchia merrillii	NO	6"	15	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
170	CHINESE FAN PALM	Livistona chinensis	NO	8"	25	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
171	CHINESE FAN PALM	Livistona chinensis	NO	9"	25	10'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
172	CHINESE FAN PALM	Livistona chinensis	NO	7"	25	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
173	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
174	ALEXANDER PALM	Ptychosperma elegans	NO	4"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
175	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
176	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
177-178	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	N/A	OVERGROWN ARECA HEDGE, NO MITIGATION REQ.
179	MANGO TREE	Mangifera indica	NO	5"	18	15'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
180-184	ALEXANDER PALM	Ptychosperma elegans	NO	3"	18	5'	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.

CANOPY MITIGATION LOSS: 4,971 SF *
CANOPY MITIGATION PROVIDED: 5,900 SF

EXISTING TREE CHART +MITIGATION SUMMARY

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

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DRAWN BY:

CHECKED BY:

INITIAL DRAWING
RELEASE DATE:

L-301

LANDSCAPE NOTES

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

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

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

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

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

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

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

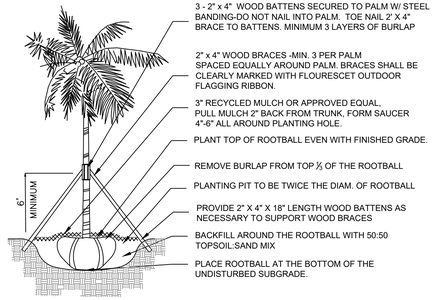
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

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

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

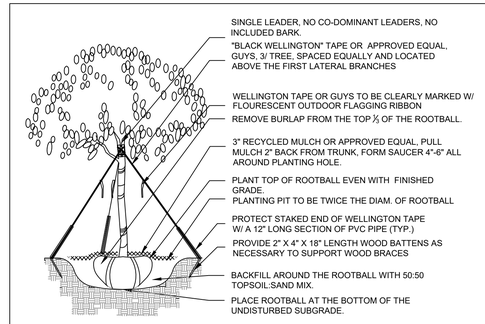
11. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

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



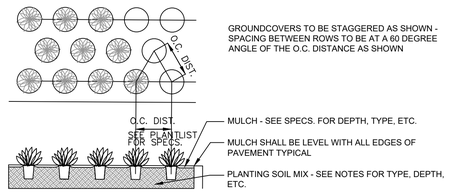
PALM PLANTING DETAIL

N.T.S.



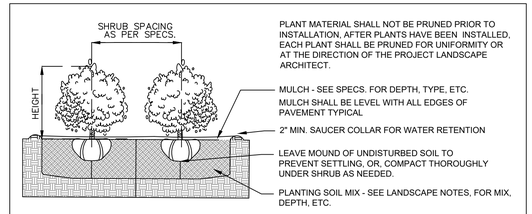
TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	10
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	7
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	10

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	135
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	91
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	91

C. Maximum Lawn Area Allowed* 5,625 SF (Max)**
50% of Net Lot Area 1,906 SF

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

PLANT LIST - 9841 EAST BROADVIEW DRIVE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	1	YES	GUMBO LIMBO TREE	Bursera simaruba	20' ht min, 10' spread min, 6" dbh, standard
CD	5	YES	PIGEON PLUM TREE	Coccoloba diversifolia	16' ht min, 8' spread min, 4" dbh, standard
MF	1	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6' spread min, 2" dbh, standard trunk
PR	3	NO	BAYRUM TREE	Pimenta racemosa	14' ht min, 8' spread min, 4" dbh, 5' clear trunk, standard
SS	3	NO	GLAUCOUS CASSIA	Senna surattensis	15' ht min, 6' spread min, 2.5" dbh, 6' clear trunk standard
PALMS					
CN	1	NO	'MAYPAN' COCONUT PALM	Cocos nucifera 'Maypan'	12' GW, leaning trunk, 12" dbh Florida Fancy, Full Head
DC	2	NO	CABADA PALM	Dypsis cabadae	12-14' height, 6' - 8' spread, 6" dbh, partial shade grown, full to base
PE	4	NO	ALEXANDER PALM	Ptychosperma elegans	Field Grown, 18-20' OA ht min, 12' spread, 6" dbh, double and triple trunks
PRO	1	NO	PYGMY DATE PALM	Pheonix roebellini	7' - 8' ht min, 6'-8' spread, 6" dbh, 3'-4' clear trunk, full heads, triple trunk
RM	4	NO	TRAVELERS PALM	Ravenala madagascarensis	18' OA ht min, 8'-10' spread, full, perfect v shape, no trunk
RX	6	NO	LADY PALM	Rhapis excelsa	4' ht, 4' spread, full to base, shade grown
TM	1	YES	KEYS THATCH PALM	Leucothrinax morrisii	25 gallon, 4' ht OA ht, 6'-8' spread min., Florida Fancy
TR	1	YES	THATCH PALM	Thrinax radiata	8' OA ht, 6'- 8' spread min., 6" dbh, single trunk, Florida Fancy
SHRUBS					
GYL	31	YES	CRABWOOD SHRUB	Gymnanthes lucida	15 gallon, 5' height, 2' spread, 30" on center
POD	44	NO	PLUM PINE SHRUB	Podocarpus	15 gallon, 4' height, 2' spread, 24" on center
PSL	60	YES	DWARF BAHAMA COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS + ACCENTS					
ALO	4	NO	ALOCASIA	Same	7 gallon, 24" on center, 4' O/A ht
ALP	5	NO	RED GINGER	Alpinia purpurata	15 gallon, 24" on center, 4' O/A ht
CAM	129	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 18" on center, full
DIS	1	NO	DIOON	Dioon spp.	7 gallon, 3' height x 3' spread
ERL	25	YES	GOLDEN BEACH CREEPER	Ernodea littoralis	1 gallon, 12" on center, full
LIR	97	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	130	NO	WART FERN	Microsorum scolopendrium	3 gallon, 12" on center, full
MOD	62	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 24" on center, full
NKQ	15	NO	KIMBERLY QUEEN FERN	Nephrolepis obliterata 'Kimberly Queen'	3 gallon, 18" on center, full
PBM	99	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full
PWR	6	NO	PHILODENDRON 'WEEKS RED'	Same	7 gallon, 24" on center, full
TRF	9	YES	DWARF FAKAHATCHEE	Tripsacum floridana	3 gallon, 18" on center, full
TRJ	55	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, 18" on center, full
WPB	1	NO	WHITE BIRD OF PARADISE	Sterlitzia alba	15 gallon, 6' OA ht, full
SOD, AGGREGATE & MULCH					
SOD	+/- 1,906 SF		NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		
DGA	+/- 628 SF		3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
PRR	+/- 53 SF		1"-2" MIX OF POLISHED RIVER ROCK, COLOR TO BE SELECTED + APPROVED, 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC		
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				

CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF $15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

1

LANDSCAPE LEGEND, PLANT LIST, LANDSCAPE NOTES + DETAILS

SDH_STUDIO
ARCHITECTURE+DESIGN
AA26002883
18200 NE 19th Ave, Suite 100
North Miami Beach, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

RINDNER

9841 EAST BROADVIEW DR
BAY HARBOR, FL 33154

OWNER

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

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1 10.21.22 PZ COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANIE D. HALFEN

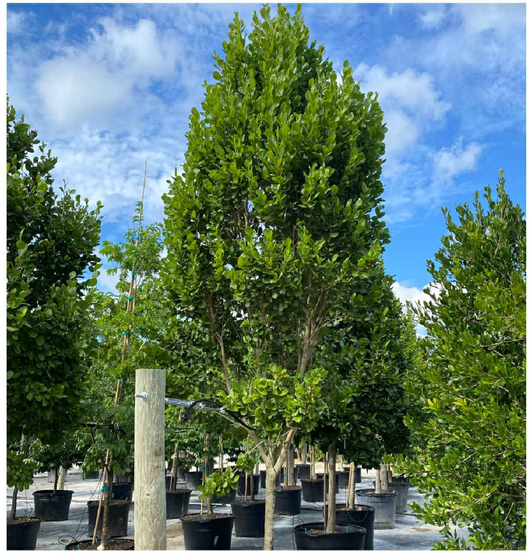
DRAWN BY:

CHECKED BY:

INITIAL DRAWING
RELASE DATE:

L-400

CD | PIGEON PLUM TREE



BS | GUMBO LIMBO



DC | CABADA PALM



TR | THATCH PALM





PR | BAYRUM TREE



CN | COCONUT PALM



SS | GLAUCOUS CASSIA TREE



MF | SIMPSON STOPPER

PLANT MATERIAL IMAGES

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

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DRAWN BY:

CHECKED BY:

INITIAL DRAWING
RELASE DATE:

L-500

DIS | DIOON



RM | TRAVELERS PALM



PE | ALEXANDER PALM



WPB | WHITE BIRD OF PARADISE





PRO | PYGMY DATE PALM



POD | PODOCARPUS



RX | LADY PALM



CAM | CARISSA 'EMERALD BLANKET'

PLANT MATERIAL IMAGES

SDH_STUDIO
ARCHITECTURE+DESIGN

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DRAWN BY:

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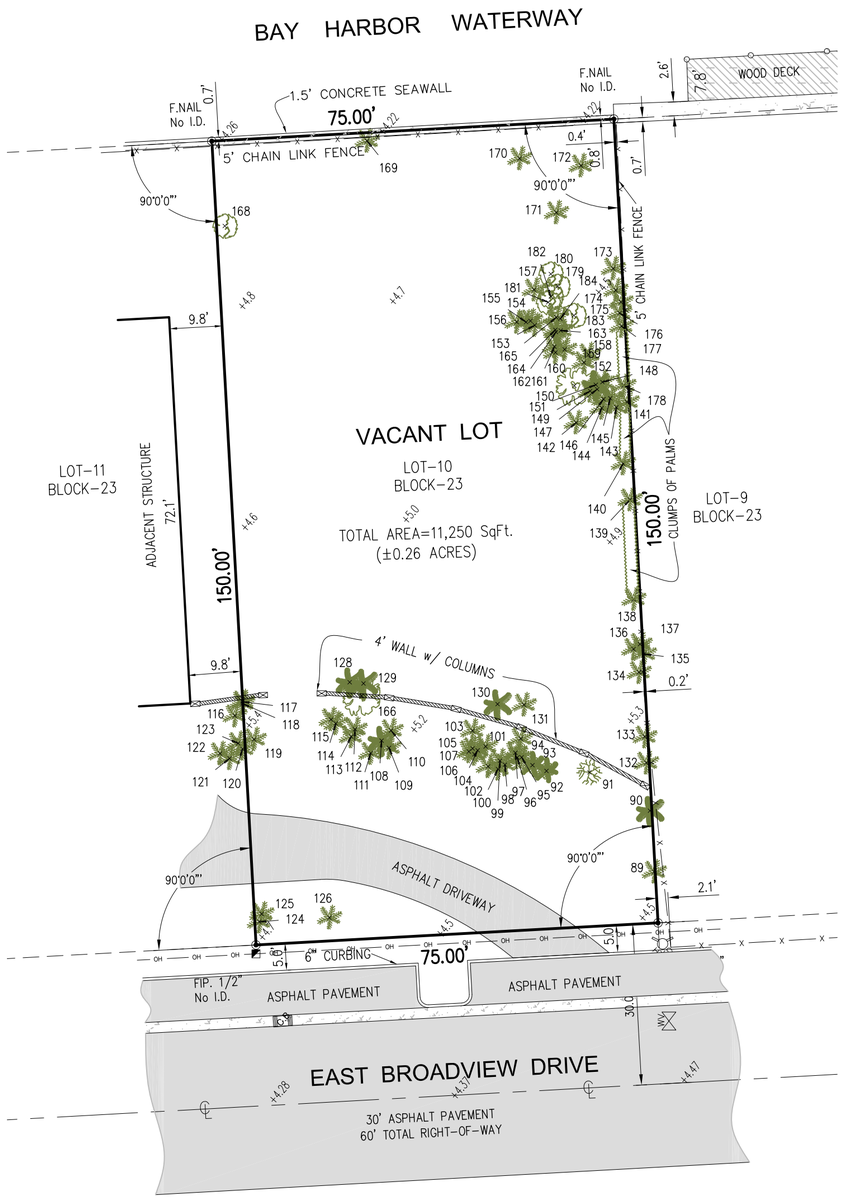
INITIAL DRAWING
RELEASE DATE:

L-501

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
89	PALM	13	15	10
90	ROYAL PALM	14	40	15
91	SEA GRAPE	11	18	30
92	COCONUT	9	25	10
93	COCONUT	9	18	10
94	PALM	4	20	5
95-106	PALM	3	20	5
107	PALM	4	20	5
108	ROYAL PALM	13	35	15
109	PALM	5	10	10
110-114	PALM	3	18	5
115	PALM	7	18	5
116	PALM	4	18	5
117	PALM	3	20	5
118	PALM	3	20	5
119	PALM	3	20	5
120	PALM	3	18	5
121	PALM	3	20	5
122	PALM	3	20	5
123	PALM	7	20	10
124	PALM	6	18	10
125	PALM	6	18	10
126	PALM	6	10	10
128	ROYAL PALM	15	35	15
129	ROYAL PALM	17	35	15
130	ROYAL PALM	18	35	15
131	PALM	4	15	5
132	PALM	5	18	5
133	PALM	4	15	5
134	PALM	5	18	5
135	PALM	4	18	5
136	PALM	4	18	5
137	PALM	6	18	5
138-139	PALMS (22)	3	20	5
140-141	PALMS (14)	3	20	5
142	PALM	3	20	5
143	PALM	8	20	10
144	PALM	8	20	10
145	PALM	5	18	5
146	PALM	5	15	5
147	PALM	5	15	5
148	PALM	5	15	5
149	PALM	5	15	5
150	TREE	6	18	15
151	ROYAL PALM	13	25	
152	PALM	11	18	10
153	PALM	4	18	5
154	PALM	4	18	5
155	PALM	3	10	5
156	PALM	5	12	5
157	PALM	3	10	5
158	PALM	3	12	5
159	PALM	3	18	5
160	PALM	3	18	5
161	PALM	3	10	5
162	PALM	4	18	5
163	PALM	3	15	5
164	PALM	3	15	5
165	PALM	3	15	25
166	TREE	16	30	30
168	MANGO	19	28	5
169	PALMS (3)	6	15	10
170	PALM	8	25	10
171	PALM	9	25	10
172	PALM	7	25	5
173	PALM	4	18	5
174	PALM	4	18	5
175	PALM	3	18	5
176	PALM	3	18	5
177-178	PALMS (11)	3	18	5
179	MANGO	5	18	15
180-184	PALM	3	18	5



VICINITY MAP
NOT TO SCALE
PORTION SECTION 27-52S-42E

PROPERTY ADDRESS:

9841 EAST BROAADVIEW DRIVE BAY HARBOR, FL 33154
Folio# 13-2227-001-3990

LEGAL DESCRIPTION

Lot 10, in Block 23, of "BAY HARBOR ISLAND", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- Accuracy:
The **Horizontal** positional accuracy of well-defined improvement on this survey is +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey SKETCH OF SURVEY.

11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**

13- **Benchmark Used:** Miami-Dade County Benchmark .

14- **Flood Zone Data:** Community/ Panel #120637/0144/L Dated: 9/11/2009
Flood Zone: "AE" Base Flood Elevation = +8.0'

15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- RAR HOUSE TRUST

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+ 0.00' = Existing Elevations
= Catch Basin
= Water Meter
= Electric Box
= Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
= Cable Tv Box
= Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
= Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR: RAR HOUSE TRUST
9841 EAST BROAADVIEW DRIVE BAY HARBOR, FL 33154

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 03/30/2022
JOB No.: RP22-0519

SHEET: 1
OF 1 SHEET

C:\Users\danielm.ROYALPOINTLS\Desktop\9841 EAST BROADVIEW DRIVE_BAY HARBOR_NOVO 29_ 10-14-22.dwg 10/14/2022

AGENDA ITEM REPORT
December 6, 2022

ITEM NUMBER: 3.

ITEM: Request for approval for renovations to the hotel "Landon Hotel - (Bal Bay Inn, LLC)" located at 9650-9660 East Bay Harbor Drive, Lots 1-2 of Block 11. On October 18, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The owner is proposing to remodel the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop off areas and convert the area into an outdoor food / bar area with 65 seats. A small pool (interior) and spa (along 97 Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97 Street around the outdoor activity areas. Enclosed please find the revised site plan and elevations. (Item #3)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9650-9660 East Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI Landon Hotel Reno DRB Staff Report #2 Nov 16 2022
2.	9650 EBHD The Landon - LOI
3.	Response to Staff Comments & Narrative
4.	9650-60 East Bay Harbor Drive DRB Set 12.6.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: **November 16th, 2022**

Subject: **Site Development Plan Application – Site Revisions – DRB #2 Review**
Landon Hotel & Palm Restaurant Complex
(26 Hotel Suites / 46 Hotel Rooms Max. & 4,511 Sq. Ft. Rest.)
9650-9660 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-00001
MMPA Acct. No. 01-0702-1123

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the latest revised Site Development Plans dated November 15th, 2022, the applicant's attorney updated Letter of Intent dated November 15th, 2022, as well as their Traffic Consultant's On-Street Parking Memo dated April 21st, 2021 & Valet Analysis dated August 2022, and if found acceptable, **APPROVE** the proposed Site Development Plan application as presented, or with modifications deemed appropriate by the DRB, to allow for revisions / renovations to the building & site, subject to the suggested conditions listed in the summary section of this report or additional conditions. Following is a summary of the requested site modifications:

(1) Remove the existing on-site vehicular drop-off area along East Bay Harbor Drive and convert that area into a secured & shaded (fenced / landscaped) outdoor sitting / restaurant service area.

(2) Construct four (4) new parallel parking spaces along the west side of East Bay Harbor Drive for valet service parking. This involves modifications within the Town's road right-of-way.

(3) Construct a new pedestrian sidewalk within their site along the west side of East Bay Harbor Drive for the valet parking service and general public use. An easement will be granted.

(4) Renovate the hotel lobby into a restaurant service area with seating & bar counter, and

(5) Renovate the building exterior (paint / new awnings) and add several amenities for their patrons.

GENERAL PROJECT INFORMATION

Land Use Designation:	C – Commercial
Zoning District:	B-1 – Business District
General Location:	9650-60 East Bay Harbor Drive
Legal Description:	Lots 1 and 2 of Block 11, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County. Containing 22,521 sq. ft. / .52 acres, more or less (per survey).

PROJECT DESCRIPTION

The Landon Hotel (formerly Daddy "O" Hotel) and Palm Restaurant complex located at 9650-9660 East Bay Harbor Drive (EBHD) was originally built in 1946 according to the Miami-Dade Property Appraiser's website. Several building additions / renovations have occurred over the years. In 2008 the Town approved the last known major renovations to the hotel structure with the work completed in 2009. Due to the age of the structure some existing design features do not comply with current day Code criteria; therefore, the site is considered legal nonconforming as to those inconsistencies. The hotel has had several owners / operators over the years – the last owner was BHI Hotel, LLC based in Maryland. However, in November 2021 the site was sold to Bal Bay Inn, LLC (Finvarb Family). During the COVID-19 pandemic beginning in March 2020 the hospitality industry was particularly severely hurt. There are now three (3) hotels located within the Town (Grand Beach Hotel / ALTAIR (formerly TRYP) each with 96 rooms / Landon Hotel with 26 hotel suites (46 total rooms max.). A due diligence period occurred in early 2021 prior to the new owner's acquisition. Numerous conversations between the former owners, prospective new owners, and the Town's staff have occurred. The current Landon Hotel was approved with 26 hotel "suites" and up to 46 rooms (incl. lock-out rooms). A shared looped driveway / drop-off area now exists on the east side of the site fronting EBHD serving both the hotel and Palm Restaurant. There are only 13 parking spaces confirmed exclusively for the hotel / restaurant use at this time along 97th Street. In addition, a valet service / customers utilize nearby parking in either Town or private parking lots. The new owners are desirous of renovating the site by modifying the hotel lobby into a food / bar area and removing the driveway / drop-off area and adding outdoor seating for food / drinks. This will of course have impacts on site access, parking and could create neighborhood impacts (noise / night life).

During the new owner's 2021 due diligence period the Town's staff analyzed the site and issued a Zoning Confirmation Letter stating the development site is grandfathered and vested for 26 hotel suites / 46 max. hotel rooms (max. 35 hotel rooms allowed by current Code without TDR allocation), as well as the limited number of parking spaces. As a matter of information, for 26 hotel suites at least 23 parking spaces would be required by today's Zoning Code. For the maximum 46 hotel rooms at least 33 parking spaces would be required. The Zoning Code for many years now exempts all ground floor restaurants / bars from providing any parking spaces, as an encouragement for those types of uses to occupy the ground floor building areas in the B-1 Business District (Blocks 11,12, 20 / 21). This is not to say there will not be a need for adequate parking spaces for employees or customers, just that the Code does not require them, as an economic incentive.

During the due diligence period and a review of the conceptual Site Development Plan modifications in 2021 (requires DRB approval) several issues arose that needed to be brought to the attention of the Town Council for knowledge / consent / actions. This is notwithstanding the overall access / off-street parking issues in Block 11 which affect this site to a degree as well. On May 12th, 2021 a discussion occurred about the above matters at a Town Council meeting. A general consensus was reached supporting the proposal, including modifications to the East Bay Harbor Drive roadway.

As was mentioned above the new owners are desirous of removing the existing driveways / drop-off area at the hotel / restaurant entrances and converting the area into outdoor seating for a food / bar that includes a renovation the hotel lobby as well. The prospective owners want to reconstruct a portion of East Bay Harbor Drive to add four (4) parallel parking spaces adjoining the site for drop-off / pick-up valet parking services, in lieu of the existing on-site driveway / drop-off area. It is noted there is about enough room on the site in the drop-off driveway for 4+/- vehicles to queue. During peak operations there has been some traffic congestion noted near the site. A private Traffic Engineer has looked conceptually at this new arrangement and issued a letter finding the revised design should operate safely and noted that the hotel food / drink area changes will occur mostly in off-peak hours (evenings / weekends). Because the site design will change, and modifications will occur within the public right-of-way, staff felt it was important to obtain early Town Council input. There is not currently a section of public sidewalk on the subject site that extends continuous from Kane Concourse to 97th Street (now exists from Kane Concourse but stops at so-called private alley). It is noted a striped pavement area exists for pedestrian / bicycle traffic on East Bay Harbor Drive adjoining this site. East Bay Harbor Drive is a 60-foot wide public right-of-way corridor and the vehicular travel lanes expand into separate through / turning lanes from the "so-called alley" in Block 11 south to Kane Concourse. The redevelopment plan includes the aforementioned new parallel parking spaces within the Town's roadway and a new adjoining sidewalk so vehicle occupants (passengers) can exit safely to the site (not exit into traffic). The prospective new owner is willing to grant an easement to the Town for that portion of a new public sidewalk encroaching onto their site (yellow area on TC map exhibit). Finally, the new owner wants an exclusive right to the four (4) new parallel parking spaces that would be built on East Bay Harbor Drive (easement / license to be determined). Any such arrangement would be tied to the current development. If the site is eventually redeveloped (expected in the future) the "agreement" would terminate or have to be revised based on the new development. It was also discovered during the 2021 due diligence period that a previous 20-Year easement was granted (but expired) by former hotel owners to the Town for several parking space encroachments in the Town's municipal parking lot located between the hotel and Public Works building. Hotel guests and others park in that lot and benefit from their use.

In early January 2022 a formal Site Development Plan application was made to the Town. In summary, the hotel room areas and Palm Restaurant building footprint will remain as-is today. The site design changes include remodeling the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel entry and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop-off areas and convert the area into an outdoor food / bar area with about 65 seats. A small pool (interior) and spa (along 97th Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97th Street around the outdoor activity areas (see plans for detailed design).

The adjoining / nearby development sites currently include the 7-story / 96-room Grand Beach Hotel, the 7-story Seascape Condo @ 12 DU / 23.1 DUA, and the 7-story Island Place Condo @ 20 DU / 38.5 DUA located directly across the street east of East Bay Harbor Drive. To the north across 97th Street is the 5-story Summit Condo @ 48 DU / 51 DUA. To the west is the Town Hall / Public Works complex – a Town surface parking lot exists between the hotel and public buildings. As stated above, it was discovered that an easement was granted by the hotel owners at that time to the Town in 1966 for a small parking space encroachment (5') into the hotel site that apparently expired in 1986 (20-year term). To the south of the building is an adjoining 20' wide public alley that is used today for parking spaces and utilities, and to the south of the public alley are various commercial sites fronting onto Kane Concourse with their parking lots and an eastbound only private drive isle between the public alley and commercial buildings. 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 complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

October 18th, 2022 DRB Meeting - At the October 18th, 2022 Design Review Board meeting discussions were held on this project and the application was deferred to allow the applicant to address DRB comments. The DRB did not appear to have problems with the requested site plan alterations or renovations. As the building complex is quite old and several additions / modifications were made over the years, the DRB member expressed to the owners that the overall appearance was somewhat "dated" and "disjointed". The applicant was encouraged to study the possibilities of an overall façade upgrade to modernize the façade appearance. The owners (Finvarb) took these comments to heart and engaged an internationally known architect based in France that has assisted them on other hotel facilities to study what could be done. MMPA coordinated with the applicant to review several design concepts. The revised plan set includes fresh design concepts with soft muted colors / materials and landscaping upgrades as requested by the DRB. New elevated accessory shade structures are proposed over the outdoor seating area along E. Bay Harbor Drive with some additional façade changes. The outdoor seating area will be better secured and gated to restrict persons from randomly crossing through the landscaping barrier to the street. MMPA is very pleased with how this will appear and add to the Town's appearance.

1) The DRB requested the applicant to restudy and further enhance the overall building facades to modernize / refresh the appearance. Due to the age of the facilities and periodic building additions / renovations over the years the DRB felt a somewhat disjointed appearance exists. The applicant has revised the plans to address the DRB comments. It is solely up to the DRB's discretion if the revisions are acceptable.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". The proposed use of the property would be consistent with the applicable FLUM designation of the property. The number of hotel rooms is grandfathered.

Land Development Regulations / Zoning Code – The property is within the B-1 "Business" District. The proposed use of the property (hotel / restaurants / bars and other listed accessory uses) are consistent with the zoning classification allowed uses. The building location is compliant with the Town's setback requirements. Some features are non-complaint and grandfathered.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. If none already exists, a Unity of Title document will be required to legally tie the two (2) lots together prior to the issuance of building permits.

TRAFFIC IMPACTS

Kane Concourse (96th Street) is a 4-lane divided arterial roadway. According to the most recent FDOT 2020 guidelines, this roadway could handle up to 32,400 trips per day at LOS D, the Town's adopted LOS. However, FDOT has jurisdiction over this state roadway and has adopted LOS E for their roadway, which allows up to 33,800 TPD at LOS E. This location currently experiences about 22,100 vehicles per day (decreased from a high of 25,000 in 2011). This equates to a V/C ratio of .65 or LOS C+. While the capacity of the roadway is theoretically acceptable, considerable congestion occurs due to the RKB school zone, traffic signal timing, and purposely constrained "downtown" corridor (narrow lanes / on-street parallel parking). East Bay Harbor Drive is a 60-foot wide local collector roadway with two (2) travel lanes, except near the intersection with Kane Concourse (turn lanes). This roadway carries about 5,600 trips per day (TPD) or about 501 in the PM Peak Hour just north of Kane Concourse. The roadway capacity at LOS "C" is 6,570 TPD and the roadway capacity at LOS "D" is 13,350 TPD. The Town adopted a preferred LOS "B" for all local roadways in 1989, unless another jurisdiction had precedent. FDOT and Miami-Dade County have adopted more precise traffic engineering criteria since that time and adopted a lower LOS that supersedes the Town's jurisdiction in some cases. For example, LOS "E" is the FDOT adopted LOS on Kane Concourse and Miami-Dade County adopted LOS "D" for local roadways. LOS "B" was determined by FDOT to be non-achievable based on the computer model utilized. The most common LOS for roadways is LOS "D" and has been used in the past for roadway analysis. The traffic volumes on East Bay Harbor Drive have remained fairly constant over recent years. If the Town were to apply a LOS "B" standard to this section of East Bay Harbor Drive the roadway would be deemed to have a concurrency problem, requiring some mitigation and possibly physical improvements such as widening, which may be impossible due to the right-of-way limits and adjoining development. Observations of this roadway traffic volumes notes generally unrestricted traffic flows and minimal delays. Occasionally the intersection experiences traffic delays at the traffic signal at Kane Concourse (peak hours / school zone). The applicant's 2021 Traffic Engineer (Traf Tech) analysis found that with the proposed changes to the site (remove driveways & drop-off / land uses) the existing roadway system will still operate at acceptable levels, and not interfere with the intersection traffic movements at Kane Concourse and East Bay Harbor Drive. MMPA believes any new traffic impacts can be handled on the roadway system and meet the appropriate LOS criteria. The Town Public Works staff / Town Engineer need to review / approve the exact design changes to East Bay Harbor Drive (add 4 parallel parking spaces in front of the site / construct a sidewalk / etc.). Customer access to the site and sufficient parking will be the primary challenges for this site.

As part of the recent final Town review of this application, we requested a valet operational analysis for the changes. Based on their engineer's analysis, at a 95% confidence level, at least three (3) valet spaces will be necessary to serve the expanded uses, and four (4) spaces are proposed; therefore, they feel adequate valet service will be available with minimal congestion at the site (see Traf Tech Valet Analysis dated August 2022).

SUMMARY / RECOMMENDED CONDITIONS

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated November 15th, 2022, submitted to the Town for consideration:

1. Although the Town Council conceptually reviewed / consented to the proposed site revisions in May 2021, the DRB is charged with the responsibility to review / approve Site Development Plans per Article II of Chapter 5. If the DRB does not approve this application as presented or agreed to, the applicant must redesign the project and/or may appeal the DRB decision to the Town Council.

2. Prior to the issuance of building permits for the proposed renovations, the applicant shall prepare / grant to the Town a perpetual easement over the new sidewalk area to be constructed on the applicant's land in a form approved by the Town Attorney.

3. Prior to the issuance of building permits for the proposed renovations, the applicant shall prepare / grant to the Town a new replacement easement over the existing 5'+/- parking space encroachment within the rear (west) yard area. If either site is redeveloped in the future the parties agree to cooperate to alter this arrangement as necessary in a form approved by the Town Manager.

4. At the discretion of the Town, prior to the issuance of building permits and/or Certificate of Occupancy for the proposed renovations, the Town agrees to prepare / grant to the landowner a perpetual easement / license / agreement for the exclusive use of the four (4) new parallel parking spaces to be built adjoining this site along East Bay Harbor Drive right-of-way. The hotel / restaurant / valet operators must obtain their applicable business license for their respective operations per Code requirements and state.

5. The final design for the proposed modifications to the public right-of-way for East Bay Harbor Drive (pavement / parking spaces / curbs / etc.) adjoining the site is subject to the Town Engineer's approval.

6. If the Town approves the revised Sited Development Plan with limited on-site parking and no formal vehicular drop-off area, so that nearby sites are not negatively affected by this situation, no parking / stacking of vehicles from this site shall park in any private parking spaces along the streets, other complex parking lots or roadways swales without an analysis of the impacts and consent of the Town. Further, there shall be no queuing / stacking of vehicles within East Bay Harbor Drive that would block through traffic flows on that roadway. If this occurs, the Town Manager may request modifications to the project parking operations and agreements to address the issue, including the possible revocation of BTRs. This may include immediate cease and desist actions to address traffic congestion / safety issues.

7. Although the Town Code includes specific restrictions on the hours of operation of businesses such as restaurants and bars (Alcoholic Beverages Chapter 3 & Zoning Chapter 23), as well as limits on noise levels (Nuisances Chapter 12 Article II) and outdoor lighting (Zoning Sec. 23-19), due to the location of this site near existing residential complexes, if repeated infractions occur, the Town Manager may request modifications to the protect the residential areas, including the possible revocation of BTRs. This may include immediate cease and desist actions to address the issues.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
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ENVIRONMENTAL LAW

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305.377.6236 office
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VIA ELECTRONIC MAIL & HAND DELIVERY

November 15, 2022

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

Re: Revised Letter of Intent for Site Development Plan Application for Property located at 9650-9660 East Bay Harbor Drive, Bay Harbor Islands, FL, 33154

Dear Ms. Lasday:

This law firm represents Bal Bay Inn LLC (the "Applicant"), the owner of the property located at 9650-9660 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (collectively, the "Property"). Please accept this letter as the Applicant's revised letter of intent to accompany the revised plans addressing the Design Review Board's ("DRB") recommendation from the October 18th DRB hearing.

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio No. 13-2227-001-2190, consists of an existing hotel and restaurant establishment platted as Lots 1 and 2 of Block 11 of the Bay Harbor Island Plat. The Property is approximately 22,521 square feet in size (0.517 acres) and it is zoned B-1, Business District. It is located at the southwest corner of the intersection of East Bay Harbor Drive and 97th Street with an alley on the south side. The front entrance faces east and two (2) longstanding curb cuts serve a front valet drop-off and pick-up area. There are not any on-street parking spaces on East Bay Harbor Drive. The valet operation utilizes spaces along the alley to the south and west of the Property.

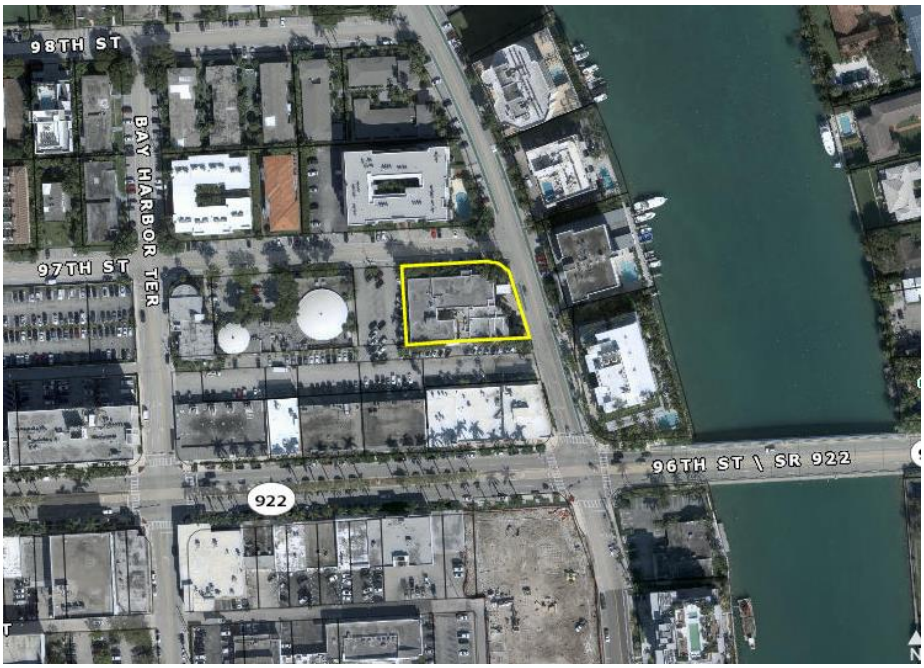


Figure 1

The surrounding area contains a mix of commercial uses, hotels and multifamily apartment buildings of varying heights, including a seven (7) story building to the east of the Property and a five (5) story condominium complex to the north of the Property. To the south of the Property are various restaurants and retail shops.

Proposed Development. Through this application the Applicant proposes to enhance and improve the existing hotel establishment. The Applicant proposes to make the following improvements to the Property:

1. Convert the existing lobby to additional restaurant seating and bar;

2. Convert the Porte-Cochere and front driveway to a courtyard with outdoor seating area for the restaurant;

3. Add two (2) canvas canopies over the proposed courtyard and outdoor seating area;

4. Add a hedge along the front setback surrounding the new restaurant seating area;

5. Eliminate the existing driveway curb cuts along East Bay Harbor Drive;

6. Create a valet drop-off and construct new sidewalk between the valet drop-off and the front hedge;

7. Add a small pool at the northwest corner of Property for hotel guests and a water feature in the courtyard;

8. Relocate the "check-in" area to the new reception area behind the lobby;

The proposed modifications will enhance the Property and significantly improve the existing operation and enjoyment of the restaurant and hotel. The newly added front courtyard will be nicely screened from street view with lush landscaping. Specifically, the front entry as well as the western façade will include low evergreen groundcovers and evergreen shrubs. Moreover, several upgrades will be made to the rooms and public spaces, including new finishes, furniture, fixtures and equipment. In addition, the hotel lobby will conveniently include the addition of a bar. The courtyard lounge area with water features and beautiful, Florida-friendly landscaping will beautify the Property.

Notably, as confirmed by the Zoning Letter issued by the Town on March 26, 2021, a number of the hotel's design features and parking are legally non-confirming and considered to be "grandfathered." There are a total of thirteen (13) parking spaces along 97th Street. See Exhibit B, Town Zoning Determination. As needed, the Applicant will work with the Town to continue to lease these parking spaces.

The Applicant also seeks and proposes to grant the following easements from and to the Town:

Easement 1: Applicant seeks an easement from the Town as shown in blue in Figure 2 below for the proposed valet parking.

Easement 2: Applicant will grant an easement to the Town for the proposed sidewalk as shown in yellow in Figure 2 below.

Easement 3: Applicant will grant an easement to the Town for parking as shown in purple in Figure 2 below.

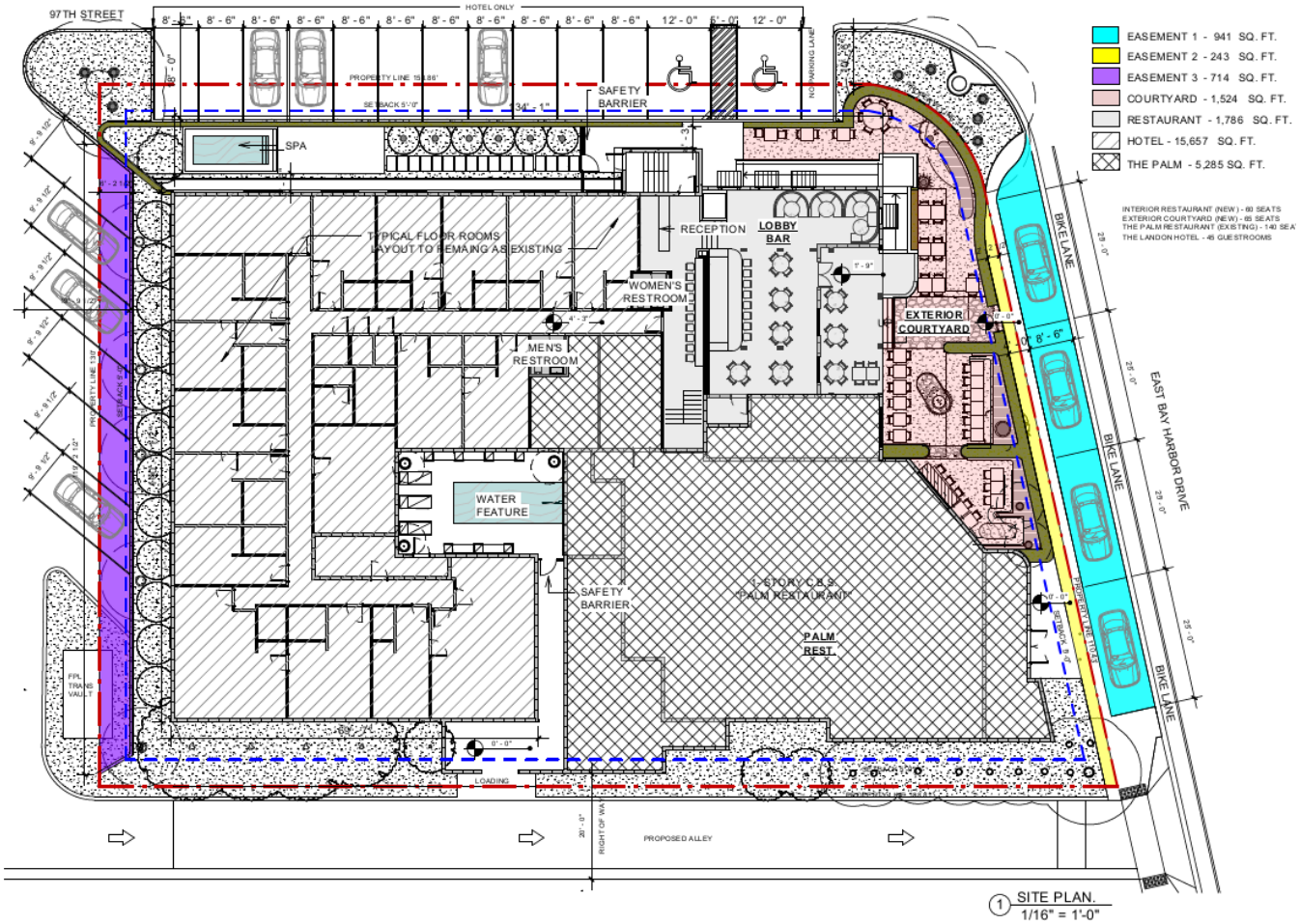


Figure 2

The project's traffic engineer, Joaquin Vargas of TrafTech Engineering, reviewed the proposed drop-off and pick-up area and has confirmed that the proposed on-street parking for valet purposes is adequate and meets safety standards. Importantly, the new improvements will not exceed the 50% Rule, and the Property's grandfathered zoning status will remain intact.

<u>DRB Recommendations.</u> This project was heard by the DRB on October 18th, 2022 and the DRB suggested revisions to the façade and landscaping. Specifically, the DRB recommended that the architect's seek to make the façade more cohesive along East Bay Harbor Drive and to consider additional landscaping in the proposed exterior courtyard. In response, the Applicant made modifications to the façade to improve uniformity and incorporated additional landscaping including a dense landscape buffer along the Property line.

<u>Conclusion.</u> The Project has been designed with the Town's vision and resiliency in mind and the proposed modifications address the DRB's recommendations and significantly improve

the project. The proposed improvements not only enhance the aesthetics and operation of the hotel, but they are also compatible and more in line with the Town's neighborhood vision and provide desired restaurant use within easy walking distance from Kane Concourse. We look forward to your favorable recommendation and the Board's approval of this application.

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

Very truly yours,



Matthew Amster

Attachments

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

STUDIO MCG ARCHITECTURE

11/15/2022

2115 – The Landon @ Bay Harbor

Response Narrative:

DRB reviewed this application on Oct. 18, 2022 and asked to consider upgrading the exterior facades to be more consistent / unified. Changes were made to comply with the request.

Such as:

- New pergolas on the front of the hotel and over the exterior seating area
- The façade of the existing Palm Restaurant was integrated into the new façade of the hotel
- New entry doors into the hotel
- New planters proposed on building facades/roofs

There were no site layout plan changes.

GENERAL PROJECT INFORMATION:	**C- COMMERCIAL**
ZONING DISTRICT:	**B-1 BUSINESS DISTRICT**
GENERAL LOCATION:	**9650-60 EAST BAY HARBOR DRIVE**
LEGAL DESCRIPTION:	**LOTS 1 AND 2 OF BLOCK 11, "BAY HARBOR ISLAND" SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF PUBLIC RECORDS OF M-D COUNTY. CONTAINING 21,956 SQ.FT. / .504 ACRES, MORE OF LESS (PER SURVEY)**

DRC COMMENTS Reviewer:	
1. **ORIGINAL 02/07/22 MMPA COMMENT –** As related to parking this 1946 site was deemed non- conforming by the town in a zoning confirmation letter dated March 26, 2021. Based on the 26 approved hotel suites / 46 max. hotel rooms parking spaces for the hotel suites and up 33 spaces for 46 hotel rooms is required based on today's zoning code – but 13 are provided / grandfathered. Per Code ground level retail / restaurants are now exempt from parking requirements - not to stay that adequate parking is not needed – it was an economic incentive by the town to encourage more of those uses. The plans should note these calculations in the site date table. **UPDATED 08/11/22 MMPA COMMENT –** No off- street parking data / calculations were included on the plan set as requested / required. Please revise cover sheet A0.00 to include the information. Use zoning letter data. Include required / provided data.	Parking data has been updated please see sheet A0.00
2. **ORIGINAL 02/07/22 MMPA COMMENT –** More detailed plans are required for the proposed roadway alterations (parking/ sidewalk) to EBHD. No preliminary Civil Engineering plans were submitted as requited which would show this. The plans should show the proposed roadway changes from 97 St. southerly to Kane Concourse demonstrating the turn lanes will not be negatively affected at the KC signalized intersection. The Town Engineer / Public Works staff will need this information – not just concept plans. The Town is not responsible to pay for any of these privately desired modifications to public land. **UPDATED 08/11/22 MMPA COMMENT –** Preliminary civil engineering were submitted as requested. Four (4) new parallel parking spaces are designated within EBHD which are intended for valet parking, which is consistent with the concept plans shown the town. However, sec. 23-30(d) of	Please see civil drawings for updated plans.

the town's off-street parking code to be min. Of 8'-6" in width x 25' in length. The new plans show the proposed parallel spaces at 9' in width x 19' in length, which is too short for parallel space maneuvering. Revise the plans to provide parallel meeting the town's minimum code requirements.	
3. **ORIGINAL 02/07/22 MMPA COMMENT –** As there will be no more on-site drop-off for the hotel/Palms Rest. And only 4 parallel spaces please provide a written narrative discussion by an engineer on how the new valet street parking drop-off operations will occur so as not to block traffic flows on EBHD or affect neighboring sites. Currently with the on-site drop-off there are occasional traffic problems in this area with persons waiting to enter the site for hotel/restaurant parking blocking traffic / parking on Grand Hotel & MFR site parking areas along EBHD. A valet parking plan is required (time to park / where). **UPDATED 08/11/22 MMPA COMMENT –** The re-submittal package failed to include the requested engineering analysis narrative for the new valet street parking operations (enough spaces base on expected demand for hotel / restaurant guests). The April 21, 2022 letter from traftech engineering does not address this subject – if only discussed separation distances from 97th street and the alley driveway – not valet parking demand. Please provide an engineering analysis addressing the topic requested (valet ops)	The applicant has submitted an updated traffic engineering analysis addressing the proposed valet parking operations.
4. **ORIGINAL 02/07/22 MMPA COMMENT –** As required in the submittal information checklist please provide detailed information on any proposed outdoor lighting / music / loudspeakers for the new outdoor seating areas / pools. The Town has strict lighting (footcandle readings) / noise (decibel limits) and there are residential complexes directly across the street across both EBHD / 97 Street. A preliminary photometric plan is required showing footcandle readings (NTE 1.0 at any property line). As to noise (music) the maximum allowed decibel reading between 9 AM - 10 PM is 65 decibels and 60 decibels	As discussed with staff, an operator has not yet confirmed so final photometrics plans are not available. The applicant will comply with the Code requirements for lighting and sound and will provide details at the time of building permit.

between 10 PM and 9 AM. Please provide this info. **UPDATED 08/11/22 MMPA COMMENT –** The applicant's response was "noted". No preliminary photometric plan was submitted by sec. 23-19. This plan is required now as part of the site development plan review process – not future building permits. Please submit the required plan	
5. **ORIGINAL 02/07/22 MMPA COMMENT –** What is the intention for the outdoor pool/spa - hotel guests / bar & restaurant guests? **UPDATED 08/11/22 MMPA COMMENT –** The applicant's response was "guest"- which one – hotel guest or bar / restaurant patrons – or both? Please clarify	Outside spa and inside water feature, is for guest use only.
6. **ORIGINAL 02/07/22 MMPA COMMENT –** The new plans do not show any business signage (Landon Hotel / changed Hotel name / restaurant). The Town Code requires that all business must provide signage and street address. While the sign appearance / text is not mandatory at site plan review it is wise to select a location(s) now, so at time of permit this can avoid location disputes - there are no variances to size / height / etc. **UPDATED 08/11/22 MMPA COMMENT –** Sheet A2.00 shows proposed future sign locations. Sec. 17-20(a)(4) limits the height of all business signage 14' above the adjoining sidewalk grade. A "Hotel" sign is shown on the façade facing EBHD at the top of the building about 28' above grade. This would not be allowed as the primary hotel business sign.	Signage has been revised and adjusted to the allowed height limit, please see Sheet A2.00

The Landon *HOTEL*

9650/9660 E BAY HARBOR DRIVE,
BAY HARBOR ISLANDS
FLORIDA, 33154

DESIGN REVIEW BOARD

12/06/2022



STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

COVER

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	
DRAWN BY:	MWR
CHECK:	JMcG
DATE	12/06/2022

SHEET NUMBER

A0.00

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
GENERAL	
A0.00	COVER
A0.01	PROJECT DATA
A0.02	EXISTING SITE PHOTOGRAPHY
A0.03	EXISTING SITE PHOTOGRAPHY
A0.04	ADJOINING LOTS PHOTOGRAPHY
A0.05	ADJOINING LOTS PHOTOGRAPHY
A0.06	ADJOINING LOTS PHOTOGRAPHY
A0.07	RENDERINGS
A0.08	RENDERINGS
A0.09	RENDERINGS
A0.10	RENDERINGS
A0.11	EXISTING / PROPOSED
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C1	EROSION & SEDIMENT CONTROL PLAN
C2	PAVING, GRADING & DRAINAGE PLAN
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C4	CIVIL DETAILS II
C5	PAVEMENT MARKINGS PLAN
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A1.04	PROPOSED SECOND LEVEL
A1.05	PROPOSED ROOF PLAN
A2.01	PROPOSED ELEVATIONS
A2.02	PROPOSED ELEVATIONS
A2.03	RENDERED ELEVATIONS

ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	9660 E Bay Harbor Dr, Bay Harbor Islands, FL 33154		
2	Zoning:	B-1		
3	Land Use:	Commercial		
4	Base Flood Elevation:	9'-0" NGVD	Grade Value in NGVD:	
5	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	22, 521.53 SF (0.517 ACRES)
5	Lot Width	130'	Lot Depth:	158'.00"
7	Existing User	HOTEL	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height		28'-6"	28'-6"	
11	Number of Stories		2 stories	2 stories	-

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Interior Side (West):	0'	5'-0"	5'-0"	-
20	EBHD (East Bay Harbor Drive):	5'-0"	5'-0"	5'-0"	-
21	97th ST (North):	5'-0"	5'-0"	5'-0"	-
22	Alley(South):	0'	5'-0"	5'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
23	Non Conforming site is grandfathered and vested for the limited number of parking spaces. For the maximum 46 hotel rooms at least 33 parking spaces would be required in 2022, however only 13 parking spaces exist aligned on 97th street. The Zoning Code now exempts all ground floor restaurants / bars from providing any parking spaces.				

PLUMBING FIXTURE CALCULATIONS

ASSEMBLY A-2 OCCUPANCY = 118 TOTAL OCCUPANTS / 2 = 59					
	WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN
	MALE	FEMALE	MALE	FEMALE	
REQUIRED	1 PER 75	1 PER 75	1 PER 200		1 PER 500
	1	1	1	1	
PROVIDED	1	1	1	1	DRINKING WATER SHALL BE PROVIDED AT NO -CHARGE FOR COSTUMERS

PROPOSED USES

EXTERIOR COURTYARD	1,524 SQ. FT
LOBBY BAR / RECEPTION	1,786 SQ. FT.
RESTROOM	113 SQ. FT.
INTERIOR COURTYARD	619 SQ. FT.
SPA	1,068 SQ. FT.



1 Location Map
N.T.S.

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PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROJECT DATA

STATE OF FLORIDA
Jennifer McConney
AR93044
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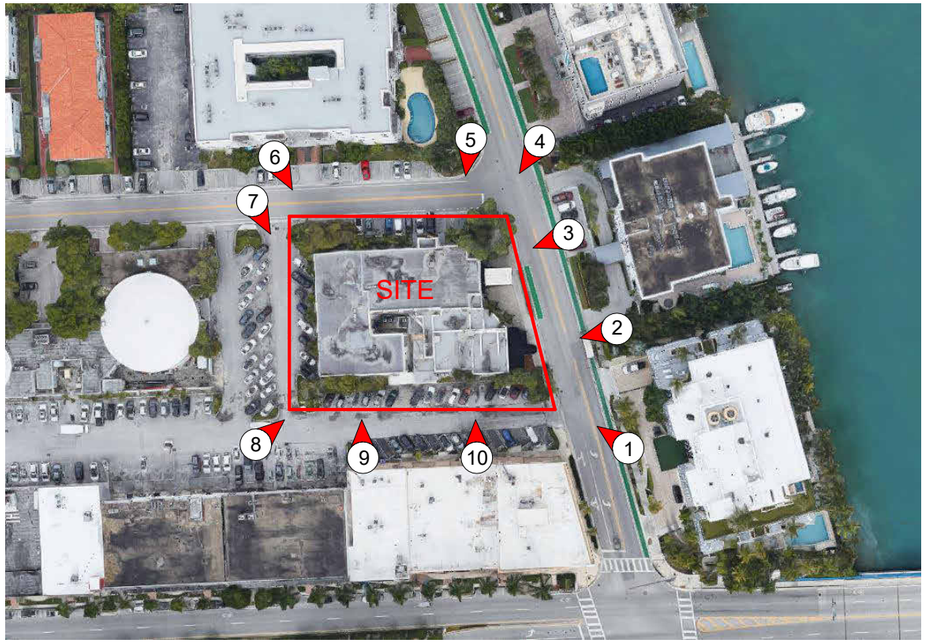
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SCALE:	1/2" = 1'-0"
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DATE	12/06/2022

SHEET NUMBER

A0.01



KEY PLAN - SITE

N.T.S.



2. VIEW OF SITE FACING EAST (RESTAURANT)



3. VIEW OF SITE FACING EAST (ENTRANCE)



1. VIEW OF SITE FACING SOUTH / EAST



4. VIEW OF SITE FACING NORTH / EAST

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EXISTING SITE PHOTOGRAPHY

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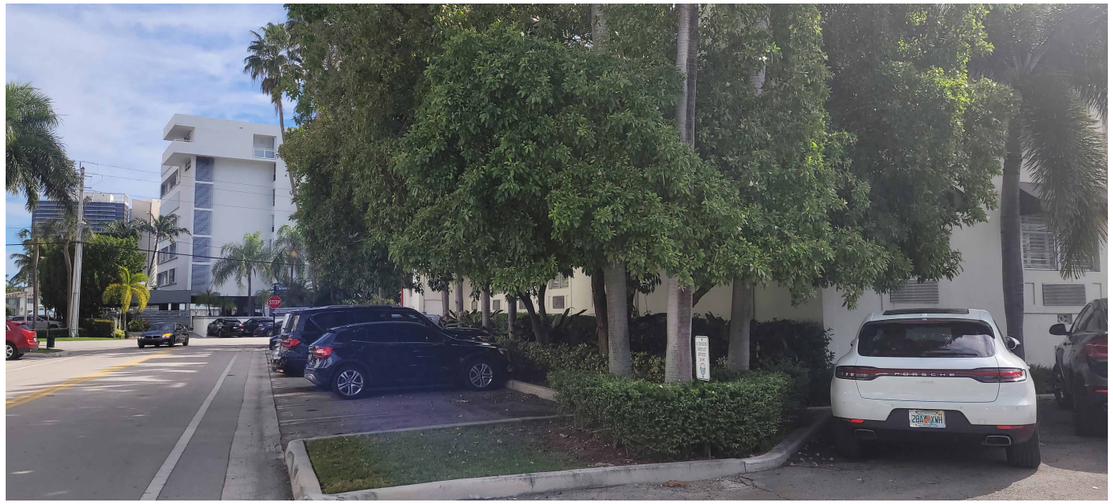
A0.02



5. VIEW OF SITE FACING NORTH (SIDE)



8. VIEW OF SITE WEST (REAR) FROM SOUTH SIDE



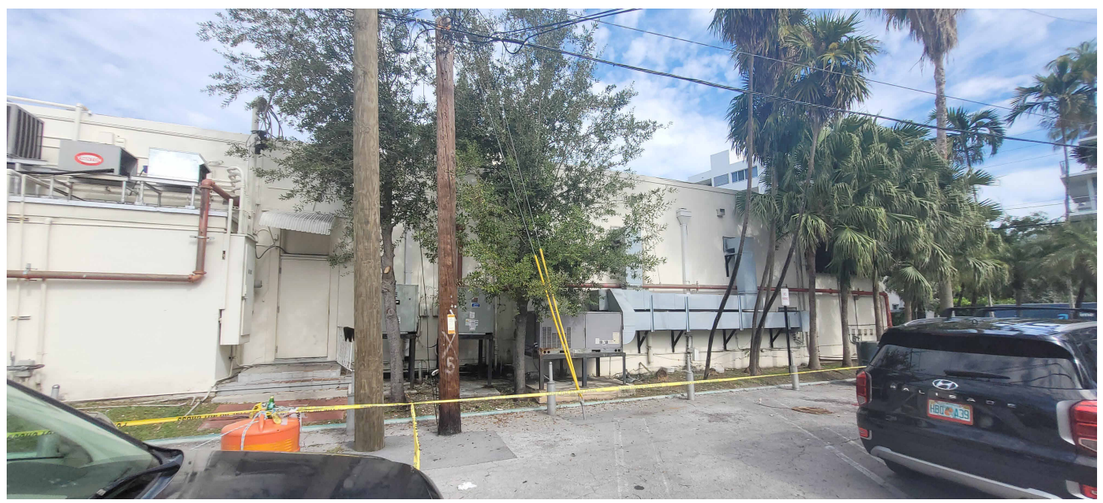
6. VIEW OF SITE FACING NORTH / WEST



9. VIEW OF SITE FACING WEST



7. VIEW OF SITE FACING EAST (REAR)



10. VIEW OF SITE WEST (SIDE)

STUDIO McG ARCHITECTURE

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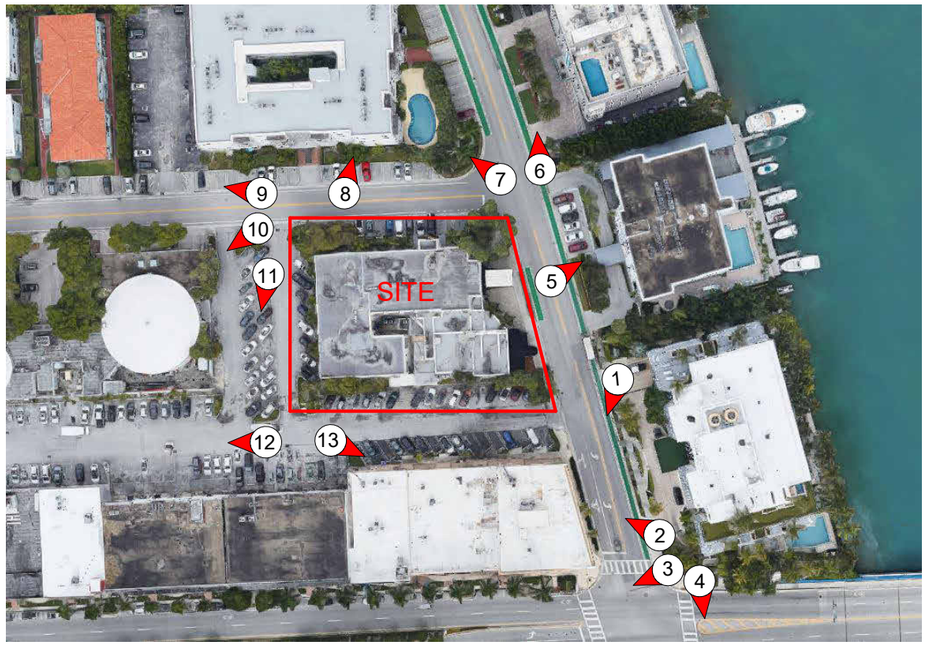
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A0.03



N

KEY PLAN - ADJOINING LOTS

N.T.S.



2. VIEW OF SITE FROM 96TH STREET



3. VIEW OF BUILDINGS SOUTH OF THE SITE



1. VIEW OF BUILDINGS ON THE SOUTH SIDE



4. VIEW OF CLOSEST INTERSECTION (96TH ST)

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Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

ADJOINING LOTS PHOTOGRAPHY

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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DATE	12/06/2022

SHEET NUMBER

A0.04



5. VIEW OF BUILDINGS ACROSS EAST SIDE (ENTRANCE)



8. VIEW OF BUILDINGS ON NORTH (SIDE)



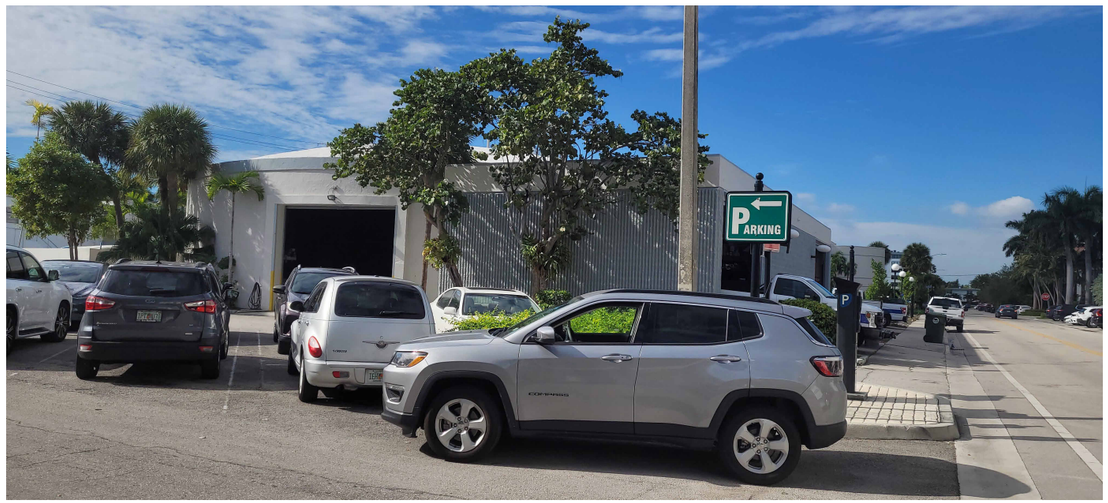
6. VIEW OF BUILDINGS ACROSS EAST SIDE



9. VIEW OF BUILDINGS ON NORTH (SIDE)



7. VIEW OF BUILDINGS ON NORTH (SIDE)



10. VIEW OF BUILDINGS ON WEST (REAR)

STUDIO McG
ARCHITECTURE

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PROJECT NUMBER

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A0.05



11. VIEW OF BUILDINGS ON WEST (REAR)



12. VIEW OF BUILDINGS ON SOUTH (SIDE)



13. VIEW OF BUILDINGS ON SOUTH (SIDE)

STUDIO
McG
ARCHITECTURE

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Miami, FL 33138
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PROJECT NUMBER

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A0.06



STUDIO MCG ARCHITECTURE

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PROJECT NAME

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OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

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STUDIO McG ARCHITECTURE

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PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

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STUDIO MCG ARCHITECTURE

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PROJECT NUMBER

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THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

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JENNIFER McCONNEY FLORIDA LIC# AR93044

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SHEET NUMBER

A0.10



1. EXISTING EAST FACADE



2. PROPOSED EAST FACADE

STUDIO MCG ARCHITECTURE

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PROJECT NAME

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FINVARB GROUP

DESIGN REVIEW BOARD

EXISTING / PROPOSED

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Jennifer McConney
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REGISTERED ARCHITECT

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JENNIFER McCONNEY FLORIDA LIC# AR93044

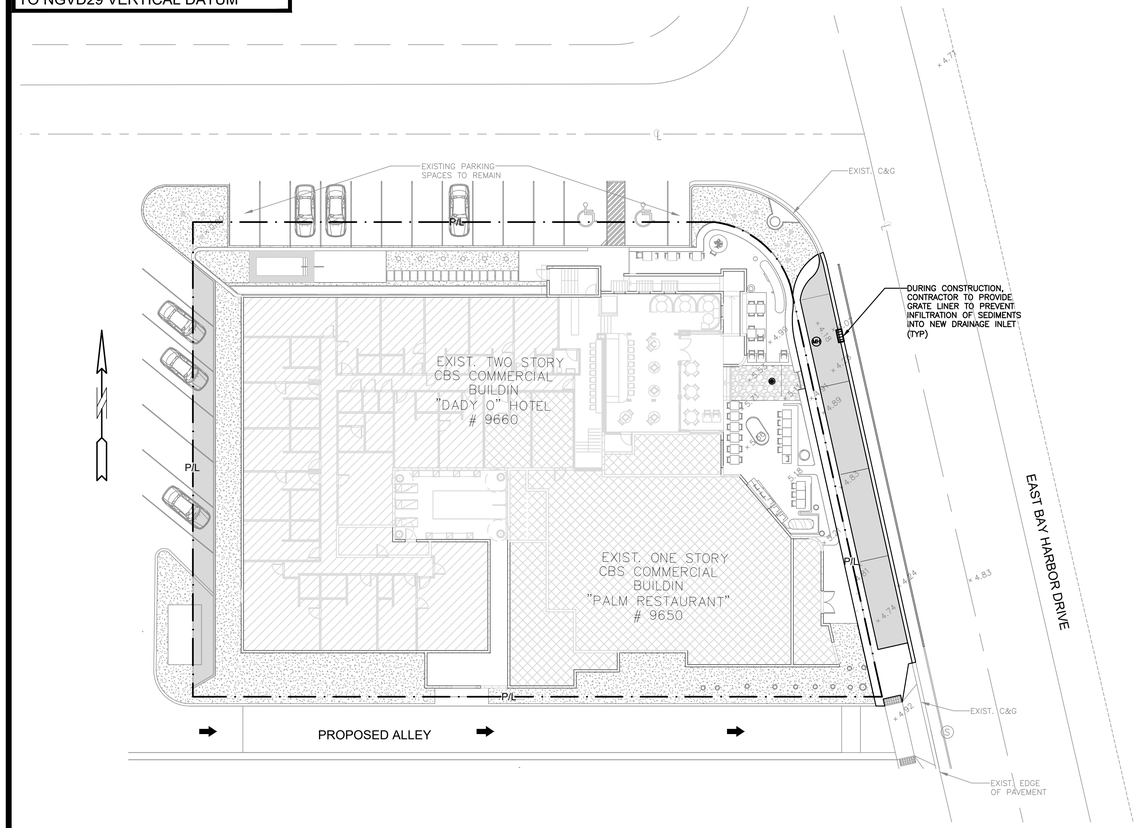
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DATE	11/15/22

SHEET NUMBER

A0.11

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

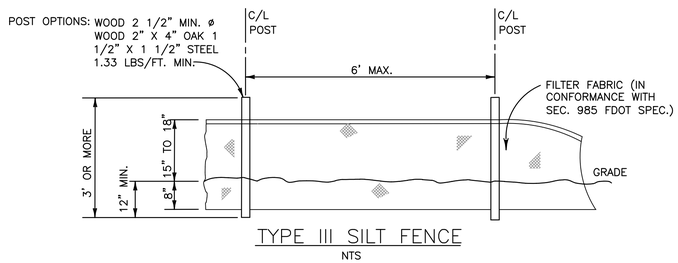
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

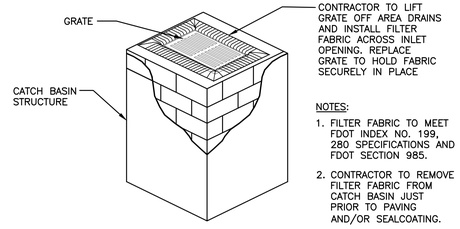
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



TYPE III SILT FENCE

NTS



NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- (4.50) PROPOSED GRADE
- +6.05 EXISTING ELEVATION
- (MH) PROPOSED STORM MH
- PROPOSED STORM INLET
- (S) EXIST. SAN. SEWER MH

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-14-22

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

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CA#:31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

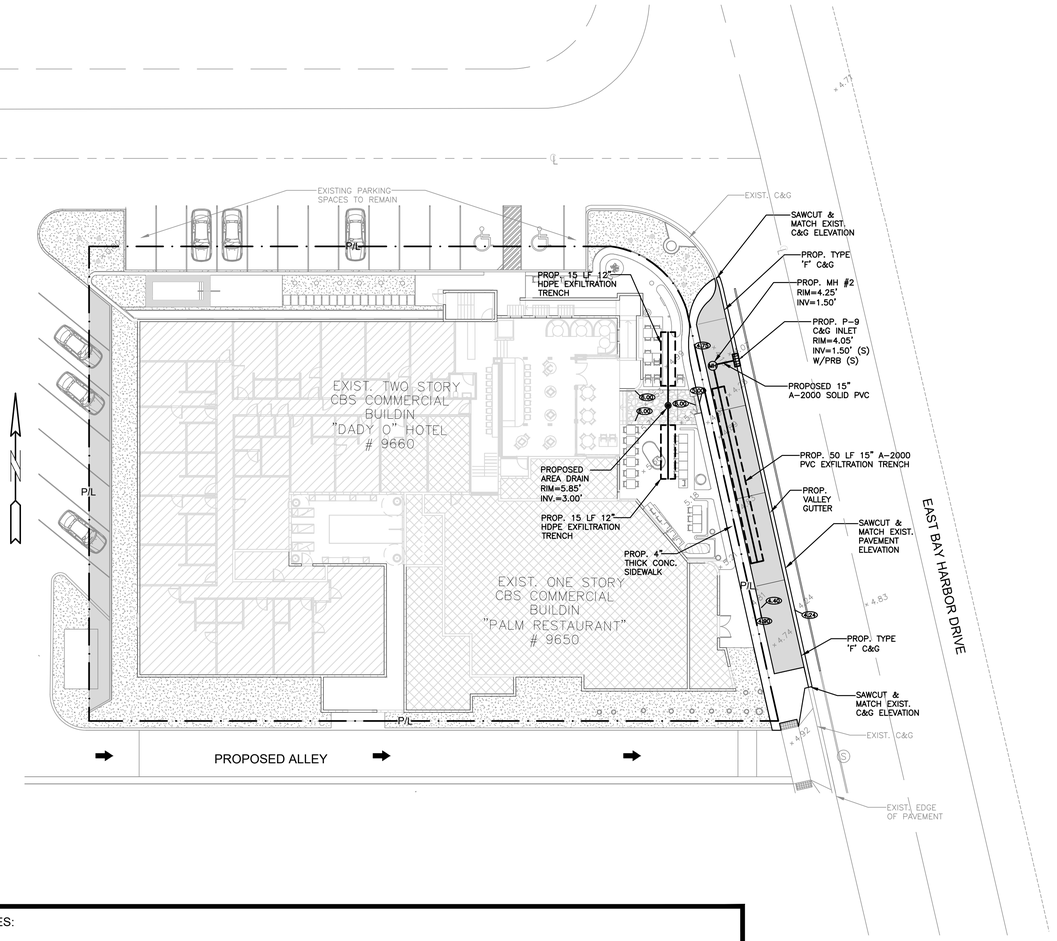
DATE: 7/04/22

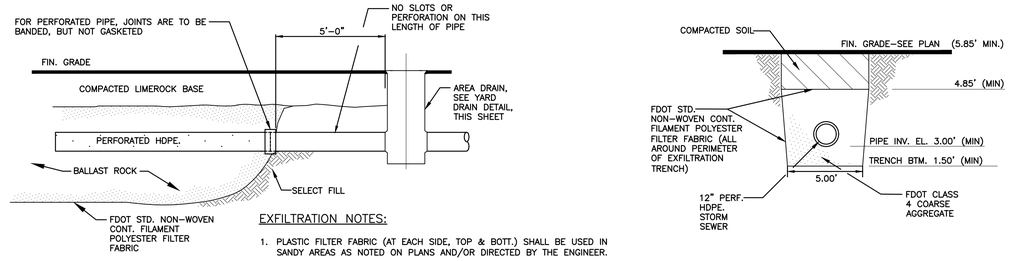
SCALE: 1"=20'

SHEET NO.: C1
1 OF 5

PROJECT NO.: 22-47

ALL ELEVATIONS ARE REFERENCED TO NGVD29VERTICAL DATUM

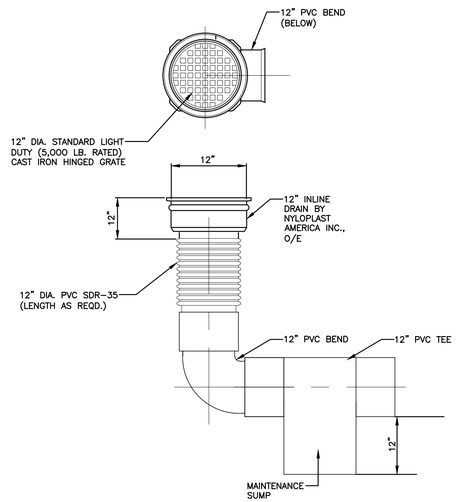




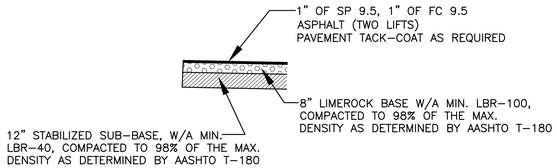
EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

ONSITE-EXFILTRATION TRENCH DETAIL
NTS



12" DRAIN BASIN YARD INLET
NTS



ASPHALT PAVEMENT SECTION DETAIL
N.T.S.

NOTES:

1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- (4.50) PROPOSED GRADE
- +6.00 EXISTING ELEVATION
- (MH) PROPOSED STORM MH
- PROPOSED STORM INLET
- (S) EXIST. SAN. SEWER MH

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-14-22

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

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CA#:31158

THE LANDON HOTEL
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BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

DATE: 7/04/22

SCALE: 1"=20'

SHEET NO.: C2
2 OF 5

PROJECT NO.: 22-47

ALL ELEVATIONS ARE REFERENCED TO NGVD29VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

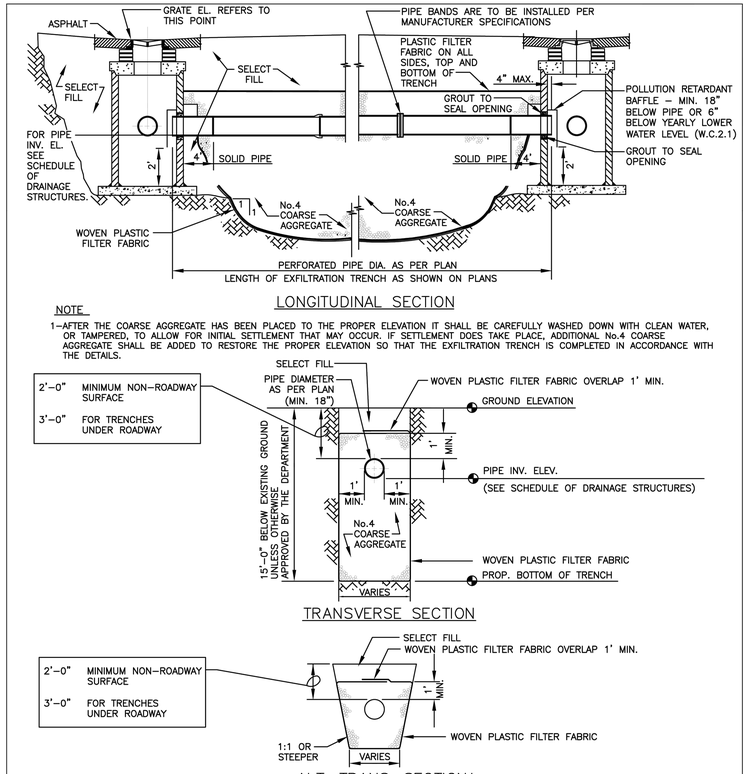
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



LONGITUDINAL SECTION

NOTE

1–AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TRANSVERSE SECTION

ALT. TRANS. SECTION*

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

NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/lf.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

FOR EXFILTRATION TRENCH IN R.O.W.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-14-22

CIVIL DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

DATE: 7/04/22

SCALE: N.T.S.

SHEET NO.: C3
3 OF 5

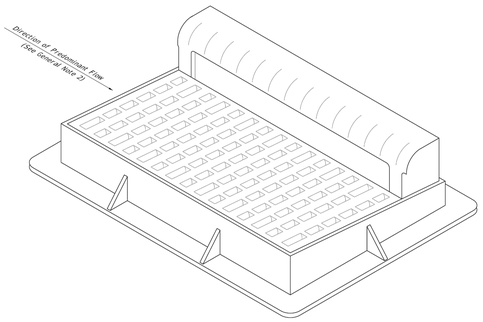
PROJECT NO.: 22-47

GENERAL NOTES:

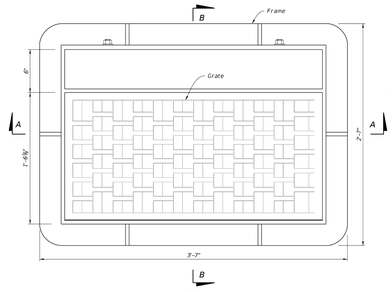
1. Work this Index with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide 1½" minimum cover for steel in slab tops unless otherwise shown. Tops may be either cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet frame will be located directly above bottom wall or riser wall for Alternate B applications..
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and risers are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO HL-93 loading are permitted. Provide reversible (right or left) grates.

TABLE OF CONTENTS:

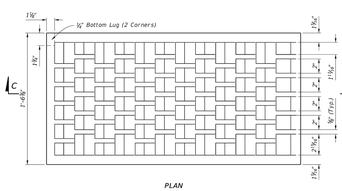
Sheet	Description
1	General Notes and Contents
2	Frame and Grate Details
3	Top Slab Details

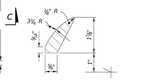


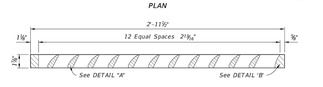
CURB INLET TOP TYPE 9

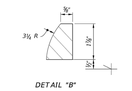


PLAN

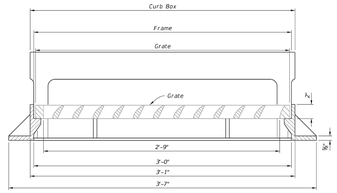


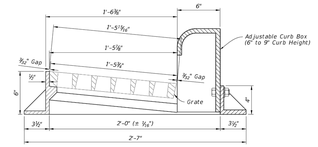






GRATE DETAILS





FRAME AND GRATE DETAILS

FRAME AND GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — CURB INLET TOP TYPE 9	425-024	1 of 3

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — CURB INLET TOP TYPE 9	425-024	2 of 3

TABLE 5 - SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES
(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE (Bars A)	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE (Bars B)
SIZE: 3'-0" x UNLIMITED			
≥0.5" < 8'	B10	≥0.5" < 24'	B10
8" < 13'	B5.5	24'-40'	B5.5
13" < 31'	C6.5		
31'-40'	D7		
SIZE: 4' x UNLIMITED			
≥0.5" < 7'	B5.5	≥0.5" < 15'	B10
7" < 19'	C6.5	15" < 29'	B5.5
19" < 31'	D7	29'-40'	C6.5
31'-40'	E5		
SIZE: 5' x 5'			
≥0.5" < 3'	C6.5	≥0.5" < 3'	C6.5
3" < 7'	B5.5	3" < 13'	C6.5
7" < 22'	C6.5	13" < 22'	D7
22" < 29'	D7	22" < 29'	D4.5
29'-40'	E5	29'-40'	E5
SIZE: 5' x 6'			
≥0.5" < 12'	C6.5	≥0.5" < 3'	C6.5
12" < 26'	D7	3" < 9'	B5.5
26'-40'	E5	9" < 23'	C3.5
		23" < 35'	D4.5
		35'-40'	E5
SIZE: 5' x 7'			
≥0.5" < 10'	C6.5	≥0.5" < 10'	B5.5
10" < 20'	D7	10" < 31'	C3.5
20" < 34'	E5	31'-40'	D4.5
34'-40'	F5		
SIZE: 5' x 8'			
≥0.5" < 7'	C6.5	≥0.5" < 8'	B10
7" < 13'	D7	8" < 17'	B5.5
13" < 24'	E5	17" < 29'	C6.5
24'-40'	F5	29'-40'	C3.5
SIZE: 5' x 9'			
≥0.5" < 8'	C6.5	≥0.5" < 14'	B10
8" < 14'	D7	14" < 24'	B5.5
14" < 25'	E5	24" < 34'	C6.5
25'-40'	F5	34'-40'	C3.5
SIZE: 5' x UNLIMITED			
≥0.5" < 8'	C6.5	≥0.5" < 14'	B10
8" < 14'	D7	14" < 24'	B5.5
14" < 25'	E5	24" < 34'	C6.5
25'-40'	F5	34'-40'	C3.5

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE (Bars A)	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE (Bars B)
SIZE: 6' x 6'			
≥0.5" < 13'	C6.5	≥0.5" < 10'	C3.5
13" < 23'	D7	10" < 18'	D4.5
23'-40'	E5	18" < 27'	E5
		27" < 33'	E3
		33'-40'	F5
SIZE: 6' x 7'			
≥0.5" < 8'	C6.5	≥0.5" < 8'	C6.5
8" < 16'	D7	8" < 12'	C3.5
16" < 28'	E5	12" < 21'	D4.5
28'-40'	F5	21" < 28'	E5
		28" < 35'	E3
		35'-40'	F5
SIZE: 6' x 8'			
≥0.5" < 6'	C6.5	≥0.5" < 6'	B5.5
6" < 13'	D7	6" < 11'	C6.5
13" < 22'	E5	11" < 17'	C3.5
22" < 35'	F5	17" < 22'	D4.5
35'-40'	G5	22" < 32'	E5
		32'-40'	E3
SIZE: 6' x 9'			
≥0.5" < 8'	D7	≥0.5" < 8'	B5.5
8" < 14'	E5	8" < 14'	C6.5
14" < 24'	F5	14" < 21'	C3.5
24'-34'	G5	21" < 25'	D4.5
		25'-34'	E5
SIZE: 6' x UNLIMITED			
≥0.5" < 8'	D7	≥0.5" < 8'	B5.5
8" < 14'	E5	8" < 14'	C6.5
14" < 24'	F5	14" < 21'	C3.5
24'-34'	G5	21" < 25'	D4.5
		25'-34'	E5
SIZE: 7' x 7'			
≥0.5" < 8'	C6.5	≥0.5" < 6'	C6.5
8" < 15'	D7	6" < 7'	C3.5
15" < 26'	E5	7" < 11'	D4.5
26'-40'	F5	11" < 22'	E3
		22" < 32'	F3.5
		32'-40'	G3.5
SIZE: 7' x 8'			
≥0.5" < 5'	C6.5	≥0.5" < 5'	C6.5
5" < 11'	D7	5" < 8'	C3.5
11" < 19'	E5	8" < 13'	D4.5
19" < 30'	F5	13" < 22'	E3
30'-40'	G5	22" < 30'	F3.5
		30'-40'	G3.5
SIZE: 7' x 9'			
≥0.5" < 9'	D7	≥0.5" < 7'	C6.5
9" < 15'	E5	7" < 10'	C3.5
15" < 25'	F5	10" < 14'	D4.5
25" < 34'	G5	14" < 21'	E5
		21" < 29'	F5
		29'-34'	F3.5

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE (Bars A)	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE (Bars B)
SIZE: 8' x 8'			
≥0.5" < 10'	D7	≥0.5" < 9'	D4.5
10" < 19'	E5	9" < 13'	E5
19'-30'	F5	13" < 18'	F5
		18" < 23'	F3.5
		23'-30'	G3.5
SIZE: 8' x 9'			
≥0.5" < 8'	D7	≥0.5" < 7'	D7
8" < 14'	E5	7" < 9'	D4.5
14" < 23'	F5	9" < 15'	E3
23'-31'	G3.5	15" < 20'	F5
		20" < 23'	F3.5
		23'-31'	G3.5
SIZE: 9' x 9'			
≥0.5" < 8'	D7	≥0.5" < 7'	D4
8" < 14'	E5	7" < 10'	E5
14" < 22'	F5	10" < 17'	F3.5
		17" < 22'	G3.5
SIZE: 9'x9'x10" SLAB THICKNESS			
22" < 30'	F5	22" < 31'	F3.5
30'-40'	G5	31'-40'	G3.5
SIZE: 10'x10'x10" SLAB THICKNESS			
≥0.5" < 7'	C6.5	0.5" < 6'	C6.5
7" < 10'	D7	6" < 9'	D4.5
10" < 18'	E5	9" < 15'	E5
18" < 27'	F5	15" < 22'	F5
27'-32'	G5	22"-32'	G3.5
SIZE: 12'x12'x12" SLAB THICKNESS			
≥0.5" < 10'	D7	≥0.5" < 8'	D7
10" < 16'	E5	8" < 14'	E5
16" < 25'	F5	14" < 22'	F5
25'-35'	G5	22" < 30'	G5
		30'-35'	H4

TABLE 6 - SLAB DESIGNS ROUND STRUCTURES

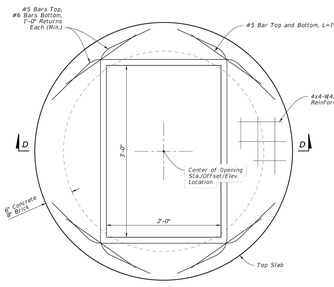
SLAB DEPTH	SLAB THICKNESS	REINF. (2-WAY) SCHEDULE
SIZE: 3'-6" DIAMETER		
2'-15"	6" Precast	C6.5
0.5" < 30'	8"	A6
30'-40'	8"	B5.5
SIZE: 4'-0" DIAMETER		
≥0.5" < 19'	8"	A6
19" < 30'	8"	B5.5
30'-40'	8"	C6.5
SIZE: 5'-0" DIAMETER		
≥0.5" < 15'	8"	B5.5
15" < 26'	8"	C6.5
26" < 35'	8"	D7
35'-40'	8"	D4.5
SIZE: 6'-0" DIAMETER		
≥0.5" < 9'	8"	B5.5
9" < 15'	8"	C6.5
15" < 22'	8"	C3.5
22" < 30'	8"	D4.5
30'-40'	8"	E5
SIZE: 7'-0" DIAMETER		
≥0.5" < 8'	8"	C3.5
8" < 16'	8"	D4.5
16" < 23'	8"	E5
23" < 27'	8"	E3
27'-40'	8"	F3.5
SIZE: 8'-0" DIAMETER		
≥0.5" < 10'	8"	D4.5
10" < 16'	8"	E5
16" < 19'	8"	E3
19" < 29'	8"	F3.5
29'-40'	10"	F5
SIZE: 10'-0" DIAMETER		
≥0.5" < 12'	10"	D4.5
12" < 20'	10"	E5
20" < 28'	10"	F5
28'-40'	10"	G3.5
SIZE: 12'-0" DIAMETER		
≥0.5" < 8'	10"	D4.5
8" < 13'	10"	E5
13" < 18'	10"	F5
18" < 26'	10"	G3.5
26'-40'	12"	G3.5

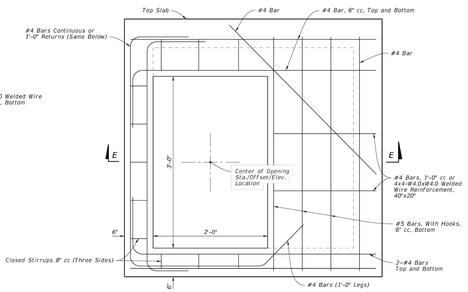
SLAB AND WALL DESIGN TABLE NOTES

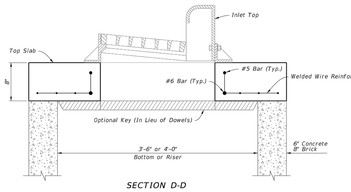
1. Size is the inside dimension(s) of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs for precast 3'-6" x 3'-6" rectangular structures at 15° depth or less, may be 6" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel may be substituted for schedules with smaller bar or wire spacing, except that Schedule B10 may not be substituted for Schedule A6. See Index 425-001 for allowable bar spacing adjustments when larger areas of reinforcing are substituted.

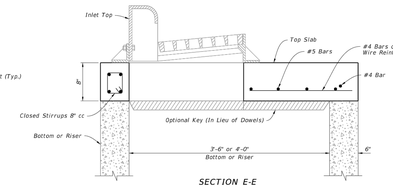
TABLES 5 AND 6

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — STRUCTURE BOTTOMS TYPE J AND P	425-010	4 of 4









TOP SLAB DETAILS

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — CURB INLET TOP TYPE 9	425-024	3 of 3

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-14-22

CIVIL DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

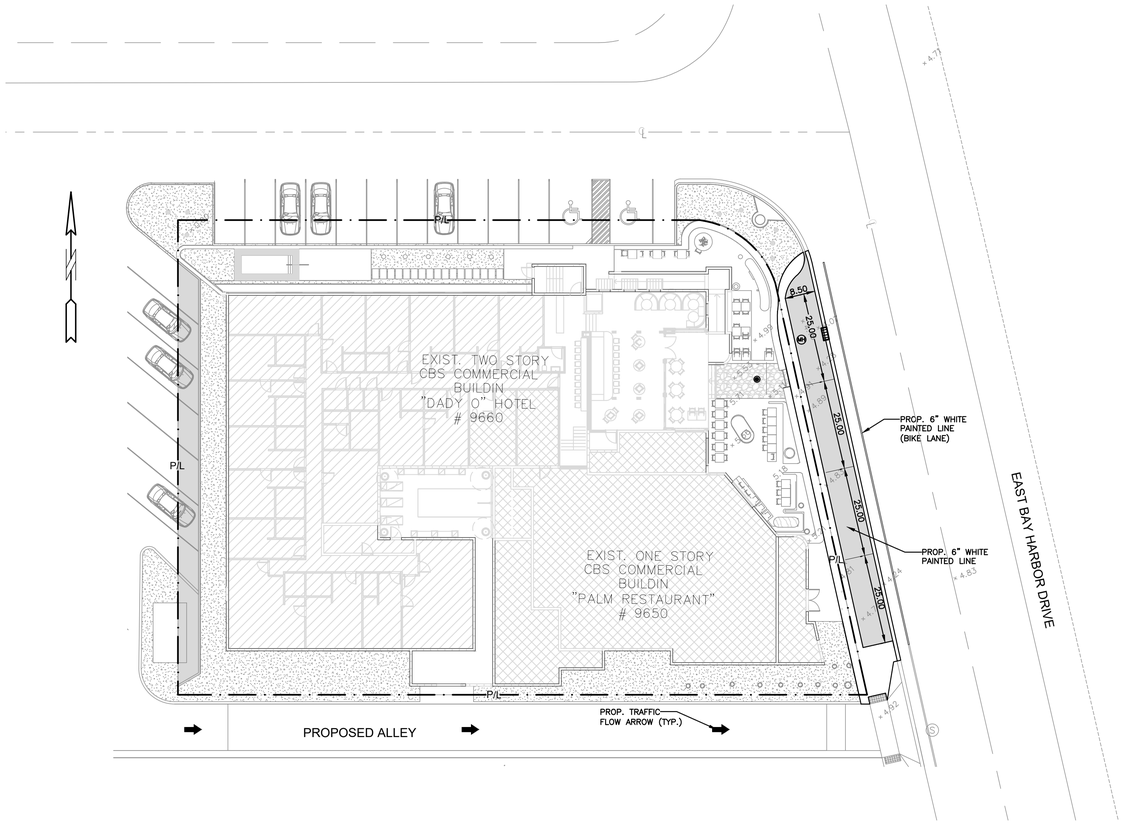
DATE: 7/04/22

SCALE: N.T.S.

SHEET NO.: C4
4 OF 5

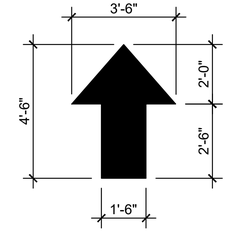
PROJECT NO.: 22-47

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



TRAFFIC CONTROL ARROWS DETAILS

N.T.S

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- (4.50) PROPOSED GRADE
- +6.05 EXISTING ELEVATION
- (MH) PROPOSED STORM MH
- PROPOSED STORM INLET
- (S) EXIST. SAN. SEWER MH

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-14-22

PAVEMENT MARKINGS PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

DATE: 7/04/22

SCALE: 1"=20'

SHEET NO.: C5
5 OF 5

PROJECT NO.: 22-47

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 11, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 5, PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA, LESS THAT PORTION DEEDED TO THE TOWN OF BAY HARBOR ISLAND, IN DEED RECORDED IN OFFICIAL RECORD BOOK 10897, PAGE 196, PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA.
PARCEL ID: 13-2227-001-2190

TITLE REVIEW NOTES:

WITH REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. NCS-1053132C-MIA
COMMITMENT DATE: September 28, 2022 at 8:00 AM

I HEREBY CERTIFY AS FOLLOWS:
SCHEDULE B- SECTION II:

ITEMS 1 THROUGH 8: "STANDARD EXCEPTIONS". Not Plotable

ITEM 9. Provisions of the Plat of Bay Harbor Island, recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County, Florida.
Affects the Property Plotted

ITEM 10. Easement by Instrument, recorded in Deed Book 2848, Page 69.
Affects the Property Blanket in Nature

ITEM 11. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 2236, Page 48.
Affects the Property Blanket in Nature

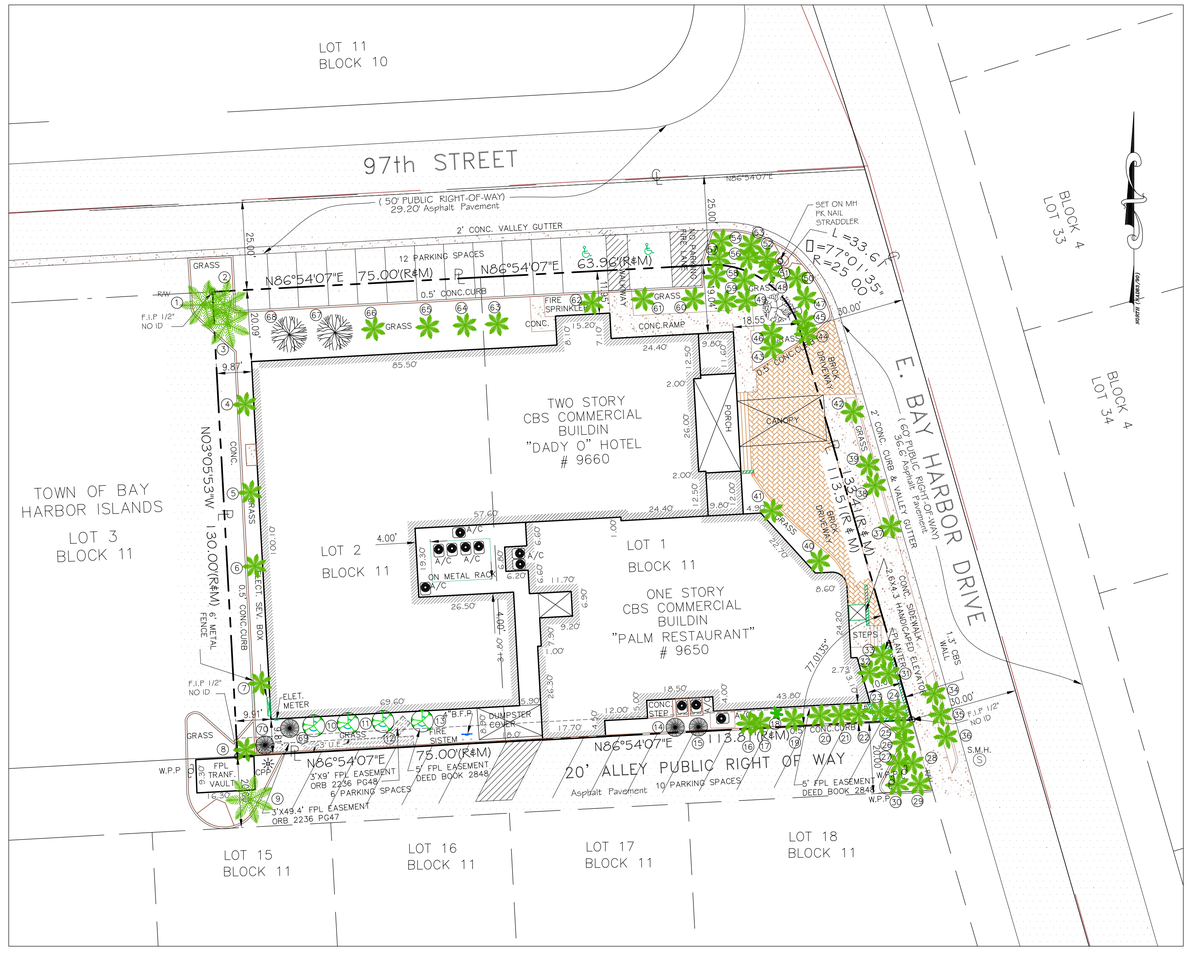
ITEM 12. INTENTIONALLY DELETED

ABBREVIATIONS AND LEGEND

P/L = PROPERTY LINE
F.F.E. = FINISH FLOOR ELEVATION
℄ = CENTER LINE
BLDG. = BUILDING
COR. = CORNER
C.B. = CATCH BASIN
CONC. = CONCRETE
R. = RADIUS
SEC. = SECTION
(R) = RECORD
RES. = RESIDENCE
R/W = RIGHT OF WAY
E/P = EDGE OF ASPHALT PAVEMENT
DIA. = DIAMETER
F.I.P. = FOUND IRON PIPE
—x— CLF = CHAIN LINK FENCE
▨ = C.B.S. WALL
P.B. = PLAT BOOK
PG. = PAGE
O.R.B.= OFFICIAL RECORDS BOOK
U.E. = UTILITY EASEMENT
(M) = MEASURED
ID. = IDENTIFICATION
N.T.S.= NOT SCALE

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
NO ID.= NO IDENTIFICATION NUMBER
COL. = COLUMN
PL. = PROPERTY LINE
SIGN
E/M = ELECTRIC METER
MH = SANITARY MANHOLE
SANITARY SEWER VALVE
CO = SANITARY CLEANOUT
FH = Fire Hydrant
CPP = CONCRETE POWER POLE
WV = WATER VALVE
MLP = METAL LIGHT POLE
GWA = Guy Wire Anchor
YD = YARD DRAIN
WPP = WOOD POWER POLE
A/C = AIR CONDITIONER
= ADA PARKING

GRAPHIC SCALE
20 0 10 20 60 120
(IN FEET)
1 inch = 20 ft.



TREE TABLE:

TREE #	Common Name	QUANTITY	DBH (inches)	Height (feet)	Canopy Diameter(ft)
1,2&3	PALM	3	10	35	10
4,5, 6&7	PALM	4	19	25	10
8	PALM	1	10	35	10
9	PALM	3	10	20	10
10	TABEBUIA HETEROPHILLA	1	25	25	10
11	TABEBUIA HETEROPHILLA	1	29	25	15
12	TABEBUIA HETEROPHILLA	1	14	25	15
13	TABEBUIA HETEROPHILLA	1	29	25	15
14&15	OAK	2	8	20	8
16&17	PALM	2	4	30	5
18	PALM CLUSTER	1	10	25	10
19,20, 21&22	PALM	4	7	20	10
23	PALM	1	17	45	15
24-33	PALM	10	4	10	5
34-39	PALM	6	5	25	5
40&41	PALM	2	11	20	10

TREE #	Common Name	QUANTITY	DBH (inches)	Height (feet)	Canopy Diameter(ft)
42	PALM	1	5	25	5
43&44	PALM	2	6	10	5
45,46&47	PALM	3	20	45	10
48	ARAUCARIA	1	50	45	20
49-56	PALM	8	20	45	10
57&58	PALM	2	6	10	10
59	PALM	1	20	45	10
60 & 61	PALM	2	16	20	15
62	PALM	1	14	8	6
63	PALM	1	14	25	10
64	PALM	1	12	25	15
65&66	PALM	2	16	25	15
67	INDIAN ALMOND	1	25	20	15
68	INDIAN ALMOND	1	30	15	10
69	OAK	1	8	15	10
70	OAK	1	12	15	10



LOCATION SKETCH
N.T.S.

SURVEYOR'S NOTES:

1. THE ABOVE CAPTIONED PROPERY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2. ALL DISTANCES SHOWN HEREON ARE RECORDED AND MEASURE UNLESS OTHERWISE SHOWN, ALL MEASUREMENTS IN U.S. SURVEY FOOT.
3. ELEVATIONS SHOW HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929.) AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI DADE COUNTY. FLORIDA.
   BENCHMARK USED: S-243-ADJUSTED EILEVATION: 11.77' (N.G.V.D.29).
   LOCATION: 96 ST---5.5' SOUTH OF SOUTH CURB.
4. ALL UTILITY INFORMATION DEPICTED ON SURVEY IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE INCLUDING: TELEPHONE LINES, POLES, GUYS, STUDS, ANCHORS AND TRANSMISSION TOWERS; WATER, SEWER AND DRAINAGE LINES. (IF NOT SHOWN UTILITIES ARE UNDERGROUND)
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF 97th STREET, Bearing N86°54'07"E.
6. FEDERAL FLOOD ZONE INFORMATION:
   COMMUNITY NUMBER: 120637 TOWN OF BAY HARBOR ISLAND
   PANEL NUMBER: 12086C0144 SUFFIX: L
   FLOOD ZONE: AE BASE FLOOD ELEVATION: 9.0 FEET
   DATE: SEPTEMBER 11, 2009
7. OWNER: BAL BAY INN LLC
8. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
9. AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
10. NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
11. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
12. THE PROPERTY SURVEYED CONTAINS 22521.53 SQUARE FEET (0.517ACRES) MORE OR LESS
13. PROPERTY HAS ADEQUATE INGRESS-EGRESS PROVIDED BY PUBLIC DEDICATED STREETS MAINTAINED BY THE STATE OF FLORIDA, SPECIFICALLY: E BAY HARBOR DRIVE.
14. The property described hereon is the same as the property described in FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No.NCS-1053132C-MIA WITH AN EFFECTIVE DATE OF September 28, 2022, AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
15. THE PROPERTY HAS NOT BEEN DESIGNATED AS A "WETLANDS" AREA BY ANY GOVERNMENTAL ENTITY.
16. THERE DOES NOT APPEAR TO BE ANY ENCROACHMENTS ON THIS PROPERTY.
17. ALL TRACTS DEPICTED IN THIS SURVEY ARE CONTIGUOUS ALONG COMMON BOUNDARIES WITHOUT GAPS, GORES OR HIATUSES AND TAKEN AS A WHOLE , THE PARCELS FORM ONE TRACT OF LAND.
18. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURECY OF 1/ 10 FOOT.

SURVEYOR'S CERTIFICATION:

To:
1- Bal Bay Inn LLC
2- Ocean Bank
3- First American Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 17,18, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A" of Table A thereof.
The Field Work was completed on March 14th, 2022.
Date of Plat or Map: December 9th, 1946.

LEVEL TECH SURVEYORS, LLC

RONALD W. WALLING LICENSE NUMBER 6473 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
No. 6473
STATE OF FLORIDA

LEVEL-TECH SURVEYORS, LLC.
LAND SURVEYORS * LAND PLANNERS
777 NW 72ND AVENUE
SUITE 3002, MIAMI, FL 33126.
TEL:305.261.8483
FAX:305.261.8781
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION: 9660 E BAY HARBOR DRIVE, HABOR ISLAND, FL. 33154
CLIENT: FINVARB GROUP
CLIENT TELEPHONE:
CLIENT ADDRESS:
FILE PATH:

SCALE: 1:20
DATE: 03/18/2022
DRAWN BY: O.G
FIELD BOOK: EC 22-03-1020
PROJECT No: LT- 22-03-1020
SHEET: 1 OF 1 SHEETS



DRB SUBMITTAL - 12.06.22

THE LANDON HOTEL | 9650 / 9660 E BAY HARBOR DRIVE | BAY HARBOR ISLANDS, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
9650 / 9660 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

INDEX OF SHEETS

L0.00 Landscape Cover + Sheet Index
L1.00 Preliminary Existing Tree Survey + Disposition Plan
L2.00 Landscape Plan
L2.01 Level Two Landscape Plan
L2.02 Roof Landscape Plan
L3.00 Plant List, Landscape Code + Details
L4.00 Rendered Elevations
L4.01 Rendered Elevations

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

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

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

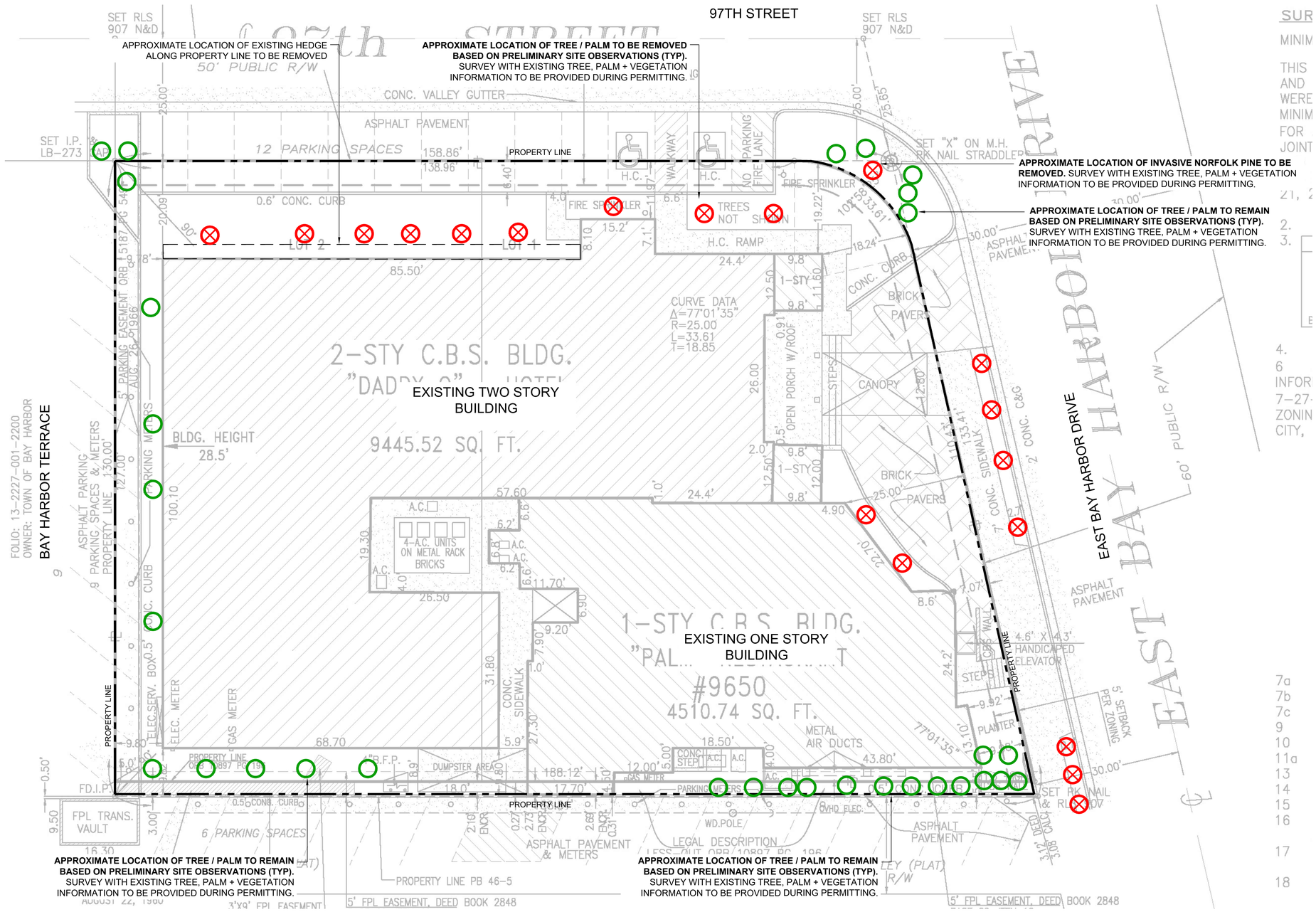
REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: 12/06/2022

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SHEET NUMBER

L0.00



APPROXIMATE LOCATION OF TREE / PALM TO REMAIN BASED ON PRELIMINARY SITE OBSERVATIONS (TYP). SURVEY WITH EXISTING TREE, PALM + VEGETATION INFORMATION TO BE PROVIDED DURING PERMITTING.

APPROXIMATE LOCATION OF TREE / PALM TO REMAIN BASED ON PRELIMINARY SITE OBSERVATIONS (TYP). SURVEY WITH EXISTING TREE, PALM + VEGETATION INFORMATION TO BE PROVIDED DURING PERMITTING.

DISPOSITION PLAN NOTES

1. LOCATIONS ALL OF TREES / PALMS ARE SHOWN SCHEMATICALLY + ARE APPROXIMATE BASED ON PRELIMINARY SITE OBSERVATIONS.
2. TREES + PALMS INDICATED IN RED ARE IN CONFLICT WITH SITE DESIGN BASED ON PRELIMINARY SITE OBSERVATIONS. THEY ARE TO BE REMOVED + MITIGATED FOR AS PER MIAMI DADE REQUIREMENTS.
3. TREES + PALMS INDICATED IN GREEN ARE TO BE PRESERVED + PROTECTED AND TO BE RE-EVALUATED FURTHER DURING PERMITTING.
4. EXISTING TREE SURVEY WITH CORRELATING NUMBER SYSTEM + DISPOSITION CHART TO BE PROVIDED DURING PERMITTING.

EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED
- TREE or PALM TO REMAIN. PRESERVE + PROTECT

PRELIMINARY EXISTING TREE SURVEY + DISPOSITION PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

STUDIO MCG ARCHITECTURE
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Miami, FL 33138
(305) 573-2728

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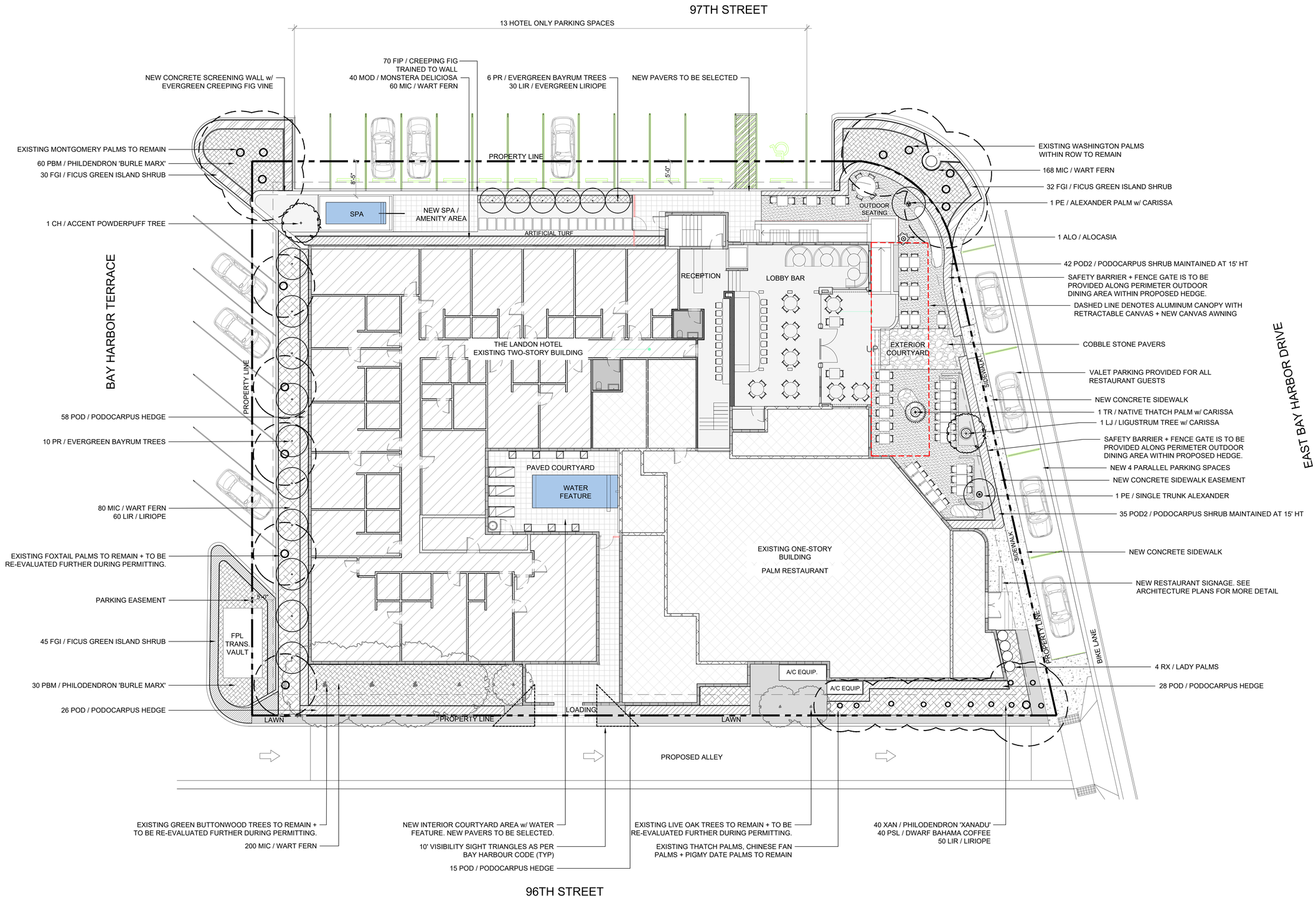
CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

REVISIONS

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CHECK:
DATE: 12/06/2022

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SHEET NUMBER
L1.00



LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

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O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

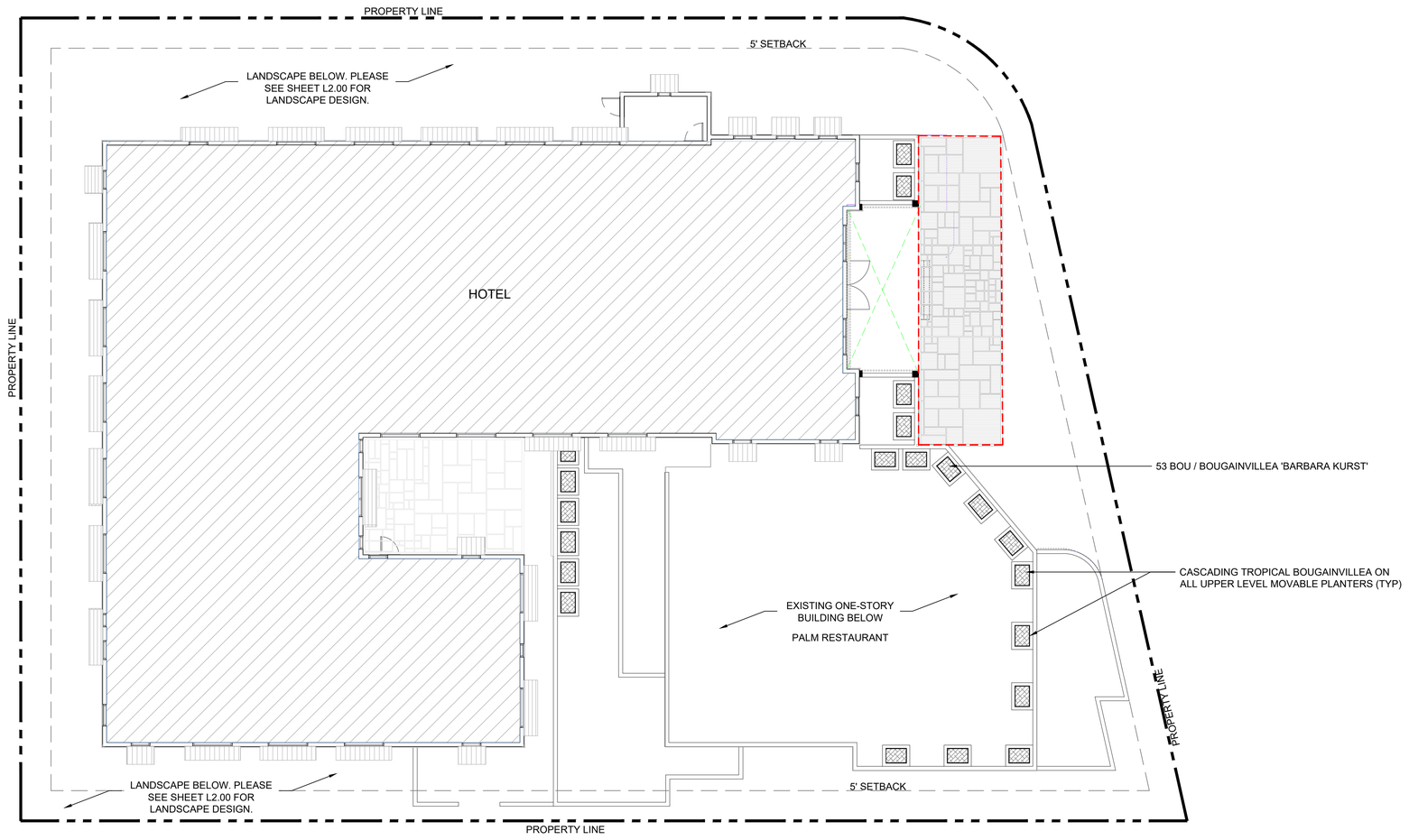
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SHEET NUMBER

L2.00



LEVEL TWO LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

STUDIO MCG ARCHITECTURE
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Miami, FL 33138
(305) 573-2728

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CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

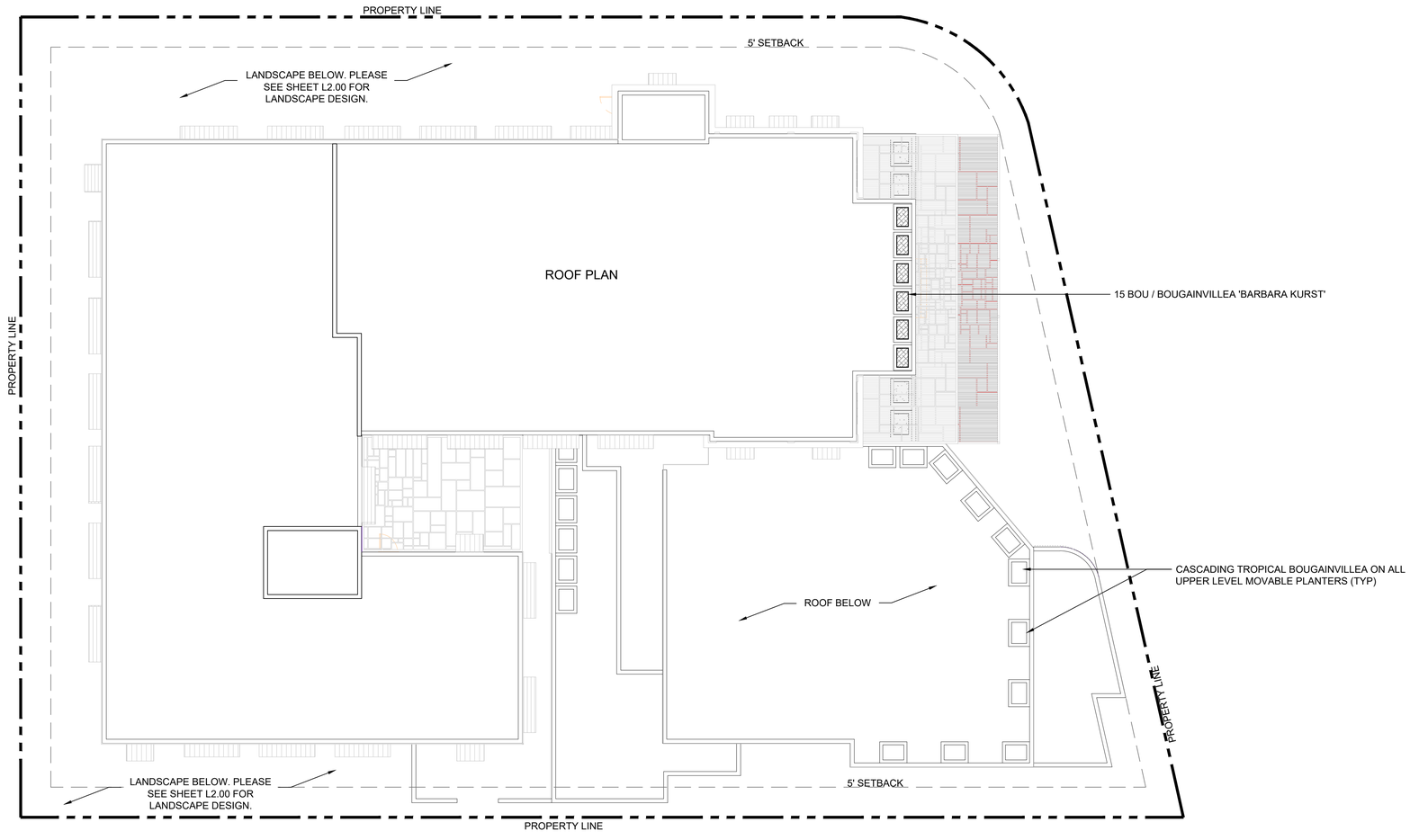
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DATE: 12/06/2022

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SHEET NUMBER

L2.01



ROOF LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

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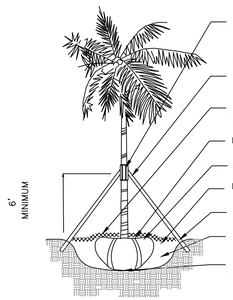
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SHEET NUMBER

L2.02



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2" X 4" BRACE TO BATTENS. MINIMUM 3 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM. BRACES SHALL BE CLEARLY MARKED WITH FLOURESCET OUTDOOR FLAGGING RIBBON.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL

PLANTING PIT TO BE TWICE THE DIAM. OF ROOTBALL

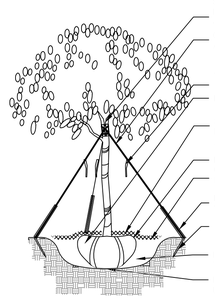
PROVIDE 2" X 4" X 18" LENGTH WOOD BATTENS AS NECESSARY TO SUPPORT WOOD BRACES

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

WELLINGTON TAPE OR GUYS TO BE CLEARLY MARKED W/ FLOURESCENT OUTDOOR FLAGGING RIBBON

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.
PLANTING PIT TO BE TWICE THE DIAM. OF ROOTBALL

PROTECT STAKED END OF WELLINGTON TAPE W/ A 12" LONG SECTION OF PVC PIPE (TYP.)

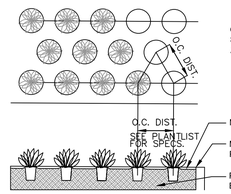
PROVIDE 2" X 4" X 18" LENGTH WOOD BATTENS AS NECESSARY TO SUPPORT WOOD BRACES

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

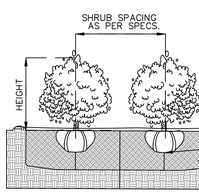
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.
MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

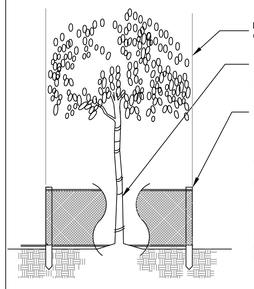
2" MIN. SAUCER COLLAR FOR WATER RETENTION

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



DRIPLINE - FENCE TO EXTEND BEYOND THE DRIPLINE OF ALL TREES / PALMS TO REMAIN OR BE PROTECTED.

WIRE MESH SECURELY ATTACHED TO 4" X 4" POSTS PROVIDE ALL WEATHER ORANGE SAFETY FLAGGING TAPE ON WIRE MESH AT EVERY CORNER POST OR 5' ON CENTER FOR VISIBILITY PURPOSES

WOOD POSTS (4" X 4" X 5' MIN.) 5' MAXIMUM SPACING FOR TOTAL LENGTH OF PROTECTION AREA AS REQUIRED.

TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS TO REMAIN OR BE RELOCATED.

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES OR PALMS TO REMAIN AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER.

TREE / PALM PROTECTION DETAIL

N.T.S.

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (COMMERCIAL BU-1)

ZONING: BU-1 **LOT SIZE:** 22,547 SF **ACRES:** .52

MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
TOTAL OF 22 TREES REQUIRED FOR LOTS UP TO 1 ACRE. MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	TOTAL LOT AREA: 22,547 SF (.52 ACRES) **12 TREES REQ** 30% x 12 = **4 TREES OF NATIVE SPECIES**	**24 TOTAL TREES PROVIDED** - 18 PROPOSED + 6 EXISTING **6 TOTAL NATIVE TREES PROVIDED** - 4 EXISTING GREEN BUTTONWOODS - 2 EXISTING LIVE OAK TREES
SHRUBS		
10 SHRUBS PER THE NUMBER OF REQUIRED TREE MIN 30% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	10 x (12 REQ TREES) = 120 TOTAL SHRUBS REQUIRED 30% x 120 = 40 SHRUBS OF NATIVE SPECIES REQUIRED	**224 SHRUBS PROVIDED** **40 NATIVE SHRUBS PROVIDED**
LAWN + OPEN SPACE		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA 20% REQUIRED OPEN SPACE	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA 20% OPEN SPACE PROVIDED
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

PLANT LIST - 9650 / 9660 E BAY HARBOUR

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CH	1	NO	POWDER PUFF TREE	Calliandra haematocephala	12' ht min, 6' spread min, 2" dbh, standard trunk
LJ	1	NO	JAPANESE PRIVET	Ligustrum japonicum	100 gallon, 10 - 12' ht, 8' spread, multi
PR	16	NO	BAYRUM TREE	Pimenta racemosa	12' ht min, 6' spread min, 3" dbh, 5' clear trunk, standard trunk
PALMS					
PE	2	NO	ALEXANDER PALM	Ptychosperma elegans	(1) 8' GW, Florida Fancy, triple trunk; (1) 6' GW, Florida Fancy, single trunk
RX	4	NO	LADY PALM	Rhapis excelsa	7 gallon, 24" on center, full
TR	1	NO	THATCH PALM	Thrinax radiata	25 gallon, 8' height, single
SHRUBS					
FGI	107	NO	FICUS GREEN ISLAND SHRUB	Ficus microcarpa 'Green Island'	7 gallon, 2' height, 24" spread
POD	142	NO	PODOCARPUS	Podocarpus	15 gallon, 5' height, 30" spread
POD2	77	NO	PODOCARPUS	Podocarpus	25 gallon, 15' height, 30" spread
PSL	40	YES	DWARF BAHAMA COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALO	1	NO	ALOCASIA 'ELEPHANT EAR'	Alocasia	7 gallon, 30" on center, full
BOU	68	NO	BOUGAINVILLEA	Bougainvillea 'Barbara Kurst'	3 gallon, trellis, 12" on center, full
CAM	AS REQ.	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 12" on center, full
FIP	70	NO	CREEPING FIG	Ficus pumila	1 gallon, 12" on center, full
LIR	140	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	530	NO	WART FERN	Microsorum scolopendrium	1 gallon, 12" on center, full
MOD	40	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PBM	90	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full
PGC	AS REQ.	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, 18" on center, full
XAN	40	NO	PHILODENDRON 'XANADU'	Same	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
SOD	NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
TURF	ARTIFICIAL TURF				
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				

CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF $15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

PLANT LIST, LANDSCAPE CODE + DETAILS

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

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

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: 12/06/2022

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SHEET NUMBER

L3.00



EAST ELEVATION



WEST ELEVATION

RENDERED ELEVATIONS

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

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PROJECT ADDRESS

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DRAWING

PHASE

SEAL

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: 12/06/2022

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SHEET NUMBER

L4.00



NORTH ELEVATION



SOUTH ELEVATION

RENDERED ELEVATIONS

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

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

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

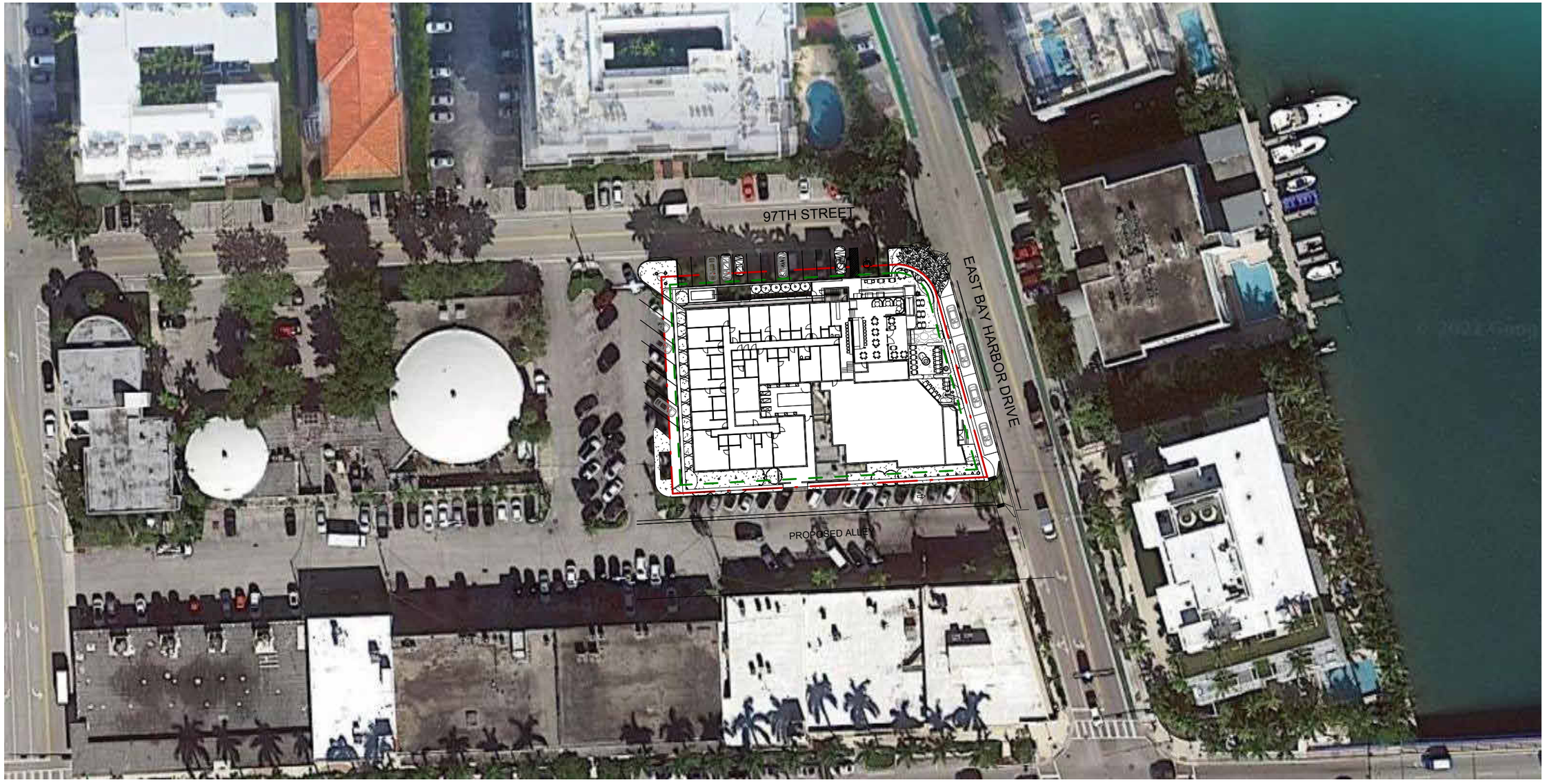
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SCALE:
DRAWN:
CHECK:
DATE: 12/06/2022

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SHEET NUMBER

L4.01



1 LOCATION PLAN.
1/64" = 1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

LOCATION PLAN

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

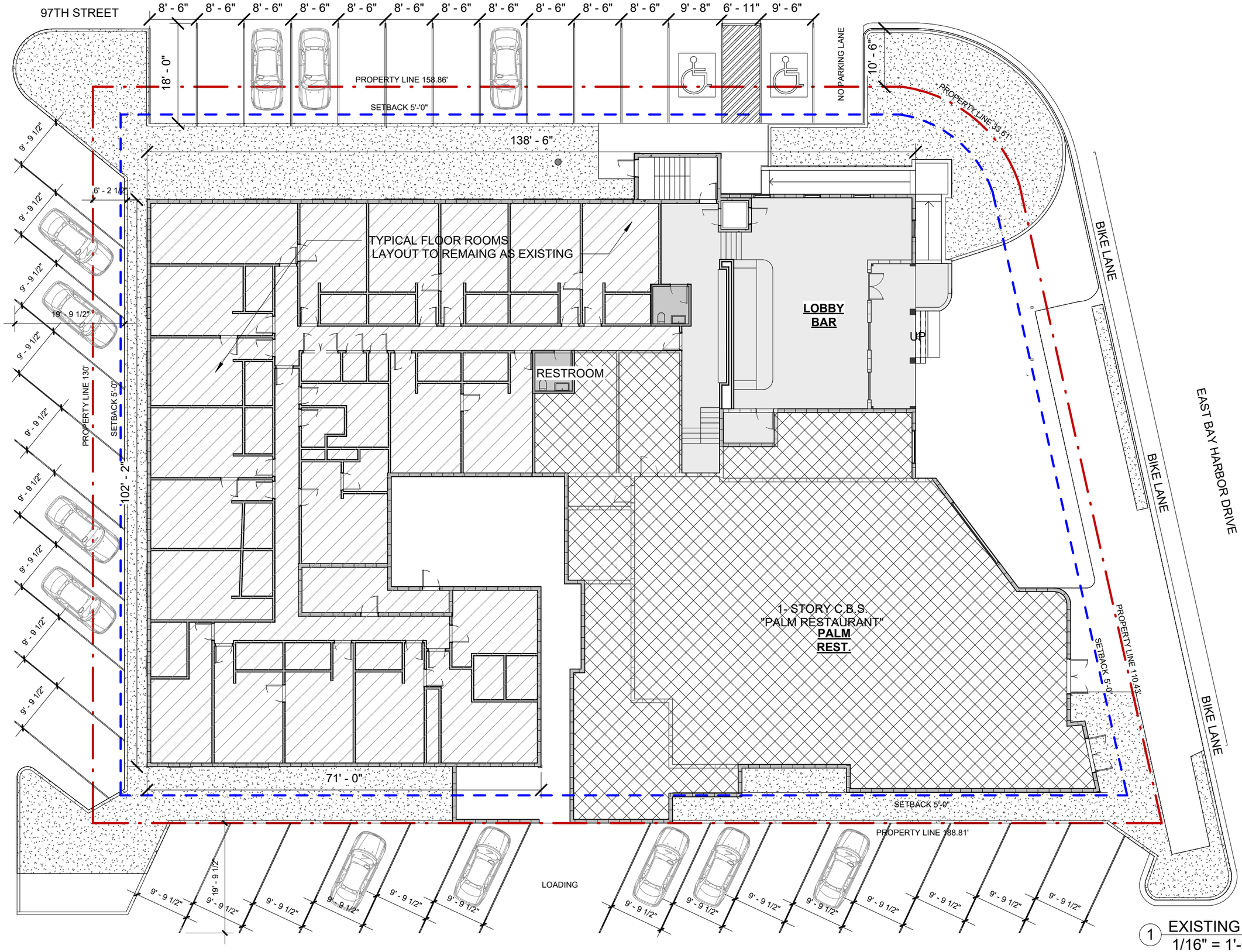
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/64" = 1'-0"
DRAWN BY:	MWR
CHECK:	JMcG
DATE	08/16/2022

SHEET NUMBER

A1.00



1 EXISTING SITE PLAN
1/16" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

EXISTING SITE PLAN

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

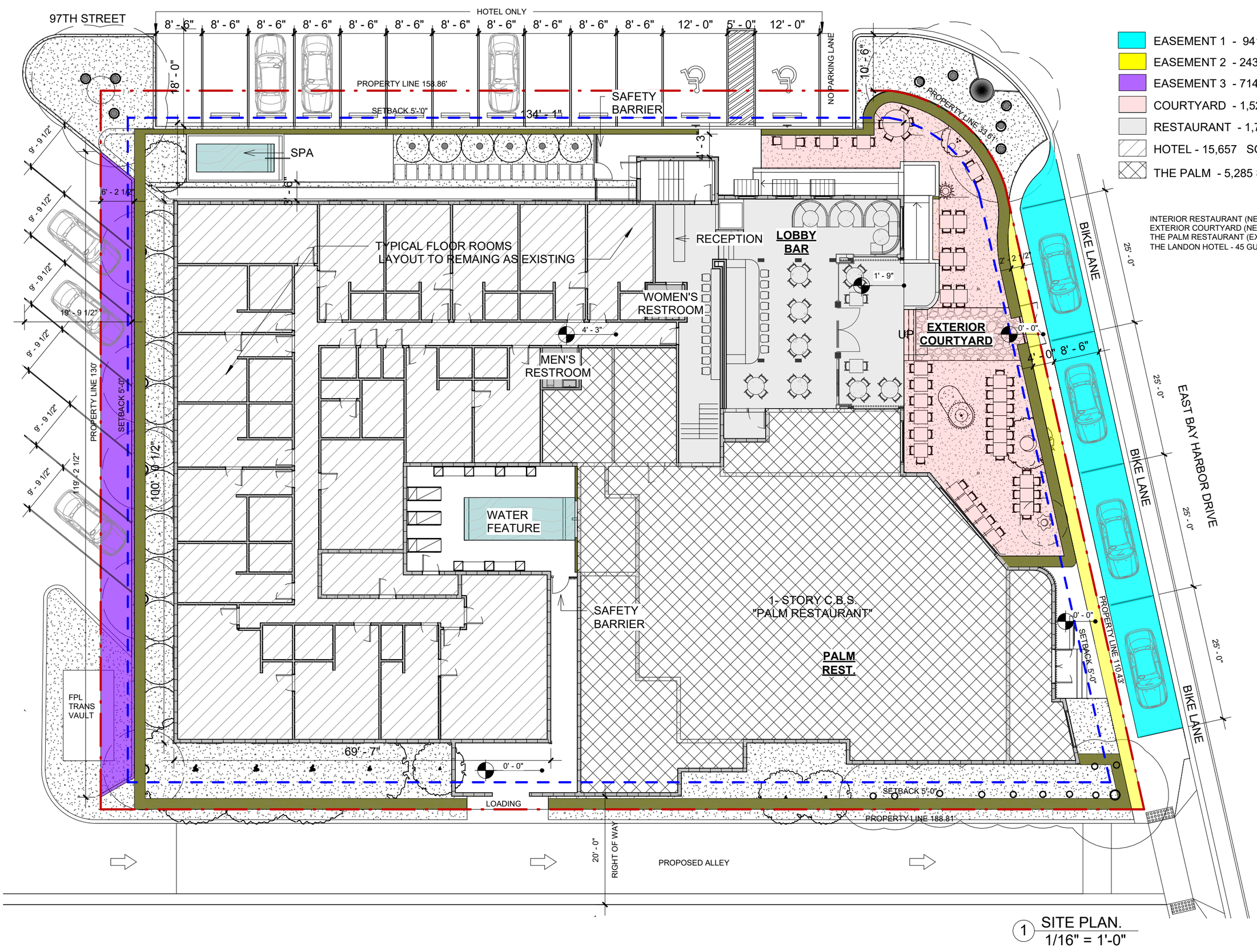
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SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/06/2022

SHEET NUMBER

A1.00



1 SITE PLAN.
1/16" = 1'-0"

- EASEMENT 1 - 941 SQ. FT.
- EASEMENT 2 - 243 SQ. FT.
- EASEMENT 3 - 714 SQ. FT.
- COURTYARD - 1,524 SQ. FT.
- RESTAURANT - 1,786 SQ. FT.
- HOTEL - 15,657 SQ. FT.
- THE PALM - 5,285 SQ. FT.

INTERIOR RESTAURANT (NEW) - 60 SEATS
EXTERIOR COURTYARD (NEW) - 65 SEATS
THE PALM RESTAURANT (EXISTING) - 140 SEATS
THE LANDON HOTEL - 45 GUESTROOMS

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PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROPOSED SITE PLAN

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

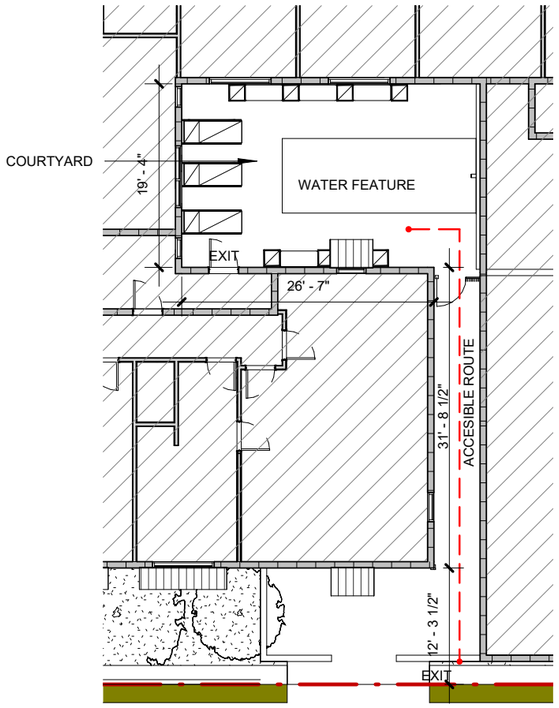
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JENNIFER McCONNEY FLORIDA LIC# AR93044

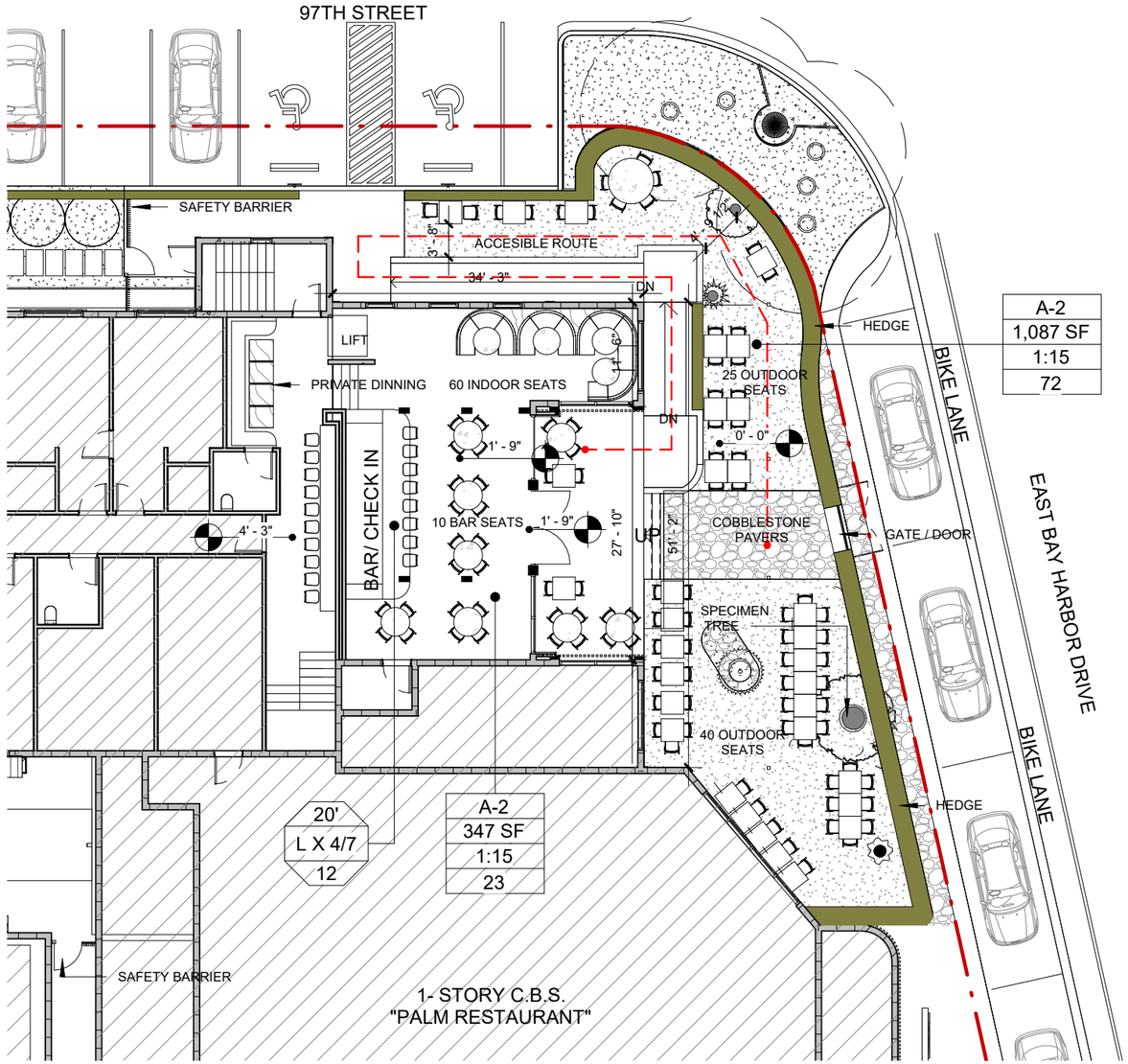
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SCALE:	1/16" = 1'-0"
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DATE	08/16/2022

SHEET NUMBER

A1.02





2 INTERIOR COURTYARD
1/16" = 1'-0"

1 ENTRANCE & LOBBY
1/16" = 1'-0"

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PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROPOSED FLOOR PLAN

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

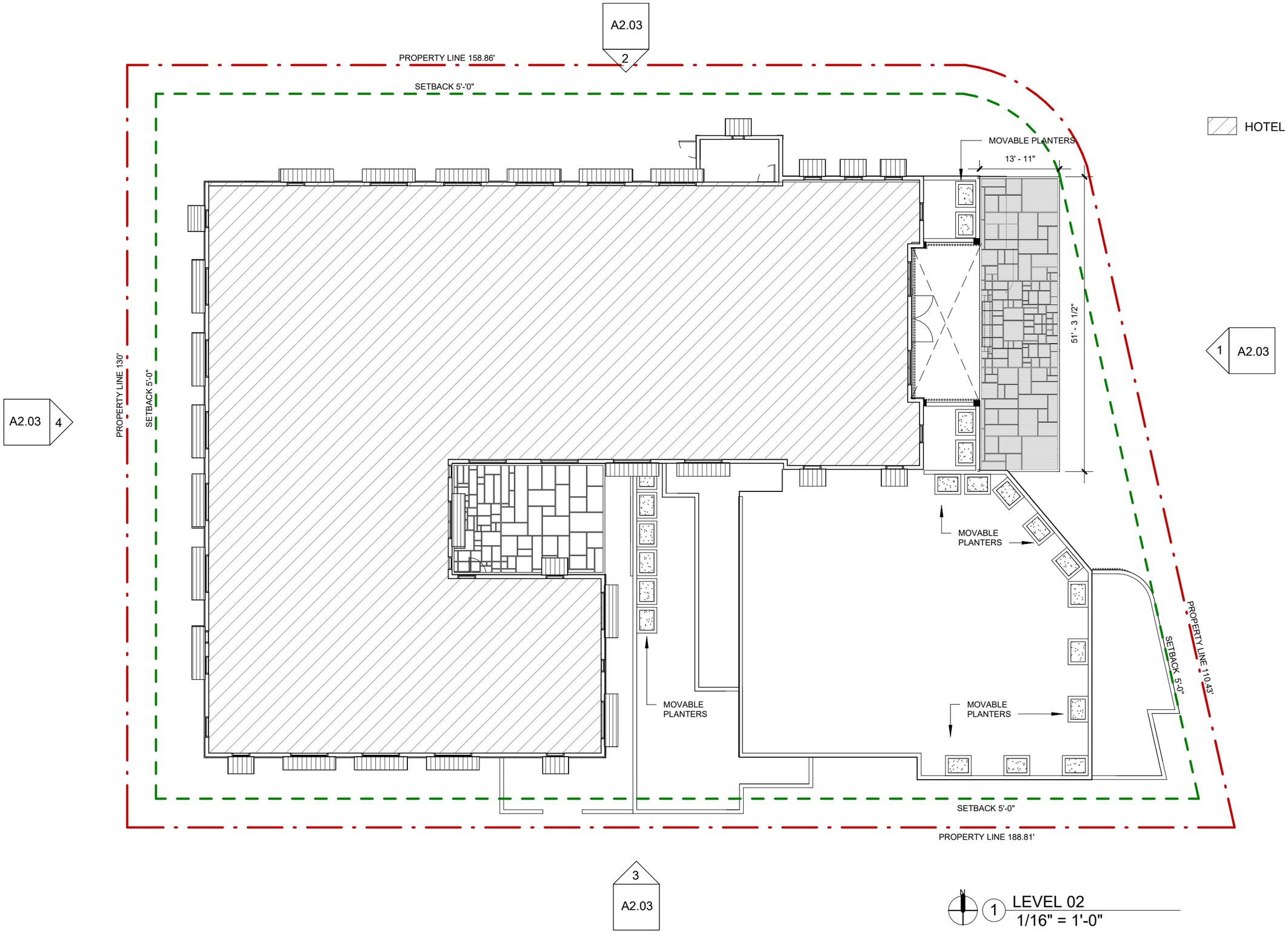
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JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/16" = 1'-0"
DRAWN BY:	MWR
CHECK:	JMcG
DATE	08/16/2022

SHEET NUMBER

A1.03



STUDIO McG ARCHITECTURE

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PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROPOSED SECOND LEVEL

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	08/15/22

SHEET NUMBER

A1.04



1 ROOF LEVEL
1/16" = 1'-0"

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Miami, FL 33138
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PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROPOSED ROOF PLAN

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

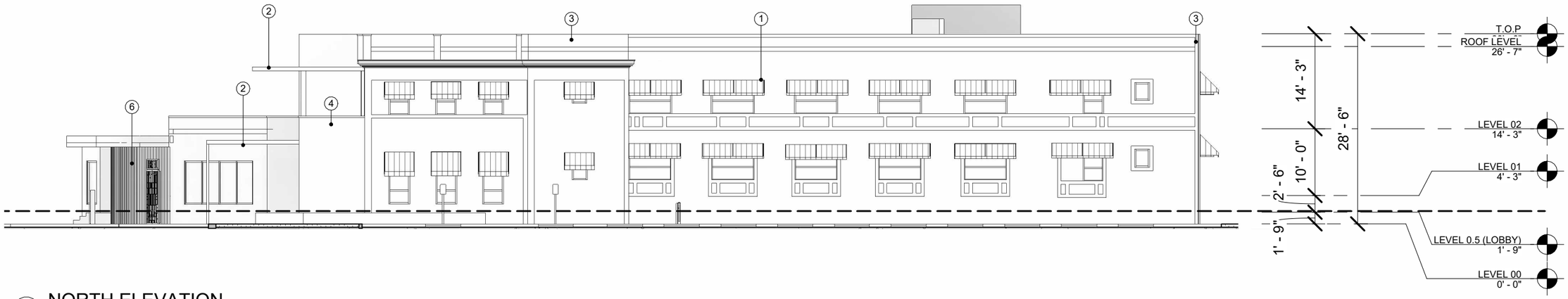
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JENNIFER McCONNEY FLORIDA LIC# AR93044

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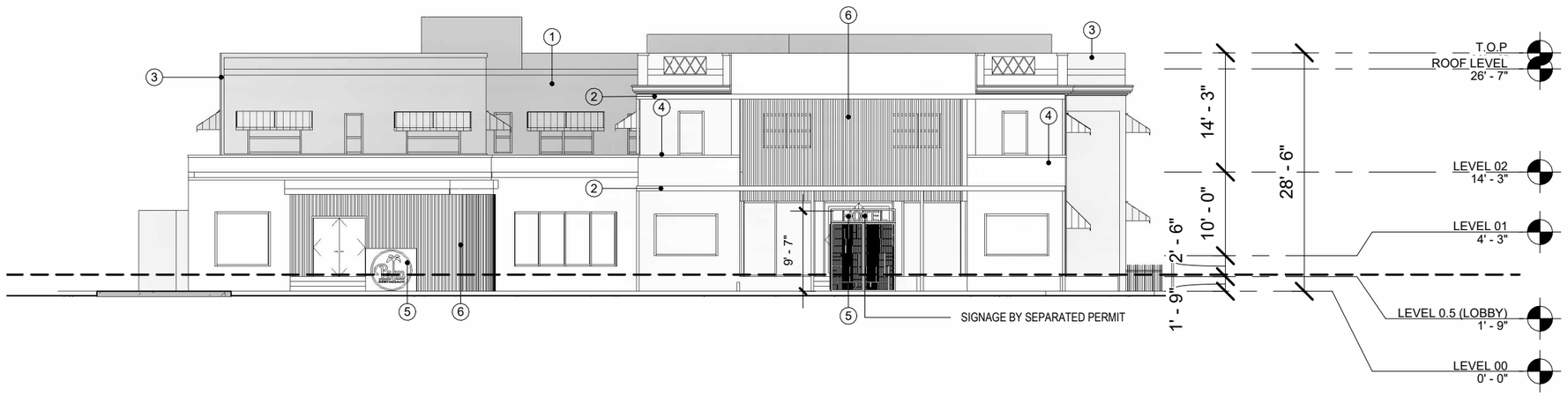
SCALE:	1/16" = 1'-0"
DRAWN BY:	MWR
CHECK:	JMcG
DATE	08/16/2022

SHEET NUMBER

A1.05



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

ELEVATION LEGEND

1. NEW CANVAS AWNING
2. WHITE ALUMINUM CANOPY WITH A NATURAL OAK COLOR WOOD COMPOSITE INSERTS
3. PAINTED STUCCO
4. MOVABLE PLANTERS
5. PROPOSED SIGNAGE
6. WOOD COMPOSITE VERTICAL LOUVERS (NATURAL OAK COLOR)

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
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Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROPOSED ELEVATIONS

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

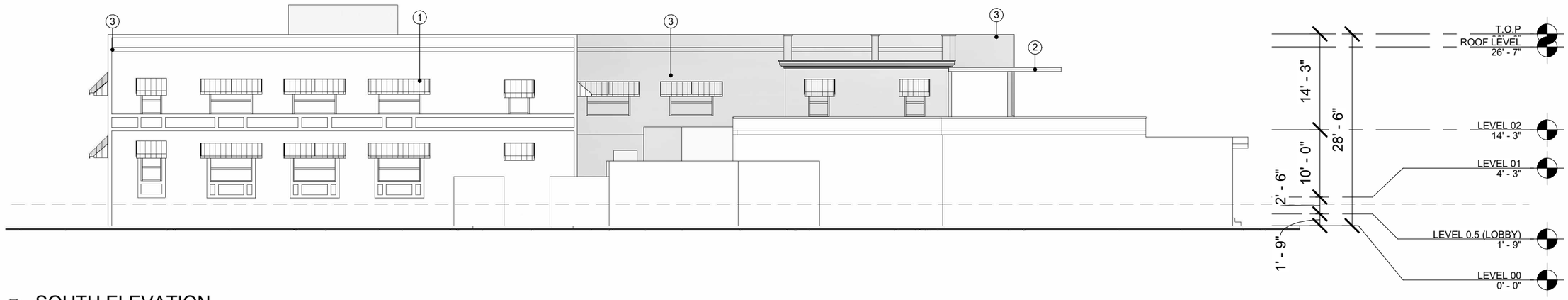
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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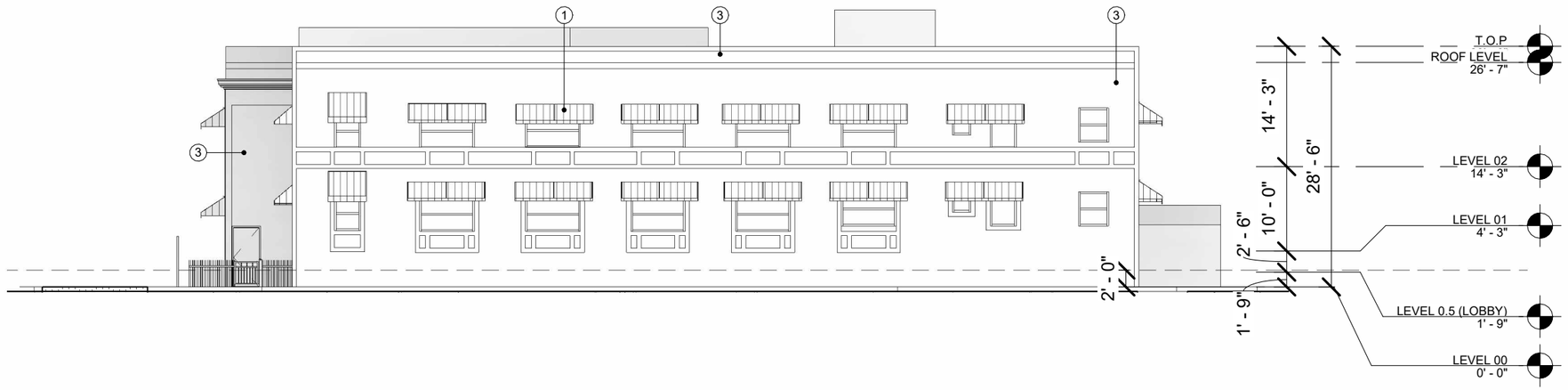
SCALE:	As indicated
DRAWN BY:	MWR
CHECK:	JMcG
DATE	08/16/2022

SHEET NUMBER

A2.01



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

ELEVATION LEGEND

1. NEW CANVAS AWNING
2. WHITE ALUMINUM CANOPY WITH A NATURAL OAK COLOR WOOD COMPOSITE INSERTS
3. PAINTED STUCCO
4. MOVABLE PLANTERS
5. PROPOSED SIGNAGE
6. WOOD COMPOSITE VERTICAL LOUVERS (NATURAL OAK COLOR)

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PROJECT NUMBER
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PROJECT NAME

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9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

PROPOSED ELEVATIONS

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	As indicated
DRAWN BY:	MWR
CHECK:	JMcG
DATE	08/16/2022

SHEET NUMBER

A2.02



1 EAST ELEVATION RENDERED
1/16" = 1'-0"



2 NORTH ELEVATION RENDERED
1/16" = 1'-0"



3 SOUTH ELEVATION - RENDERED
1/16" = 1'-0"



4 WEST ELEVATION - RENDERED
1/16" = 1'-0"

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Miami, FL 33138
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PROJECT NUMBER
2115

PROJECT NAME

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9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

DESIGN REVIEW BOARD

RENDERED ELEVATIONS

STATE OF FLORIDA
Jennifer McConney
AR93044
REGISTERED ARCHITECT

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/16" = 1'-0"
DRAWN BY:	MWR
CHECK:	JMcG
DATE	08/16/2022

SHEET NUMBER

A2.03

AGENDA ITEM REPORT
December 6, 2022

ITEM NUMBER: 4.

ITEM: Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On November 1, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units. Enclosed please find the revised site plan and elevations. (Item #4)

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

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9919-9955 EBHD MFR DRB Staff Report #2 Nov 16 2022
2.	Letter of Intent
3.	Development Impact Analysis
4.	Drainage Calcs
5.	Traffic Statement
6.	9955 East Bay Harbor Drive DRB Set 12.6.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: November 16th, 2022

Subject: Site Development Plan Application – DRB #2 Review
Proposed Multiple-Family Development (33 DU in 2022 Project)
Former Projects – 35 DU Project From 2018 Expired (MMPA #1065)
26 DU Project From 2020 Expired (MMPA #1098)
9919-9927-9955 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000021
MMPA Acct. No. 01-0702-1140

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated November 16th, 2022, and if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The DRB finds the proposed increased density (26 Base DU + 7 TDR Units = 33 DU) "fits" within the building envelope without alterations or variances.

2. The DRB approves the applicant's request for a tandem parking arrangement for forty-two (42) parking spaces of the sixty-nine (69) total spaces pursuant to Sec. 23-30 (f).

3. The DRB approves the applicant's request to not fully close-in all the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof or other screening.

4. The DRB finds the proposed alternative "breezeway" design(s) adequate in lieu of providing a Code specified through the building "breezeway" pursuant to §23-11(B1)(6).

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9919-9927- 9955 East Bay Harbor Drive
Legal Description:	Lots 19, 20 and 21, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The property owner, 9955 Bay Harbor Development, LLC, has submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed thirty-three (33) dwelling unit mid-rise residential development located at 9919-9927-9955 East Bay Harbor Drive. This waterfront site is comprised of three (3) platted lots that is 33,752 sq. ft. / 0.774 acres in size.

The proposed dwelling units (2 BR / 3 BR / 4 BR) range from 1,572 to 4,008 sq. ft. of A/C space plus balconies, etc. The proposed DU sizes far exceed the Town's minimum DU size requirements listed in Sec. 23-9. All three of the lots (Lots 19 / 20 / 21) are currently vacant (former 16 DU / 2-story Driftwood MFR complex on Lots 19 & 20 and a former 5 DU / 2-story building built in 1956. Both of the former multiple-family complexes had backout on-street parking (still exists today but will be removed during redevelopment).

In 2017-18 the Town reviewed and approved a 35 DU multiple family redevelopment project on this site. The PZB approved the project on a 5-2 vote March 20th, 2018. A Site Development Plan extension was requested and granted by the Town which expired on September 16th, 2019. The Town considers that project null and void.

In 2020-21 the Town reviewed and approved a revised 26 DU multiple family redevelopment project on this site. The PZB approved the project on a 4-2 vote Feb. 16th, 2021. The Town issued a project approval extension letter on February 3rd, 2022 which extended the project approval vesting to May 21st, 2024 (applies only to the Feb. 16th, 2021 project).

The proposed site design incorporates one (1) rectangular shaped building at 75' above BFE + 1' FBC freeboard on top of grade level partially under building parking garage / extended parking area into yard areas. There are seven (7) floors of residential use over the grade level parking areas. Access to the site is proposed via two (2) one-way driveway connections to E. Bay Harbor Drive near the north / south property lines. This provides a looped driveway circulation through the site (enter south / exit north). Each two-way driveway is 23' in width (normal for 2-way drives) that circulates through the parking garage and to a front yard one-way 12' wide lobby drop-off / loading area in front of the building. The plans show a preliminary Fire Department staging area within the EBHD roadway centered on the site. The parking garage / parking layout is designed with no mechanical lifts; however, some tandem parking spaces are shown around the perimeter

of the site partially under the building and/or extending out into the rear / side yards, which is allowed with adequate screening (fence / wall / landscaping). Three (3) guest parking / loading spaces are required as there are three (3) lots and TDRs are requested. There are four (4) guest / loading spaces shown in the front yard area adjoining the driveways. As mentioned above near the lobby entrance is a drop-off / pick-up / delivery / loading area. On the building rooftop is a recreational facility with a swimming pool, sundeck area, and men's & women's restrooms. These facilities are on a raised deck above the main roof deck. In addition, at grade level two (2) private terraces with a small pool are shown at the outer edges of the site along the waterfront.

The Town's records indicate that the lots were previously developed with a 16 DU (Driftwood) and separate 5 DU (Maine Villas) residential complexes for a total of 21 DU. Therefore, the net increase in the number of DU will be twelve (12) DU. The survey indicates the total area of the three lots is 33,752 sq. ft. / 0.77 acres in size. This would allow a maximum of 26 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The new proposal is to build 33 DU (42.86 DU/AC) which would require the acquisition of seven (7) TDR units. The Town's records reveal that on Sept. 17th, 2018, the Town Council approved three (3) private TDR applications for this site totaling nine (9) TDR units. The status of closing on those acquisitions was not known to the Town until recently – the M-D Property Appraiser's website does not show any recorded TDR deeds. The Town has now received a copy of a recorded TDR Deed for two (2) TDR units (recorded 2/04/19 @ ORD 31312 / PG 4855 MDCR). It appears that no other TDR sale closed. If those 2 other private TDR acquisitions were not completed and expired, the acquisition of five (5) TDR units will be necessary prior to the issuance of permits (TC approval required). It appears from the survey that right-of-way for on-street parking was previously dedicated but vacated, so the lots are full lots.

The adjoining / nearby developments sites currently include: to the north – the Anchorage Condominium 8 DU / 4-story (15.4 DU/AC); to the south - Harbor Park Condominium 21 DU / 7-story (82 DU/AC); to the east is the Indian Creek waterway; and to the west across East Bay Harbor Drive are the new Bay Harbor Townhomes 6 DU / 3-story, a 2-story 4 DU apartment complex, and three (3) 1-story villas. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION / PROJECT REVIEW HISTORY

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

The Town's DRC reviewed this application at their August 11th, 2022 meeting and due to the amount / significance of the DRC comments, the application was deferred to allow the applicant's design team to revise the drawings to comply with minimum Code requirements. The Town's DRC reviewed this application again at their September 13th, 2022 meeting and due to a few remaining DRC comments (zoning compliance issues), the application was deferred again to allow the applicant's design team to revise the drawings to address the final comments. The revised submittal package received September 15th, 2022 addressed all remaining DRC comments. MMPA found the September 15th, 2022 revised plans met all minimum Zoning Code requirements. The Development Review Committee (DRC) found the application technically sufficient and recommended approval the application on September 20th, 2022.

November 1st, 2022 DRB Meeting - At the November 1st, 2022 Design Review Board meeting discussions were held on this project and the application was deferred to allow the applicant to address DRB comments. The DRB items MMPA noted were:

1) The DRB requested the applicant to restudy and further enhance the proposed alternative breezeway design. The applicant has revised the plans to address the DRB comments. It is solely up to the DRB's discretion if the revision is acceptable.

2) The DRB requested the applicant to consider deleting some columns at the corners of the rear balconies / building façade. The plans show the columns were removed.

3) The DRB requested the applicant to consider glazing in some areas.

4) The DRB commented that the original building design appeared "too square", and the appearance read like a "larger" building. The applicant was requested to further study the building facades and consider revising the plans. The project architect appears to have studied the facades and made revisions in an attempt to break up the massing. It is solely up to the DRB's discretion if the revisions are acceptable.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Twenty-six (26) units are allowed by right on the property (0.774 acres x 34 DUA). The developer is now seeking to build 33 DU which exceeds the base density by 7 DU; therefore, if the project is approved by the Town, the developer will need to acquire 5 additional TDR units prior to the issuance of building permits. The proposed development would be deemed consistent with the applicable FLUM designation of the property if the Town approves the project with 7 TDR units.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this district is 75 feet (measured from BFE + 1' FBC freeboard to top of main roof deck) – the proposed main building height is 75' to the main roof deck. As allowed in Sec. 23-12 (25) a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. The plans have now been

revised to delete a previously proposed roof shade structure that exceeded the Town's allowable building height for such accessory structures. The proposed use of the property is consistent with this zoning classification, and the latest revised plans (11/16/22) comply with all Code provisions.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes three (3) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are "full-sized" and previously vacated the 11' for parking.

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

As stated above, the Site Development Plan depicts access to the site from two (2) one-way driveway connections to East. Bay Harbor Drive. Both 23' wide driveway entries lead to an under-building parking garage and also connects to a proposed front yard 12' wide driveway. Three (3) guest parking / delivery / loading spaces are shown in the front yard area as required by Code. The lobby drop-off driveway connects between the two (2) main driveways.

Based on 33 DU the Code requires at least 66 parking spaces. As there are 3 lots and TDRs are requested at least 3 guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The site plan includes a total of 69 parking spaces. Of the 69 parking spaces provided, 42 are tandem parking, 25 are regular single spaces and 2 ADA spaces are at grade are provided. In addition to the guest spaces, a drop-off area near the lobby entrance is required / provided (10' landscape strip now provided). The DRB has the discretionary approval of the tandem parking arrangement.

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / curvilinear with abundant clear glass windows, metal and glass balconies on concrete projections. The building exceeds 120' at 183'+/- in length; therefore, the Town Code requires a "breezeway". The applicant is proposing an indented building façade on the eastern & western elevation facing EBHD & Indian Creek above the 1st Level. The purpose of the required 20' minimum width open breezeway above 45' of building height is to break up the massing of bigger building facades. In our opinion, while the initial design did include some enhanced building undulations, it did not meet the implied intent of the Code and should be considered for redesign. The DRB has the ability to approve variations based on exaggerated / undulated architectural design. As stated above the DRB reviewed the initial application design on November 1st, 2022 and agreed the proposed alternative design was not adequate. Several suggestions were given to the applicant and the architect revised the design. Again, it is solely up to the DRB's discretion if the revisions are acceptable.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated November 16th, 2022, submitted to the Town for consideration:

1. This approval is based on the revised Site Development Plans prepared by Kobi Karp Architecture & Interior Design, Inc., dated November 16th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the DRB's approval of the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof. Also, a portion of the underbuilding parking area extends out from underneath the building on the sides and east, but screening is provided by fencing / wall / landscaping. If the DRB does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.

3. This approval is based on the applicant / developer acquiring five (5) additional TDR dwelling units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.

4. This approval is subject to the DRB approving an alternative to providing a "breezeway" as described in Sec. 23-11(B1)(6). If the DRB does not approve an alternative, the project must be revised to meet the standard Code provisions or as otherwise agreed to.

5. This approval is based on the DRB's approval of the applicant's request to provide an alternative parking lot design arrangement by utilizing some tandem parking spaces in the underbuilding parking garage pursuant to §23-30(f). If the DRB does not approve the requested alternative parking lot design, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.

6. Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.

7. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town will ensure the final lighting plan complies with the Code footcandle limitations / requirements. Subsequent to the redevelopment being completed Code Enforcement action will ensure compliance with excessive light emissions.

8. Impact Fees – Applicable County & Town park / other impact fees must to be paid / satisfied at time of building permits.

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

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

11. Miami-Dade Biscayne Bay Shoreline Protection Committee Approval – As this site adjoins a portion of a waterway connected to Biscayne Bay, Miami-Dade County must review / approve this project prior to redevelopment and will likely require mitigation fees due to noncompliance with their Code requirements. Confirmation of Miami-Dade Biscayne Bay Shoreline Protection Committee approval and evidence of payment of any mitigation fees is required prior to the issuance of building permits.

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

13. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

wernick&co
PLACEMAKING | LAW

Joseph A. Ruiz, Esq
WERNICK & CO, PLLC
320 Miracle Mile, Suite 203
Coral Gables, FL | 33134
jar@wernickco.com

September 27, 2022
Rev'd November 16, 2022

VIA ELECTRONIC DELIVERY AND HAND DELIVERY
Ayanidys J. Martinez, CEP
Building & Zoning Supervisor
Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

RE: Letter of Intent – 9927-9955 East Bay Harbor Drive, Bay Harbor Islands, FL
Site Plan Review Application – Design Review Board

Dear Mrs. Martinez,

Wernick & Co, PLLC submits this revised Letter of Intent on behalf of 9955 BAY HARBOR DEVELOPMENT LLC (the "Applicant"), owner of the vacant lots located at 9927 and 9955 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property")[1] to accompany Applicant's Design Review Board ("DRB") application resubmittal to the Town of Bay Harbor Islands (the "Town") for consideration of a new 33-unit multifamily residential building on the East Island.

Included as part of the application are updated and revised architectural plans prepared by Kobi Karp Architecture and Interior Design, Inc, dated November 16, 2022, along with the supplemental application materials such as landscape plans, photometric plans, and a signed and sealed survey (the "Application"). The updated and revised Application and Letter of Intent are being provided as a cohesive response to feedback received from the DRB on November 1, 2022, when the Project was first presented to the board.

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is comprised of three (3) platted lots for a total of 33,752 square feet (0.77 acres), located at the northeast corner of the Town's East Island, along East Bay Harbor Drive, between 99th Street and 100th Street. The Property is located within the RM-1 zoning district, with frontages along East Bay Harbor Drive and the Indian Creek waterway, directly across the waterway from Bal Harbour Village.

This area of the East Island includes a mixture of low-to-mid-rise residential complexes. Along East Bay Harbor Drive, the Property is flanked by the Harbour Park Condominium to the south, The

[1] The folio numbers associated with the Property is 13-2227-001-0970 and 13-2227-001-0960.

Anchorage Condominium to the north, and low-scale multifamily buildings across East Bay Harbor Drive.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is redeveloping the Property as a new 33-unit boutique multifamily residential infill building with 69 parking spaces located on Level 1, and a mix of amenity spaces to support the future residents of the building (the "Project"). The Project rises to 75' from Base Flood Elevation, plus 1' FBC freeboard, to the shared amenity roof deck, in compliance with allowable rooftop projections under the Town's Code of Ordinances (the "Code"), complete with a roof lounge area and several pools for residents to gather and relax. The Project also proposes a residential lounge/ amenity space and a gym on Level 2. The residential units are located on Levels 2 – 8, with Level 2 offering three (3) units and Levels 3-8 offering five (5) units per floor.

The Project's design features a contemporary South Florida design with abundant glazing along the facades of the building to allow ample natural light flood through the units along multiple vantage points. As discussed further below, and as shown on the architectural plans, the building provides enhanced architectural articulation and details along the façade. *See* Sheets A1.05 - A1.08. The design includes recessed portions of the floor plates along the edges and interior cores of the building, effectively breaking up the long massing and providing movement throughout the Project. Native landscaping is proposed throughout the Project, complementing the Project's proposed materials that are commonly found in South Florida architecture and throughout the Town.

ZONING COMPLIANCE. Pursuant to the Town's Future Land Use Map, the property has a future land use designation of *M-H Medium-High Density Residential (34 DUA)*, which allows a maximum base density of 34 dwelling units per acre. All properties within the RM-1 zoning district have been designated as receiving parcels, and therefore the Property is eligible to receive increased density through participation in the TDR Program, up to a maximum of seventy (70) dwelling units per acre. The Project is providing 33 dwelling units, with 7 units obtained via participating in the Town's TDR Program. Two (2) TDRs have already been obtained; therefore, five (5) TDRs remain to be obtained for the Project. See **Exhibit 1** for a copy of the Special Warranty Deed for Two (2) TDRs.

In lieu of providing a breezeway, per Section 23-11(B1)(6) of the Code, the Project proposes enhanced, architectural interventions and detailing along the building's primary and waterfront façades. The design of the building has been further developed in response to feedback received from the DRB on November 1 when the Project was first presented. By diversifying the facades and incorporating dramatic setbacks at four (4) different depths, allowing the building to push and pull, with the largest break occurring in the center of the building along the primary façade fronting East Bay Harbor Drive. Aluminum cladding with a brown wood-finish has also been introduced to anchor the northern and southern most portions of the building. This further breaks the building into three (3) separate volumes, continuing the multi-mass theme. Lastly, the exposed columns located within the waterfront corner balconies were removed and embedded within the building envelop to soften the edges and open the views for neighbors and residents alike.

As mentioned, the Project is providing 69 parking spaces located on Level 1. Three (3) of the 69 parking spaces are intended for guest parking, per Section 24(c)(3)(1) of the Code. 42 of the

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spaces are tandem parking spaces and 27 are standard single spaces, of which 2 are ADA spaces at grade. A 6' privacy screen has been relocated along the Property line, proposed with a wood-finish to complement the natural material palate. The Project includes an internal on-site drop-off driveway in front of the building entrance to accommodate vehicles on the Property and avoid queueing along East Bay Harbor Drive.

The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments; and thus, the Project is consistent with the Town's Comprehensive Plan.

CONCLUSION. On behalf of the Applicant, we look forward to bringing the Project back before the DRB at its December 6 meeting to discuss the changes made based on their feedback and their consideration of the Project for site plan approval.

Sincerely,



Joseph A. Ruiz

Enclosures

cc: Erin L. Grafton, Wernick & Co, PLLC
Michael J. Miller, AICP, Town Planner

320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

EXHIBIT 1

RECORD AND RETURN TO:

Name: KIM M. RUBIN, Esquire
Address: 55 Lynn Road
Needham, MA 02494

THIS INSTRUMENT PREPARED BY:

Name: GARY A. KORN, Esquire
LEOPOLD KORN, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, Florida 33180

CFN 2019R0068952
OR BK 31312 Pg 4855 (1Pgs)
RECORDED 02/04/2019 15:18:49
DEED DOC TAX $0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

[Space above line reserved for recording office use]

SPECIAL WARRANTY DEED FOR TWO (2) TRANSFERABLE DEVELOPMENT RIGHTS

THIS INSTRUMENT is executed this 28th day of January, 2019 by **BH 101 LLC,** a Florida limited liability company (hereinafter referred to as "Grantor") in favor of **CONGRESS DRIFTWOOD LLC**, a Delaware limited liability company, whose post office address is c/o The Congress Group, 33 Arch Street, Suite 1100, Boston, Massachusetts 02110 (hereinafter referred to as "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever:

Two (2) transferable development rights (the "Development Rights") appurtenant to the following described parcel of real property (the "Donor Parcel"):

Lots 13 and 14, Block 6, **BAY HARBOR ISLANDS**, according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida

for utilization by Grantee as an appurtenance to the following described parcel of real property (the "Receiving Property") in accordance with the provisions of Section 23.22.2 of the Town of Bay Harbor Islands Code of Ordinances (the "Town Code"), as approved through Resolution No. 2160:

Lots 19, 20 and 21, Block 4, **BAY HARBOR ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

AND Grantor does hereby fully warrant the title to the Development Rights and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor. Grantor further represents and warrants that the Development Rights have not been previously used, demised or sold and agrees that the Development Rights are hereby severed from the Donor Parcel.

This instrument is for a transfer of Development Rights to the Receiving Property and does not transfer any interests in real property. Accordingly, pursuant to TAA No. 03B4-007 (July 14, 2003), no documentary stamp tax is due in connection herewith.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

WITNESSES:

Janet Rosenthal
Print Name: Janet Rosenthal

Print Name:

BH 101 LLC, a Florida limited liability company

By: _____
KIMBERLY HILL, Manager

Address: 3930 Max Place
Boynton Beach, Florida 33496

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th day of January, 2019 by **KIMBERLY HILL**, as Manager of **BH 101 LLC**, a Florida limited liability company, who is personally known to me.

My Commission Expires: Notary Public State of Florida Claudia Fajardo My Commission GG 172513 Expires 01/03/2022

Notary Public, State of Florida
Print Name: Claudia Fajardo

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9927 East Bay Harbor Drive

Location: 9927-9955 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9927 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 33-unit residential condominium building with 69 parking spaces.

Site Square Feet / Acreage: Approximately 33,750 sf / 0.77 acres

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The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 0 units x 200 gallons = 0
Proposed: 33 units x 200 gallons = 6,600
Net increase: + 6,600 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0
Proposed: 33 units x 156 gallons = 5,148
Net increase: + 5,148 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0
Proposed: 33 units x 0.632 tons = 20.86
Net increase: + 20.86 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

9955 E. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years

Minimum time of Concentration, t_{tc}= **10** Min.

The IDF relation used by DERM, $I = 308.5/(48.6T^{-0.11}+t(0.5895+T^{-0.67})$

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I"	PEAK RUNOFF (Q=CIA)
	(AC)	(AC)	(AC)			(INCH/HR)	(CFS)
BLDG	0.46	0.46	0.00	0.95	0.44	6.74	2.95

DRAINAGE WELL DESIGN

Well Discharge Capacity: **400** gpm/ft of head.

Well Discharge Capacity: **0.89** cfs/ft

Well Diameter: **24** inches

Drainage Well Casing Depth: **80** feet

Well Mounding: **1.76** ft.

Ground Water Table: **2.07** ft. N.G.V.D.

Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

Walter M Lugo

Digitally signed by Walter M Lugo
DN: c=US, o=Ocean Engineering Inc, dnQualifier=A01410C0000018124CFC7D40002651E, cn=Walter M Lugo
Date: 2022.08.23 11:21:53 -04'00'

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD	WELL CAPACITY	DRAINAGE BASIN AREA	PEAK RUNOFF	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY	SAFETY FACTOR
	(FT. NGVD)	(CFS/WELL)	(AC.)	(CFS)		(CFS)	
Site	4.17	3.72	0.460	2.95	2.00	7.43	2.52

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
	WIDTH (FT.)	LENGTH (FT.)						
DW-1	5.00	10.50	6.50	3.85	2.95	265	5.05	**3.50**

19 July 2022

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

Re: Traffic Generation Statement
9927 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330115101

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9927 E. Bay Harbor Drive residential development on the northeast corner of E. Bay Harbor Drive and 99th Street in Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than 13 peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises 33 mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 0.77-acre site (Folio Nos.: 13-2227-001-0970 and 13-2227-001-0960) is currently a vacant lot. The development will comprise an eight-story residential building with 33 residential units. The project site is on the northeast corner of the T-intersection of E. Bay Harbor Drive and 99th Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections each to E. Bay Harbor Drive. Both driveways will operate as full-access driveways with direct access to the proposed parking on the ground floor and valet drop-off at the internal driveway at the building entrance. The proposed development will not have gated-controlled access. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 150 daily, 12 morning peak-hour and 13 afternoon peak-hour trips. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 4.54 (X)	50%	50%	75	75	150

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.37 (X)	23%	77%	3	9	12

AFTERNOON PEAK HOUR

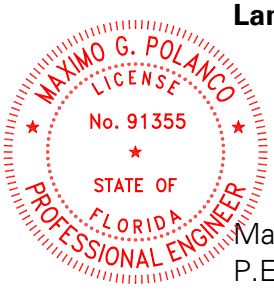
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.39 (X) + 0.34	61%	39%	8	5	13

Conclusion

We determined that the 9110 E. Bay Harbor Drive residential development is not expected to generate more than thirteen (13) peak-hour trips. The development comprises an eight-story apartment building with 33 residential units that will have two two-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



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

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

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.07.19 18:03:11-04'00'

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

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

MGP:mgp

Attachments:

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

Florida Certificate of Authorization No. 6601

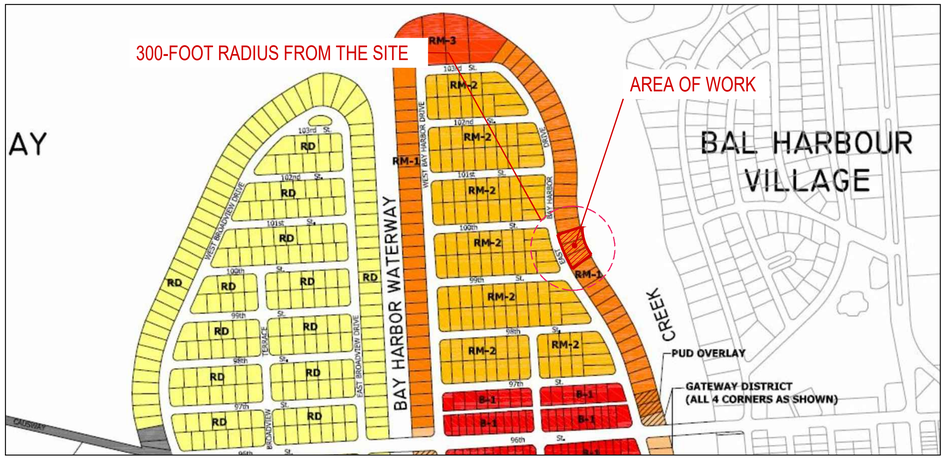
\\langan.com\data\FTL\data1\330115101\Project Data_Discipline\Traffic\Reports\2022-07-19 9927 E Bay Harbor Traffic Statement.docx

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



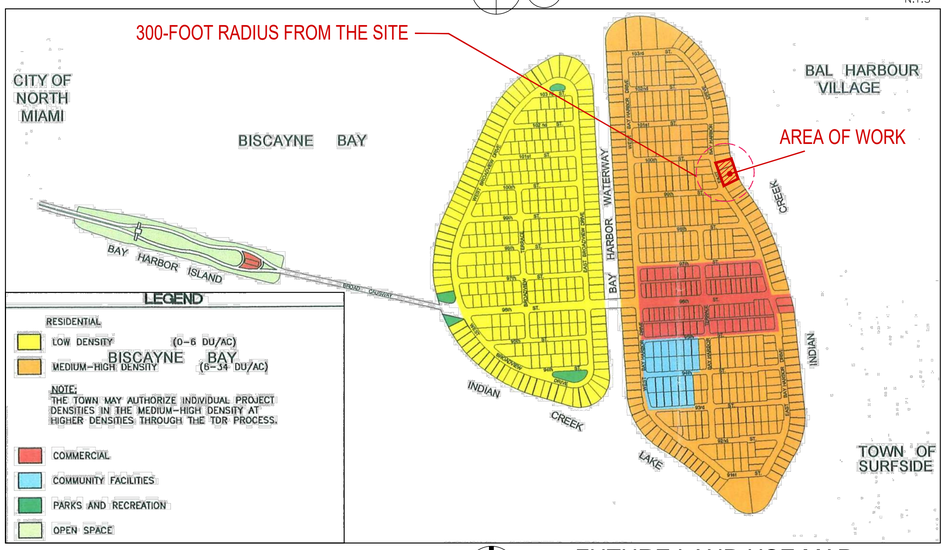
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project 9927 E BAY HARBOR DRIVE BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title SITE LOCATION MAP	Project No. 330115101 Date 7/19/2022 Scale NTS	FIGURE 1

ATTACHMENT B
SITE PLAN



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9927 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9927 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 33,750 SF (0.77 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE (10.00 FT NGVD)	75'-0" ABOVE DFE
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,892 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 15,400 X 0.15 = 2,310 SF MIN.	2310 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	26'-5" FEET 30 FEET 30 FEET
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT FOR A MAXIMUM OF 22'-6"	22'-6" ALL LEVELS
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	2,258 SF	-
LEVEL 2	18,714 SF	11,792 SF
LEVEL 3	18,835 SF	14,326 SF
LEVEL 4	18,835 SF	14,326 SF
LEVEL 5	18,835 SF	14,326 SF
LEVEL 6	18,835 SF	14,326 SF
LEVEL 7	18,835 SF	14,326 SF
LEVEL 8	18,835 SF	14,326 SF
LEVEL 9 (ROOF DECK)	1,407 SF	-
GRANDTOTAL	135,389 SF	97,748 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	68 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			66 P.S.	68 P.S.

PARKING PER FLOORS		TOTAL OF PARKING
LEVEL 1	66 STANDARD P.S. + 2 ACCESSIBLE P.S. = 68 P.S.	68 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

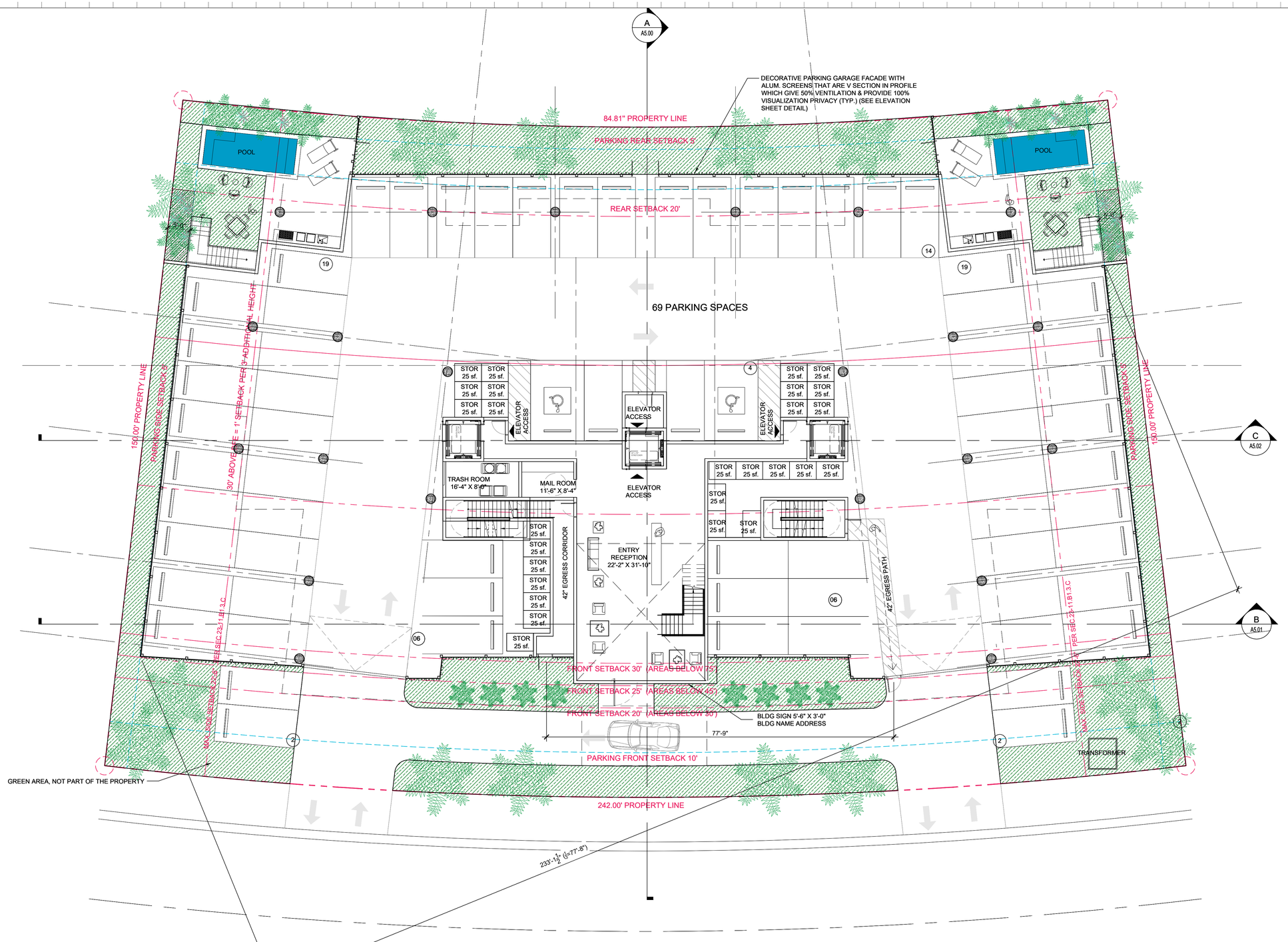
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROJECT DATA

Date	06-16-2022	Sheet No. A1.00
Scale		
Project	2227	



74 PARKING SPACES

B.F.E. = 9'-0" NGVD

FIRE STAGING NOTE

GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE



1 SITE PLAN

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

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -----

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SITE PLAN

Date	06-16-2022	Sheet No.	A2.00
Scale			
Project	2227		

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-0970
Property Address:	9927 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1511
Owner	9955 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$3,825,000	$3,825,000	$3,825,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$3,825,000	$3,825,000	$3,825,000
Assessed Value	$3,825,000	$3,825,000	$3,825,000

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

Short Legal Description
BAY HARBOR ISLAND
PB 46-5
LOT 21 BLK 4
LOT SIZE 11250 SQ FT
FAU 13 2227 086 0001

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$13,500,000	33170-3454	Qual on DOS, multi-parcel sale

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-0960
Property Address:	9955 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1500
Owner	9955 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$7,650,000	$7,650,000	$7,650,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$7,650,000	$7,650,000	$7,650,000
Assessed Value	$7,650,000	$7,650,000	$7,650,000

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

Short Legal Description

26 27 34 35 52 42
BAY HARBOR ISLAND PB 46-5
LOTS 19 & 20 BLK 4
LOT SIZE 150.000 X 150
OR 16741-2138 0395 1



Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$13,500,000	33170-3454	Qual on DOS, multi-parcel sale
01/25/2016	$9,000,000	29939-0349	Qual by exam of deed
03/01/1995	$960,000	16741-2138	Sales which are qualified
04/01/1994	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

ATTACHMENT C
ITE EXCERPTS

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

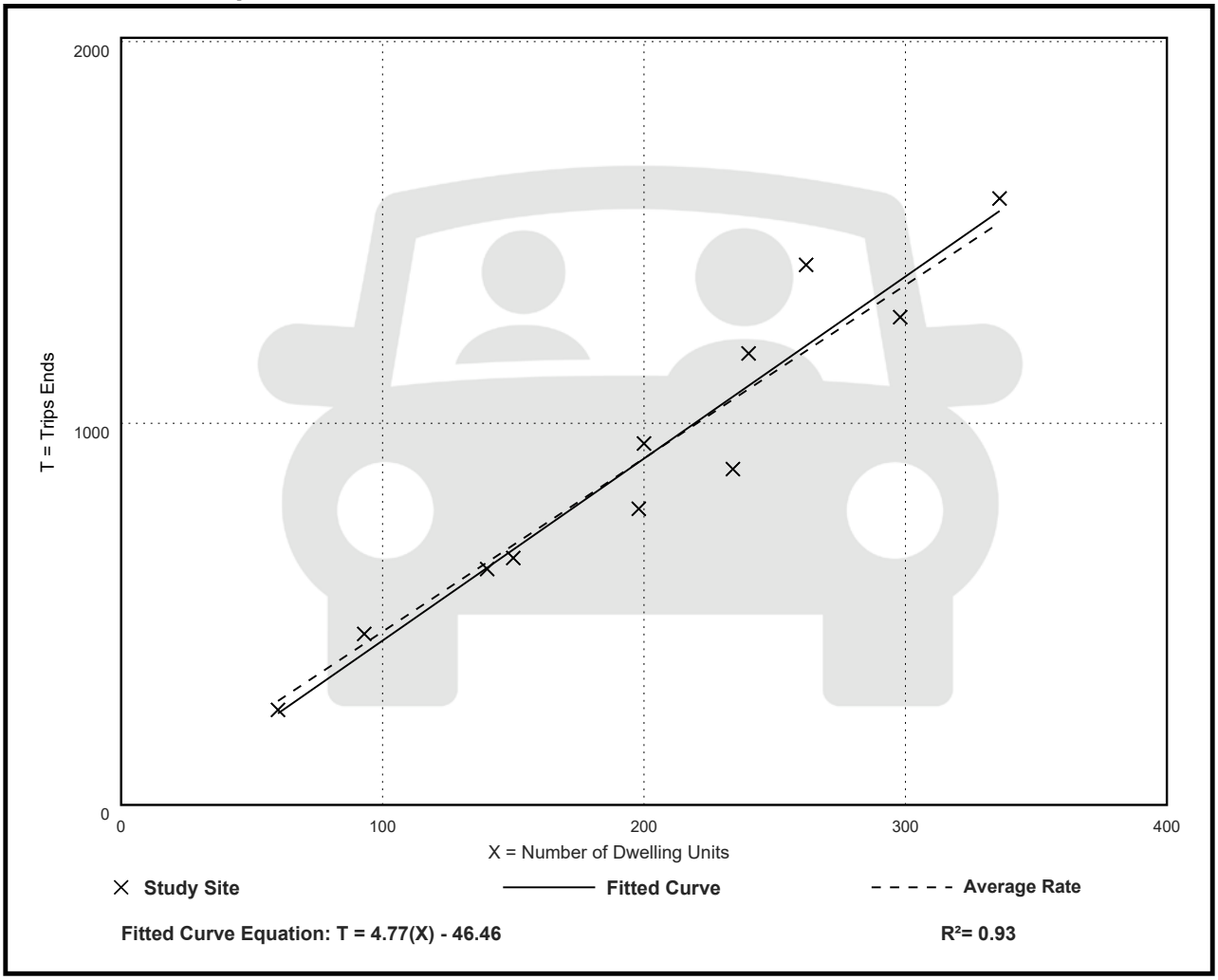
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

R^2= 0.93

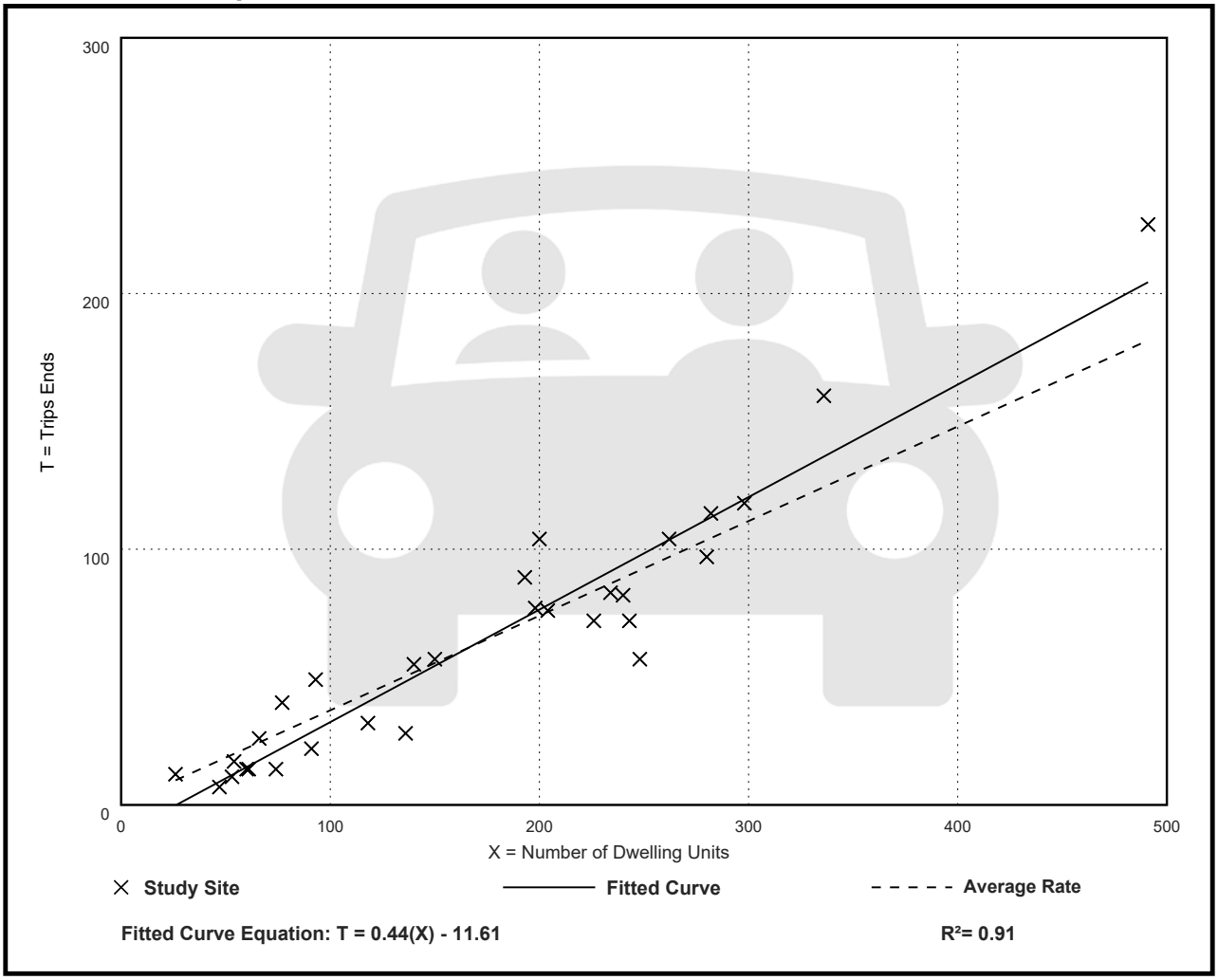
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



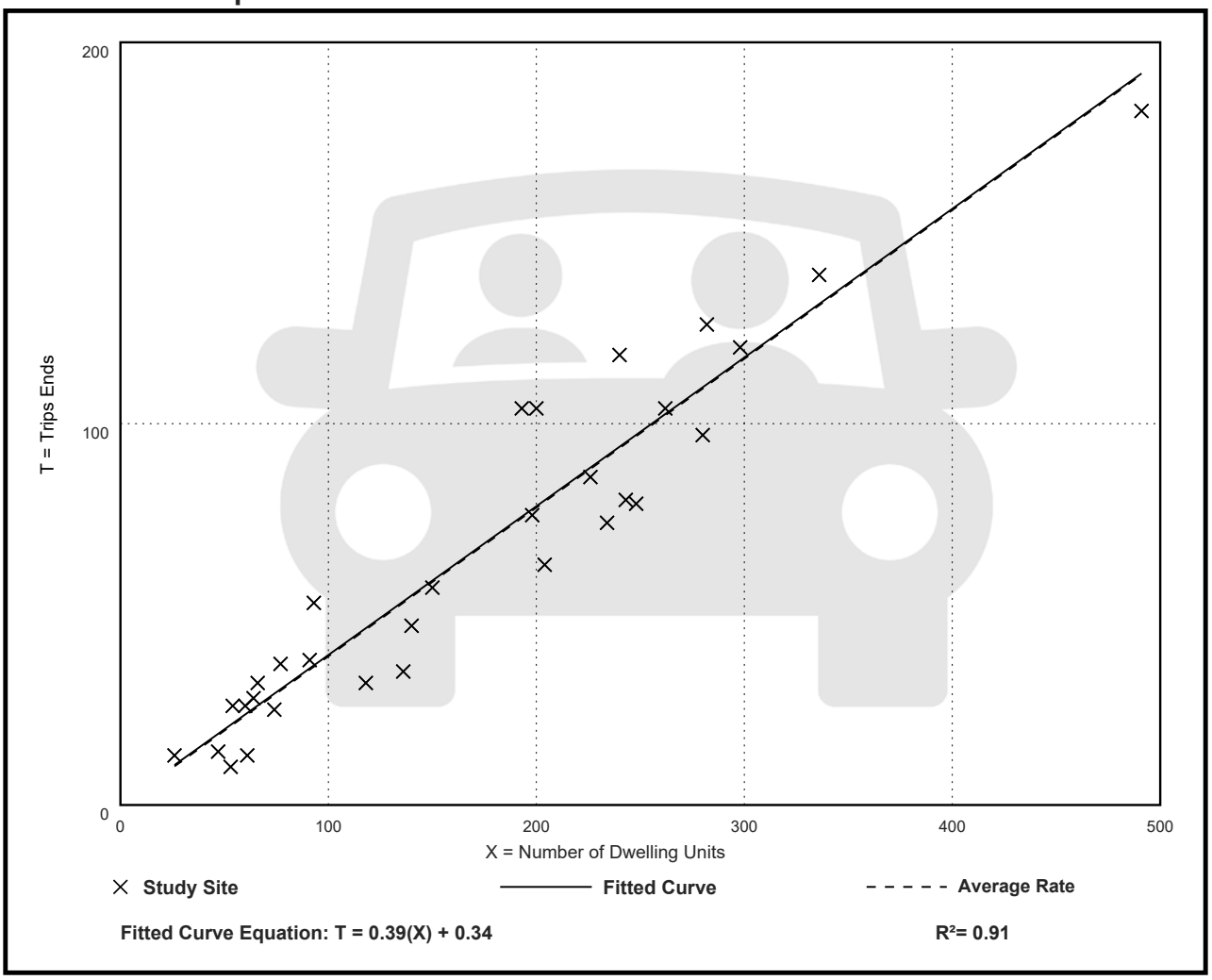
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation





9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DESIGN AND REVIEW BOARD SUBMITTAL (REV.1)

NOVEMBER 16, 2022

DRAWING INDEX

	Discipline	Sheet	Description	DRB COMMENTS 11/01/22
	Arch. KKAID	A0.00	COVER	X
			SURVEY	
		A1.00	PROJECT DATA	X
		A1.01	OPEN AREA CALCULATIONS	X
		A1.02	CONTEXT SITE MAP	
		A1.03	CONTEXT PHOTOS	
		A1.04	SURROUNDING BUILDINGS	
		A1.05	RENDERING_VIEW FROM THE BAY	X
1		A1.06	RENDERING_VIEW FROM THE STREET	X
		A1.07	RENDERING_BAY FRONTAGE	X
		A1.08	RENDERING_STREET FRONTAGE	X
		A2.00	SITE PLAN	X
		A2.01	SETBACK DIAGRAM	
		A3.00	FLOOR PLAN - LEVEL 1	X
		A3.01	FLOOR PLAN - LEVEL 2	X
		A3.02	FLOOR PLAN - LEVEL 3	X
		A3.03	FLOOR PLAN - LEVEL 4-5	X
		A3.04	FLOOR PLAN - LEVEL 6	X
		A3.05	FLOOR PLAN - LEVEL 7	X
		A3.06	FLOOR PLAN - LEVEL 8	X
		A3.07	ROOF PLAN - POOL DECK	X
		A3.08	UPPER ROOF	X
		A4.00	BUILDING COLOR ELEVATION - NORTH	X
		A4.01	BUILDING COLOR ELEVATION - WEST	X
		A4.02	BUILDING COLOR ELEVATION - SOUTH	X
		A4.03	BUILDING COLOR ELEVATION - EAST	X
		A5.00	BUILDING SECTION -A	X
		A5.01	BUILDING SECTION -B	X
		A5.02	BUILDING SECTION -C	X
	M.E.P RG ENG.	PH-1	GROUND FLOOR PHOTOMETRIC PLAN	
		PH-2	GROUND FLOOR EMERGENCY PHOTOMETRIC	
		PH-3	ROOF DECK PHOTOMETRIC PLAN	
		PH-4	ROOF DECK EMERGENCY PHOTOMETRIC	
	LANDSCAPE TOPO-GRAPHIC	L-1	LANDSCAPE PLAN	X
		L-2	ROOF DECK LANDSCAPE PLAN	X
		L-3	LEVEL 2,3,4,5,6,7 LANDSCAPE PLAN	X
		TD-1	TREE DISPOSITION PLAN	X

DRAWING INDEX

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CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	
	C200	PAVING GRADING AND DRAINAGE PLAN	
	C300	WATER AND SEWER PLAN	
	C400	DRAINAGE DETAILS	
	C500	SEDIMENTATION AND EROSION CONTROL P	
	C600	SEDIMENTATION AND EROSION CONTROL N	

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LANDSCAPE DESIGN

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Punta Gorda, FL 33983
TEL: 951-564-5016

OWNER

9955 BAY HARBOR
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TEL: 847.436.7777

ARCHITECTS

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571 NW 28th STREET
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TEL: 305-828-0644

TRAFFIC CONSULTANT

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100 CAMBRIDGE STREET , SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

FIRE PROTECTION / LIFE SAFETY CONSULTANT

SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

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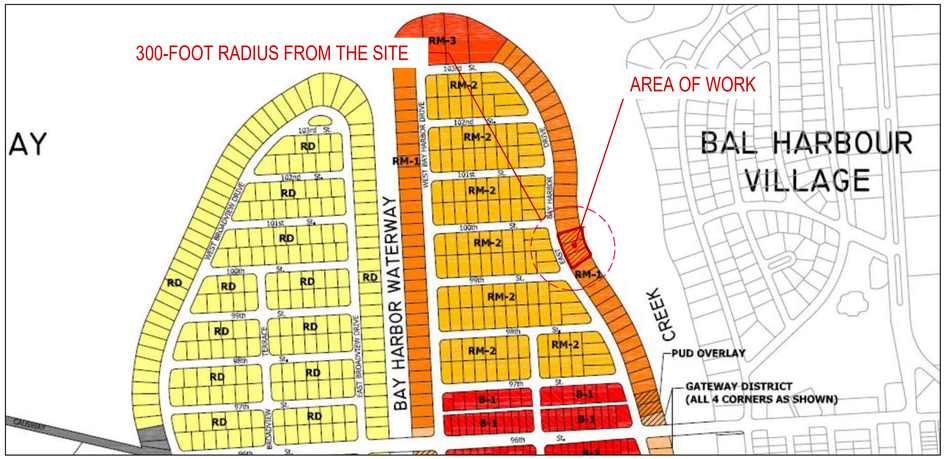
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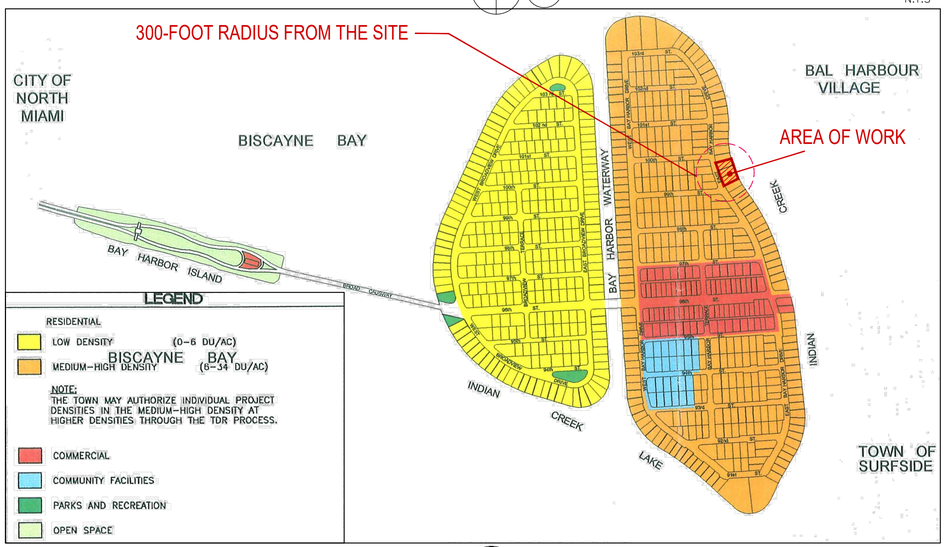
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1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9927 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9927 & 9955 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 33,750 SF (0.77 ACRES) FOLIO: 13-2227-001-0970 = 11,250 SF
13-2227-001-0960 = 22,500 SF
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1 SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,752 SF	33,752 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE* (11.00 FT NGVD)	75'-0" ABOVE DFE*
	*DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 10'+1' = 11' NGVD	
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	111'-4"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,752 X 0.2 = 6,750 SF MIN.	6,797 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 13,030 X 0.15 = 1,955 SF MIN.	2,030 SF = 15%

2 SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK (WEST)	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	20 FEET 30 FEET 30 FEET
(WEST) FLEX SETBACKS	MAX. ALLOWED 1/3 LENGTH OF BUILDING FRONTAGE (192'-8") = 64'-2"	30 FEET
C) SIDE YARD SETBACK (NORTH-SOUTH)	10% OF STREET FRONTAGE (242 FT) = 24.2 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-6" ALL LEVELS
D) REAR YARD SETBACK (EAST)	20 FEET	20 FEET

3 AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	2,258 SF	-
LEVEL 2	18,714 SF	11,792 SF
LEVEL 3	18,835 SF	14,326 SF
LEVEL 4	18,835 SF	14,326 SF
LEVEL 5	18,835 SF	14,326 SF
LEVEL 6	18,835 SF	14,326 SF
LEVEL 7	18,835 SF	14,326 SF
LEVEL 8	18,835 SF	14,326 SF
(ROOF DECK)	1,407 SF	-
GRANDTOTAL	135,389 SF	97,748 SF

4 PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	69 P.S.
	GUEST	3 P.S. PER ZONING CODE SEC. 24 (c)(3)(1).	3 P.S.	
TOTAL PARKING			66 P.S.	69 P.S.

PARKING PER FLOORS	TOTAL OF PARKING
LEVEL 1 67 STANDARD P.S. + 2 ACCESSIBLE P.S. = 69 P.S.	69 P.S.

5 # OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

6 UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	2A	4	1,550 SF	4,088 SF
	2B	3	1,350 SF	3,721 SF
	2C	4	1,550 SF	4,088 SF
	A	4	1,550 SF	4,088 SF
3-8	B	3	1,350 SF	3,721 SF
	C	4	1,550 SF	4,088 SF
	D	2	1,150 SF	1,572 SF
	E	2	1,150 SF	1,572 SF
ROOF L.				

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Tel: 951-564-5016

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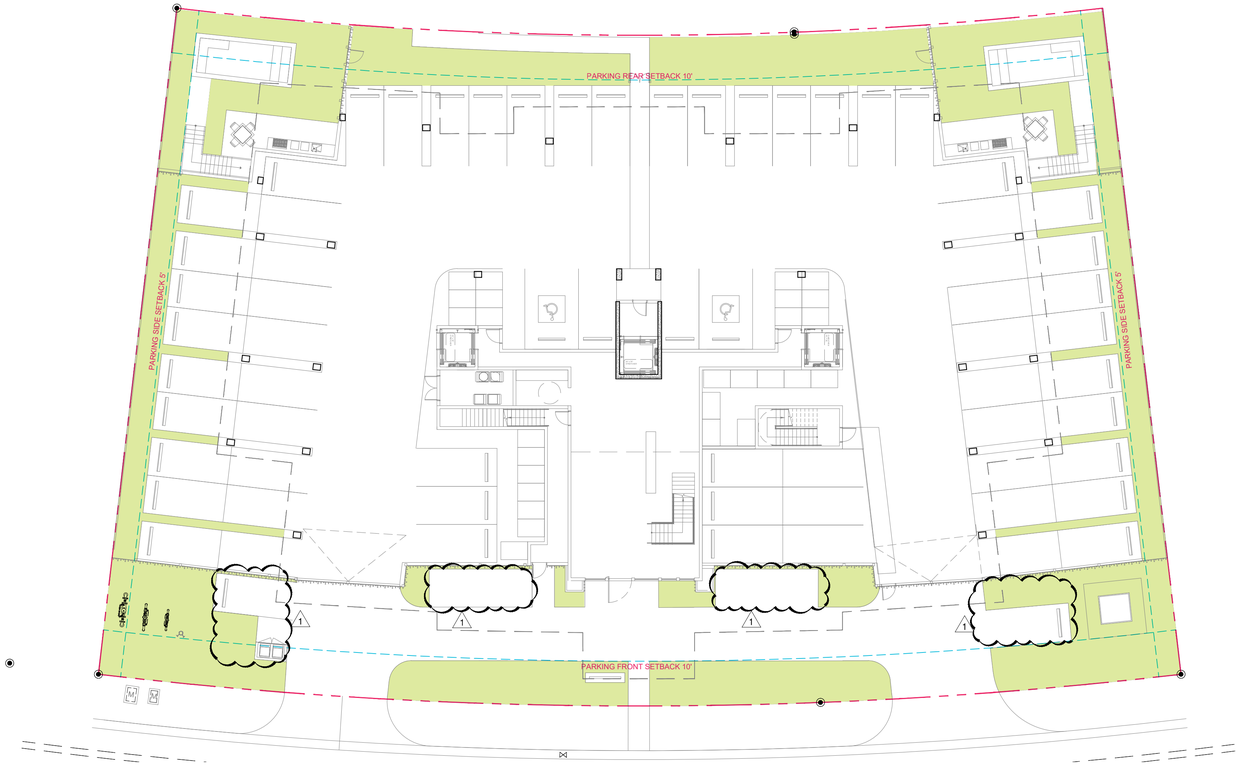
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PROJECT DATA

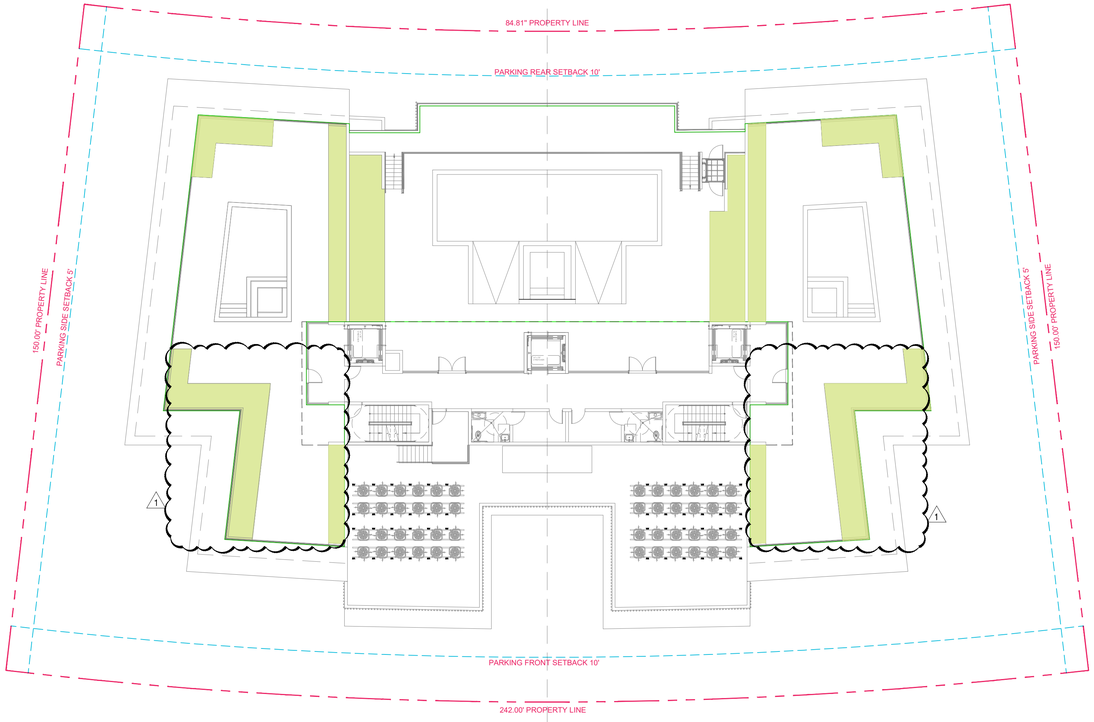
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LOT AREA	OPEN SPACE 20% OF LOT (MIN.)			
	MINIMUM	PROPOSED	%	COLOR
33,750 SF.	6,750 SF.	6,797 SF.	20 %	

1 GROUND FLOOR - OPEN SPACE

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



ROOF AREA USABLE	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
13,030 SF.	1,955 SF.	2,030 SF.	15 %	

2 ROOF DECK - OPEN SPACE

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

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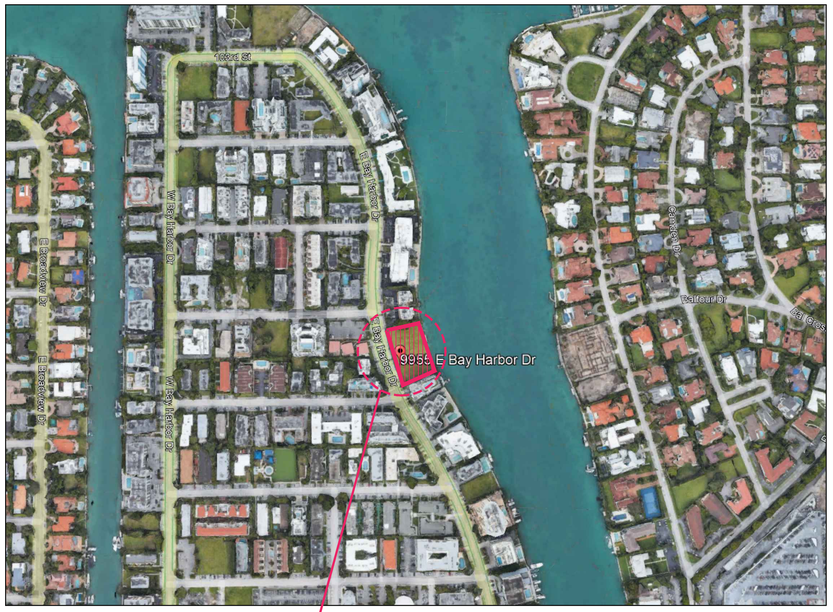
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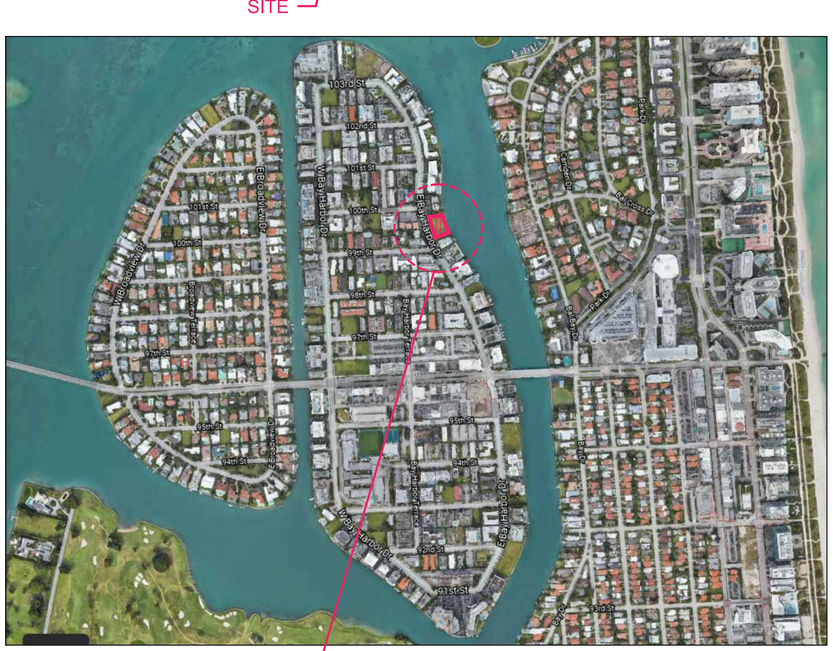
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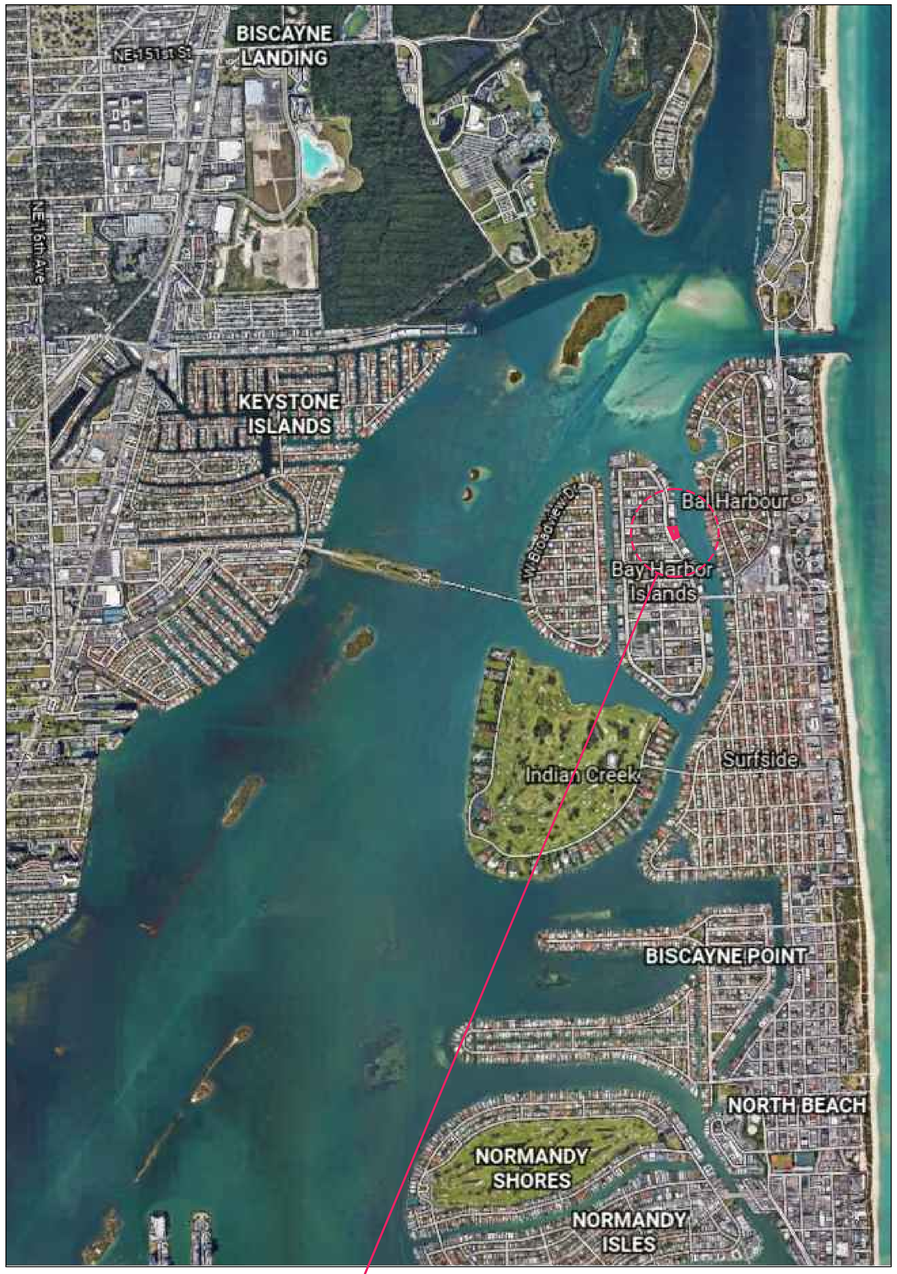
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OPEN AREA CALCULATION

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1 CONTEXT SITE MAP

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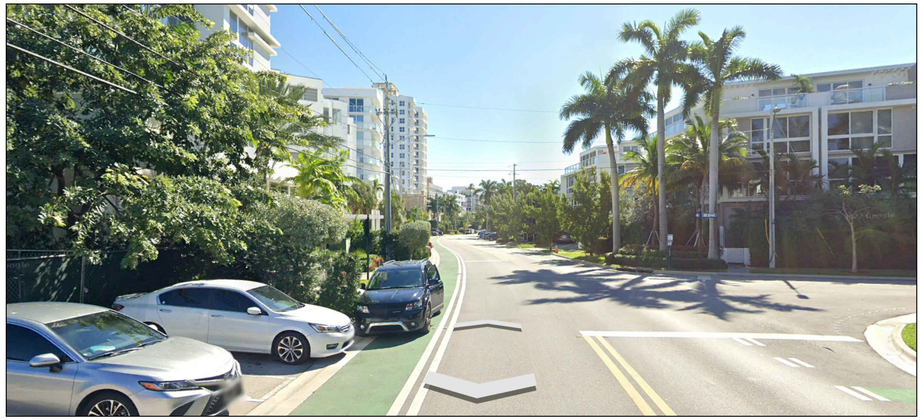
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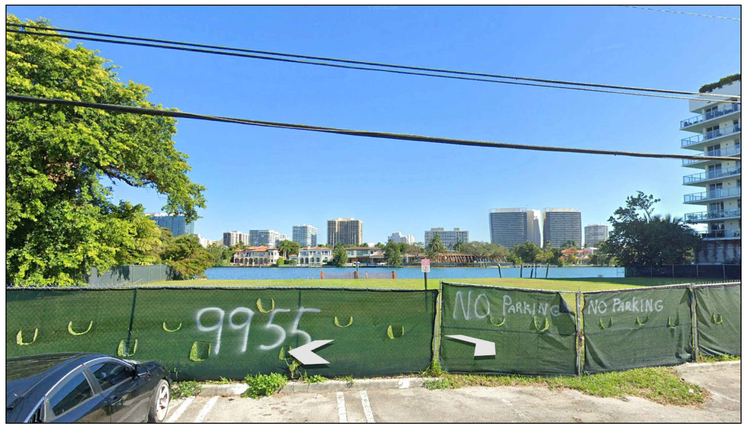
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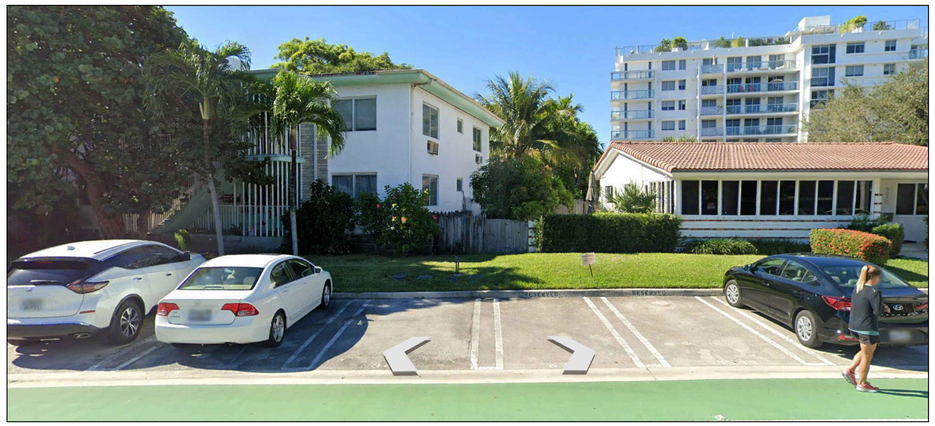
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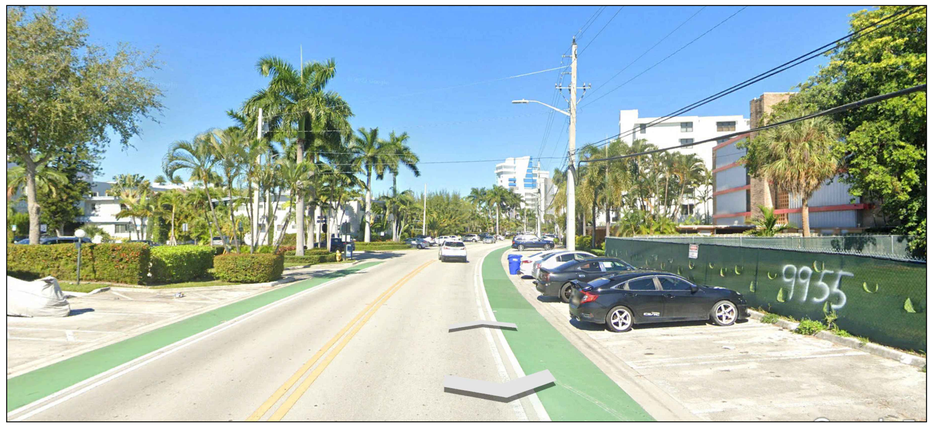
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2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: 1/32" = 1'-0"

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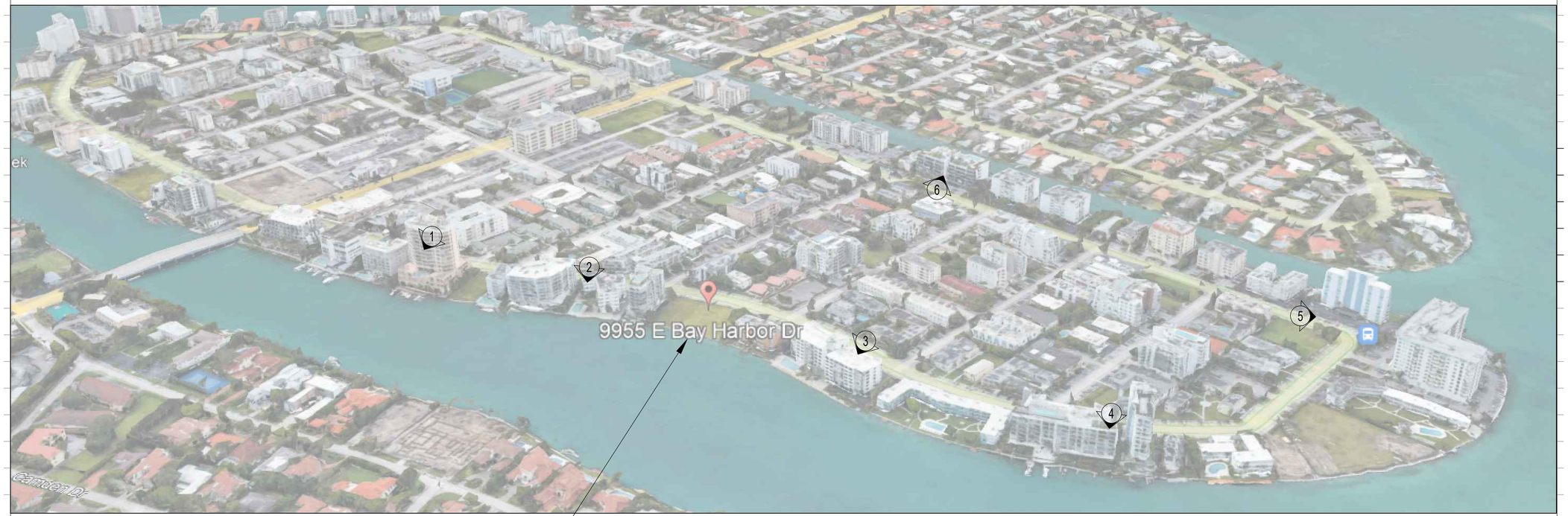
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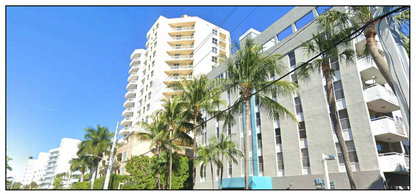
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SITE

1 SURROUNDING BUILDINGS
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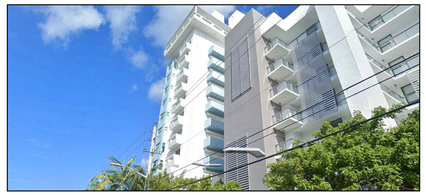
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3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
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6 PHOTO
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SURROUNDING BUILDING

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Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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RENDERING_VIEW FROM THE BAY

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9927 E BAY HARBOR DRIVE

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9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

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RENDERING _VIEW FROM THE STREET

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RENDERING _BAY FRONTAGE

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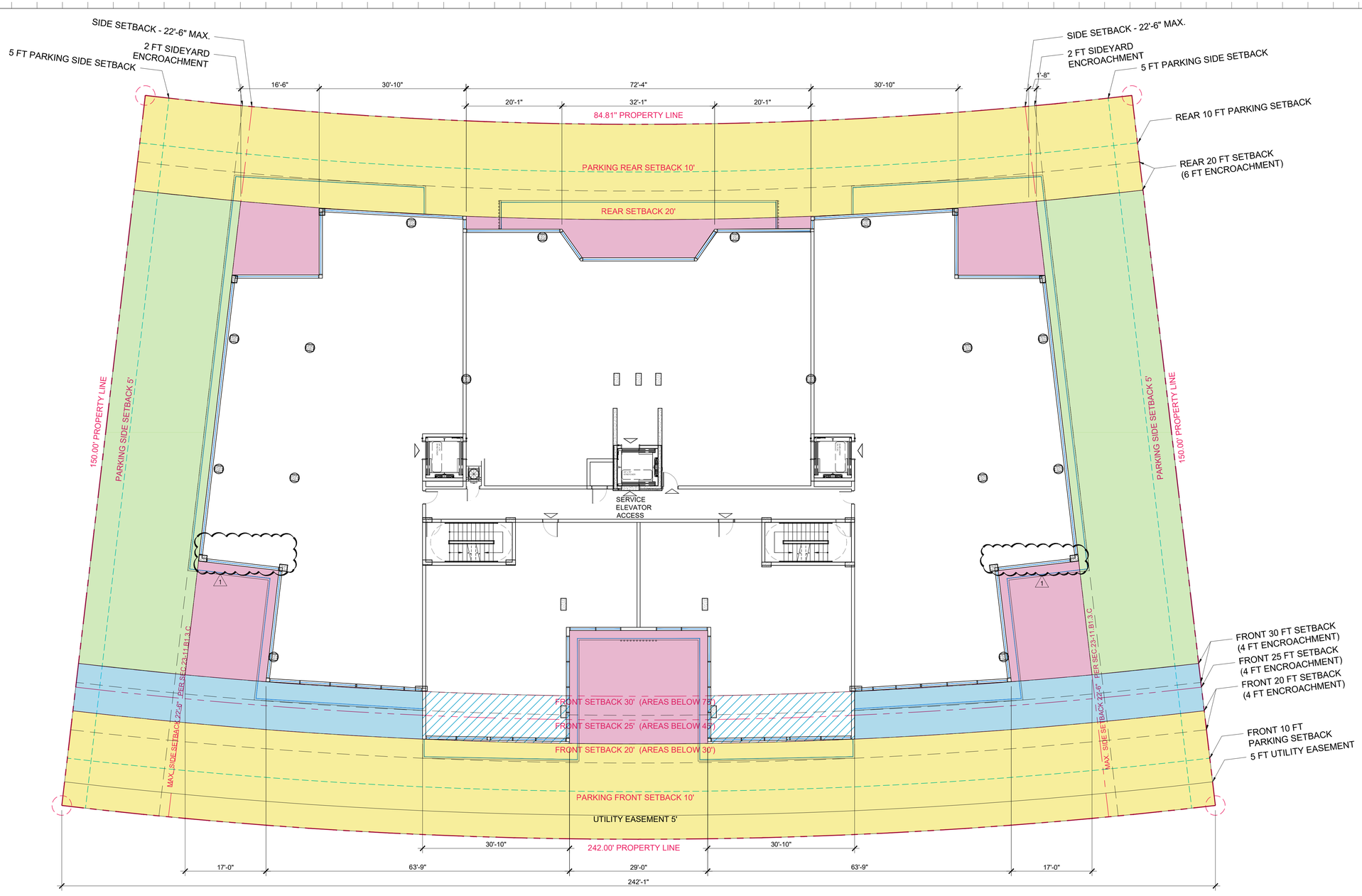
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1 RENDERING _STREET FRONTAGE

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SETBACK UP TO 30FT ABOVE DFE.
(INCLUDING REAR 20FT SETBACK

SIDE SETBACK 22'-6" MAXIMUM PER MUNICODE SEC.23-11.B.1.3.C

FRONT SETBACK UP TO 30FT TO 75FT ABOVE DFE.

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

1 SETBACK DIAGRAM

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

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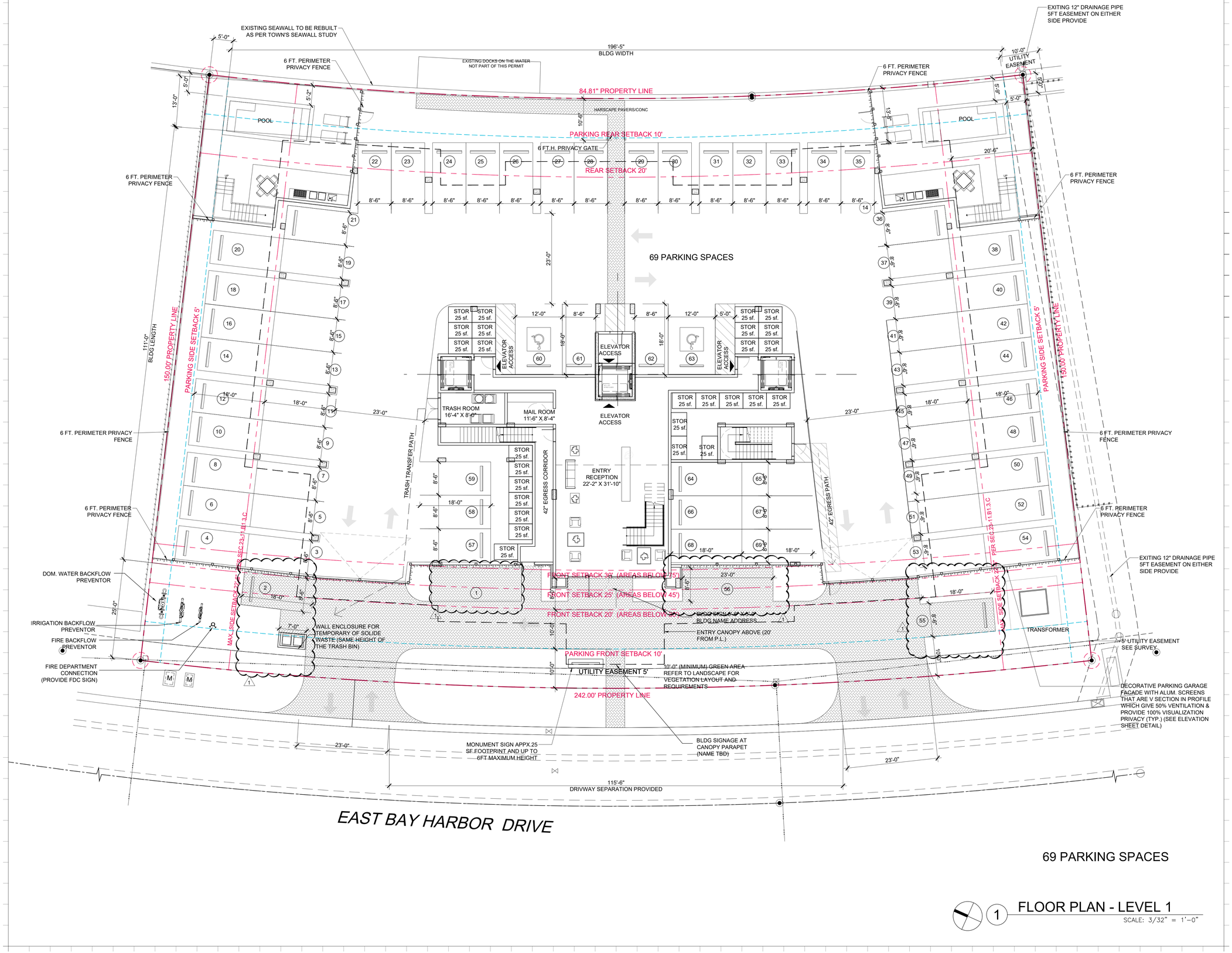
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SETBACK DIAGRAM

Date	11-16-2022
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1 FLOOR PLAN - LEVEL 1

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

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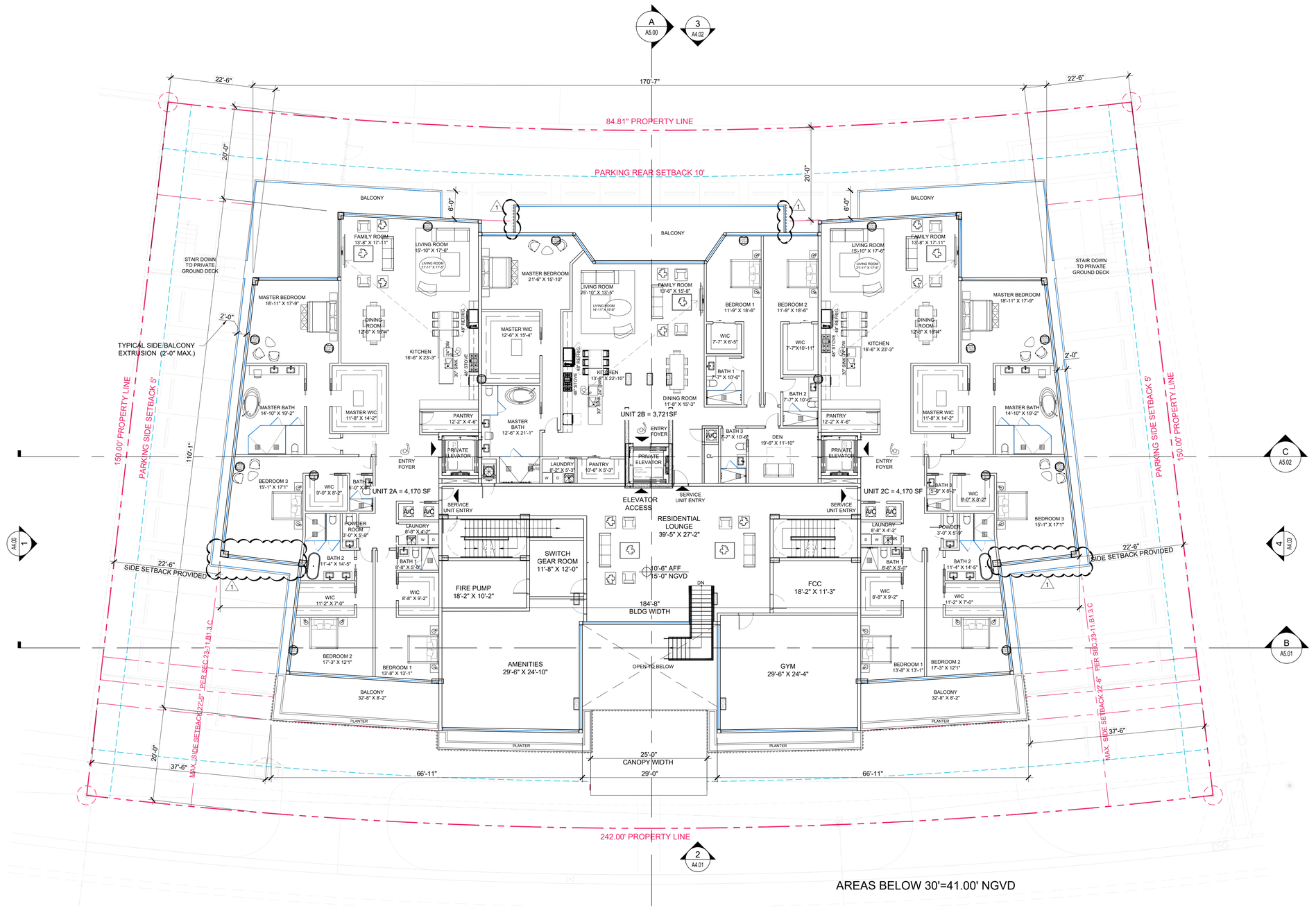
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FLOOR PLAN - LEVEL 1

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1 FLOOR PLAN - LEVEL 2

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

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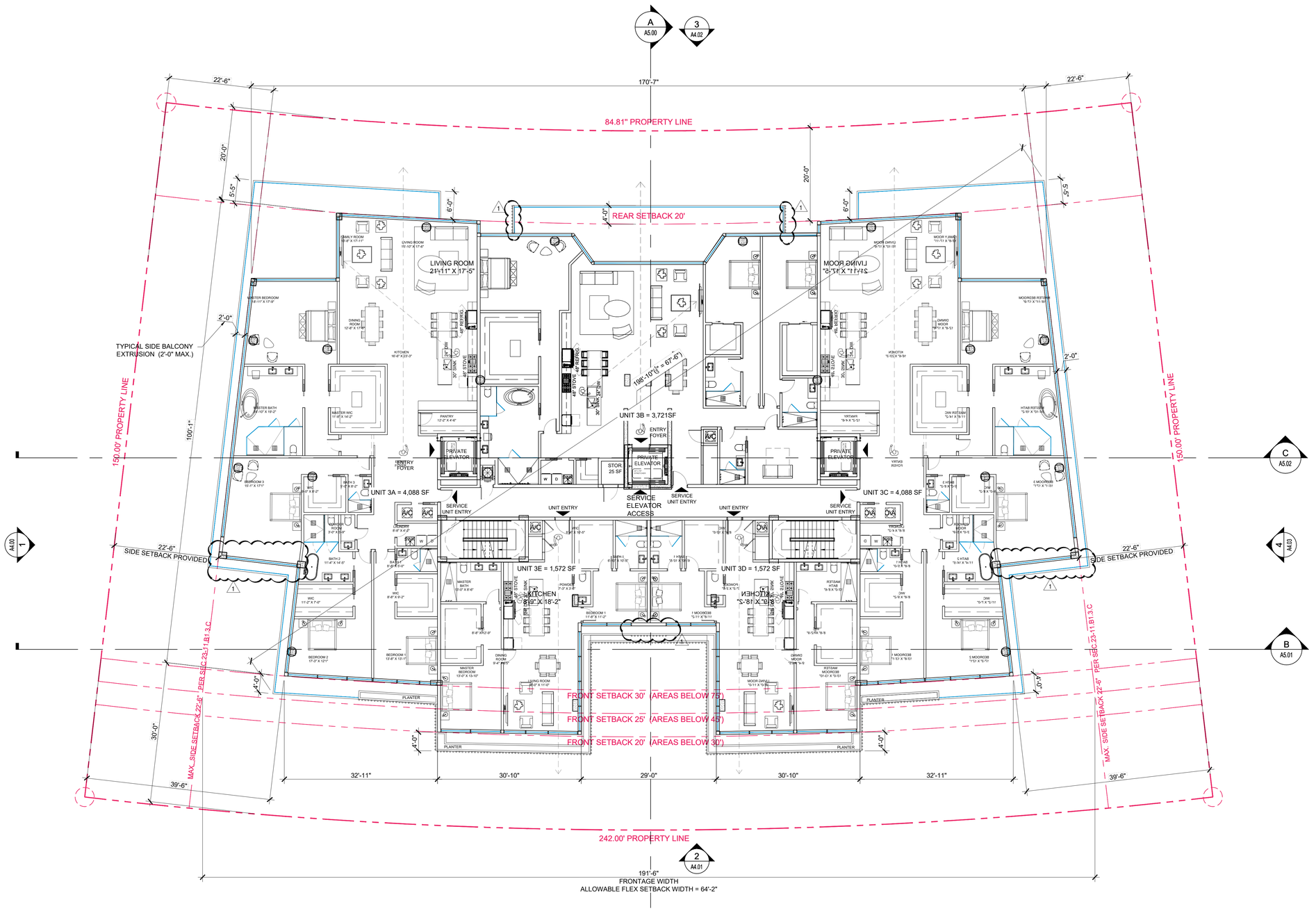
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FLOOR PLAN - LEVEL 2

Date	11-16-2022	Sheet No.	A3.01
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1 FLOOR PLAN - LEVEL 3

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

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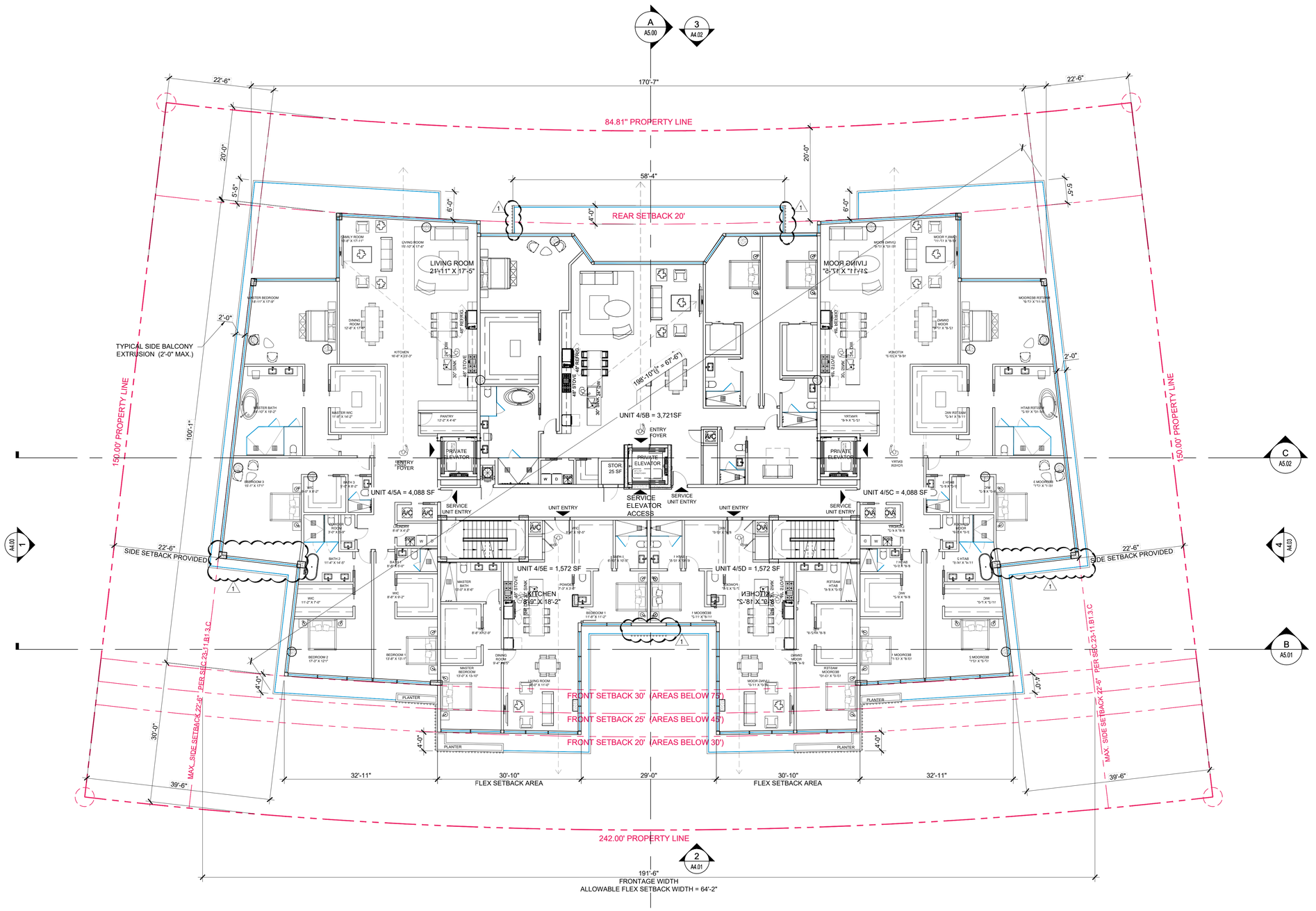
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FLOOR PLAN - LEVEL 3

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1 FLOOR PLAN - LEVEL 4-5

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

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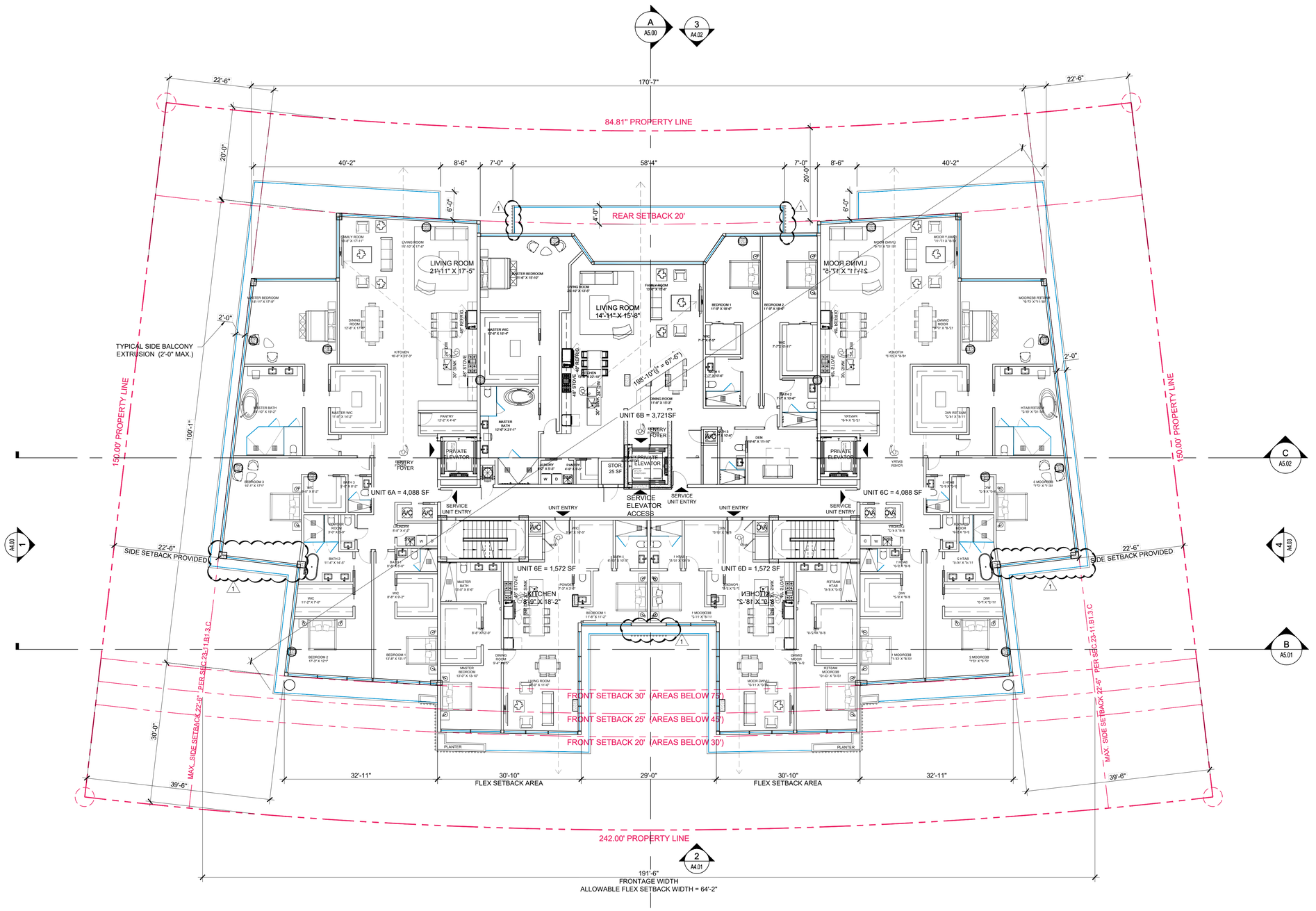
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FLOOR PLAN - LEVEL 4-5

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1 FLOOR PLAN - LEVEL 6

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

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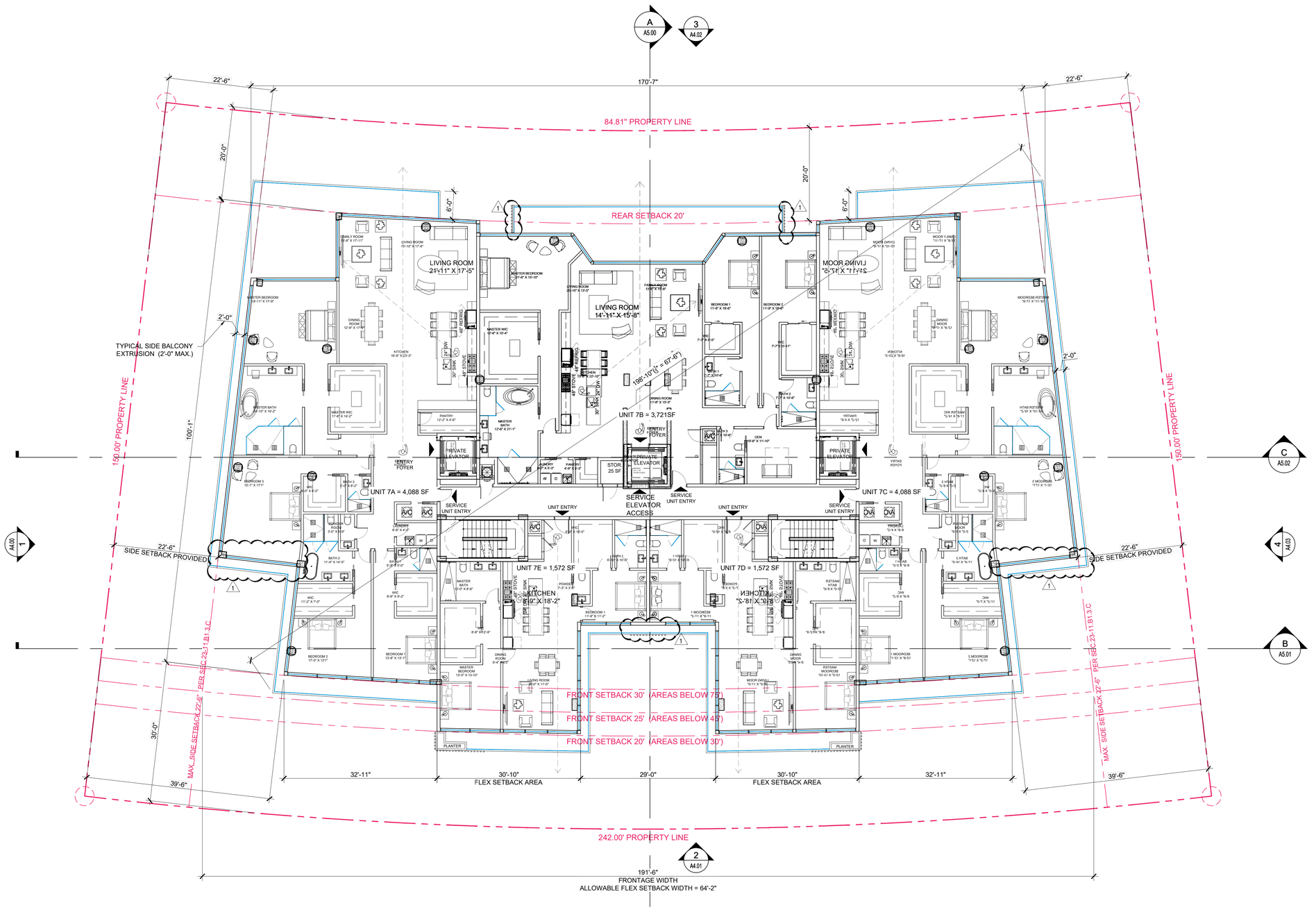
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FLOOR PLAN - LEVEL 6

Date	11-16-2022	Sheet No. A3.04
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LEVEL 7 = 60'-6" AFF
65.00' NGVD

1 FLOOR PLAN - LEVEL 7
SCALE: 3/32" = 1'-0"

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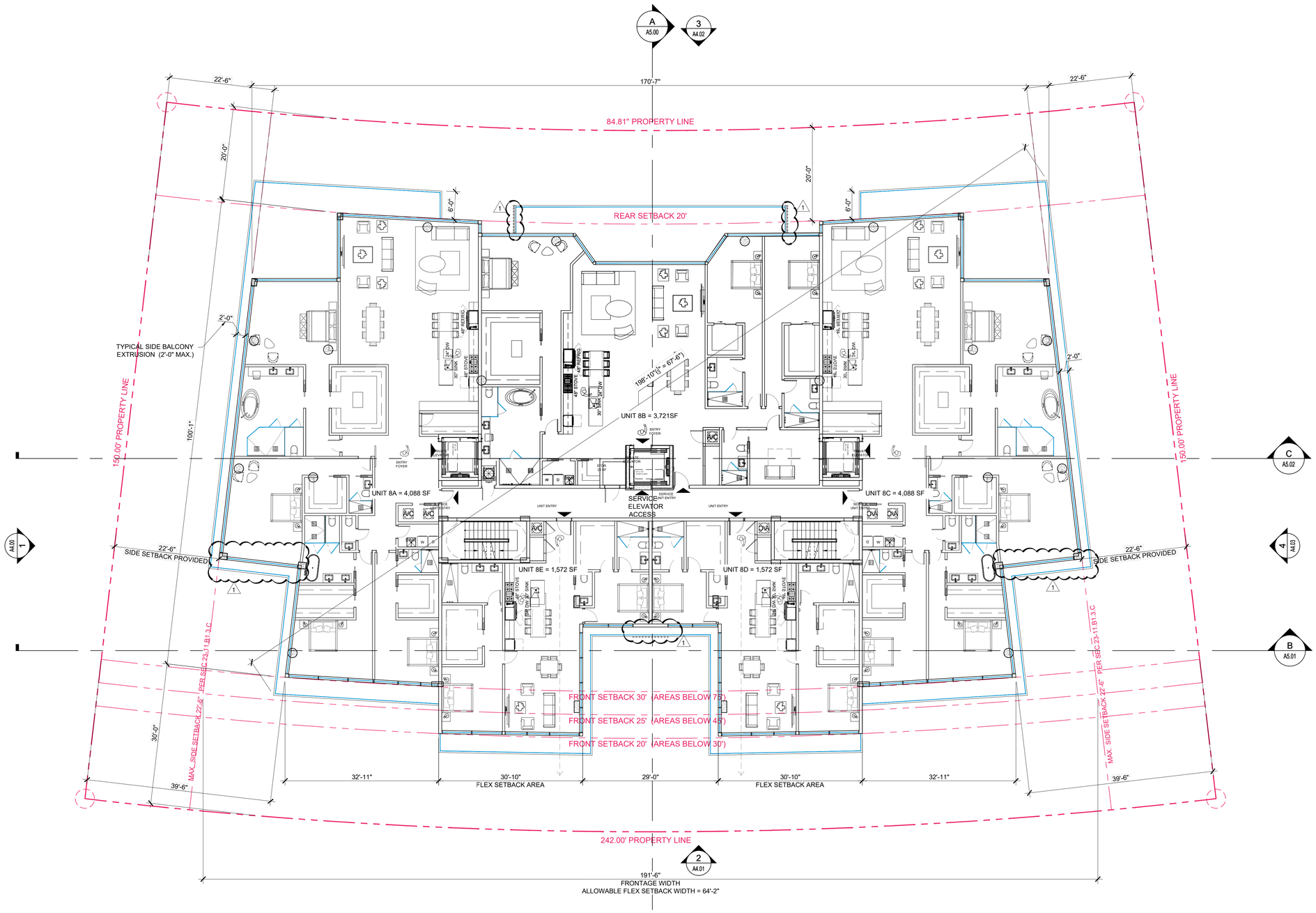
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FLOOR PLAN - LEVEL 7

Date	11-16-2022	Sheet No. A3.05
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LEVEL 8 = 70-'6" AFF
75.00' NGVD

1 FLOOR PLAN - LEVEL 8
SCALE: 3/32" = 1'-0"

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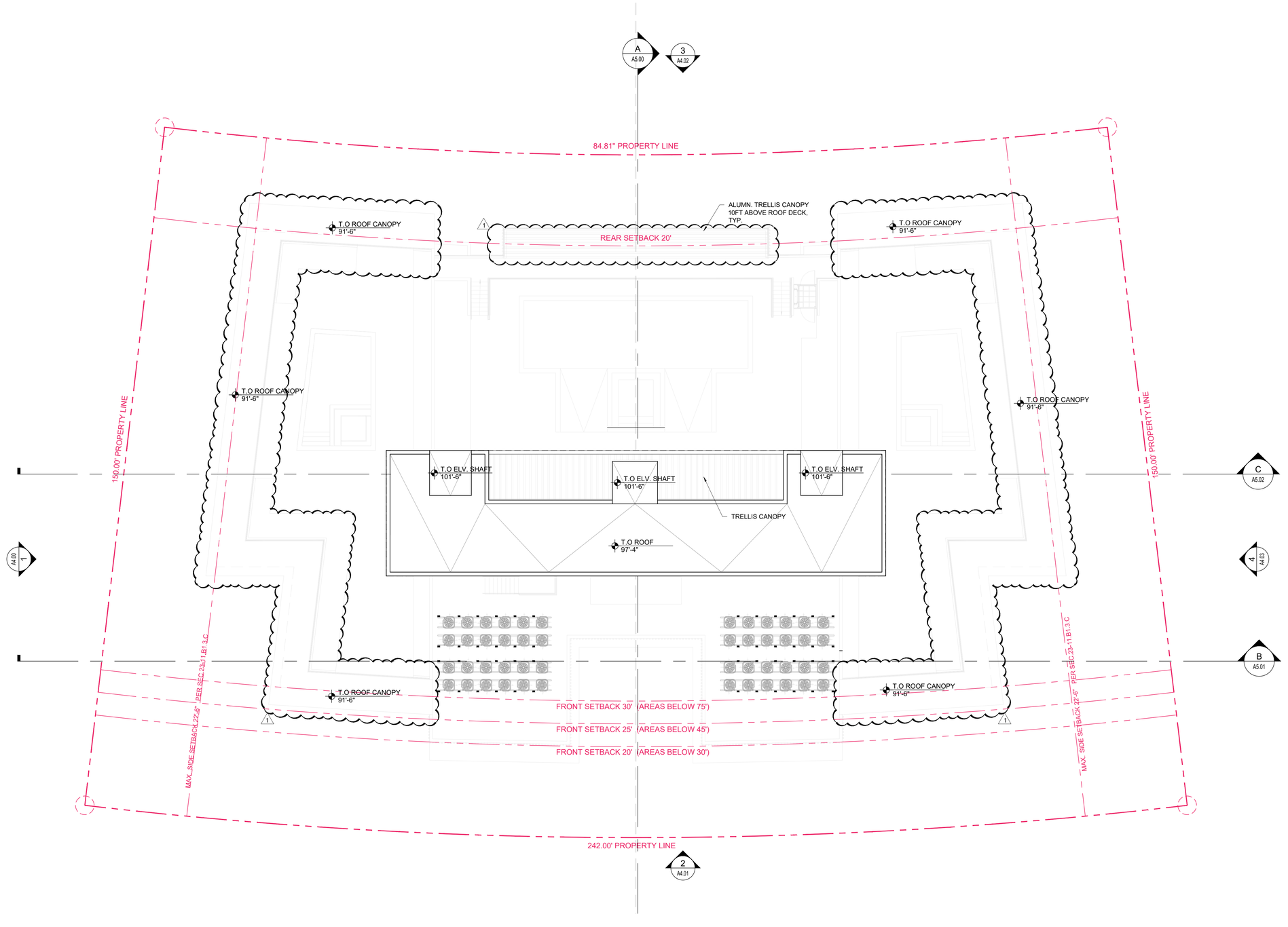
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FLOOR PLAN - LEVEL 8

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1 UPPER ROOF

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

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DRB SET

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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KOBI KARP
Lic. # AR0012578

KOBI KARP

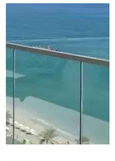
UPPER ROOF

Date	11-16-2022	Sheet No.	A3.08
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



D EXTERIOR VERTICAL ALUM. CLADDING PROFILE (TECHNOWOOD) KNOCKWOOD, PA -MODEL KEB10050F) OR SIM.
(FINISH: WOOD)
(COLOR: BROWN)

INTERIOR EXTERIOR





F BATTEN SCREEN, (V SECTION IN PROFILE) 50 % VENTILATION & 100% VISUALIZATION PRIVACY BEHIND THE VERTICAL DECORATIVE ALUM. PROFILE (TECHNOWOOD) KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)
6ft. HEIGHT AT SETBACK

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS	11-01-2022	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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Lic. # AR0012578

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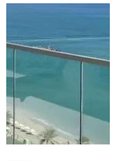
NORTH ELEVATION

Date	11-16-2022	Sheet No.	A4.00
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



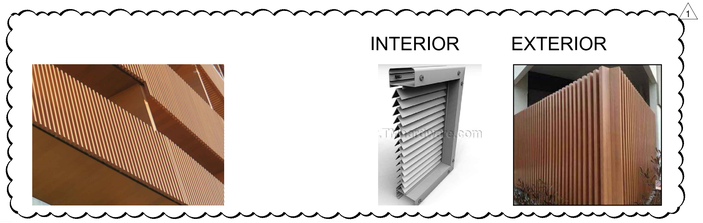
B RAILING COLOR
CLEAR



C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



D EXTERIOR VERTICAL ALUM. CLADDING PROFILE (TECHNOWOOD) KNOCKWOOD, PA -MODEL KEB10050F) OR SIM.
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(FINISH: WOOD)
(COLOR: BROWN)
6ft. HEIGHT AT SETBACK

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS	11-01-2022	9	
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KOBI KARP
Lic. # AR0012578

K O B I
K A R P

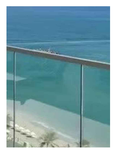
WEST ELEVATION

Date	11-16-2022	Sheet No.	A4.01
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



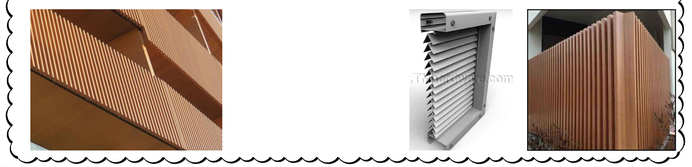
B RAILING COLOR
CLEAR



C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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(FINISH: WOOD)
(COLOR: BROWN)
6ft. HEIGHT AT SETBACK

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS	11-01-2022	9	
2		10	
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DRB SET

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Lic. # AR0012578

KOBI KARP

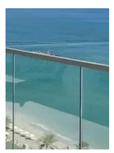
SOUTH ELEVATION

Date	11-16-2022	Sheet No.	A4.02
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



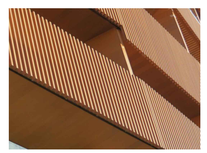
B RAILING COLOR
CLEAR



C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA







D EXTERIOR VERTICAL ALUM.
CLADDING PROFILE
(TECHNOWOOD) KNOCKWOOD,
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(COLOR: BROWN)

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PRIVACY BEHIND THE VERTICAL
DECORATIVE ALUM. PROFILE
(TECHNOWOOD) KNOCKWOOD, PA -MODEL
KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)
6ft. HEIGHT AT SETBACK

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

Rev.		Date	Rev.	Date
1	DRB COMMENTS	11-01-2022	9	
2			10	
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DRB SET

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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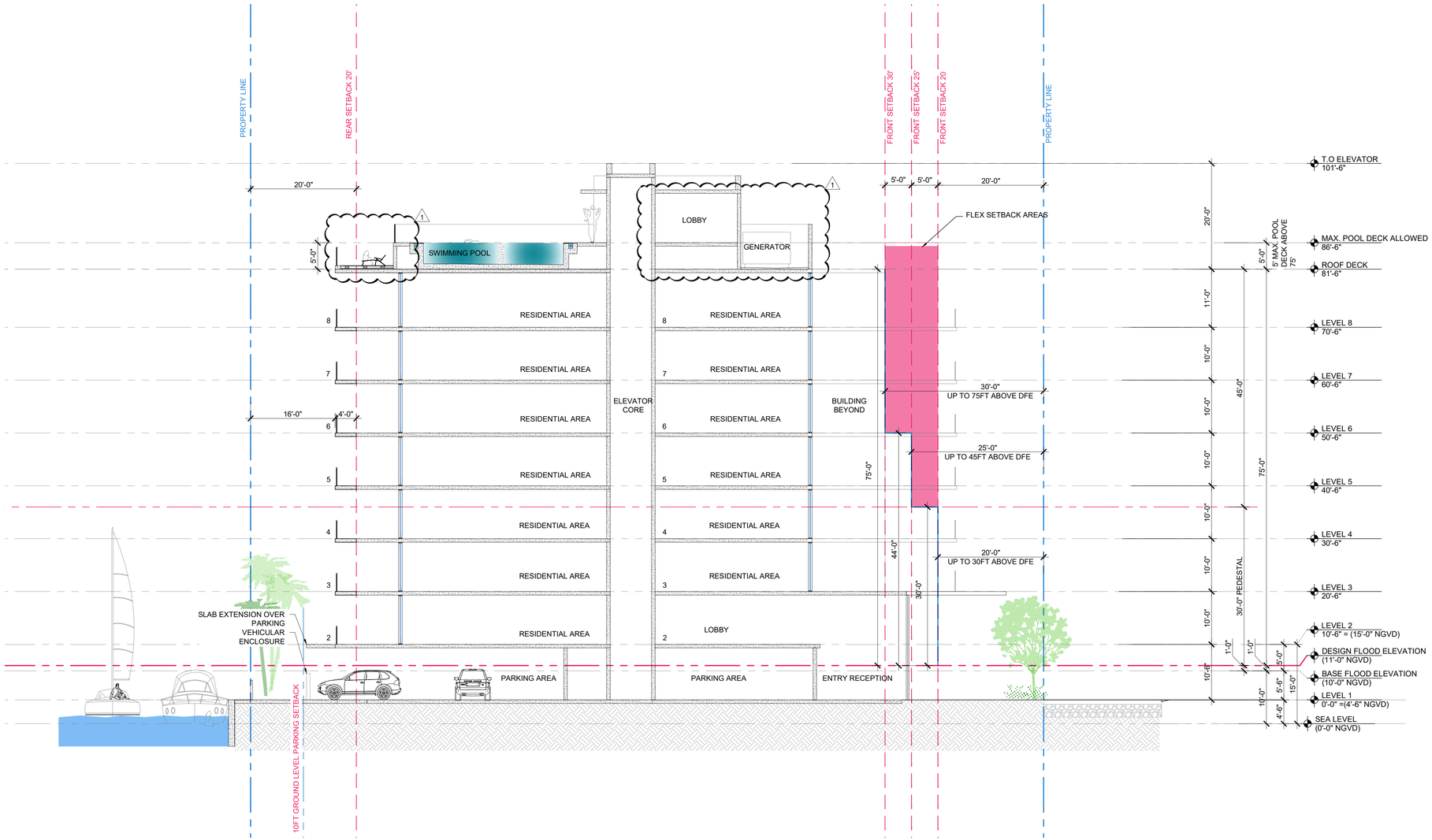
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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

EAST ELEVATION

Date	11-16-2022	Sheet No.	A4.03
Scale			
Project	2227		



A BUILDING SECTION

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS	11-01-2022	9	
2		10	
3		11	
4		12	
5		14	
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DRB SET

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9927 EAST BAY HARBOR DRIVE

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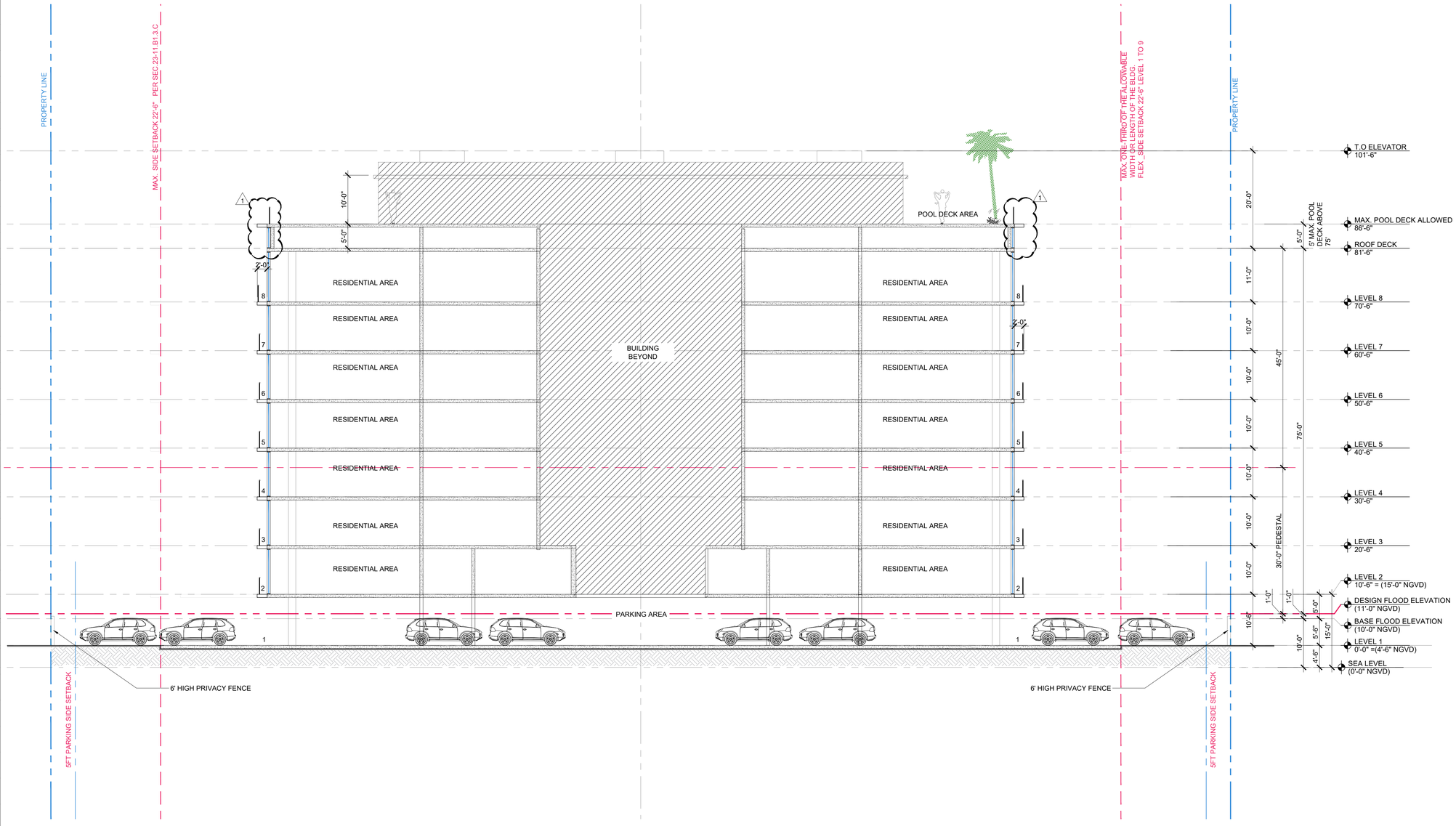
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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Lic. # AR0012578

K O B I K A R P

BUILDING SECTION - A

Date	11-16-2022	Sheet No. A5.00
Scale		
Project	2227	



B BUILDING SECTION

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS	11-01-2022	9	
2		10	
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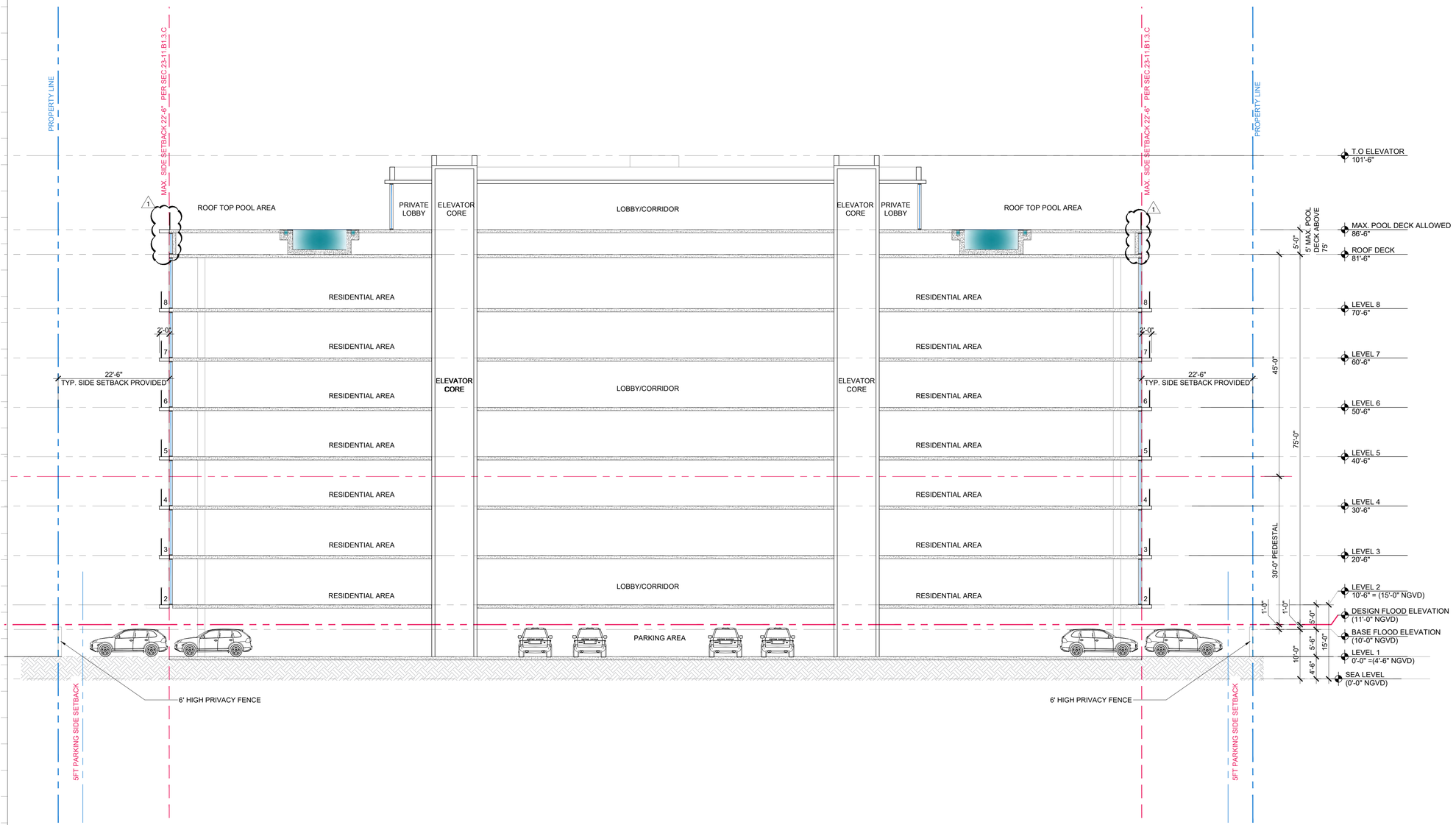
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KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING SECTION - B

Date	11-16-2022	Sheet No. A5.01
Scale		
Project	2227	



C BUILDING SECTION

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS	11-01-2022	9	
2		10	
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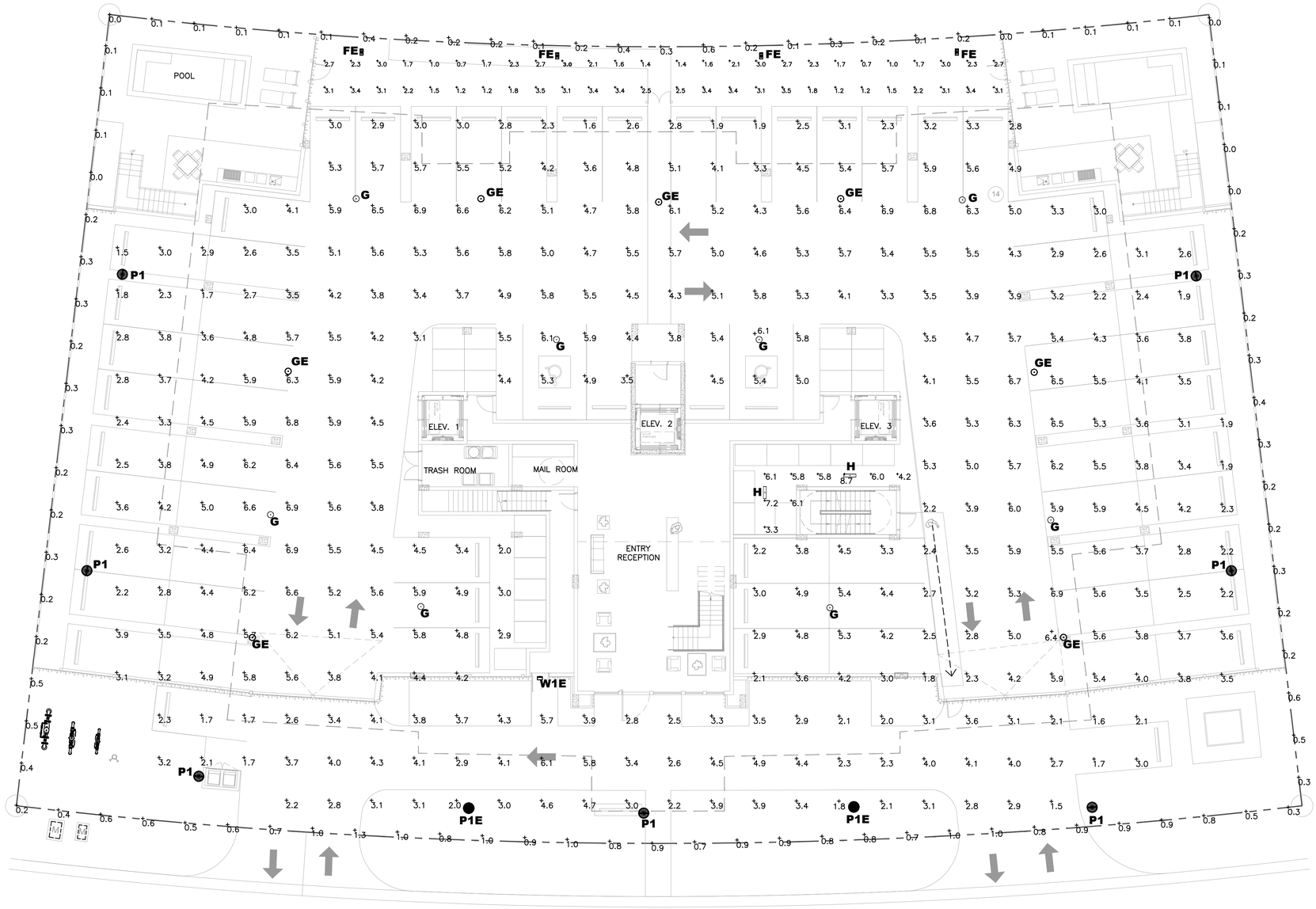
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Lic. # AR0012578

BUILDING SECTION - C

Date	11-16-2022	Sheet No.	A5.02
Scale			
Project	2227		



1 GROUND FLOOR-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	ILLUMINANCE	Fc	4.17	6.9	1.5	2.78	4.60
REAR WALKING AREA	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63	11.33
SPILL	ILLUMINANCE	Fc	0.39	1.3	0.0	N.A.	N.A.
STORAGE AREA	ILLUMINANCE	Fc	5.91	8.7	3.3	1.79	2.64

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	4	FE	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	GENERATOR	0.900	1234	11
	8	G	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	N/A	0.900	4590	33.96
	7	GE	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	GENERATOR	0.900	4590	33.96
	2	H	SINGLE	LITHONIA LIGHTING	FEM L24 2000LM LPAFL WD 80CRI 30K	SURFACE	N/A	0.760	1979	13.36
	7	P1	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3774	52
	2	P1E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1179	11.17

Rev.	Date	Rev.	Date
1		9	
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DRB SET

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Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · No. AR0012578 · REGISTERED ARCHITECT

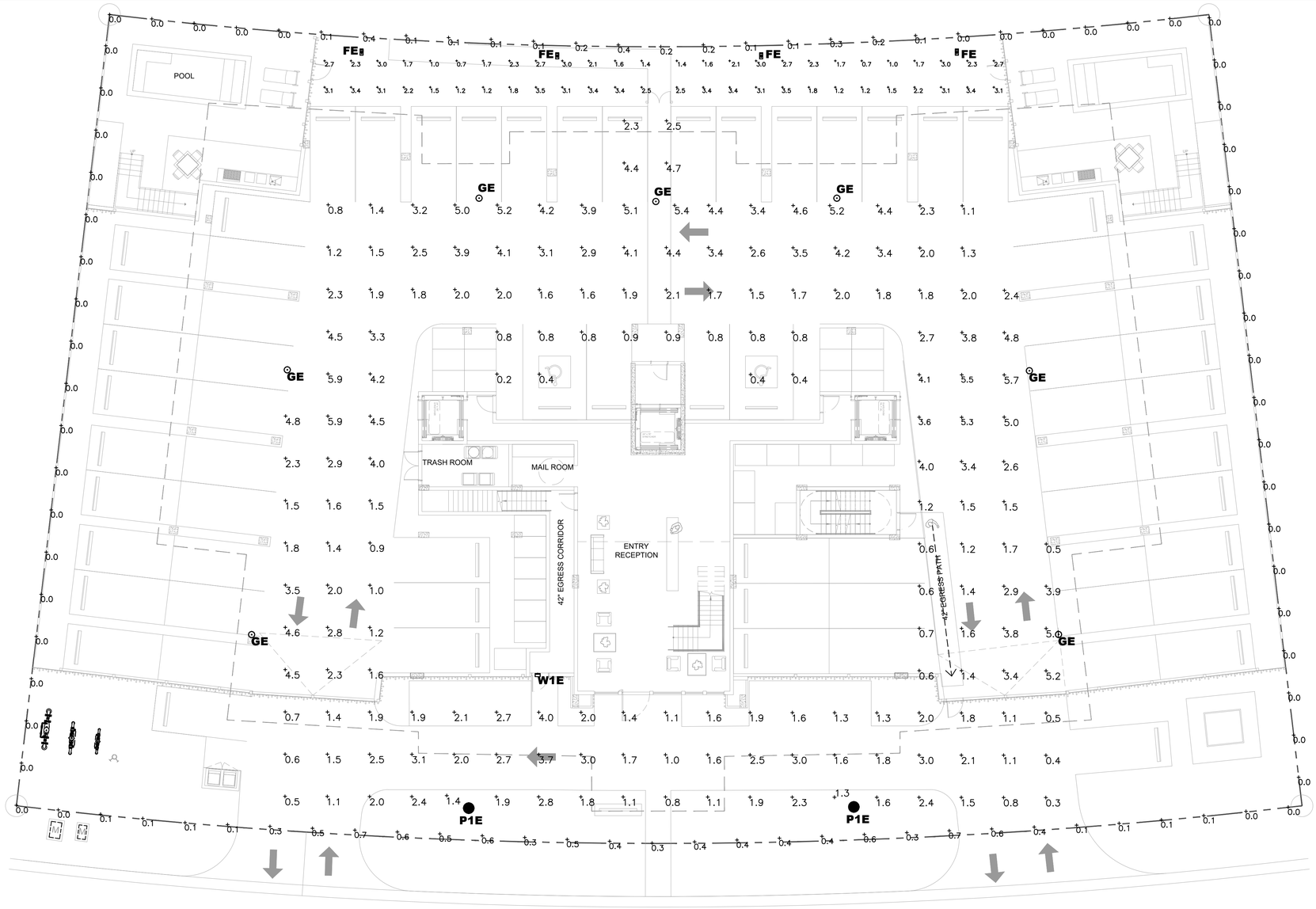
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilanengineering.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC PLAN

Date	11-16-2022	Sheet No.
Scale		PH-1
Project	2227	



1 GROUND FLOOR-EMERGENCY PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE_EM	ILLUMINANCE	Fc	2.31	5.9	0.2	11.55	29.50
REAR WALKING AREA_EM	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63	11.33
SPILL	ILLUMINANCE	Fc	0.13	0.7	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	4	F1E	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	GENERATOR	0.900	1234	11
	7	GE	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	GENERATOR	0.900	4590	33.96
	2	P1E	SINGLE	SUN VALLEY LIGHTING	VPR-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1179	11.17

Rev.	Date	Rev.	Date
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DRB SET

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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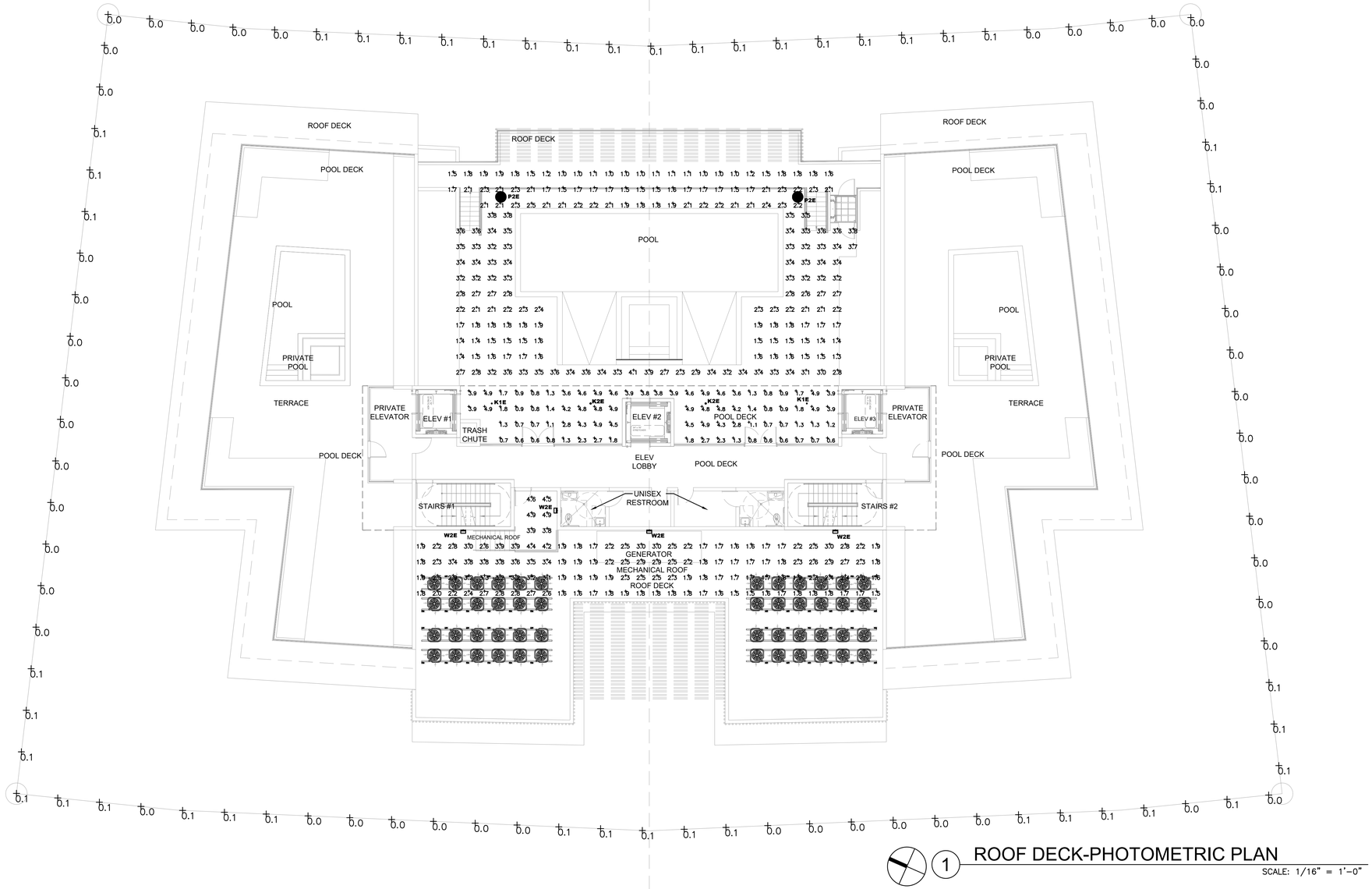
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PHOTOMETRIC PLAN

Date	11-16-2022	Sheet No. PH-2
Scale		
Project	2227	



1 ROOF DECK-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH ROOF AREA	ILLUMINANCE	Fc	2.40	4.9	1.5	1.60	3.27
SPILL	ILLUMINANCE	Fc	0.05	0.1	0.0	N.A.	N.A.
POOL DECK	ILLUMINANCE	Fc	2.9	4.9	1.0	2.9	4.9

LUMINAIRE SCHEDULE

Scene: NORMAL

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	K1E	SINGLE	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	2	P2E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-525mA-30K	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	6551	75
	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922	18.98

Rev.	Date	Rev.	Date
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DRB SET

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Tel: 951-564-5016

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Tel: 305-828-0644

ARCHITECTS:

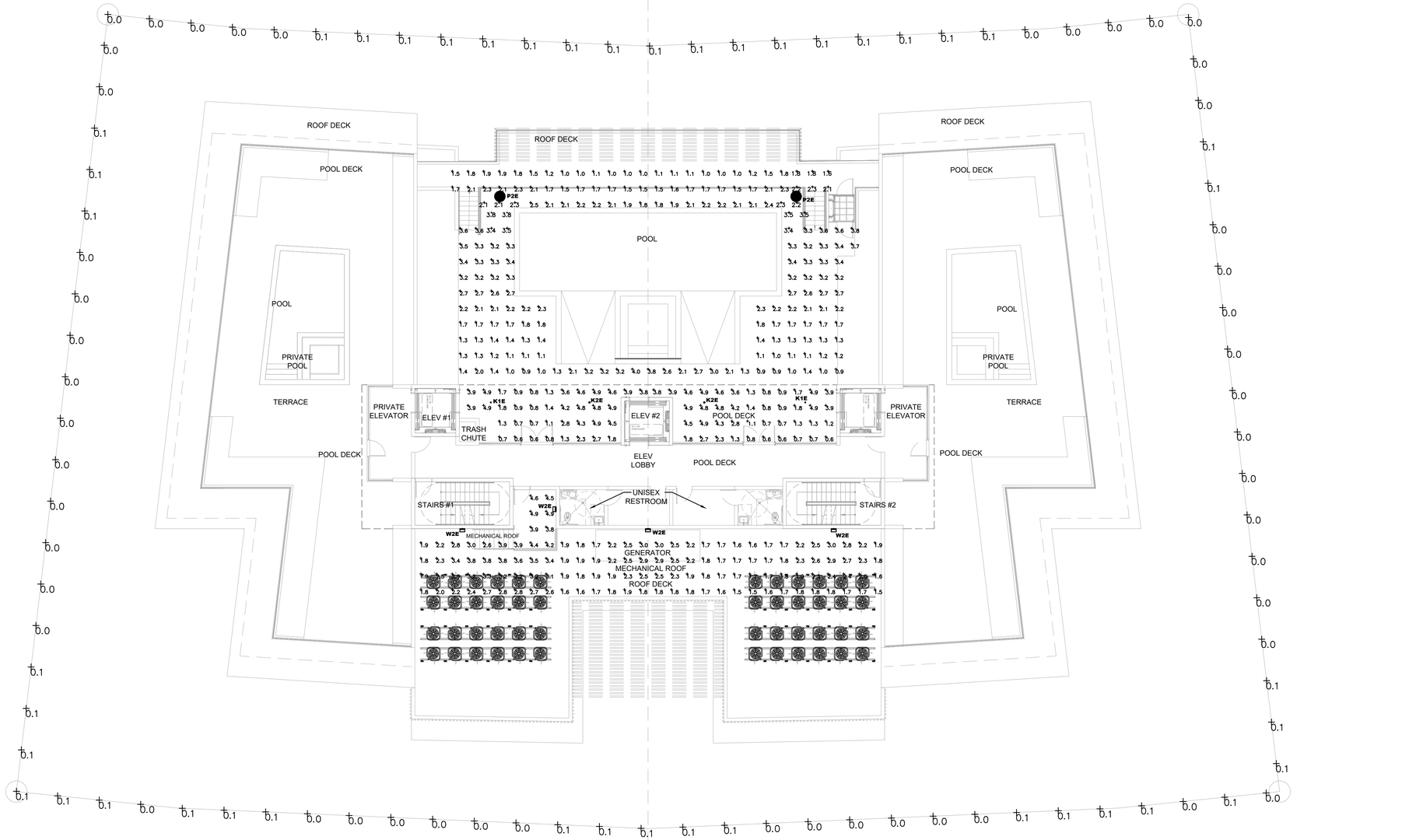
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PHOTOMETRIC PLAN

Date	11-16-2022	Sheet No. PH-3
Scale		
Project	2227	



1 ROOF DECK-EMERGENCY PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH ROOF AREA	ILLUMINANCE	Fc	2.40	4.9	1.5	1.60	3.27
SPILL	ILLUMINANCE	Fc	0.05	0.1	0.0	N.A.	N.A.
POOL DECK	ILLUMINANCE	Fc	3.0	4.9	0.9	3.33	5.4

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
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	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
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	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922	18.98

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STATE OF FLORIDA — KOBI KARP — No. AR0012578 — REGISTERED ARCHITECT

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Lic. # AR0012578

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PHOTOMETRIC PLAN

Date	11-16-2022	Sheet No. PH-4
Scale		
Project	2227	

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9927 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.77 Acres / 33,750 SF

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area =33,750 SF x 20%= 6,750 SF 20% (BHI - Sec. 23-11)	6,750 SF (20%)Min	6,892SF (25%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 6,750 SF x 60% =4,050 SF	Max 4,050 SF (60%)	4,046 SF (60%)
II.	**Shade Trees**		
A.	**Required Shade Trees**		
1.	28 shade trees/acre: 28 X 0.77 = 21.56 = 22 (Min. 12' in height / 4' clear wood / 2 ½" caliper)	22	1 existing + 42 new
	(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)	6	12 palms @ 3:1= 4 trees
	(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16		Total 47 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(a)(2))	11	47
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	11	47
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	22	47
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2)) Number of Different Tree Species based on Quantity 16-20 required shade trees/ 5 shade tree species Needed	5	9
C.	**Tree Heights**		
1.	Number of Stories of building (9)		
2.	Number of shade trees required 22 (from Sec. (II)(A)(1) above)		
3.	Shade tree heights required:		
	14-16 ft. - ___25___% or __5.5____ shade trees	6	4 (CD)+ 18 (SB), 8 (LA)=3(
	16-18 ft. - ___50___% or __11____ shade trees	11	8 (LA) + 4 (CE) = 12
	18-20 ft. - ____25__% or __5.5____ shade trees	6	8 (GL) + 10 Palms= 18

Size of Tree Species in Relationship to Building Height

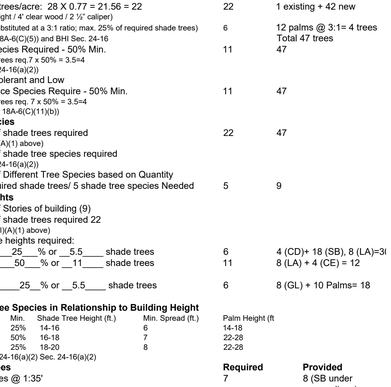
No. Stories	Min.	Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft
5 plus	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

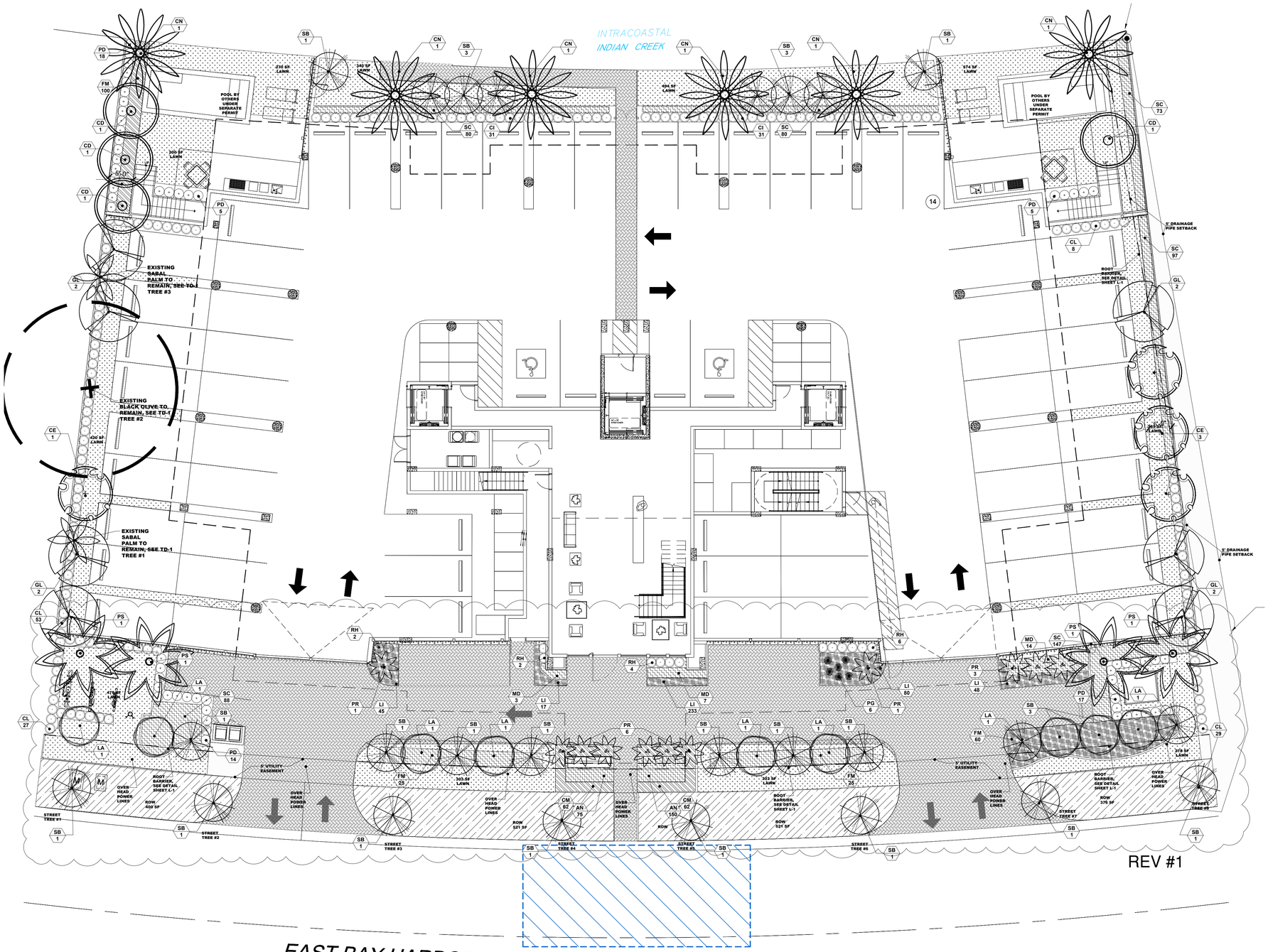
(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
1.	Street Trees @ 1:35' Width of lot 242' / 35' = 6.9 = 7 (15' min height / 6' clear wood / 2 ½" caliper) (Under Powerlines)	7	8 (SB under powerlines)
IV.	**Shrubs Required**		
1.	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	220	1,240
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	66	682
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	66	682
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
VI.	**Parking Lot Landscaping (If applicable)**	**Required**	**Provided**
1.	10 SF / parking space: 10 x ____ spaces = _____SF (MDC - Sec. 18A-6(J))	n/a	n/a
2.	Shade Trees Required (MDC - Sec. 18A-6(J))	n/a	n/a
3.	Shrubs Required (MDC - Sec. 18A-6(I))	n/a	n/a
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(a)(2)(f))		
	Number of trees near power lines	7	8 (SB)
VIII.	**Florida Friendly Landscaping** (MDC - Sec. 18A-2(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

REV #1





REV #1

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL / Punta Gorda FL.
info@topo-graphic.com

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Project:

Landscape Plan
Ground Level Landscape Plan
9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Revisions:
REV #1 Date: 07.15.2022 LANDSCAPE ON FRONT UPDATED TO MATCH ARCHITECTS NEW BACKGROUND/ & GUEST PARKING LAYOUT, SHRUBS QUANTITIES UPDATED.

Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666893
STATE OF FLORIDA
MANUEL C ALONSO

Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
L-1

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	225	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	117	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	62	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
CM	184	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
PD	41	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	210	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	565	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	24	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
RH	20	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
PR	11	PHOENIX ROEBELLINII// PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	6	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	209	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	4,046 SF.	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	1,818 SF.	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' O.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CE/ 4	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	GL/ 8	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	18'-20' HT. X 8' SPR X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 4	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14'-16' HT. X 6' SPR X 4' CLEAR WOOD.,3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 6	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	SB/ 18	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	14' HT. X 5' SPR.X 4' CLEAR WOOD.,2" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	LA/ 8	LAGERSTROEMIA INDICA' TUSCARORA' CRAPE MYRTLE	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
		STREET TREES			
	SB/ 8	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD.,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

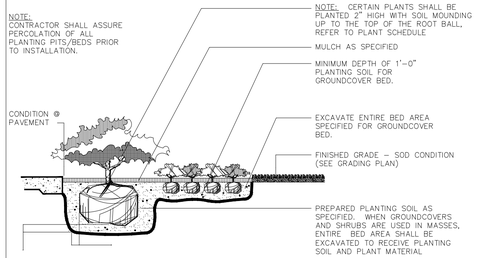
REV #1

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

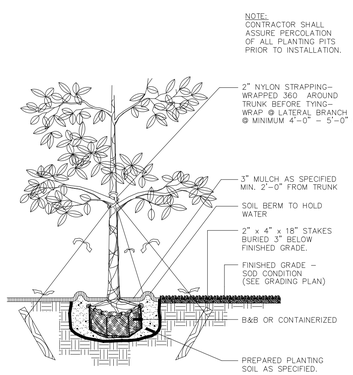
**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Landscape Plan
SCALE 3/32" =1'-0"

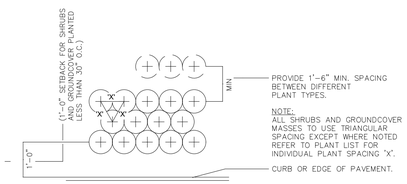
LOT AREA	OPEN SPACE 20% OF LOT AREA MIN.		
	MINIMUM	PROPOSED	%
33,752 SF.	6,750 SF	6,797SF =	20 %



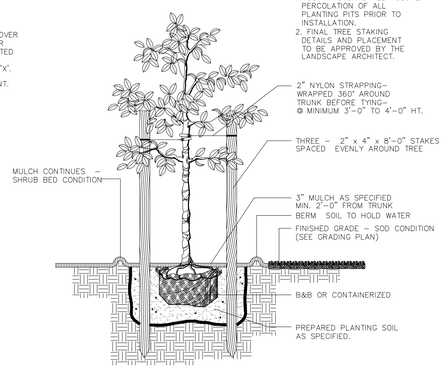
SHRUB / GROUNDCOVER



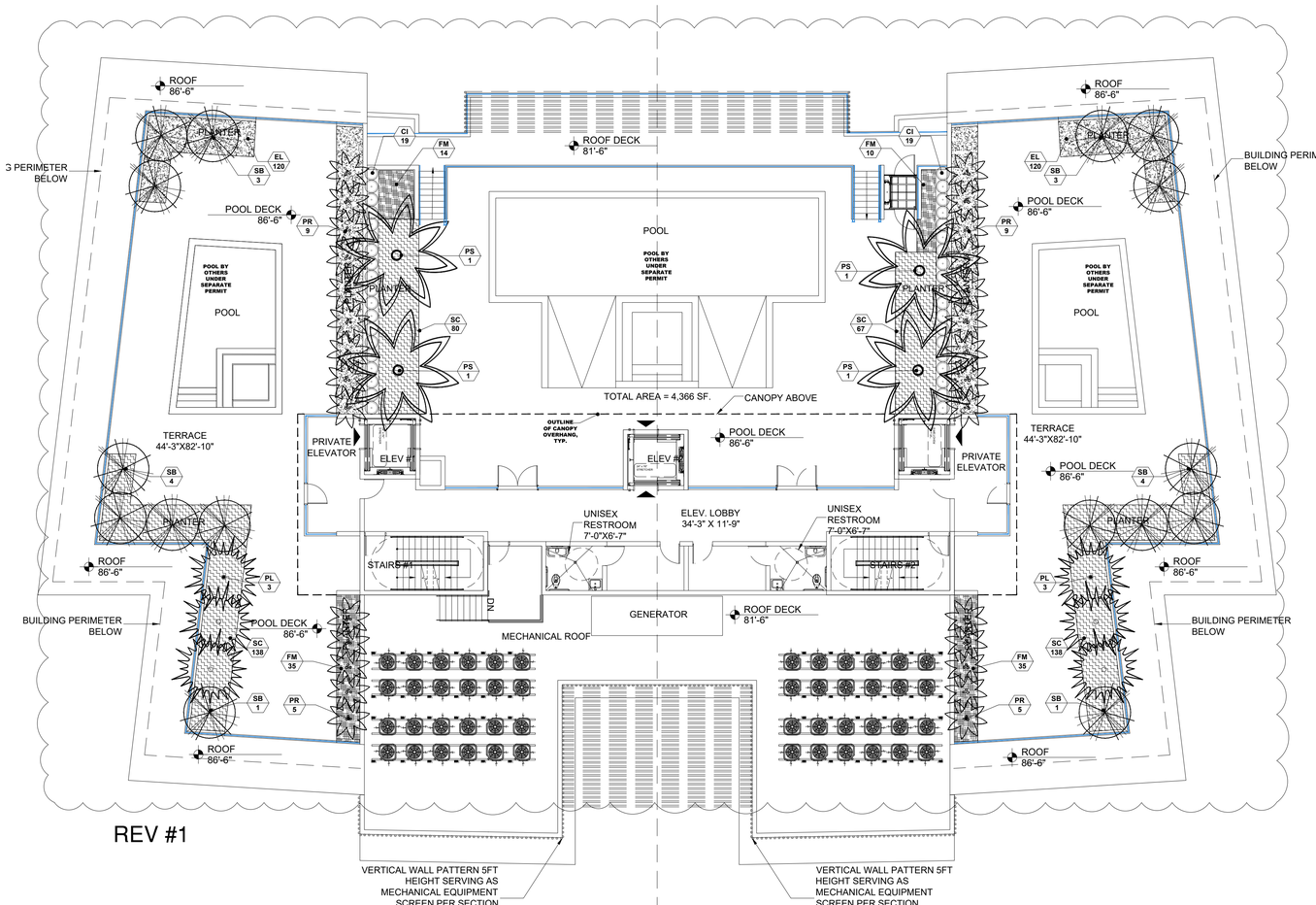
LARGE TREE



TYPICAL PLANT SPACING



SMALL TREE DETAIL



REV #1

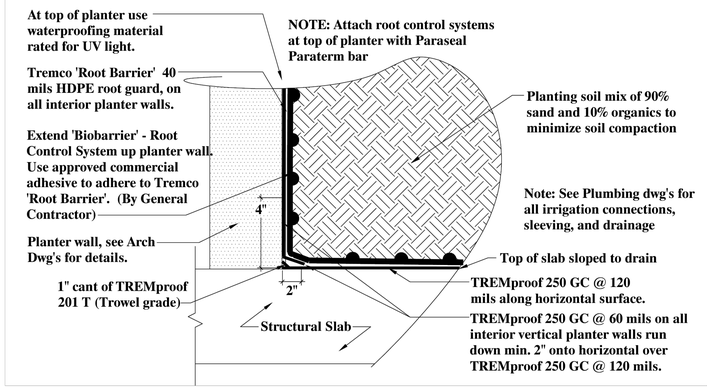
Roof Deck Landscape Plan

SCALE1/8" =1'-0"

ROOF AREA	OPEN SPACE 15% OF ROOF MIN.		
	MINIMUM	PROPOSED	%
13,030 SF.	1,955 SF	2,030 SF =	15 %

REV #1

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



Roof Deck Planter Section

SCALE1/8" =1'-0"

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	38	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PR	28	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
FM	124	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	423	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	240	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	SB/ 10	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PL/ 6	PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	12' HT. X 5' SPR.,2.5" CAL,FG, BB, FF/ MULTITRUNK

LANDSCAPE NOTES

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planing soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

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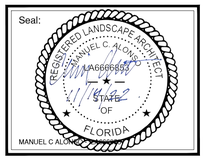
Roofdeck Level Landscape Plan

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:
REV #1 Date: 07.15.2022 ROOFTOP LANDSCAPE UPDATED PER NEW PLANTERS AND ROOFTOP CANOPIES REMOVED, TREES & SHRUBS QUANTITIES UPDATED.

Seal:



Drawing: Landscape Plan

Date: 07.15.2022

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

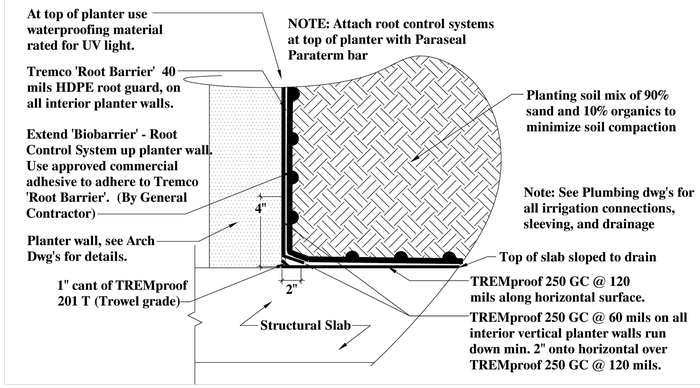
Drawn by: JRP

Sheet No.:

L-2

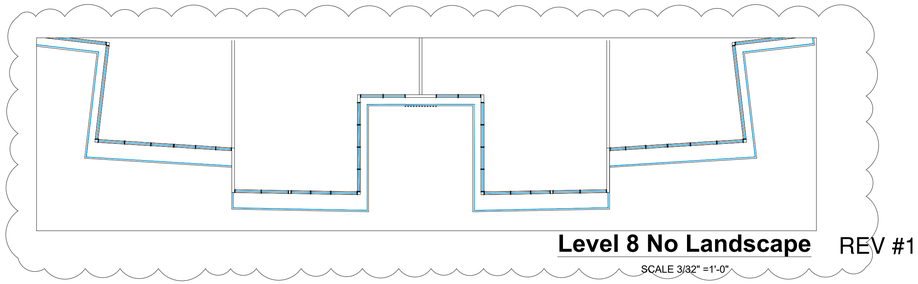
PLANT SCHEDULE LEVELS 2, 3, 4, 5, 6, 7, 8					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	644	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



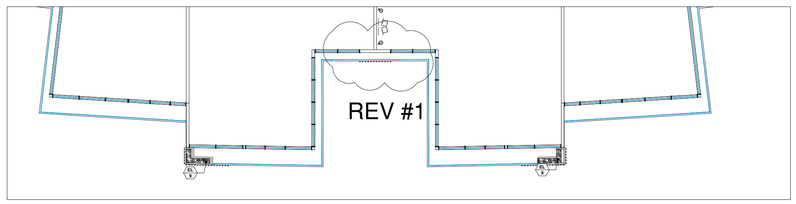
Typical Planter Section

SCALE1/8" =1'-0"



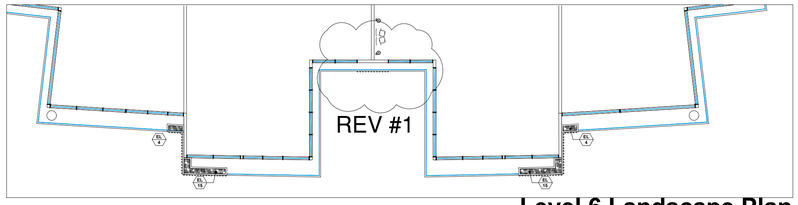
Level 8 No Landscape REV #1

SCALE 3/32" =1'-0"



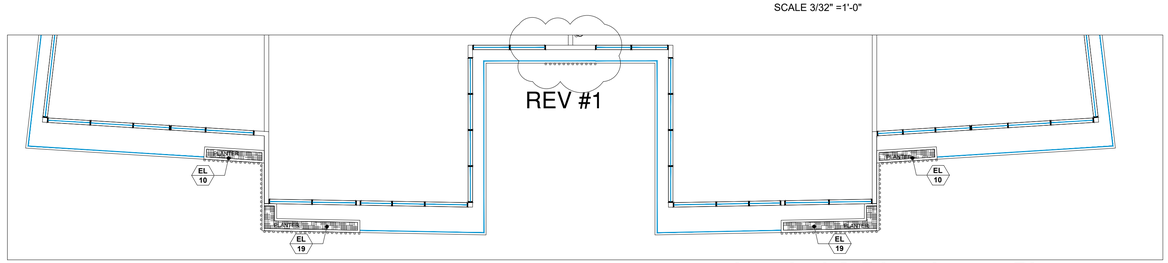
Level 7 Landscape Plan

SCALE 3/32" =1'-0"



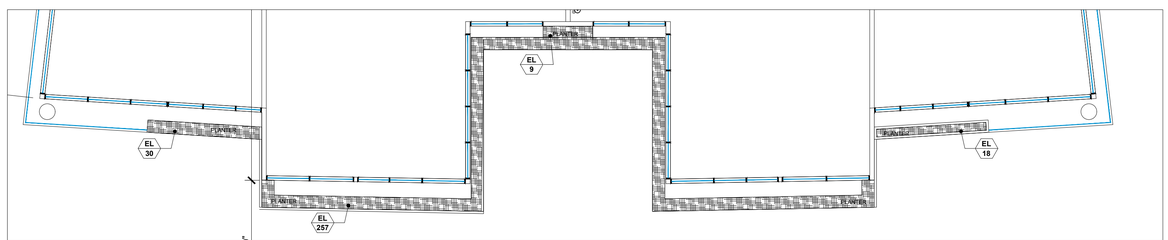
Level 6 Landscape Plan

SCALE 3/32" =1'-0"



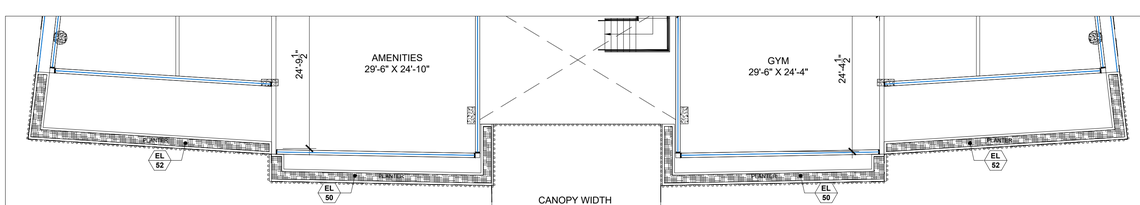
Levels 4 & 5 Landscape Plan

SCALE 3/32" =1'-0"



Level 3 Landscape Plan

SCALE 3/32" =1'-0"



Level 2 Landscape Plan

SCALE 3/32" =1'-0"

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Project:

Levels 2, 3, 4, 5, 6, 7 & 8 Landscape Plans

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Revisions:
REV #1 Date: 07.15.2022 LANDSCAPE UPDATED PER SMALL PLANTERS REMOVED, SHRUBS QUANTITIES UPDATED.

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666653
11/14/22
STATE OF FLORIDA
MANUEL C ALONSO

Drawing: Landscape Plan

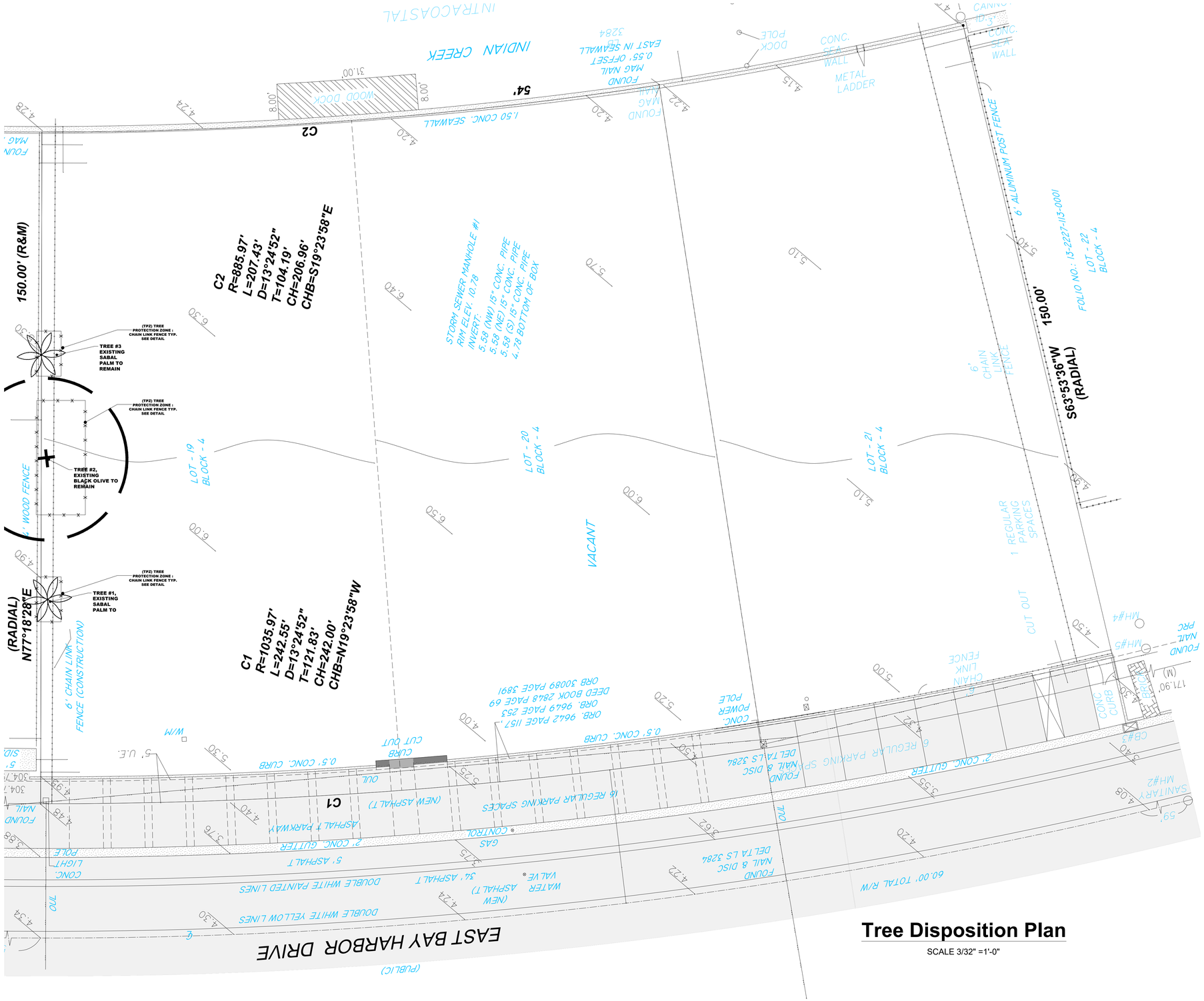
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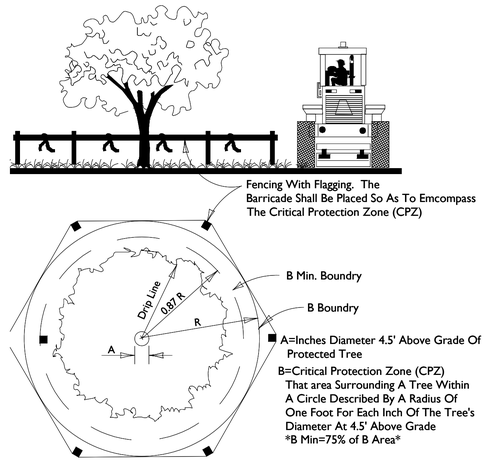
Sheet No.:

L-3



Tree Disposition Plan

SCALE 3/32" =1'-0"



TREE PROTECTION DETAIL

NTS.

* THIS DETAIL APPLIES TO ALL TREES THAT WILL REMAIN OR BE RELOCATED

No.	EXISTING TREE SCHEDULE	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)	CONDITION	ACTION
1	*SABAL PALMETTO/ SABAL PALM	1.0'	35'	10.0'	GOOD	REMAIN
2	BUCIDA BURCERAS/ BLACK OLIVE	2.5'	60'	20.0'	GOOD	REMAIN
3	*SABAL PALMETTO/ SABAL PALM	1.0'	35'	10.0'	GOOD	REMAIN

*DENOTES NATIVE SPECIES

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Tree Disposition Plan

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6668853
STATE OF FLORIDA
MANUEL C. ALONSO, REGISTERED LANDSCAPE ARCHITECT

Drawing: Tree Disposition Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE,, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

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

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

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

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

   E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

   G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

   A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

   B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

   B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

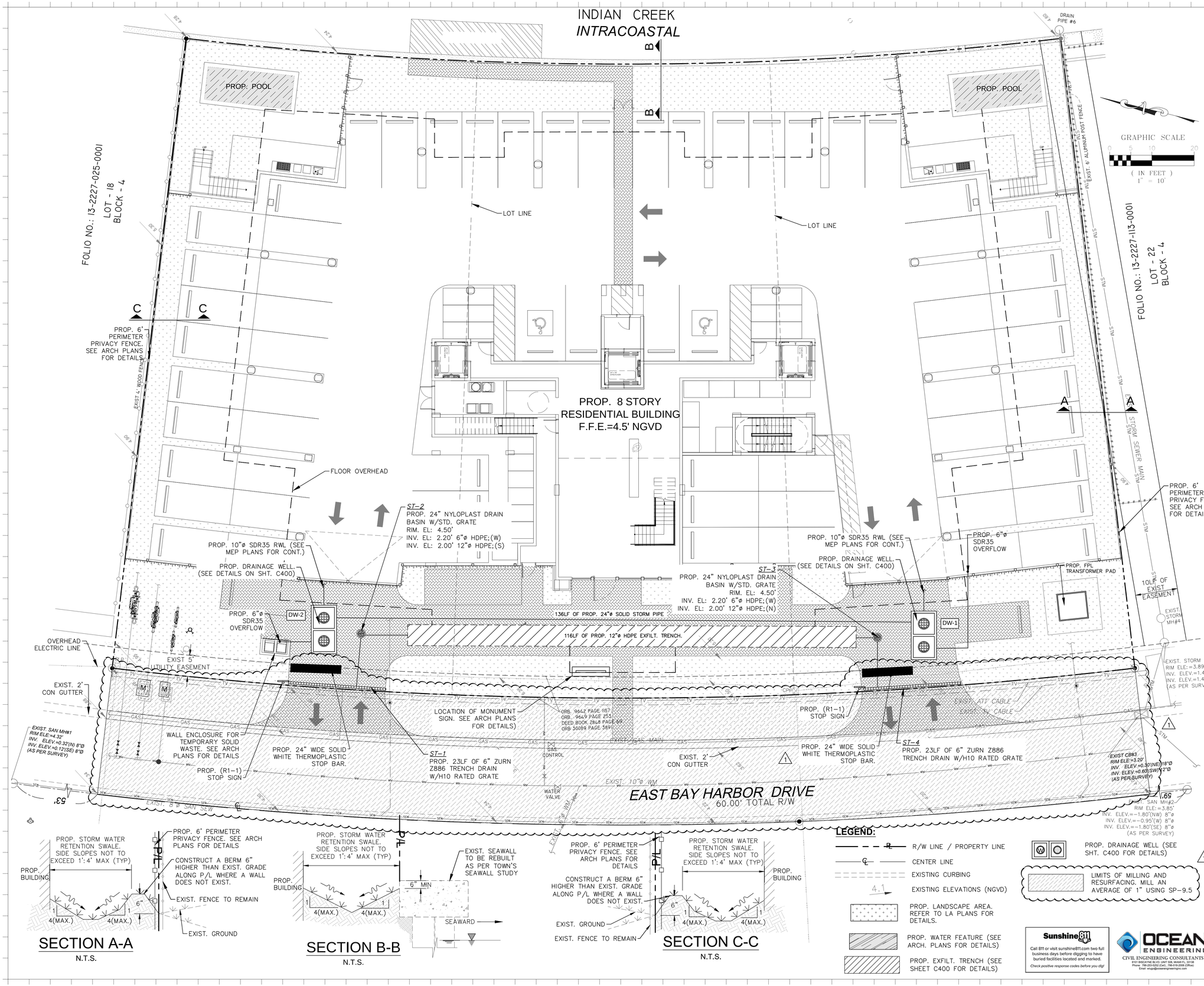
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WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

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CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

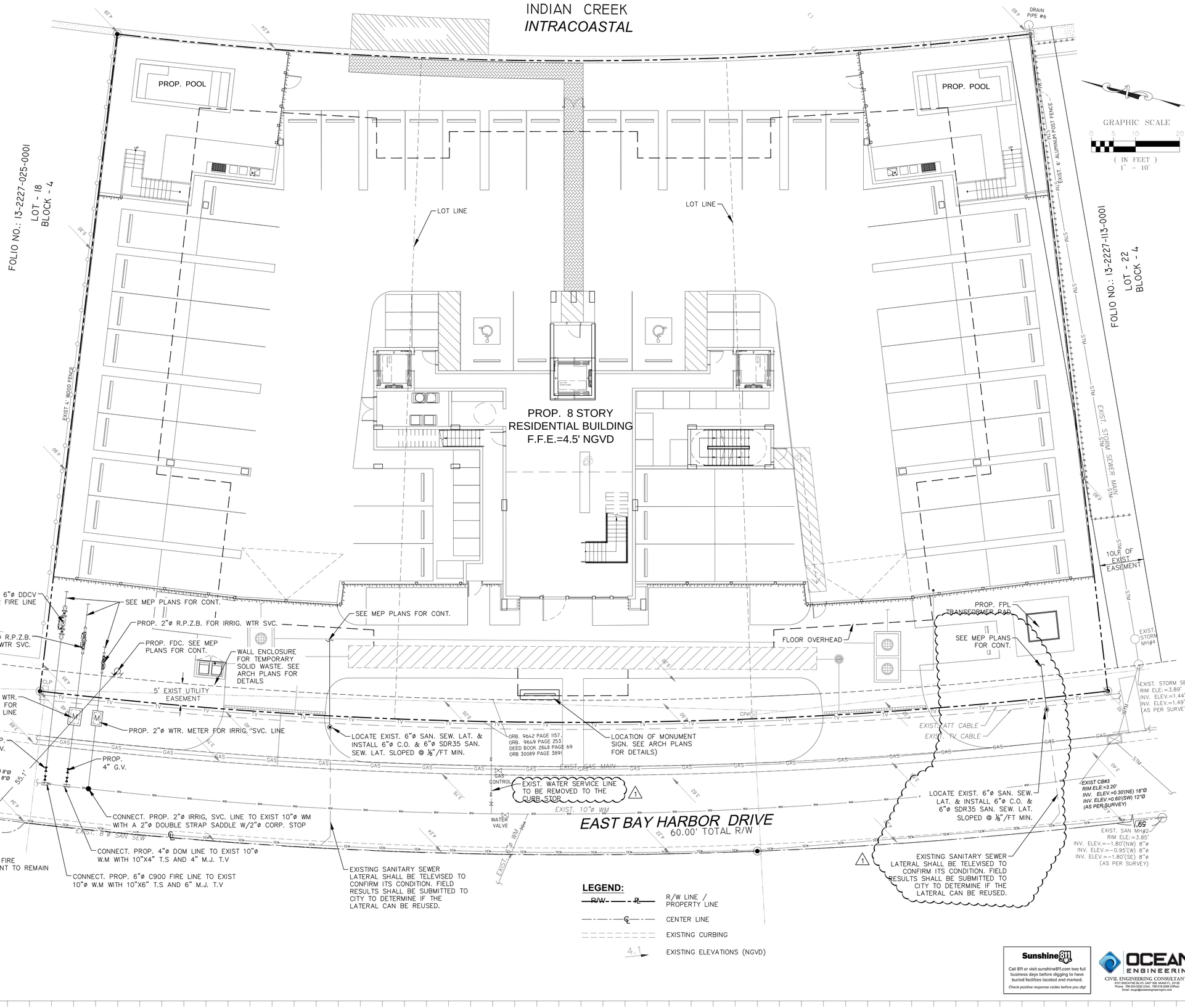
Tel: -------
Email: -----

ARCHITECTS:
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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PAVING, GRADING AND DRAINAGE PLAN

Date	11-16-2022	Sheet No. C200
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Email: -----

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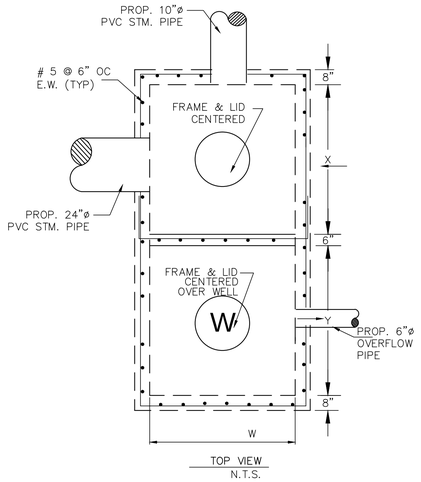
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WATER AND SEWER PLAN

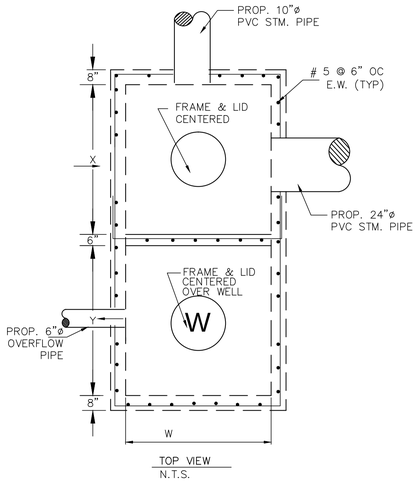
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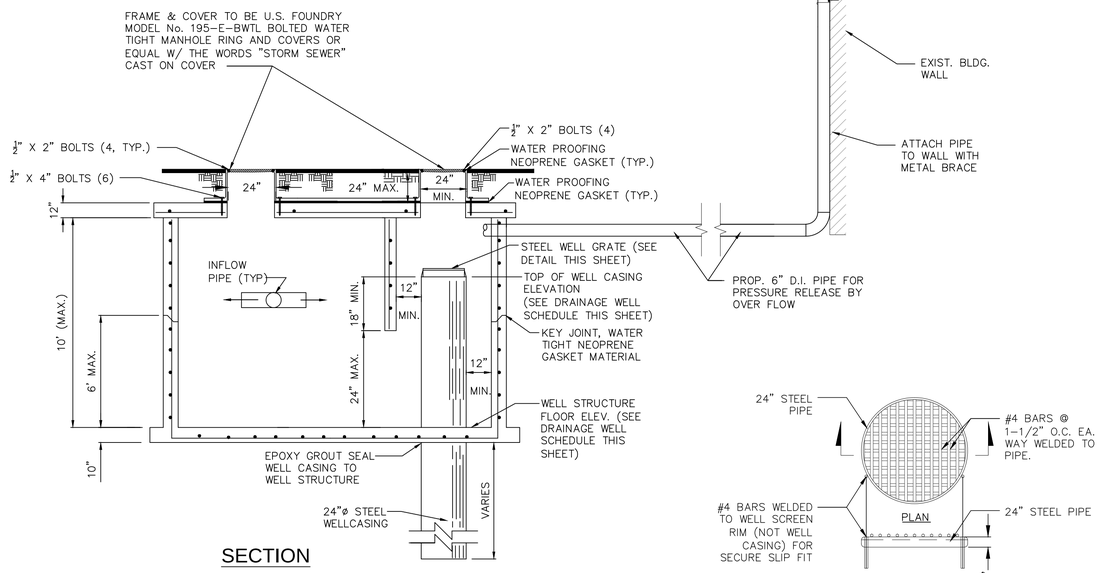
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CIVIL ENGINEERING CONSULTANTS
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Phone: 786-253-5202 (Cell), 786-618-3506 (Office)
Email: wlugo@oceanengineeringinc.com



DW-1



DW-2



SECTION

STORM DRAINAGE DISPOSAL WELL

N.T.S.

STEEL WELL GRATE DETAIL

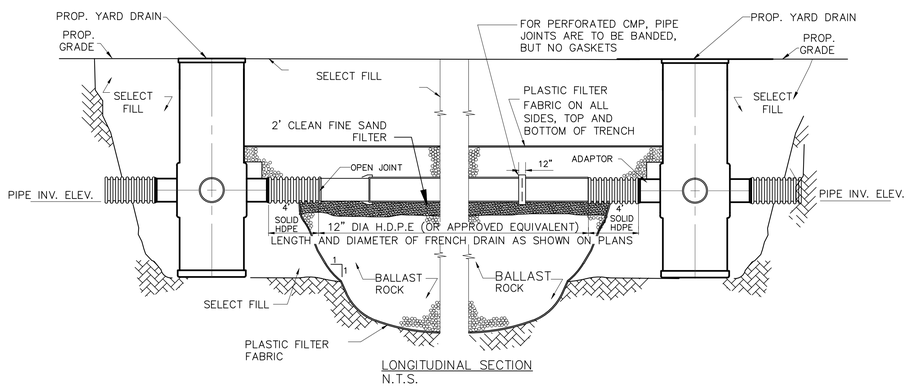
N.T.S.

NOTES FOR DRAINAGE WELL :

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

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT E	INVERT N	INVERT W	INVERT OVER FLOW	M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'	2.10'		2.30'	4.30'	2.20'	-1.30'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'		2.10'	2.10'	2.30'				

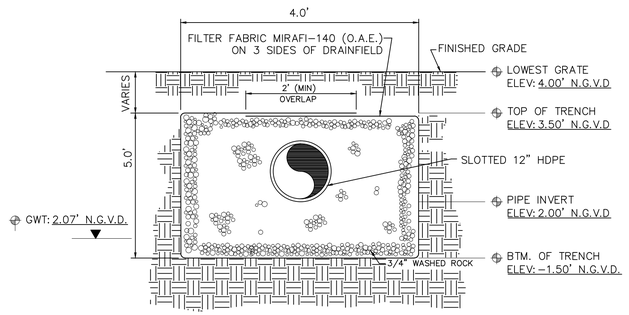


LONGITUDINAL SECTION
N.T.S.

NOTE:

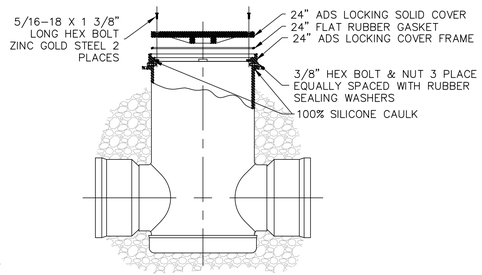
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

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



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE

N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

N.T.S.

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NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

MEP ENGINEER:
Name:
Address:
Tel:
Email:

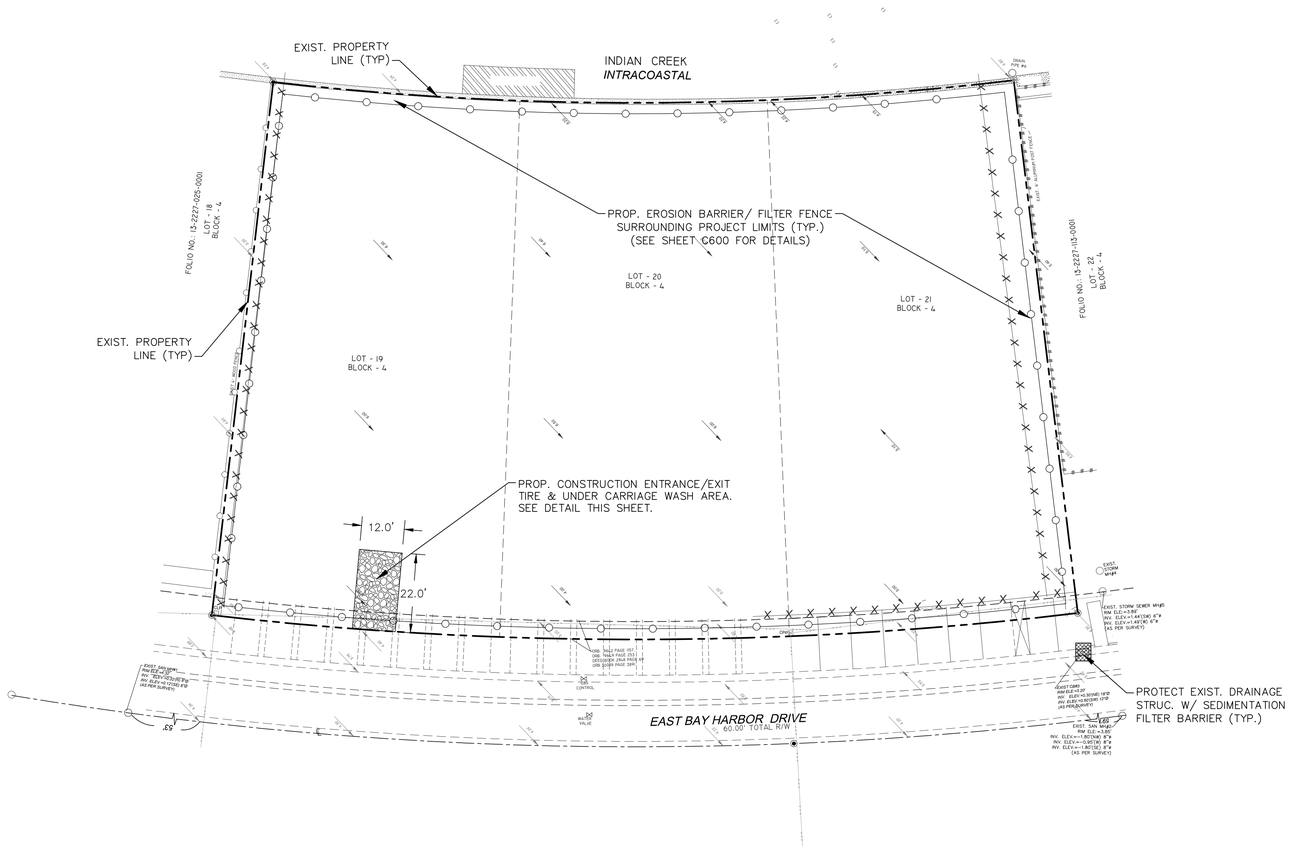
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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DRAINAGE DETAILS

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Project: 2229	



GRAPHIC SCALE

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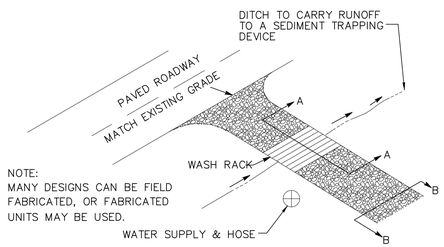
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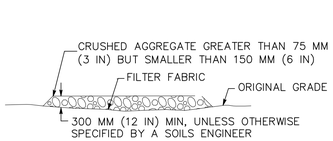
LEGEND:

- R/W — — P/L — R/W LINE / PROPERTY LINE
- —·—·— C/L — CENTER LINE
- EXISTING CURBING
- 4.1 — EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

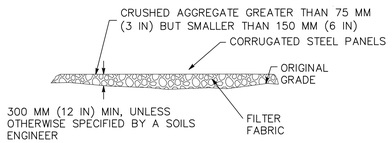
NOTES:

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



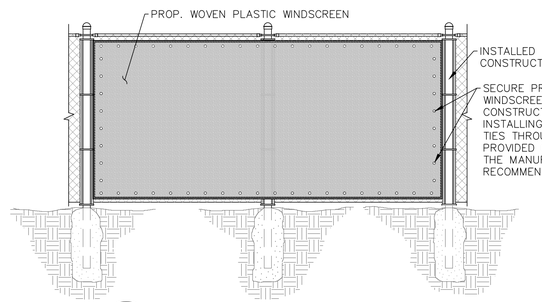


SECTION B–B
NTS



SECTION A–A
NOT TO SCALE

TYPICAL TIRE WASH
NOT TO SCALE



1 WINDSCREEN DETAIL
N.T.S.

NOTES:

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

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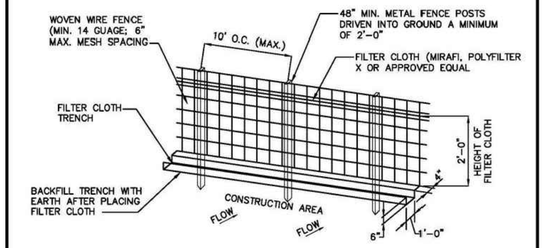
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SEDIMENTATION AND EROSION CONTROL PLAN

Date	11-16-2022	Sheet No.	C500
Scale			
Project	2227		

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Email: wugo@oceanengineerginc.com



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

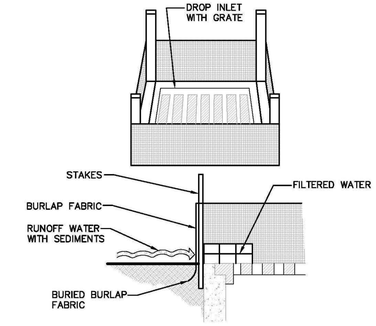
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

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

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

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CON-STRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITTABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 506, MIAMI FL. 33138
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DRB SET

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9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date	11-16-2022	Sheet No.	C600
Scale			
Project	2227		

AGENDA ITEM REPORT
December 6, 2022

ITEM NUMBER: 5.

ITEM: Request for approval for an addition and renovations for "Alan Cohen Trust & 1025 Kane Concourse, Ltd" located at 1025 Kane Concourse, Lots 14-15 of Block 11. The property owner is proposing a second story addition and renovations to an existing two-story commercial complex. Enclosed please find the site plan and elevations. (Item #5)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1025 Kane Concourse.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1025 Kane Con Add & Reno DRB Staff Report Sept 27 2022
2.	1025 KC TRAFFIC STUDYLtrReportAS05202019
3.	1025 KANE CONCOURSE DRB SET 12.6.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: **September 27th, 2022**

Subject: **Site Development Plan Application**
1025 Kane Concourse - Commercial Development
2nd Floor Addition & Renovations
Bay Harbor Islands Acct. No. SPR19-000007
MMPA Acct. No. 01-0702-1068

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated revised September 20th, 2022, and if found acceptable **APPROVE** the proposed Site Development Plan application to allow for a 2nd Floor Addition and Renovations, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The Board approves the applicant's request to provide an alternative parking lot design arrangement by utilizing sixteen (16) tandem parking spaces in the covered parking area at the rear of the building (north) pursuant to Sec. 23-30(f), due to the need to provide the required parking spaces for the project.

2. MMPA believes that based on the proposed building addition / renovations 23 parking spaces are required for this site. If only 18 parking spaces can be provided on the site, 5 additional parking spaces would need to be provided elsewhere, including the option to acquire the spaces in the Town's Parking Trust. If the applicant cannot make arrangements for the other required 5 parking spaces, the project cannot be approved.

3. The plans show a planned removal of a portion of a Town-owned landscape island that is part of the municipal parking lot east of the Public Works building. It is acknowledged this landscape island is located on the applicant's land and has been allowed for decades via an agreement for access / shared parking, that is now expired. This will not be permitted without Town Council approval. The Board should provide a recommendation.

4. Pending a formal resolution of the 20' platted public alley re-design / retrofit in Block 11 MMPA feels a temporary cross-access easement / license should be required as part of this approval across the northern portion of the site to guarantee Block 11 landowners / guest / deliveries have adequate access. The plans show a proposed 23' wide one-way eastbound only driveway that should be able to accommodate vehicle maneuvering from the tandem parking spaces and a separate thru lane.

GENERAL PROJECT INFORMATION

Land Use Designation:	C – Commercial
Zoning District:	B-1 Business District
General Location:	1025 Kane Concourse
Legal Description:	Lots 14 and 15, less the south 15 feet of Block 11, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Ari Sklar from SKLARchitecture, as agents for the property owners, Alan Cohen Trust & 1025 Kane Concourse, Ltd., has submitted new updated / revised Site Development Plan drawings, for the construction of a 2nd Floor addition and renovations to an existing 2-story commercial complex located at 1025 Kane Concourse.

PROJECT REVIEW HISTORY / REMAINING ISSUES

Note: The following historical project review information and status are being provided because of the complex nature of access within Block 11, the various landowner improvements within Block 11, and this site's continuously changing / evolving design proposals between 2018-2022.

March 2018 Pre-DRC Submittal - In March 2018 the Town conducted an informal pre-DRC review / meeting for this site. According to those initial plans, that proposal would have added a 3,216 sq. ft addition to the 2nd floor over a portion of the existing parking spaces adjoining the alley, and a new 3rd floor addition would be built over the new 2nd floor addition. The expanded complex would have about 19,868 sq. ft. The DRC staff expressed concerns with the initial proposal mostly related to parking issues (quantity / stall sizes / building area calculations).

June 2019 Formal DRC Submittal #1 - On June 26th, 2019 a formal Site Development Plan submittal was made to the Town. According to that submittal the existing complex contained 13,277 sq. ft. (MDPA website reported 14,359 sq. ft.) of building area. The #1 submittal proposed to add 816 sq. ft. of new floor area at the ground level, add 3,782 new sq. ft. to the 2nd level, and add a new 4,708 sq. ft. 3rd level (Total complex would be 22,583 sq. ft.). The DRC reviewed the application on July 25th, 2019 and deferred action to allow the applicant to address the issues discussed. Many of the comments were related to plan inconsistencies / inaccuracies / parking.

March 2020 Formal DRC Submittal #2 - On March 24th, 2020 a revised Site Development Plan (Rev. #1) was made to the Town. The revised submittal addressed many of the initial Town DRC comments; however, there remained plan inconsistencies / inaccuracies, and a few new design features not previously included were noted. MMPA / other DRC staff prepared comments that were provided to the project architect. MMPA verbally discussed our P&Z comments with the architect (Ari Sklar). Due to the COVID-19 outbreak in March 2020 no DRC meetings occurred.

April 2020 Formal DRC Submittal #3 - On April 30th, 2020 a 2nd revised Site Development Plan (Rev. #2) was made to the Town. That revised submittal addressed most of the remaining DRC comments; however, there were still a few minor remaining plan inconsistencies / inaccuracies that needed to be addressed as part of the DRC's formal approval and prior to placing the application on a PZB agenda. That revised submittal proposed to add 816 sq. ft. of new floor area at the ground level, add 4,298 sq. ft. to the 2nd level and eliminated the previously proposed third (3rd) level (Total complex = 18,391sq.ft.). There remained some confusion within the plan set with different legal descriptions and land areas noted. For example, the legal description on the site plans stated the site was comprised on Lots 14 and 15 of Block 11, less the northerly 50 feet and southerly 15 feet. But the survey submitted stated the site was comprised of Lots 14 and 15 of Block 11, less only the southerly 15 feet (for widening of Kane Concourse / street parking / pedestrian areas) many years ago. If the northerly 50 feet was excluded this would preclude the proposed building / parking expansion, as portions of that land is where the new building expansion is proposed. Also, the Site Data Table included a site sq. ft. of 13,500 sq. ft. (135' x 100') which matches the entire platted lots / survey lot dimensions. If the northerly 50 feet was excluded the site would be only 8,500 sq. ft. The northernmost portion of this site (24'+/-) includes a wide one-way eastbound "alley / driveway" extending from Bay Harbor Terrace to E. Bay Harbor Drive. The plat for Bay Harbor Islands included a 20-foot wide alley in Block 11; however, the platted "alley" adjoins this site on its northern edge and has been developed with parking facilities, utilities and landscaping for decades. No information was originally included with the application, but it was later explained there were previously cross-access / shared parking agreements between the Town and the Kane Concourse property owners - but all expired. Due to the COVID-19 outbreak in March / April / Months after in 2020 no DRC meetings occurred. It is noted the surveys submitted over time did not show any easements / licenses / agreements for the current-day alley / driveway / parking areas. At the 7/25/19 DRC meeting the applicant (owners) explained there was previously a 30-Year lease with the Town for access / utilities and parking over the northerly 50 feet of the site that expired for this site in 2000. Since that time a number of conversations / negotiations have been ongoing between the Town / landowners about the Block 11 cross-access and parking arrangements. Physical improvements in Block 11 were made in reliance of the leases and cannot be easily removed or relocated (utilities / parking areas / other).

December 2021 Formal DRC Submittal #4 – As stated above, since mid-2020 a number of conversations / negotiations occurred between the Town & landowner about the Block 11 cross-access and parking arrangements. Due to the ongoing COVID-19 outbreak and uncertainty about the above issues no DRC meetings occurred on this application until early 2022. On December 16th, 2021 a new revised Site Development Plan (Revision #3) was submitted to the Town. That new revised submittal was reviewed by MMPA and several plan inconsistencies / inaccuracies were noted that needed to be addressed. Also, significant changes to the overall design were noted from earlier submittals. See the summary below.

Level 1 - The revised Dec. 2021 submittal did not include adding any new floor area at the ground level, as was shown in the previous Rev. #3 submittal; therefore, the existing ground floor building square footage will remain the same.

Level 2 - The revised Dec. 2021 submittal stated there would be a total of 10,527 sq. ft. of floor area on the renovated / expanded 2nd Level. However, a plan detail for Level 2 noted there would 6,814 sq. ft. of existing renovated office floor area and 3,246 sq. ft. of new office floor area added which = 10,060 sq. ft. MMPA requested that the plans be clarified & updated if necessary.

Level 3 Rooftop - The revised Dec. 2021 submittal showed new improvements never seen before but did not show any enclosed building areas - only 285 sq. ft. of Common Area, 833 sq. ft. of Green Area, and 1,010 sq. ft. of "terrace" (undefined use with tables & chairs). If this area will be open to the public additional parking may be required – if not no extra parking is required. It was explained the area was to be limited to building occupants only.

Overall Bldg. Square Footage / Parking – It was noted that if one summed the total amount of Office Area this would equal 12,061 sq. ft. If one summed the amount of Ground Floor Retail this would equal 3,918 sq. ft. / Common Areas equal 1,302 sq. ft. / Green Areas equal 842 sq. ft. Parking is only required for the "net" office areas of the building per Sec. 23-24; therefore, a total of 40.2 / rounded to 40 parking spaces should be provided. Those plans showed a total of 21 spaces "required" and 25 spaces provided (15 short). The previous submittal claimed there were 20 existing parking spaces, but the Town had no record of approving 10 tandem spaces that were striped / existed. The revised plans noted there are only a total of 10 existing parking spaces for the complex which the plans allege are "grandfathered" per a previous permit. This may have been based on previous older parking quantity requirements or shared parking reduction via the cross-access / parking leases. The landowner apparently restriped the parking lot without Town permits to provide 20 tandem spaces in an attempt to provide more parking for its tenants / customers. When one expands a non-conforming use / building typically the complex is brought up to current Code standards to the maximum extent possible. Block 11 is far under-parked at present, the platted alley cannot be easily repurposed due to utilities, and the Kane Concourse commercial complexes were allowed to minimize on-site parking due to the incentivized cross-access / shared parking situation. That situation has changed as the "leases" have expired, and each complex must have adequate parking provided for their needs, despite the Code exemptions to encourage certain land uses (restaurants / retail). The Code currently allows the Town to consider parking layout alternatives such as tandem / lifts / etc. but the Town is under no obligation to approve such requests, and there are discussions to ban future vehicle lifts, especially those not within an enclosed garage or non-valet. It was noted the proposed parking layout design with parking lifts would require attendants / users to possibly block the alley / driveway while moving vehicles (problematic). The Town has never allowed vehicle lifts in other than parking garages (outdoors / visible). MMPA requested that the plans be re-reviewed & updated.

The December 2021 submittal (Rev. #4) plans showed there are 10 (previously 20 tandem spaces shown) ground parking spaces provided north of the building. During the March 2018 pre-DRC review MMPA questioned how the existing tandem parking spaces were allowed, as there is no formal record of their approval, nor could there have been as they do not meet the minimum parking stall size requirements (18' length required / 16' length existing). Based on the updated

existing building square footage and land uses 29 parking spaces should be required. However, since the building was built in 1957, it is presumed parking requirements were much different and lower for commercial uses, much like the multiple-family residential areas. As the site is proposed be substantially enlarged the site improvements must be upgraded, including parking. MMPA presented an analysis of the gross floor areas and resultant parking space requirements (40 based on gross floor area). Those plans showed that 25 spaces would be placed on site while the remaining 15 spaces acquired through the Town's Parking Trust. At least 40% of the required parking spaces must be on the subject site (16 spaces). The applicant was instructed to re-calculate the building proposed net office use floor areas and revise the parking calculations. In the days after the Jan. 13th, 2022 DRC meeting the architect provided preliminary revised plans with net floor area calculations. On June 6th, 2022 a complete set of updated / revise plans was transmitted to MMPA for conceptual sign-off. Based on the updated net floor area calculations the required number of parking spaces decreased to only 15. Vehicle lifts were proposed but not tandem stackers.

June 2022 Formal DRC Submittal #5 – As stated above since the DRC meeting was held on Jan. 13th, 2022, a number of follow-up conversations / informal plan revision reviews have occurred. On June 30th, 2022, the Town received a new revised formal DRC plan submission. The proposed vehicle lifts would require DRB approval. This design was contingent on the DRB approving the mechanical vehicle lifts, which is doubtful. The Town Council has been considering an Ordinance to prohibit / heavily regulate vehicle lifts, if so, the acquisition of Town Parking Trust spaces will be necessary and must be approved by the Town Council (purchase spaces). Based on ITE average parking need studies about 46 parking spaces should be provided for this complex to serve its employees / customers (the Town Code requires much less). Therefore, it is expected nearby sites will be impacted. The cost per Town Parking Trust parking space was recently increased to $35,000 per space (was $20,000 previously). A DRC meeting was to be held in July 2022 but due to conflicts the architect requested the item be deferred to the August 2022 DRC meeting. At the DRC meeting on August 11th, 2022 the latest revised submittal (Rev. #4) was reviewed by the DRC. Due to the DRC's objections at the DRC the applicant's architect agreed to completely remove the vehicle lifts and provide as many parking spaces as possible. A request would be made to allow the continued use of tandem parking spaces that had been use for years, despite the lack of a formal Town site plan approval to do so. The applicant argues that the complex was originally built with 10 parking spaces and should be considered "grandfathered". Further, the Town Parking Code now exempts all 1st floor retail uses and restaurants, as an encouragement for those uses to populate the Kane Concourse frontages – which has worked. However, as mentioned above when an older existing site is redeveloped, the Town attempts to have non-conformities cured or improved to the extent possible. Based on the existing building occupancy (4,020 sq. ft. retail exempt) and office space 18 parking spaces are required and proposed to be provided. The 2nd floor addition will require 5 additional parking spaces totaling 23 parking spaces; however, there is no room to add additional parking spaces on the site. MMPA believes that the applicant must arrange to provide the additional 5 spaces (Parking Trust / other).

PLANNING BACKGROUND INFORMATION

Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). The former BAA "Business" Zoning District was created in 1957 and modified only four (4) times in 48 years. Most of the commercial land parcels were developed during that time-period. In the late 1990s the Town officials believed the community had stagnated and real property tax revenue was in decline. In 2002 the Town retained an urban planning consultant (Glatting Jackson) and held a Community Visioning process. In 2003-04 the Town retained another urban planning consultant (Bermello Ajamil Partners) who studied / prepared design recommendations for the Kane Concourse / Downtown business properties. These efforts helped to frame issues and set basic development / building massing visions for the community.

In 2005-06 the Town refined those design concepts and adopted a series of Land Development Regulation modifications to the renamed B-1 Business District. Mixed land uses (commercial / residential) have been allowed in the B-1 District since the district rules were written in 1957. A key component of the discussions was the allowable height of buildings. Prior to the 2006 Code update the business district limited building heights to six (6) stories. At that time there was no definition as to what height constituted a" story" – this was added later at a maximum of 10 feet per floor – due to community concerns with excessive building height. The tallest existing commercial building (1111 Kane Concourse) is about 72 feet in height to the main flat roof with a 20+/- foot tall elevator/stair tower on top of the building. The Bermello Ajamil Downtown Study recommended the commercial building heights be set at 75 feet. However, the Glatting Jackson Community Visioning Study recommended maintaining the 6-story limit. The Town Council at the time of adoption decided to remove the "story" limitation and set maximum building height at 65 feet, allowing a project designer the freedom to create varying interior floor heights. Town staff / MMPA were not opposed to the 75 feet limit, as we were more concerned with the 6-story limit. Some of the main reasoning given was the existing low-scale of the buildings along the roadway and the fact that the height limit in the adjoining RM-2 Multi-family District areas north of 97th Street and south of 95th Street are 65 feet. It was felt the non-Kane Concourse frontage sites would be either parking lots / parking garages or residential uses. In 2017 the Town Council modified the Zoning Code to allow landowners in the B-1 Business District to request up to a 75' build height if participation in the "Public Benefits Program" is used (Developer Agreement). To date one development site has been approved with a 75' building height (1177 Kane Concourse MXD). The Town received significant benefits from that approval (waterfront park site / funding for design & improvements / utility upgrades / etc.). As this proposed project is requesting a 2-story building height of 43'-6", the maximum building height limitations do not affect this site.

The adjoining / nearby developments sites currently include: to the east and west existing commercial developments; to the north the surface parking lot east of the Town Hall and a portion of the Palms Restaurant / Landon Hotel site; to the south Kane Concourse. The Town's 2002 Community Vision Master Plan identifies this area for mid-rise commercial and mixed-use residential developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". The existing and proposed land uses will be commercial. Therefore, the proposed expansion is deemed consistent with the Town's Comprehensive Plan.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1 Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck), with 75 feet maximum possible through participation in the Town's Public Benefits Program. The proposed use of the property is consistent with this zoning classification.

PLATTING

The site is currently platted as described above. As multiple lots are within the site a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits.

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

The right-of-way for Kane Concourse is fixed and includes the southerly 15 feet of the original platted lots within this site. As stated above, the latest Site Development Plan shows much of the new proposed 2nd Story building area extending northerly into land currently used for off-street parking for this complex. The northern portion of this site also includes a wide (24'+/-) one-way eastbound "alley" extending from Bay Harbor Terrace to East Bay Harbor Drive. The plat for Bay Harbor Islands included a 20-foot wide alley in Block 11; however, the platted "alley" has been developed with parking facilities, utilities and landscaping. Initially no information was included as to how this legally occurred. The survey does not show an easement / license / agreement for the current-day alley. At the July 2019 DRC meeting the applicant (owners) explained there was previously a 30-Year lease for access / utilities and parking over the northerly 50 feet of the site that expired in 2000. Since that time a number of conversation have occurred on Block 11 / access / parking. As of August 2022, the Town has engaged a surveyor for the public alley area and engaged engineers to determine how to relocate the utilities / parking / other improvements within the public alley. Finally, the Town is studying the possibility of constructing a multistory parking garage on publicly owned lands in Block 11 (Public Works Bldg. / 97 St. parking lot).

The Rev. #5 plans show that 18 total parking spaces are proposed north of the grade level building (8 x 2 tandem = 16 spaces + 2 single spaces (1 ADA space / 1 normal = 18 spaces). All parking spaces meet the Town's minimum parking stall size requirements (18' x 8'-6"). Based on the proposed building square footage and land uses 23 parking spaces should be provided (7,005 net office sq. ft. divided by 300 sq. ft. = 23.35 or 23 spaces rounded). The building was built (1957) with only 10 parking spaces – parking requirements were much different at that time. The site is deemed non-conforming. The Code now exempts restaurants and retail establishments from providing any parking to encourage their use. Finally, the Code allows parking calculation requirements to be based on "net" floor area (less stairs / elevators / bathrooms / mechanical rooms / common corridors / etc.). Parking is required for those floor areas where people will occupy floor spaces. Despite the fact there was only 10 spaces for the original building, MMPA believes that the property owner should provide 23 parking spaces for the existing / proposed net office floor areas (1,903 sq. ft. + 3,543 sq. ft. + 1,550 sq. ft. = 23.31 / 23 spaces).

MMPA recognizes that the existing "net" office floor area is about 7,005 sq. ft. and there is about 3,918 sq. ft. of retail space on the ground level that is served by the existing 10 "legal" spaces (9 standard spaces / 1 ADA space) or 19 striped spaces (18 tandem spaces / 1 ADA space). Field observations noted that almost all of those parking spaces were occupied regularly prior to the recent renovation work beginning. While the Town now allows an exemption for retail uses, there is still a demand for adequate parking spaces for all the building's uses. As to historical / Code required parking spaces, if one were to accept the 10 grandfathered spaces for the existing office uses and require 5 additional parking spaces for the new 2nd floor "net" office addition area, at least 15 parking spaces would be required, requiring at least 5 new parking spaces. The latest plans anticipate that the Town will allow the now proposed 18 parking spaces, of which 16 would be tandem, similar to that which has existed "unofficially approved" for several years. MMPA advised the applicant at the August 11th, 2022 DRC meeting that we would not recommend that the Town approve exposed outdoor lifts. The applicant recognized the Town's reluctance and dropped the plans for vehicle lifts – agreeing to request tandem spaces that exist today. The applicant was advised that the Town Council was considering a Zoning Code amendment to prohibit all or some mechanical vehicle lifts in the Town (this may be modified at public hearings). Because the renovation / addition is so substantial MMPA believes that the proposed expansion is subject to the current Code requirements; therefore, 23 parking spaces should be provided for the combined "net" office areas. The difference between what can be physically placed on site and the 23 spaces should be accommodated via a request to acquire the additional parking in the Town's Parking Trust (5 spaces x $35,000 each = $175,000). As stated above, the Town is exploring the possibility of building a new parking garage in Block 11 that could help serve the actual parking needs of this site and the entire Block– funding would help move the project forward. The Town is under no obligation to approve the requested tandem spaces – this "alterative arrangement" to provide required parking is completely up to the DRB's discretion. Acquisition of Town Parking Trust spaces must be approved by the Town Council.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The existing and proposed building will remain rectangular in shape. The proposed additions to the 1st and second story will be built north of the existing building footprint cantilevered over the parking area. The entire building will receive a façade update with modern architecture.

SUMMARY / RECOMMENDED CONDITIONS

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated September 20th, 2022, submitted to the Town for consideration:

1. The Board approves the applicant's request to provide an alternative parking lot design arrangement by utilizing sixteen (16) tandem parking spaces in the covered parking area at the rear (north) of the building pursuant to Sec. 23-30(f), due to the need to provide the required parking spaces for the project. It is acknowledged that the site has had tandem spaces for several years – but no formal Town approval was granted previously.

2. MMPA believes that based on the proposed building addition / renovations 23 parking spaces are required for this site. If only 18 parking spaces can be provided on the site, 5 additional parking spaces would need to be provided elsewhere, including the option to acquire the spaces in the Town's Parking Trust. If the applicant cannot make arrangements for the other required 5 parking spaces, the project cannot be approved as-is, and will have to be redesigned to meet Code.

3. The plans show a planned removal of a portion of a Town-owned landscape island that is part of the municipal parking lot east of the Public Works building. It is acknowledged this landscape island is located on the applicant's land and has been allowed for decades via an agreement for access / shared parking, that is now expired. This will not be permitted without prior Town Council approval. The Board should provide a recommendation.

4. Pending a formal resolution of the 20' platted public alley re-design / retrofit in Block 11 MMPA suggests that a temporary cross-access agreement / easement / license should be required as part of this approval across the northern portion of the site to guarantee Block 11 landowners / guest / deliveries have adequate access. The plans show a proposed 23' wide one-way eastbound only driveway that will be able to accommodate vehicle maneuvering from the tandem parking spaces and a separate thru lane. Prior to the issuance of building permits for the proposed addition / renovations a "temporary" cross-access agreement / easement / license in a form acceptable to the Town shall be created / approved / executed by all parties and recorded if required by the Town Attorney.

5. The new replacement window & door appearances, designs, materials, styles and colors, and any window tints or film finishes must be the same for all window and door openings into the building. Window and door must complement the building's architectural design.

6. The applicant is encouraged to utilize Town's available incentives through its Sustainable Building Program. Please see Chapter 11 Article V. Sustainable Building Program.

7. Sec. 18-22 of the Town Code requires existing overhead lines to be undergrounded / poles removed at the time of redevelopment. However, FPL has recently objected to undergrounding short sections of their main overhead lines; therefore, this may not be possible on this site alone. As related to the existing overhead lines from the FPL facilities in the platted alley that serve this site, all existing and new overhead wires crossing the site shall be under-grounded as part of this redevelopment. All electrical / other utility connections from the source must be placed underground from the pole to the building, and all relocations must be paid for the developer.

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

May 20, 2019

Ari Sklar, AIA
President
SKLARchitecture
2310 Hollywood Boulevard
Hollywood, FL 33020

RE: 1025 Kane Concourse Traffic Analysis
Project No. 201847.01

Dear Ari:

As requested, my firm has completed a traffic analysis of the proposed modifications to 1025 Kane Concourse in the Town of Bay Harbor Isles, Florida. This report was prepared in accordance with the study requirements noted by Mr. Michael Miller, of Michael Miller Planning Associates, Inc., the Town's Planning Consultant. Our study and its findings follow:

Project Description

The proposed modifications to the existing building located at 1025 Kane Concourse will expand the building square footage from approximately 7,285 square feet of office land use and 3,918 square feet of retail land use to 15,800 square feet of office land use and 3,918 square feet of retail land use. This results in a net increase in building square footage of 8,515 square feet and is to be accomplished by the addition of a third story added to the building.

Parking for the building is in the rear and is accessed directly via an east-west alleyway that extends between Bay Harbor Terrace to the west and E. Bay Harbor Drive to the east. The existing parking is proposed for expansion using mechanical lifts that will stack vehicles two high against the back of the building and will have a third parking space north of the mechanical lift parking directly along the existing alleyway. There is additional paid parking on the north side of the alleyway along Bay Harbor Terrace and on-street paid parking along Kane Concourse on the south side of the project site.

Note that the existing alleyway is actually on private property—the project's property. There is a twenty-foot-wide alley right of way north of the property line, but the actual alleyway is located within the property. A copy of the proposed site plan and survey is enclosed.

Project Trip Generation

Tables 1, 2 and 3, enclosed, depict the trip generation comparison between the existing building's uses and the proposed, expanded building's uses. Trip generation characteristics information obtained from the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 10th Edition was used to obtain trip generation characteristics data for the 1025 Kane Concourse building. Based on the information shown in Tables 1, 2 and 3, the proposed expansion of 1025 Kane Concourse is expected to result in a small increase of 43 daily trips, 1 morning peak-hour trip, and 5 afternoon peak-hour trips.

Traffic Counts

Manual traffic counts were collected in the existing alleyway behind the 1025 Kane Concourse building on January 4, 2019. A copy of the traffic counts is enclosed. The traffic counts were adjusted to reflect peak season conditions by the application of a Peak Season Category Factor (PSCF) of 1.05 obtained from the Florida Department of Transportation's 2018 Online Traffic Database. A copy of the PSCF is enclosed.

Table 4 shows the adjusted peak season traffic counts during the morning and afternoon peak hours for the alleyway behind the 1025 Kane Concourse building. As the table reveals, the alleyway is not heavily traveled. However, the afternoon peak-hour traffic is substantially higher than the morning peak-hour traffic.

Parking

Currently, there are 19 parking spaces plus one handicap parking space serving 1025 Kane Concourse. All but two of these parking spaces are tandem parking. That is, one parking space is directly behind another (see enclosed existing site plan). It is proposed that the parking supply be increased to 21 parking spaces plus one handicap parking space.

As the parking table on the enclosed site plan shows, the retail land use is exempt from requiring any on-site parking spaces. The office land use is required to provide a total of 22 parking spaces (including a handicap parking space). If a vehicle's driver wishes to park on the top of the lift mechanism, it will take approximately 30 seconds to raise the vehicle, based on measurements conducted by this firm at the Cadillac Hotel in Miami Beach (The Cadillac Hotel has a similar lift system). The following two vehicles that park under and behind the vehicle raised on the lift can simply pull into their respective parking spaces with no delay. Therefore, the parking delay is limited to those vehicles that are first in each of the seven (7) lift parking systems. It is expected that these parking spaces will be the first filled each morning and, as such, will not affect operations on the alleyway, as they are well south of the roadway.

In the afternoon, when office employees are leaving, it is entirely possible that an employee parking on the top tier of the lift mechanism may need to leave before those parked below or behind them. In this case, the two vehicles that are in the way must be

moved either to another parking space on site or moved into, or across, the alleyway into the parking aisle on Bay Harbor Terrace while the vehicle on the top of the lift mechanism is lowered and the driver pulls away. This maneuver is expected to take 45 seconds, but the entire time required to move the first two cars, lower the last vehicle and then return the first two cars to their spots is a combined 1.5 to 2.0 minutes (with three drivers). Because the first two vehicles are expected to wait in the alleyway or the parking aisle of Bay Harbor Terrace, it is not expected that this will be a problem. If the traffic in the alleyway is too great to make storing vehicles there acceptable, the two waiting vehicles can simply back into Bay Harbor Terrace. The peak-hour traffic on Bay Harbor Terrace is a total of two vehicles in the p.m. peak hour.

Note that under current operations, one vehicle has to be moved to permit the inner parked vehicle to exit from the tandem parking space. The delay isn't quite as long as for a parked vehicle on the upper tier of the proposed lift mechanism, but the need to store in the alleyway or along low volume Bay Harbor Terrace is the same.

Conclusion

Based on these findings, it is our conclusion that the proposed expansion of 1025 Kane Concourse will have no significant impact on the adjacent roadway network.

Very truly yours,



Thomas A. Hall
President

Freddie Vargas, P.E.
Registration No. 35941
814 S. Military Trail
Deerfield Beach, FL 33442

TAH/kh

Cc: Adina Kaufman

Enclosures

BUILDING RENOVATION

ATLANTIC & PACIFIC DEVELOPMENT

1025 KANE CONCOURSE TERRACE, BAY HARBOR ISLANDS, FL 33154

GROOS AREA

GROSS AREA - PROPOSED	
Level	Area
GROUND FLOOR	6878 SF
2ND FLOOR	5042 SF
3RD FLOOR	10321 SF

GROSS AREA - EXISTING	
Level	Area
GROUND FLOOR	6415 SF
2ND FLOOR	6862 SF

PROJECT DATA/ ZONING SUMMARY

GENERAL		
ZONING:	B-1	
LAND USE:	COMMERCIAL	
BASE FLOOD ELEVATION (B.F.E.)	8.0' + 1' FREEBOARD	
REQ'D/ALLOWED	EXISTING	PROPOSED
HEIGHT: 65' ABOVE BFE	15' ABOVE BFE	25' ABOVE BFE
LOT SIZE:	13,500 SF	13,500 SQ FT
1ST FLOOR	5,925 SF	6,908 SF. (+983 SF)
2ND FLOOR	5,925 SF	13,381 SF. (+3,110 SF)
3RD FLOOR	N/A	5,015 SF
4TH FLOOR (OPEN TERRACE)	N/A	N/A
TOTAL BUILDING SQ. FT.	N/A	46,692 SF
BUILDING FRONTAGE 80'-0" MIN.	100'-0"	100'-0"
LANDSCAPING % REQ./PROV.	13,500 SF X 0.10 = 1,350 SF	
IMPERVIOUS AREA		
PERVIOUS AREA		
SETBACKS		
FRONT SETBACK -SOUTH (KANE CONCOURSE)	1'-7"	1'-7"
SIDE (EAST)	0'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
REAR SETBACK - NORTH (ALLEY)	63'-0"	63'-0" GROUND FLOOR 24'-0" SECOND FLOOR
PARKING	EXISTING	PROVIDED
GROUND FLOOR - RETAIL (EXEMPT)	3916 SF / 300 = **13.4**	NOT REQUIRED
GROUND FLOOR - OFFICE	1991 SF / 300 = **6.6**	1991 SF / 300 = **6.6 SPACES**
SECOND FLOOR - OFFICE	5285 SF / 300 = **17.6**	9737 SF / 300 = **32.5** SPACES
THIRD FLOOR - OFFICE	N/A	4063 SF / 300 = **13.5** SPACES
ROOF TERRACE	N/A	N/A
TOTAL SPACES REQUIRE	**24.2 = 24 SPACES**	**52.5 = 53 SPACES**
40% REQ'D ON SITE	**24 x 0.4 (40%) = 9.6 = 7 SPACES**	**53 x 0.4 (40%) = 21.1= 21 SPACES**
TOTAL PARKING SPACES ON SITE	**20 SPACES**	**22 SPACES**
DIFFERENCE TO BE PURCHASED	**EXISTING , N/A**	**53 - 22 = 31**

PARKING CALCULATION - PROPOSED		
Level	Name	Area
GROUND FLOOR PLAN	OFFICE	734 SF
GROUND FLOOR PLAN	OFFICE	1267 SF
		2000 SF
GROUND FLOOR PLAN	RETAIL	2690 SF
GROUND FLOOR PLAN	RETAIL	1228 SF
		3918 SF
2ND FLOOR - PROPOSED	OFFICE	9737 SF
		9737 SF
3RD FLOOR - PROPOSED	OFFICE	4063 SF
		4063 SF

PARKING CALCULATIONS - EXISTING		
Level	Name	Area
GROUND FLOOR PLAN	OFFICE	734 SF
GROUND FLOOR PLAN	OFFICE	1267 SF
		2000 SF
GROUND FLOOR PLAN	RETAIL	2690 SF
GROUND FLOOR PLAN	RETAIL	1228 SF
		3918 SF
SECOND FLOOR	OFFICE	2006 SF
SECOND FLOOR	OFFICE	976 SF
SECOND FLOOR	OFFICE	1152 SF
SECOND FLOOR	OFFICE	340 SF
SECOND FLOOR	OFFICE	480 SF
SECOND FLOOR	OFFICE	331 SF
		5285 SF



PROJECT RENDERING

GREEN PRACTICES

THE PROJECT WILL STRIVE TO ACHIVE THE HIGHEST FGBC DESIGNATION POSSIBLE FOR THIS TYPE OF BUILDING

SCOPE OF WORK

TWO STORY COMMERCIAL TENANT INTERIOR RENOVATION AND ADDITION, APPROXIMATELY 18,154 SQ FT. WORK INCLUDES:

1. ADDITION AND RENOVATION OF OFFICE SPACES (6,842SF)
2. COVERED PARKING ADDITION (3,381 SF)
3. ADDITION OF ROOF TERRACE (7,931 SF)

LEGAL DESCRIPTION & ADDRESS

THIS PROPERTY IS DESCRIBED AS:

LOTS 14 AND 15, LESS THE NORTH 50 FEET AND THE SOUTH 15 FEET OF SAID LOTS, BLOCK 11, BAY HARBOR ISLAND, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA.

ADDRESS: 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154-0000

LOCATION MAP



SHEET INDEX

Drawing List	
Sheet Number	Sheet Name
A0.0	COVER PAGE
A0.1	SITE PLAN
A0.2	PHOTOS - EXISTING
A0.3	AERIAL VIEWS
A0.4	EXTERIOR VIEWS
A1	FACADE OPTION 2
A1.0	EXISTING / PROPOSED GROUND PLAN
A1.1	EXISITNG / PROPOSED SECOND FLOOR PLAN
A1.3	EXISTING ROOF/ PROPOSED - 3RD FLOOR PLAN
A1.4	PROPOSED - ROOF PLAN
A2.0	EXISTING / PROPOSED SOUTH ELEVATION
A3.0	SECTIONS
A4.0	3D INTERIOR VIEWS

PROJECT TEAM

SKLARchitecture
DESIGN ASSOCIATES

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL ENGINEER:
ZEPHYR ENGINEERING INC.

WILFORD ZEPHYR P.E.
HOLLYWOOD, FL
TEL - (786) 302-7893
WZEPHYR@GMAIL.COM

CA# 31158

LANDSCAPE ARCHITECT:
KIM MOYER

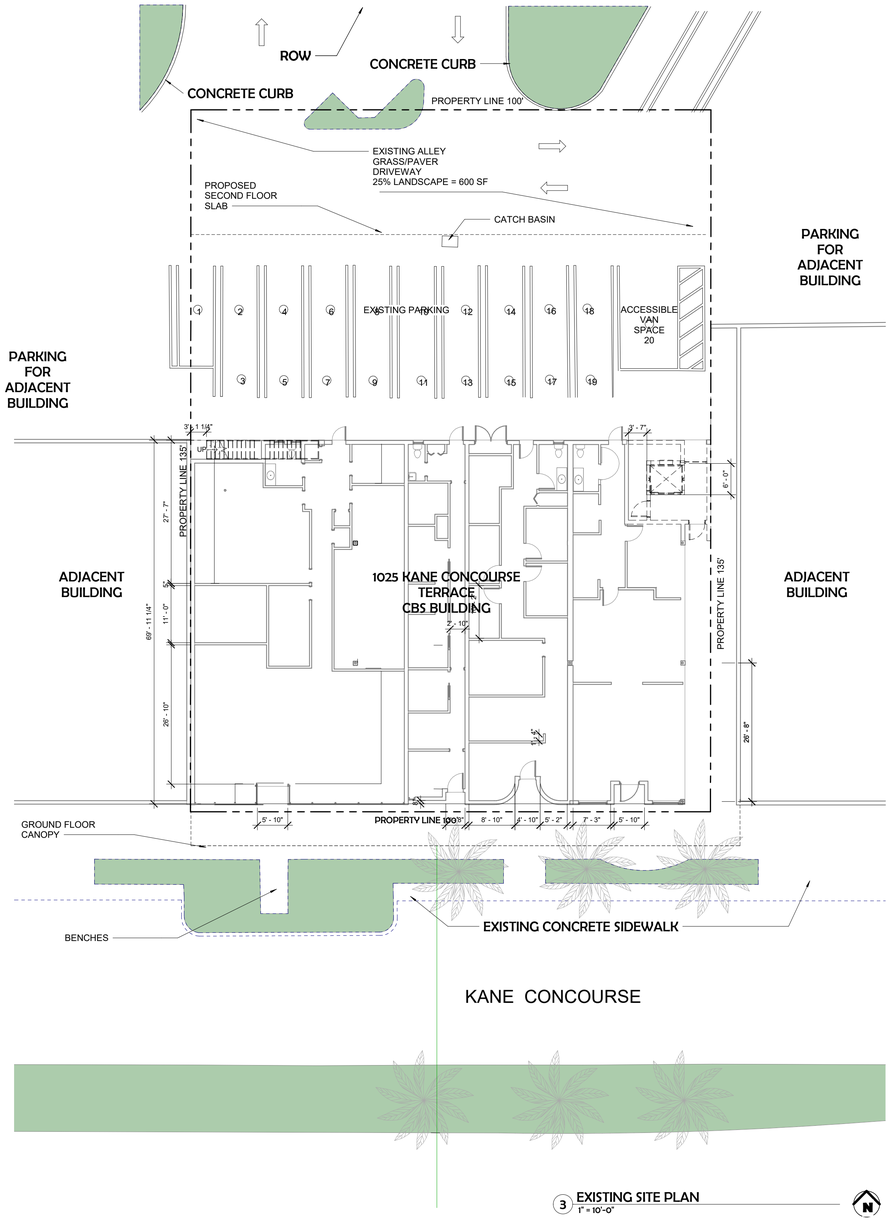
PROPERTY OWNER:

ATLANTIC AND PACIFIC DEVELOPMENT
1025 KANE CONCOURSE, SUITE 210
BAY HARBOUR ISLAND, FL, 33154

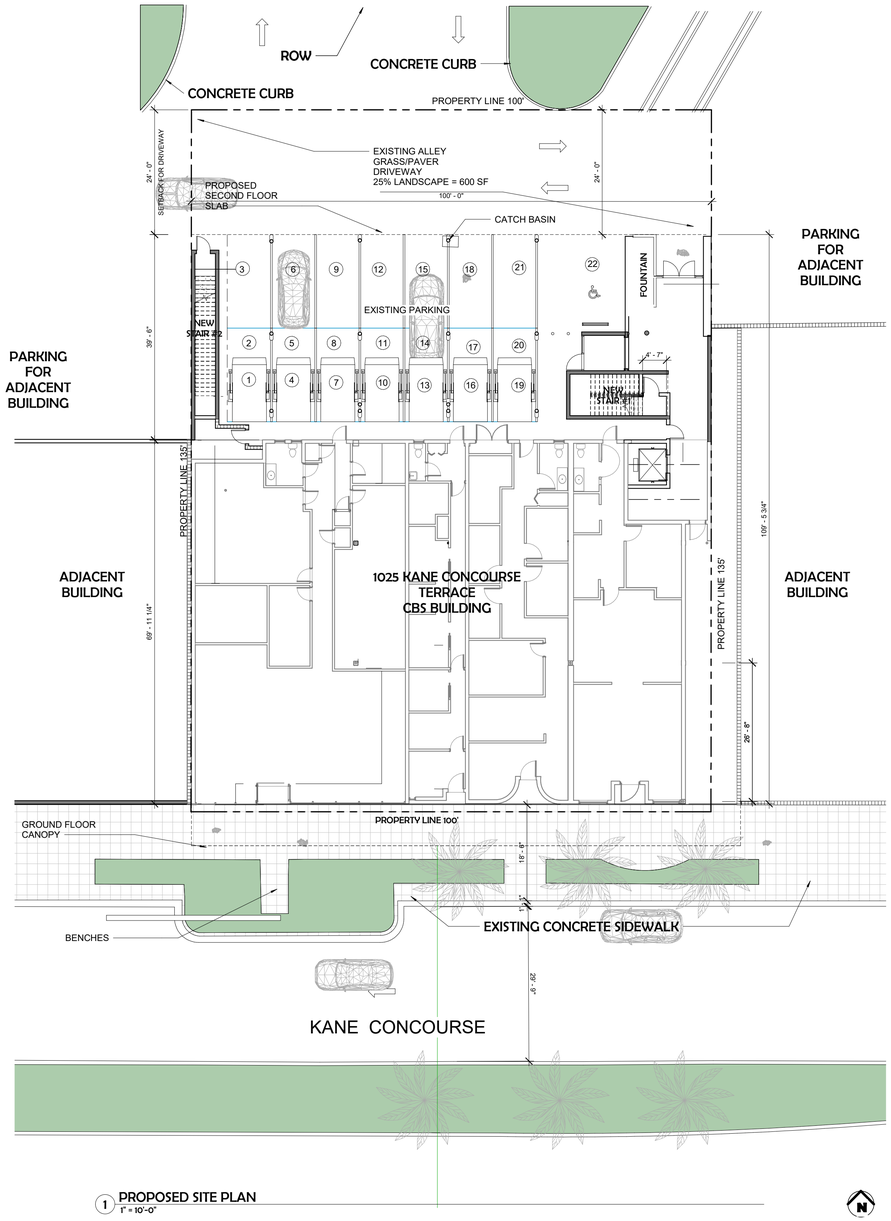
PHOTOMETRIC ILUMINATION :
GENESIS LIGHTING

RYAN McCARTHY - OUTSIDE SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954) 306-3931
mccarthy@genesislighting.net

SCALE: N.T.S.



3 EXISTING SITE PLAN
1" = 10'-0"



1 PROPOSED SITE PLAN
1" = 10'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC COMPANIES 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154

05/17/19

SITE PLAN

PRELIMINARY

17-024

A0.1

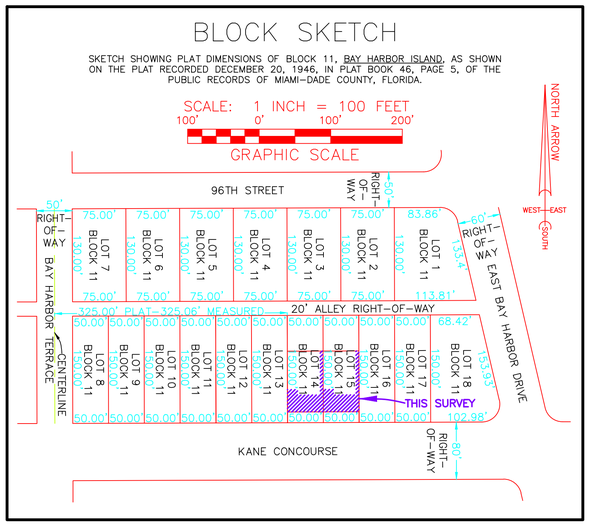
BLOCK SKETCH

SKETCH SHOWING PLAT DIMENSIONS OF BLOCK 11, BAY HARBOR ISLAND, AS SHOWN ON THE PLAT RECORDED DECEMBER 20, 1946, IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1 INCH = 100 FEET

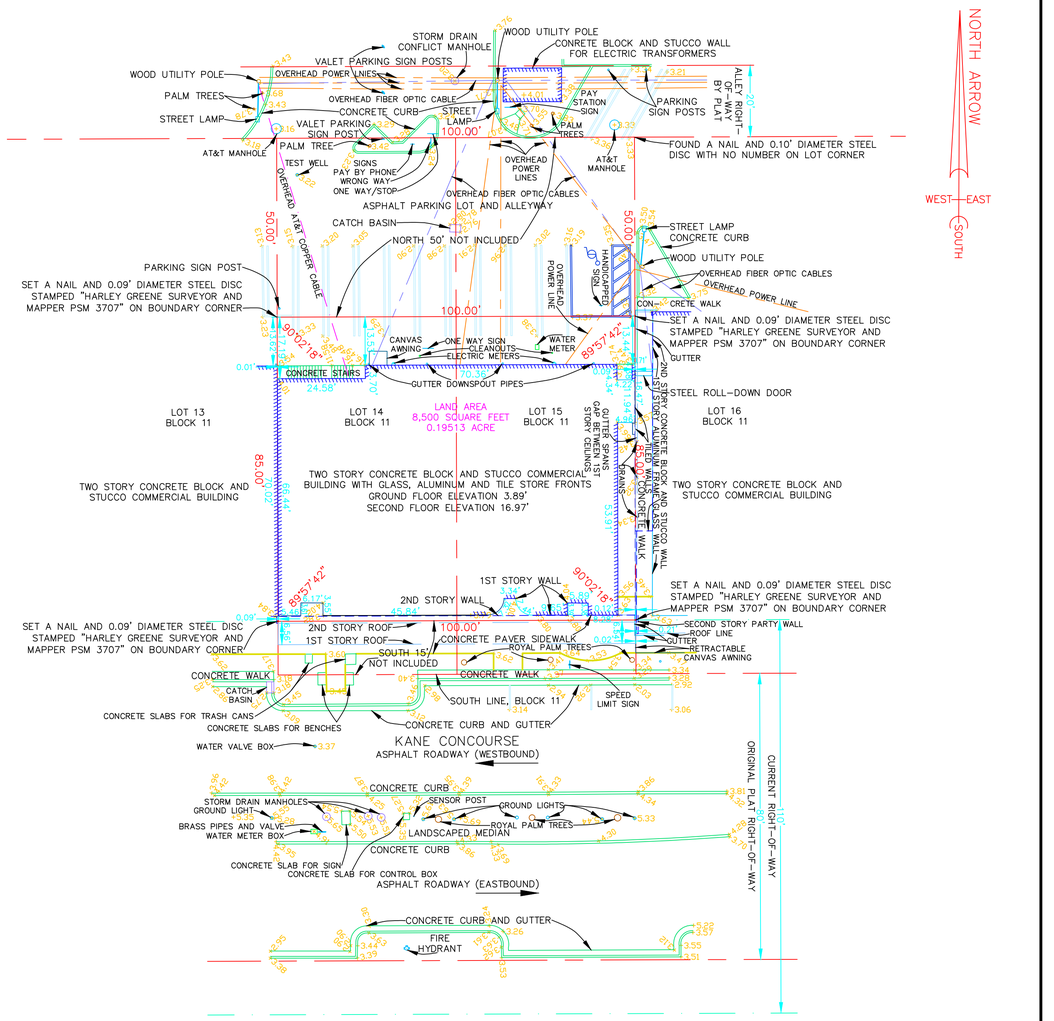
100' 0' 100' 200'

GRAPHIC SCALE

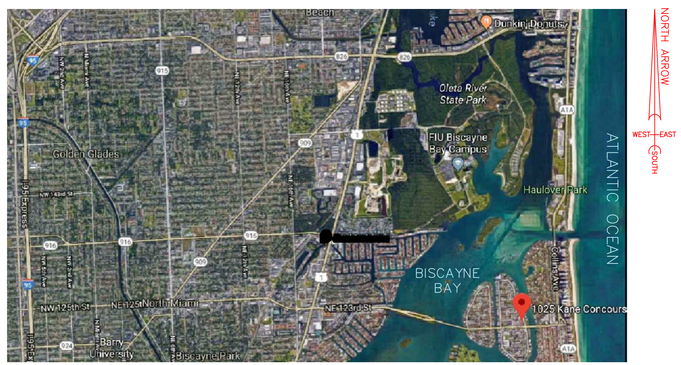


LINE AND COLOR LEGEND

- BLUE PAINT LINE
- BOUNDARY LINE
- BUILDING FIRST STORY
- BUILDING SECOND STORY
- CANVAS AWNING
- CENTERLINE
- CONCRETE
- CONCRETE PAVERS
- DIMENSION LINE
- FIBER OPTIC CABLE
- GLASS
- LOT LINE
- METAL
- AT&T COPPER CABLE
- PLASTIC
- POWER LINE
- RIGHT-OF-WAY LINE
- ROOF LINE
- STORM DRAIN
- TILE
- TREE TRUNKS DRAWN TO SCALE
- WHITE PAINT LINE



VICINITY MAP



FLOOD ZONE AE
NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY NUMBER 120637
MAP AND PANEL NUMBER 12086C0144 L
PANEL REVISED SEPTEMBER 11, 2009
BASE FLOOD ELEVATION 9.00 FEET NGVD 1929
(BASE FLOOD ELEVATION 7.45 FEET NAVD 1988)

SCALE: 1 INCH = 20 FEET

0' 20' 40' 60'

GRAPHIC SCALE

+4.50 INDICATES "ELEVATION 4.50 FEET"
ELEVATION MEASURED ON GRADE AT PLUS SIGN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LOTS 14 AND 15, LESS THE NORTH 50 FEET AND THE SOUTH 15 FEET OF SAID LOTS, BLOCK 11, BAY HARBOR ISLAND, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
THE BENCH MARK USED FOR THIS TOPOGRAPHIC SURVEY IS A UNITED STATES COAST AND GEODETIC SURVEY BRASS DISC ON THE SIDEWALK AT THE SOUTHEAST CORNER OF THE BRIDGE EAST OF EAST BAY HARBOR DRIVE, NUMBER S-243, ELEVATION 10.215 FEET, BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
UNDERGROUND FOUNDATIONS OR STRUCTURES ARE NOT SHOWN, UNLESS OTHERWISE NOTED. LOCATION OF ANY VEGETATION SHOWN IS APPROXIMATE.
EASEMENTS OR RIGHTS-OF-WAY OF RECORD WHICH COULD BE REVEALED BY A COMPLETE SEARCH OF THE PUBLIC RECORDS MAY NOT BE SHOWN.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

REVISIONS
1.

COHEN BOUNDARY SURVEY
1025 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA 33141

I HEREBY CERTIFY EXCLUSIVELY TO ALAN COHEN, TRUSTEE, AND 1025 KANE CONCOURSE, LTD., THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH PURSUANT TO SECTION 472.027, FLORIDA STATUTES, BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

© 2017 HARLEY GREENE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 3707
19206 NORTHEAST 25TH AVENUE, UNIT 301
AVENTURA, FLORIDA 33180-3217

TELEPHONE
954 522-0193 (BROWARD COUNTY)
305 932-2843 (MIAMI-DADE COUNTY)
EMAIL harleygreene@comcast.net

HARLEY GREENE
DATE OF SURVEY DECEMBER 26, 2017

Table 1
Daily Trip Generation
1025 Kane Concourse

Land Use	ITE Code	Intensity		Trip Generation Rate	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips In	Internal Trips Out	Internal Trips Total	Internal Trips %	Adjusted Trips In	Adjusted Trips Out	Adjusted Trips Total	Pass-by Trips		Adjusted Trips In	Adjusted Trips Out	Adjusted Trips Total	Multi-Modal Trips		Net New Trips In	Net New Trips Out	Net New Trips Total
Existing Use																								
Office	710	7,285	sf	Ln(T)=0.97Ln(X)+2.50 (50/50)	42	42	84	10	10	20	24.00%	32	32	64	4	5.00%	30	30	60	3	10.00%	29	28	57
Shopping Center	820	3,918	sf	Ln(T)=0.68Ln(X)+5.57 (50/50)	332	332	664	10	10	20	3.00%	322	322	644	226	34.00%	209	209	418	32	10.00%	193	193	386
Sub-Total					374	374	748	20	20	40	5.00%	354	354	708	230		239	239	478	35		222	221	443
Proposed Use																								
Office	710	15,800	sf	Ln(T)=0.97Ln(X)+2.50 (50/50)	89	88	177	21	22	43	24.00%	67	67	134	9	5.00%	62	62	125	7	10.00%	59	59	118
Shopping Center	820	3,918	sf	Ln(T)=0.68Ln(X)+5.57 (50/50)	332	332	664	20	20	40	6.00%	312	312	624	226	34.00%	199	199	399	31	10.00%	184	184	368
Sub-Total					421	420	841	41	42	83	10.00%	379	379	758	235		262	262	523	38		243	243	486
Net New Trips					**47**	**46**	**94**	**21**	**22**	**43**	**0**	**25**	**25**	**50**	**5**	**0**	**22**	**22**	**46**	**3**	**0**	**21**	**22**	**43**

(1) Source: Institute of Transportation Engineers' *Trip Generation*, 10th Edition.

Table 2
AM Peak-Hour Trip Generation
1025 Kane Concourse

Land Use	ITE Code	Intensity		Trip Generation Rate	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips In	Internal Trips Out	Internal Trips Total	Internal Trips %	Adjusted Trips In	Adjusted Trips Out	Adjusted Trips Total	Pass-by Trips		Adjusted Trips In	Adjusted Trips Out	Adjusted Trips Total	Multi-Modal Trips		Net New Trips In	Net New Trips Out	Net New Trips Total
Existing Use																								
Office	710	7,285	sf	T=0.94(X)+26.49 (86/14)	29	4	33	7	1	8	24.00%	22	3	25	2	5.00%	19	4	23	2	10.00%	11	10	21
Shopping Center	820	3,918	sf	T=0.50(X)+ 151.78 (62/38)	95	59	154	3	2	5	3.00%	92	57	149	15	10.00%	83	51	134	9	10.00%	62	63	125
Sub-Total					124	63	187	10	3	13	5.00%	114	60	174	17		102	55	157	11		73	73	146
Proposed Use																								
Office	710	15,800	sf	T=0.94(X)+26.49 (86/14)	36	5	41	9	1	10	24.00%	27	4	31	2	5.00%	25	4	29	3	10.00%	13	13	26
Shopping Center	820	3,918	sf	T=0.50(X)+ 151.78 (62/38)	95	58	154	6	5	9	6.00%	90	55	145	15	10.00%	81	49	130	9	10.00%	61	60	121
Sub-Total					131	64	194	14	6	19	10.00%	117	59	176	17		106	53	159	11		74	73	147
Net New Trips					**7**	**1**	**7**	**5**	**3**	**7**	**0**	**2**	**-1**	**1**	**0**	**0**	**4**	**-2**	**2**	**-1**	**0**	**1**	**0**	**1**

(1) Source: Institute of Transportation Engineers' *Trip Generation*, 10th Edition.

Table 3
PM Peak-Hour Trip Generation
1025 Kane Concourse

Land Use	ITE Code	Intensity		Trip Generation Rate	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips In	Internal Trips Out	Internal Trips Total	Internal Trips %	Adjusted Trips In	Adjusted Trips Out	Adjusted Trips Total	Pass-by Trips		Adjusted Trips In	Adjusted Trips Out	Adjusted Trips Total	Multi-Modal Trips		Net New Trips In	Net New Trips Out	Net New Trips Total
Existing Use																								
Office	710	7,285	sf	Ln(T)=0.95Ln(X)+0.36 (16/84)	2	7	9	0	2	2	24.00%	2	5	7	0	5.00%	1	6	7	0	10.00%	4	3	7
Shopping Center	820	3,918	sf	Ln(T)=0.74Ln(X)+2.89 (48/52)	24	25	49	1	0	1	3.00%	23	25	48	17	34.00%	15	16	31	2	10.00%	14	15	29
Sub-Total					26	32	58	1	2	3	5.00%	25	30	55	17		16	22	38	2		18	18	36
Proposed Use																								
Office	710	15,800	sf	Ln(T)=0.95Ln(X)+0.36 (16/84)	3	17	20	1	4	5	24.00%	2	13	15	1	5.00%	2	12	14	0	10.00%	7	7	14
Shopping Center	820	3,918	sf	Ln(T)=0.74Ln(X)+2.89 (48/52)	24	25	49	1	2	3	6.00%	23	23	46	17	34.00%	14	15	29	2	10.00%	14	13	27
Sub-Total					27	42	69	2	6	8	10.00%	25	36	61	18		16	27	43	2		21	20	41
Net New Trips					**1**	**10**	**11**	**1**	**4**	**5**	**0**	**0**	**6**	**6**	**1**	**0**	**0**	**5**	**5**	**0**	**0**	**3**	**2**	**5**

(1) Source: Institute of Transportation Engineers' *Trip Generation*, 10th Edition.

THOMAS A. HALL, INC.

1025 KANE CONCOURSE
MIAMI-DADE COUNTY, FLORIDA
COUNTED BY:
UNSIGNALIZED

1355 ADAMS STREET
HOLLYWOOD, FL 33019
954-288-4447

Site Code: 10031
Start Date: 1/4/2019
File I.D.: BAY HARBOU
Page: 1

ALL VEHICLES

	ALLEY WAY From West				ALLEY WAY From East				N/A From South				DRIVEWAY From North				
Date 1/4/2019	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Total
7:00	0	1	2	0	0	0	1	0	0	0	0	0	0	1	0	1	6
7:15	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	5
7:30	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
7:45	0	3	4	0	0	0	0	0	0	0	0	0	0	2	0	2	11
Hr Total	0	6	11	0	0	0	1	0	0	0	0	0	0	3	0	3	24
8:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15	0	0	6	0	0	0	0	0	0	0	0	0	0	1	0	0	7
8:30	0	1	10	0	0	0	0	0	0	0	0	0	0	2	0	0	13
8:45	0	1	11	0	0	0	1	0	0	0	0	0	0	2	0	0	15
Hr Total	0	4	27	0	0	0	1	0	0	0	0	0	0	5	0	0	37
* BREAK *																	
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* BREAK *																	
16:00	0	2	12	0	0	0	1	0	0	0	0	0	0	2	0	0	17
16:15	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
16:30	0	1	2	0	0	0	0	0	0	0	0	0	0	1	0	0	4
16:45	0	1	12	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Hr Total	0	4	31	0	0	0	1	0	0	0	0	0	0	3	0	0	39
17:00	0	9	16	0	0	0	1	1	0	0	0	0	0	0	0	0	27
17:15	0	2	5	0	0	0	0	0	0	0	0	0	0	0	0	0	7
17:30	0	0	7	0	0	0	0	0	0	0	0	0	0	2	0	0	9
17:45	0	3	6	0	0	0	0	0	0	0	0	0	0	2	0	1	12
Hr Total	0	14	34	0	0	0	1	1	0	0	0	0	0	4	0	1	55
TOTAL	0	28	103	0	0	0	4	1	0	0	0	0	0	15	0	4	155

ALL VEHICLES

	ALLEY WAY From West				ALLEY WAY From East				N/A From South				DRIVEWAY From North				
Date 1/4/2019	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Total
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 1/4/2019																	
Peak start	08:00				08:00				08:00				08:00				
Volume	0	6	11	0	0	0	1	0	0	0	0	0	0	3	0	3	24
Percent	0%	35%	65%	0%	0%	0%	100%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	50%	0%	50%	
Pk total	17				1				0				6				
Highest	8:45				8:45				8:00				8:30				
Volume	0	1	11	0	0	0	1	0	0	0	0	0	0	2	0	0	
Hi total	12				1				0				2				
PHF	0.35				0.25				#DIV/0!				0.75				
Peak Hour Analysis By Entire Intersection for the Period: 11:00 to 01:00 on 1/4/2019																	
Peak start	12:00				12:00				12:00				12:00				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Pk total	0				0				0				0				
Highest	12:15				12:45				12:15				12:30				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hi total	0				0				0				0				
PHF	#DIV/0!				#DIV/0!				#DIV/0!				#DIV/0!				
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 1/4/2019																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	12	40	0	0	0	1	1	0	0	0	0	0	2	0	0	56
Percent	0%	23%	77%	0%	0%	0%	50%	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	100%	0%	0%	
Pk total	52				2				0				2				
Highest	17:00				17:00				17:00				17:30				
Volume	0	9	16	0	0	0	1	1	0	0	0	0	0	2	0	0	
Hi total	25				2				0				2				
PHF	0.52				0.25				#DIV/0!				0.25				

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 8700 MIAMI-DADE NORTH

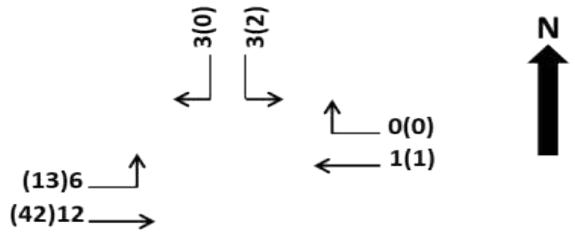
MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.03	1.05
2	01/07/2018 - 01/13/2018	1.03	1.05
3	01/14/2018 - 01/20/2018	1.04	1.06
4	01/21/2018 - 01/27/2018	1.02	1.04
5	01/28/2018 - 02/03/2018	1.01	1.03
* 6	02/04/2018 - 02/10/2018	0.99	1.01
* 7	02/11/2018 - 02/17/2018	0.98	1.00
* 8	02/18/2018 - 02/24/2018	0.98	1.00
* 9	02/25/2018 - 03/03/2018	0.98	1.00
*10	03/04/2018 - 03/10/2018	0.97	0.99
*11	03/11/2018 - 03/17/2018	0.97	0.99
*12	03/18/2018 - 03/24/2018	0.97	0.99
*13	03/25/2018 - 03/31/2018	0.97	0.99
*14	04/01/2018 - 04/07/2018	0.97	0.99
*15	04/08/2018 - 04/14/2018	0.97	0.99
*16	04/15/2018 - 04/21/2018	0.97	0.99
*17	04/22/2018 - 04/28/2018	0.98	1.00
*18	04/29/2018 - 05/05/2018	0.99	1.01
19	05/06/2018 - 05/12/2018	1.00	1.02
20	05/13/2018 - 05/19/2018	1.01	1.03
21	05/20/2018 - 05/26/2018	1.01	1.03
22	05/27/2018 - 06/02/2018	1.01	1.03
23	06/03/2018 - 06/09/2018	1.01	1.03
24	06/10/2018 - 06/16/2018	1.01	1.03
25	06/17/2018 - 06/23/2018	1.01	1.03
26	06/24/2018 - 06/30/2018	1.02	1.04
27	07/01/2018 - 07/07/2018	1.02	1.04
28	07/08/2018 - 07/14/2018	1.02	1.04
29	07/15/2018 - 07/21/2018	1.02	1.04
30	07/22/2018 - 07/28/2018	1.02	1.04
31	07/29/2018 - 08/04/2018	1.01	1.03
32	08/05/2018 - 08/11/2018	1.01	1.03
33	08/12/2018 - 08/18/2018	1.00	1.02
34	08/19/2018 - 08/25/2018	1.00	1.02
35	08/26/2018 - 09/01/2018	1.00	1.02
36	09/02/2018 - 09/08/2018	1.01	1.03
37	09/09/2018 - 09/15/2018	1.01	1.03
38	09/16/2018 - 09/22/2018	1.00	1.02
39	09/23/2018 - 09/29/2018	1.00	1.02
40	09/30/2018 - 10/06/2018	1.00	1.02
41	10/07/2018 - 10/13/2018	0.99	1.01
42	10/14/2018 - 10/20/2018	0.99	1.01
43	10/21/2018 - 10/27/2018	1.00	1.02
44	10/28/2018 - 11/03/2018	1.00	1.02
45	11/04/2018 - 11/10/2018	1.01	1.03
46	11/11/2018 - 11/17/2018	1.01	1.03
47	11/18/2018 - 11/24/2018	1.02	1.04
48	11/25/2018 - 12/01/2018	1.02	1.04
49	12/02/2018 - 12/08/2018	1.02	1.04
50	12/09/2018 - 12/15/2018	1.03	1.05
51	12/16/2018 - 12/22/2018	1.03	1.05
52	12/23/2018 - 12/29/2018	1.03	1.05
53	12/30/2018 - 12/31/2018	1.04	1.06

* PEAK SEASON

Table 4
Peak Hour Turning-Movement Counts
1025 Kane Concourse

Time of Day	Adjustment	From West				From East				From South				From North				
		Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Total
A.M. Peak Hour	**Raw Count**	**0**	**6**	**11**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**3**	**24**
	Peak Season Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
	2019 Peak Season Traffic	**0**	**6**	**12**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**3**	**25**
P.M. Peak Hour	**Raw Count**	**0**	**12**	**40**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**56**
	Peak Season Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
	2019 Peak Season Traffic	**0**	**13**	**42**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**59**



REVISIONS

1 CITY COMMENTS 10-07-22

BUILDING RENOVATION

ATLANTIC PACIFIC DEVELOPMENT

1025 KANE CONCOURSE TERRACE, BAY HARBOR ISLANDS, FL 33154

PROJECT TEAM

SKLARchitecture
DESIGN ASSOCIATES

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

PROPERTY OWNER:

ATLANTIC AND PACIFIC DEVELOPMENT
1025 KANE CONCOURSE, SUITE 210
BAY HARBOUR ISLAND, FL, 33154

CIVIL ENGINEER:
ZEPHYR ENGINEERING INC.
WILFORD ZEPHYR P.E.
HOLLYWOOD, FL
TEL - (786) 302-7893
WZEPHYR@GMAIL.COM
CA# 31158

PHOTOMETRIC ILLUMINATION :
GENESIS LIGHTING
JUAN ARANGO - OUTSIDE SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954) 306-3931
mccarthy@genesislighting.net

LANDSCAPE ARCHITECT:
KIM MOVER RLA
LANDSCAPE ARCHITECTURE
TEL. (954) 492-9609

LEGAL DESCRIPTION & ADDRESS

THIS PROPERTY IS DESCRIBED AS:

ADDRESS: 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154-0000

FOLIO #13-2227-001-2290
BAY HARBOR ISLAND PB 46-5
LOTS 14 & 15 LESS S15FT FOR
ST & LESS N50FT BLK 11
LOT SIZE 100.000 X 80
OR 18936-2152 0100 6

FOLIO # 13-2227-001-2300
BAY HARBOR ISLAND PB 46-5
N50FT LOTS 14 & 15 BLK 11
LOT SIZE 100.000 X 50

SCOPE OF WORK

ALTERATION LEVEL 3 - SECTION 505

TWO STORY COMMERCIAL OFFICES INTERIOR RENOVATION AND ADDITION, WORK INCLUDES:

1. EXPANSION OF 2ND FLOOR OFFICE SPACE (3,246 SF)
2. RENOVATION OF EXISTING 2ND FLOOR OFFICE SPACE (6,814 SF)
3. COVERED EXISTING PARKING BY 2ND FLOOR PROPOSED OFFICE AREA
4.- NEW PARKING LAYOUT TO 18 SPACES
5.- NEW ROOF TOP COVERED OPEN AREA (1,010 SF)

NOTE: NOT A SUBSTANTIAL IMPROVEMENT (LESS 50% RULE)

NOTES

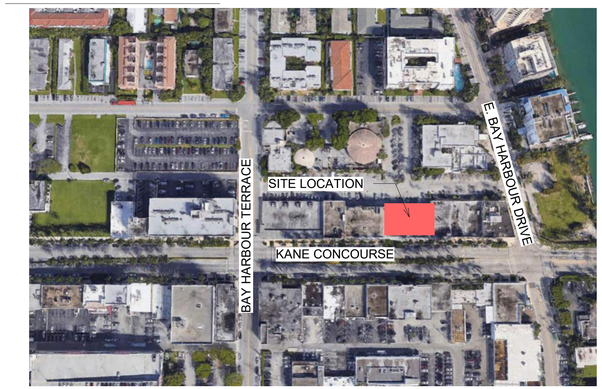
1.- ALL ELECTRICAL UTILITY CONNECTIONS FROM THE SOURCE MUST BE PLACED UNDERGROUND FROM THE POLE TO BUILDING.

PROJECT RENDERINGS





LOCATION MAP



SCALE: N.T.S. N

SHEET INDEX

Drawing List

Sheet Number	Sheet Name
ARCHITECTURE:	
A0.0	COVER PAGE
A0.1	SITE PLAN
A0.2	GENERAL NOTES (INTERIOR)
A0.3	PHOTOS - EXISTING
A0.4	AERIAL VIEWS
A0.5	EXTERIOR VIEWS
A0.6	ADA DETAILS
A0.7	FLOOD INFO GROUND FLOOR PLAN
A0.8	GENERAL AREA PLANS
A0.9	PARKING CALCULATION AREA PLANS
A1.0	EXISTING / PROPOSED GROUND PLAN
A1.1	EXISTING / PROPOSED SECOND FLOOR PLAN
A1.2	EXISTING ROOF/ PROPOSED
A2.0	EXISTING / PROPOSED ELEVATIONS
A3.0	EXIST + PROP. SECTIONS CROSS & LONGITUDINAL
A3.1	PROPOSED SECTIONS 1 & 2
A4.0	DETAILS - SIGNAGE
A10.0	BUILDING FINISHES
PH-1.0	GROUND FLOOR PHOTOMETRICS
LANDSCAPE:	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
CIVIL:	
C-1	PRELIMINARY STORMWATER POLLUTION PLAN
C-2	PRELIMINARY, GRADING & DRAINAGE PLAN
C-3	GENERAL NOTES & DETAILS

SUSTAINABLE BUILDING PROGRAM

THE BUILDING WILL STRIVE TO ACHIEVE STANDARDS OF USGBC LEED, FLORIDA GREEN BUILDING COALITION:

1.- ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE EMPLOYEE LOUNGE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, MICROWAVE, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2.- RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.
3.- ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
4.- ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
5.- ENERGY STAR APPROVED ROOFING MATERIALS.
6.- PROGRAMMABLE THERMOSTATS.
7.- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
8.- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9.- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10.- ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION). CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
11.- ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.) ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
12.- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION
13.- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
14.- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

CONSTRUCTION TYPE

PLANS SHALL COMPLY WITH THE FOLLOWING

FLORIDA BUILDING CODE - (2020 / 7Th EDITION)
FLORIDA BUILDING CODE - RESIDENTIAL (2020 / 7Th EDITION)
FLORIDA BUILDING CODE - ACCESIBILITY (2020 / 7Th EDITION)
FLORIDA FIRE PREVENTION CODE - (2020 / 7Th EDITION) 1
NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2018 / 7Th EDITION)

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

GROUP	TYPE	ALLOWED		PROVIDED	
		HEIGHT	AREA (SQ. FT.)	HEIGHT	AREA (SQ. FT.)
B	II-A	4/8 STORIES (75'-0")	50,000 (SQ,F.T.)	2 STORIES (43'-6")	17,566 (SQ,F.T.)

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

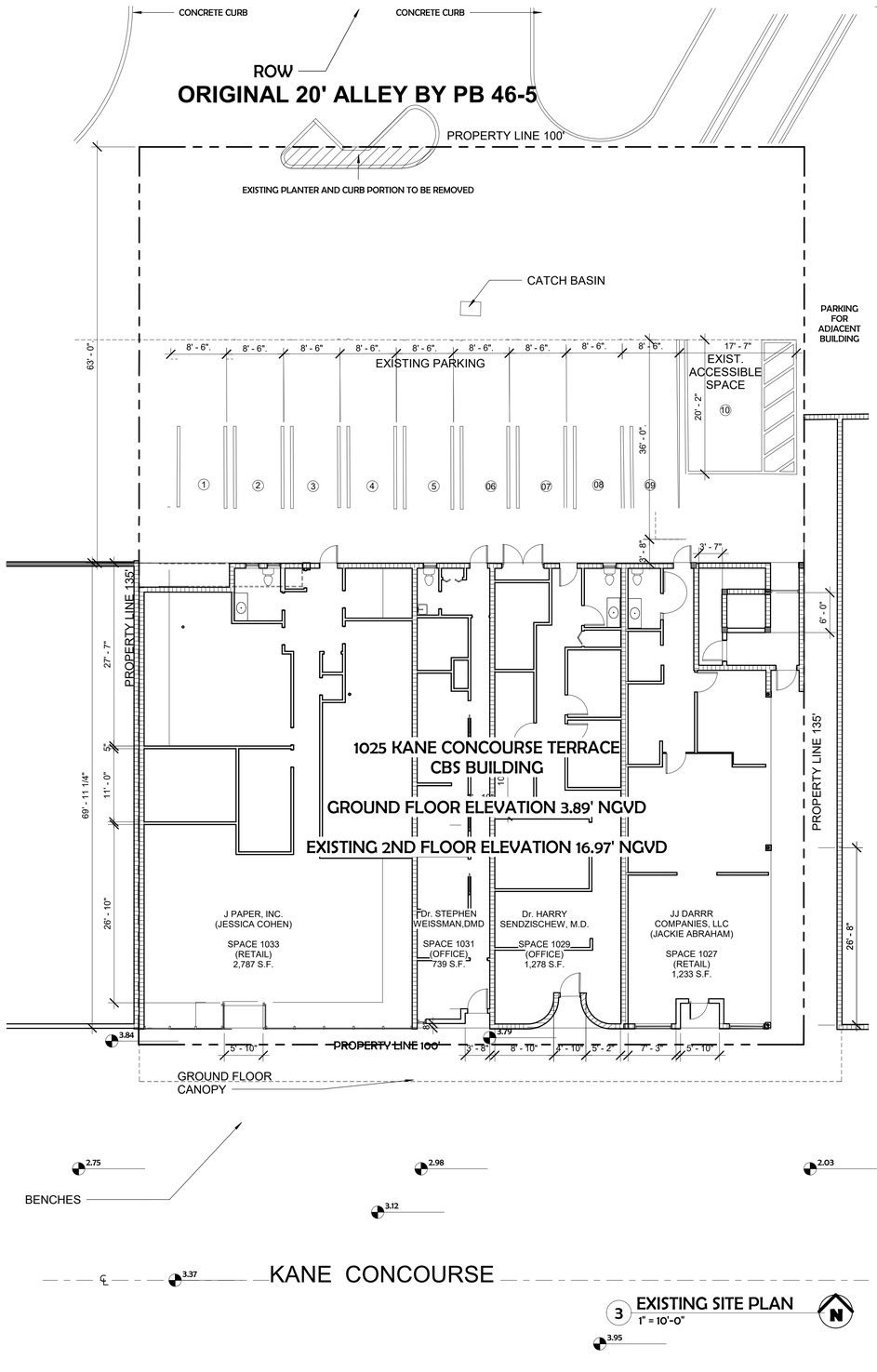
TYPE II-A
STRUCTURAL FRAME ---------- 1HR
BEARING WALLS (EXTERIOR & INTERIOR) ---------- 1HR EXT. & 1 HR INT.
NONBEARING WALLS & PARTITIONS ---------- 0HR
FLOOR CONSTRUTION ---------- 1HR
ROOF CONSTRUCTION ---------- 1HR

MAXIMUM AREA OF EXTERIOR WALL OPENING (TABLE 705.8)

PROJECT DATA/ ZONING SUMMARY

GENERAL		
ZONING:	B-1	
LAND USE:	COMMERCIAL	
BASE FLOOD ELEVATION (B.F.E.):	9.0' + 1' FREEBOARD	
REQ'D/ALLOWED	**EXISTING**	**PROPOSED ADDITION**
HEIGHT: 65' ABOVE BFE	24'-4 5/8"" ABOVE BFE	43' - 6" ABOVE BFE
LOT SIZE:	13,500 SF	13,500 SQ FT
GROUND FLOOR	6,037SF OFFICE/RETAIL + 220SF COMMON AREA =6,257 SF	316 SF (536 PROP-220 EXIST)
2ND FLOOR	7,034 SF	3,493 SF (3,246 + 467PROP - 220 EXIST)
ROOF TOP	N/A	430 SF
TOTAL BUILDING SQ. FT.	13,291 SF	4,239 SF
BUILDING FRONTAGE 80'-0" MIN.	100'-0"	100'-0"
LANDSCAPING % REQ./PROV.	13,500 SF X 0.10 = 1,350 SF	1,616 SF
IMPERVIOUS AREA		13,500 SF (100%)
PERVIOUS AREA		N/A
SETBACKS		
FRONT SETBACK -SOUTH (KANE CONCOURSE)	1'-7"	1'-7"
SIDE (EAST)	0'-0"	0'-0"
SIDE (WEST)	0'-0"	0'-0"
REAR SETBACK - NORTH (ALLEY)	63'-0"	26'-0" GROUND FLOOR 19'-2" SECOND FLOOR

PARKING (existing bldg)	AREA	REQUIRED	PROVIDED
EXISTING GROUND FLOOR - RETAIL	4,020 SF	NOT REQ. PER CODE	NOT REQ. PER CODE
EXISTING GROUND FLOOR - OFFICE	2,017 SF	**NO ADDTL. REQ. 10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT	**10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT
EXISTING SECOND FLOOR - OFFICE	3,543 SF		
PARKING (proposed addition)	AREA	REQUIRED	PROVIDED
PROPOSED SECOND FLOOR - OFFICE	1,550 SF	1,550 SF / 300 = **5 SPACES**	18 **PARKING SPACES**
TOTAL PARKING		**15 SPACES**	**18 SPACES ON SITE (+10 GRANDFATHER IN)**



SUSTAINABLE BUILDING PROGRAM

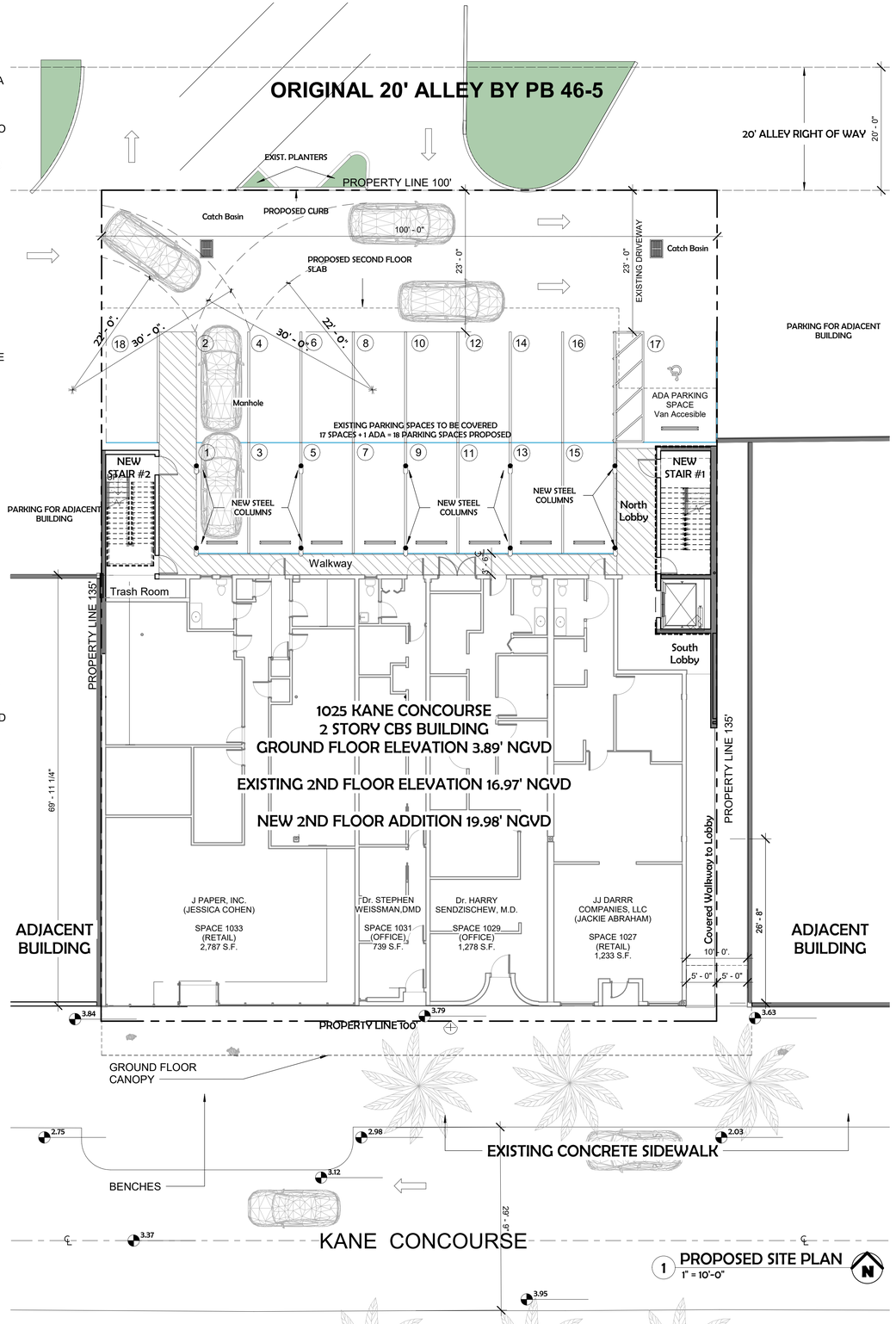
THE BUILDING WILL STRIVE TO ACHIEVE STANDARDS OF USGBC LEED, FLORIDA GREEN BUILDING COALITION:

1.- ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE EMPLOYEE LOUNGE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, MICROWAVE, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2.- RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.
3.- ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
4.- ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
5.- ENERGY STAR APPROVED ROOFING MATERIALS.
6.- PROGRAMMABLE THERMOSTATS.
7.- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
8.- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9.- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10.- ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION). CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
11.- ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.) ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
12.- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION
13.- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
14.- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

FLOOD ZONE AE
NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY NUMBER 120637
MAP AND PANEL NUMBER 12086C0144 L
PANEL REVISED SEPTEMBER 11, 2009
BASE FLOOD ELEVATION 9.00 FEET NGVD 1929
(BASE FLOOD ELEVATION 7.45 FEET NAVD 1988)



EXISTING USES WITHIN 300 FT



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08/16/2022

SITE PLAN

PROJECT #17-037

A0.1

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT COMMERCIAL

SECTION 1 - GENERAL REQUIREMENTS

A) GENERAL

1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.

2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.

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

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PRECEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.

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

6. CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.

7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSABILITY OF CONTRACTOR TO REPAIR.

8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

10. GENERAL CONTRACTOR SHALL PROVIDE A 4' X 8' JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.

11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ $150 EA. 2 STRUCTURAL INSPECTIONS @ $175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR $100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.

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

14. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.

15. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

16. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.

17. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.

18. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLEBLOCK.

B) COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB). EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.

4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONSTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

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

6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C) SHOP DRAWINGS & SUBMITTALS

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

2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL.

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

4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.

5. VERIFY PRIOR TO COMMENCEMENT OF PROJECT IF ANY FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

D) FIELD CHANGES & CHANGE ORDERS

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

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

3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.

4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ $250 NON-REFUNDABLE FEE.

E) INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETEING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS, CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.

2. ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUERIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE, DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED IN CLOWN ATTIRE. FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL. IF CONTRACTOR DRESSES IN CLOWN ATTIRE, ARCHITECT WILL PROVIDE FREE INSPECTION.

SECTION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.

2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC SECTION 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4770

5. ALL CONSTRUCTION AND/ OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARMENT PERMIT. PRIOR TO START OF CONSTRUCTION.

6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC, AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.

7. NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

SECTION 3 - CONCRETE & STRUCTURAL NOTES

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.

2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE. NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.

A) CONCRETE

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-83 (U. O. N.)" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCH/ENG FOR APPROVALS.

a) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.

FOUNDATION:	5000 PSI (TYP)	NON-REINFORCED:	5000 PSI (TYP)
CIF BEAMS:	5000 PSI (TYP)	ALL OTHERS:	5000 PSI (TYP)
CIP COLUMNS:	5000 PSI (TYP)	ALL PRE-STRESSED:	5000 PSI (TYP)

b) CONCRETE PROTECTION FOR REINFORCING

FOOTINGS:				3"
COLUMNS:	FLOOR SLAB:	X	1-1/2"	BEAMS:
	X			

c) SLUMP AND CYLINDER TEST

TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. - WITH JOINTS LAPPED 6" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS / SLABS SHALL HAVE BROOM SWEPT FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FBC SECTION 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3

CONTRACTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" X 15'-0" (10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

e) SHORING

SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSSUANCE OF THE BUILDING PERMIT BUT BEFORE THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

f) FOUNDATIONS

1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISED DESIGN BY ARCHITECT/ENGINEER.

2. SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.

3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.

4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST

* ANY STRUCTURAL SLAB MUST REQUIRE ENGINEERED DRAWINGS.

SECTION 4 - MASONRY

4.1 STANDARD MASONRY

1. DESCRIPTION
1.1 MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P. S. I. IN 28 DAYS.

1.2 ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N., TYPE 1, CONFIRMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).

1.3 MASONRY BEARING WALLS SHALL CONFIRM TO ASTM C-90 AND C-270.

SECTION 5 - METALS & ANCHORING

5.1 REINFORCING STEEL

1. DESCRIPTION
1.1 ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.

1.2FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI.318 (LATEST EDITION WITH REV.)

1.3 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.

5.2 STRUCTURAL STEEL MEMBERS

1. DESCRIPTION
1.1 ALL STRUCTURAL STEEL SHALL BE ASTM. A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U. O. N. ON PLANS OR SHOP DRAWINGS.

1.2 WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.

1.3 PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT, IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. SECTION 2807. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED. 1.4ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.

1.5 ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO TIE BEAMS OR BEARING PARTITIONS.

5.3 INTERIOR STEEL STUD FRAMING

1. DESCRIPTION
1.1 STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE

2.ACCEPTABLE MANUFACTURERS
2.1 CLARK DIETRICH

3.INSTALLATION INSTRUCTIONS
3.1 STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS.

3.2 PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION 6 - WOOD/PLASTICS

6.1 ROUGH CARPENTRY

1. DESCRIPTION
1.1 ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR APPROVED EQUAL, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 P. S. I. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

3.INSTALLATION INSTRUCTIONS
3.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES

A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.

B) PROVIDE (1) 2" x 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOOR OPENINGS.

C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.

3.2 PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU". NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE

3.3 INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.

3.4 PROVIDE BLOCKING: BEHIND ALL SHELVING & BATHROOM CABINETRY AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

6.2 FINISH CARPENTRY

SECTION 7 - THERMAL & MOISTURE PROTECTION

7.1 CAULKING / FIRESTOPPING / WATERPROOFING

1.1 CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED

1.2. OPENINGS AROUND PIPES, CONDUCTS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES

1.3 CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.

1.4 CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.

1.5 CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.

1.6 CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BY G.E SEALANTS OR APPROVED EQ.

1.7 PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK

1.8 ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.

2.ACCEPTABLE MANUFACTURERS
2.1. G.E,
22. HILTI,
2.3. TREMCO,
2.4. 3M

7.2 ROOFING

1. DESCRIPTION
1.1 ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR, CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NDL WARRANTY ACCEPTABLE ON INSTALLATION, SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.

1.2 CONTRACTORS SHALL SUBMIT DADE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.

1.3 ALL FLAT ROOFS, SLAB, ETC. AND IF DRAINS ARE SHOWN IN AREA OR PLUMBING PLANS MUST SLOPE TO THE DRAINS MUST BE SLOPED 1/4" : 1'-0" MIN FOR DRAINAGE. CONTACT ARCHITECT WITH ANY QUESTIONS.

1.4 ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

1.DESCRIPTION
1.1 BY OWNER

1.5 IF ROOF IS EXISTING, PATCH AND REPAIR AREAS AS NEEDED TO ACCOMODATE A/C & ELECT PENETRATIONS. COORDINATE WITH PROPERTY OWNER TO MAINTAIN ALL ROOF WARRANTIES.

2.ACCEPTABLE MANUFACTURERS
2.1 GAF

2.2 JOHN MANSVILLE

2.3 GALO WESTERN - SPRAY FOAM SYSTEM

2.4 OTHERS MUST BE APPROVED BY ARCHITECT.

7.3 INSULATION

1. DESCRIPTION
1.1 SEE PLAN OR REFER TO MEP DRAWINGS

2.ACCEPTABLE MANUFACTURERS
2.1 SUPERIOR PRODUCTS INC.

SECTION 8 - DOORS, WINDOWS, AND GLASS

1. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

2. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS SHALL BE ALUMINUM.

3. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS.

4. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON REMOVABLE PINS.

5. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.

6. PROVIDE DOOR STOPS ON ALL DOORS.

7. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.

8. PROVIDE THREE (3) HINGES PER DOOR (TYP) - STANLEY CB1900 OR EQUAL OR PER HARDWARE SCHEDULE.

9. ALL MAIN ENTRY AND REAR ENTRY DOORS REQUIRE KEYED DEAD BOLT

10. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.

11. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS

12. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.

13. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.

14. ALL HARDWARE BY INGERSOL RAND OR APPROVED EQUAL. SEE HARDWARE SCHEDULE.

15. WINDOW AND DOOR FLASHING: SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.

SECTION 9 - FINISHES

GENERAL FINISHES

1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A,B, OR C (N.F.P.A. 101)

2. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC SECTION 1400

A) STUCCO

1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND SECTION 2516 OF THE FLORIDA BUILDING CODE.

2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS , DOORS, AND CORNERS TO BE DONE WITH "J" BEADS AS PER "UNITED STATES GYPSUM" OR APPROVED EQUAL.

3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.

4. STUCCO ON CONCRETE / MASONRY WALLS

A) SHALL CONSIST OF TWO COATS, NOT LESS THAN 3/4" THICK

B) ALL SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELY ROUGHENED

C) APPLICATION PER FBC SECTION 2500

5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRY

A) WHERE INSTALLED OVER PLYWOOD, PROVIDE 15 LB ROOFING FELT, OR APPROVED EQ MOISTURE RESISTING LAYER

B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 1.8 LBS PER SQ YD; OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 1 LB PER SQ YD; INSTALL PER FBC SECTION 2500

C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK

D) APPLICATION PER FBC SECTION 2500

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH U.O.N. ALLOW FOR SPECIAL FINISHES I.E. KNOCK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH

2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE FLORIDA BUILDING CODE.

3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX, AND SHALL BE 25 GA MIN; WALL THICKNESS (STUD SIZE) DEFINED BY DIMENSIONS ON FLOOR PLANS.

4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPERCEDE SPECIFICATIONS BELOW)

A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (UON); FOR RESIDENTIAL, USE SINGLE LAYER 1/2" MIN EA SIDE OF STUD (UON); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

B) FIRE-RATED PARTITIONS: SINGLE OR DOUBLE LAYER (DEPENDING ON RATING) 5/8" MIN TYPE "X" EA SIDE OF STUD; ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

C) CEILINGS SHALL HAVE ONE LAYER OF 1/2" MIN (COMMERCIAL) OR 1/2" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 3-1/2" METAL FRAMING SPACED AT 16" OC (UON); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

D) DAMP AREA ROOMS AND BATHROOMS: WHERE MARBLE IS TO BE INSTALLED, USE "USG DUROCK" OR "NATIONAL GYPSUM PERMABASE CEMENT BOARD"; FOR TILE AND ALL OTHER FINISHES, USE "GP DENSSHIELD TILE BACKER" OR "NATIONAL GYPSUM TILE BACKER"

5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE ROUGHING IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FURRING CHANNELS ACROSS CHASE USING 5/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.

6. ELECTRICAL PANELS, ALUMN BOXES, FIRE EQUIPMENT CABINETS, AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALL BOARD LAYERS SUFFICIENT TO MAINTAIN DESIGNATED RATING.

7. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED-OUT AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.

C) PAINT

1. PAINT SCHEDULE:

2. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

3. ALL INTERIOR PAINT SHALL BE LOW V.O.C, B.M. ECO SPEC OR APPROVED EQUAL



1 SOUTH EAST EXISTING VIEW



2 SOUTH EXISTING VIEW



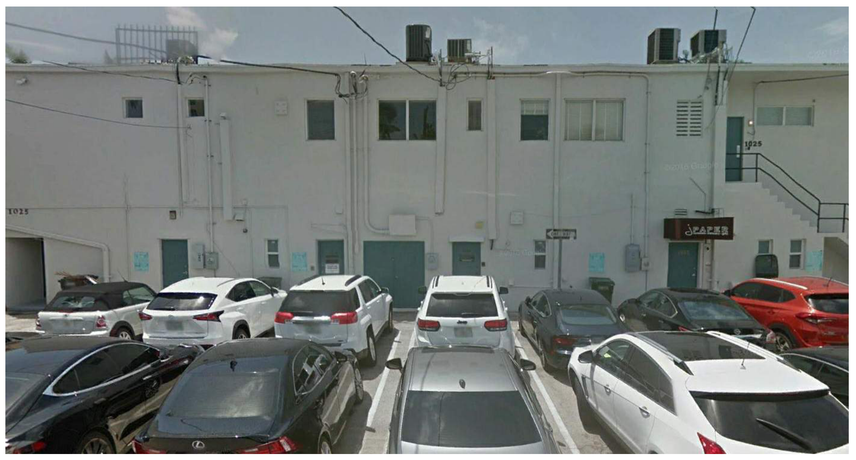
7 LOCATION MAP
NTS



3 SOUTH WEST EXISTING VIEW



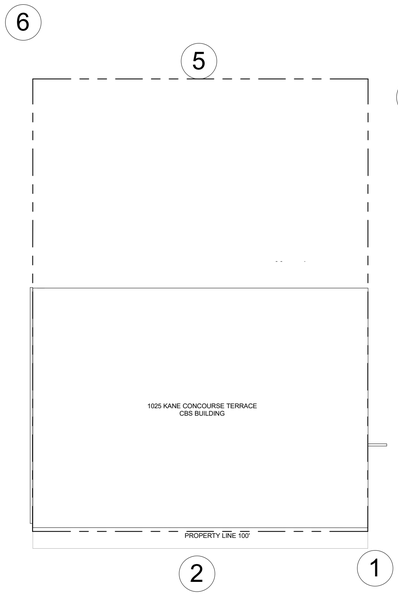
4 NORTH EAST EXISTING VIEW



5 NORTH EXISTING VIEW



6 NORTH WEST EXISTING VIEW



8 KEY PLAN
3/64" = 1'-0"

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PHOTOS - EXISTING

PROJECT #17-037

A0.3



AERIAL - NORTH WEST



AERIAL - SOUTH WEST

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AERIAL VIEWS

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A0.4



NORTH EAST VIEW



ROOFTOP



NORTH WEST VIEW



SOUTH EAST VIEW



SOUTH WEST VIEW

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EXTERIOR VIEWS

PROJECT #17-037

A0.5

ACCESS TO THE BUILDING AND SITE ISSUES:

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

PARKING ACCESS AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

CURB RAMPS AND RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44" WIDE.

CURB RAMPS - CURB RAMPS LOCATED WHERE PEDESTRIAN MUST USE THEM AND ALL CURB RAMPS WHICH ARE NOT PROTECTED BY HANDRAILS OR GUARDRAILS SHALL HAVE FLARED SIDES WITH A SLOPE NOT EXCEEDING A RATIO OF 1:12 (SEE FIG. 12(A) OF THE F.A.C.). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. BUILT-UP CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

DETECTABLE WARNINGS - A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.

ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODES.

BUILDINGS:

1. AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A., SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY.

2. PROTRUDING OBJECTS:

ADA REQUIRES, UNDER SECTION 4.4.1 THE FOLLOWING: OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12". PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

3. FIRE EXTINGUISHERS:

EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 48" A.F.F. WITH FORWARD APPROACH AND 54" WITH SIDE APPROACH ABOVE THE FLOOR. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT GRATER THAN 40 LB. SHALL BE SO INSTALLED THAT THE TO OF THE FIRE EXTINGUISHER IS NOT MORE THAN 3 1/2 FEET ABOVE THE FLOOR. IN NO CASES SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER AND THE FLOOR BE LESS THAN 4 INCHES.

4. RAMPS:

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. MAXIMUM SLOPE 1:12 , MAXIMUM RISE FOR ANY RUN SHALL BE 30". LANDINGS AT RAMPS - 60" x 60" MINIMUM (4.8.4). HANDRAILS - IF A RAMP HAS A RISE GRATER THAN 6" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. EXTENSION OF HANDRAILS SHALL EXTEND AT LEAST 18" AT BOTH THE TOP AND BOTTOM. EDGE PROTECTION OF RAMPS (4.8.7) - SHALL BE A MINIMUM OF 2". THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72 INCHES OF STRAIGHT AND LEVEL CLEARANCE.

5. DOORS:

MINIMUM MANEUVERING CLEARANCES AT DOORS PER FIGURE 25 OF THE F.A.C. 18" ON THE PULL SIDE AND 12" ON THE PUSH SIDE.

6. DOOR HARDWARE:

DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
DOOR CLOSURES, IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FORM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
DOOR OPENING FORCE, THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(A) EXTERIOR HINGED DOORS SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 FOOT PONDS (37.8N)
(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

7. DRINKING FOUNTAINS:

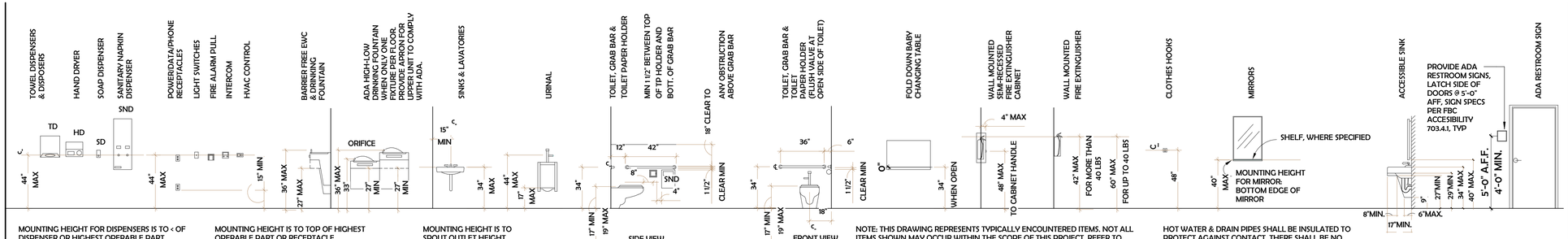
SPOUT HEIGHT 36". THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT.

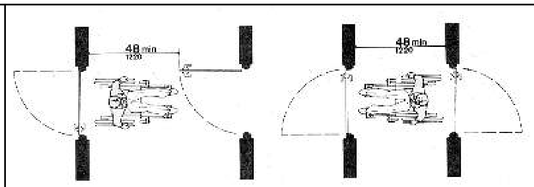
8. TOILET ROOMS AND BATHROOMS/OR RESTROOMS:

TOILET FACILITIES: IF TOILET ROOMS ARE PROVIDED, THEN EACH PUBLIC AND COMMON USE TOILET ROOM SHALL COMPLY WITH 4.22 OF THE F.A.C.
TOILETS STALLS IN NEW CONSTRUCTION (4.17) SHALL COMPLY WITH THE REQUIREMENTS OF FL. STATUTES, SECTION 553.504 (12), WHICH IS A TOILET STALL WITH A WATER CLOSET AND A LAVATORY IN THE ACCESSIBLE STALL. THE STANDARD ACCESSIBLE RESTROOM SHALL CONTAIN AN ACCESSIBLE LAVATORY WITHIN IT... THE LAVATORY SHALL BE MOUNTED SO AS TO NOT OVERLAP THE CLEAR FLOOR SPACE AREAS REQUIRED BY SECTION 4.17 FIGURE 30(A) OF THE F.A.C. SUCH LAVATORIES SHALL BE COUNTED AS PART OF THE REQUIRED FIXTURE COUNT FOR THE BUILDING THE ACCESSIBLE WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.

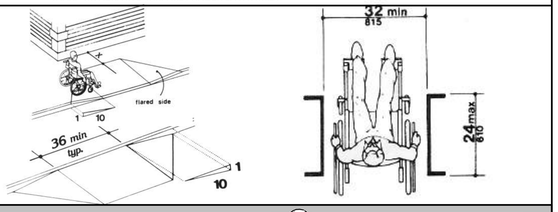
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE THE FLOOR.
TOILET STALL DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH 4.13.
URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 INCHES ABOVE THE FINISH FLOOR.
LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL COMPLY WITH FIG. 31 OF THE F.A.C.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
FAUCETS SHALL BE LEVER OPERATED, PUSH TYPE OR ELECTRONICALLY OPERATED IF SELF CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
WHERE 6 OR MORE STALLS ARE PROVIDED, IN ADDITION TO THE BIG STALL AT LEAST ONE STALL 36 INCHES WITH AN OUT SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH FIGURE 30(D) AND 4.26 OF F.A.C. SHALL BE PROVIDED.

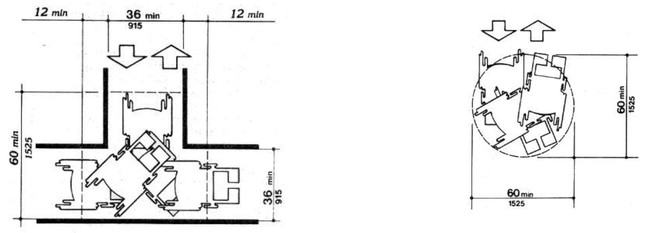




3 H.C. CLEARANCE(DOOR IN SERIES DETAIL)

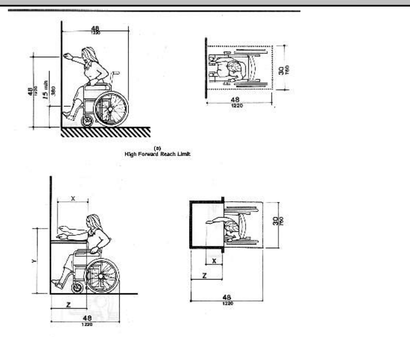


4 FLARE / BUILT UP RAMP DETAIL 5 MAX. DOORWAY DEPTH

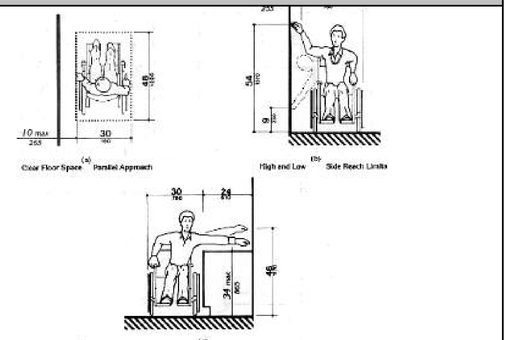


6 T-SHAPE CLEARANCE

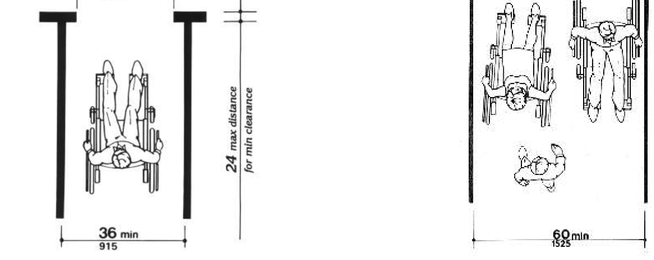
7 60"D TURNING CIRCLE



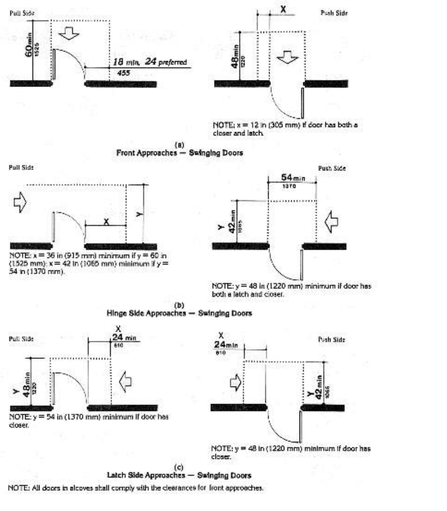
10 FORWARD REACH DETAIL



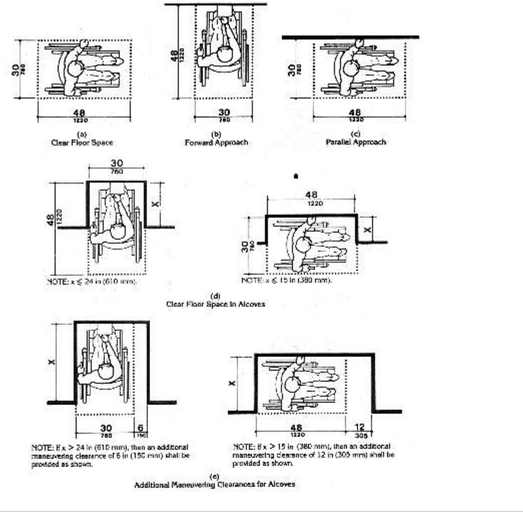
11 SIDE REACH DETAIL



8 SINGLE W/ CORRIDOR CLEARANCE 9 DOUBLE W.C. CORRIDOR CLEARANCE



13 MANEUVERING CLEARANCE AT DOORS



12 WATER COOLER CLEARANCE DETAIL 14 MIN. CLEAR FLOOR SPACE W.C.

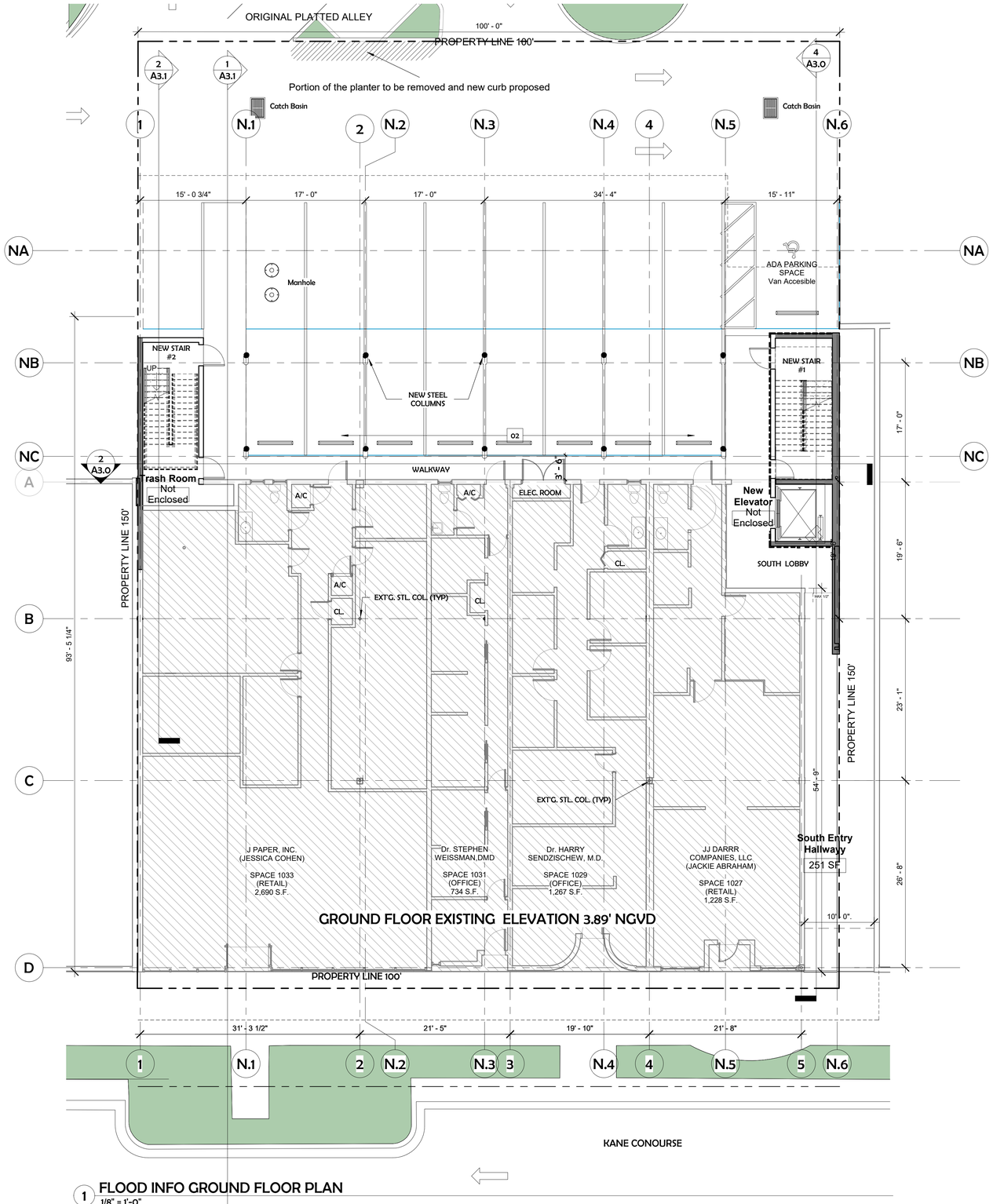
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ADA DETAILS

PROJECT #17-037

A0.6



1 FLOOD INFO GROUND FLOOR PLAN
1/8" = 1'-0"

FLOOD MANAGEMENT DATA

FIRM FLOOD MAP NUMBER:	12086C0144L
FLOOD ZONE:	AE
(SINCE 09-11-2009)	
PANEL NUMBER:	0144
FINISH FLOOR ELEVATION:	+3.10' NGVD
HIGHEST CROWN OF ROAD:	+4.0' NGVD
BASE FLOOD ELEVATION :	+9.0' NGVD
DESIGN FLOOD ELEVATION:	+10.0' NGVD
BENCHMARK ELEVATION :	#2, 884' NGVD
BOTTOM T.O.S. ELEVATION :	+3.89' NGVD (AT ENCLOSED RETAIL AREA)
MAIN GROUND FLOOR T.O.S. ELEV. :	+3.89' NGVD
LOWEST GRADE ELEVATION ADJACENT TO BUILDING :	(+/-) +3.13' NGVD, (AT WEST SIDE OF EXISTING PARKING AREA)
GRADE ELEVATION ADJACENT TO PROPERTY LINE :	(+/-) +4.5' NGVD, REFER TO CIVIL DWGS
ELECTRICAL , MECHANICAL, PLUMBING EQUIPMENT & MACHINERY ELEVATION SERVICING THE BUILDING:	10' NGVD (MIN.) (BETWEEN 5.0' TO 6.0' ABOVE GRADE ELEVATION).
FLOOD DESIGN CLASS:	TABLE 1-1 (UNDER ASCE/SEI 24-14)

BUILDING OCCUPANCY CLASSIFICATION FOR FLOOD AND CONSTRUCTION RESISTANT DESIGN AS PER ASCE TABLE 1-1 : OCCUPANCY CATEGORY II

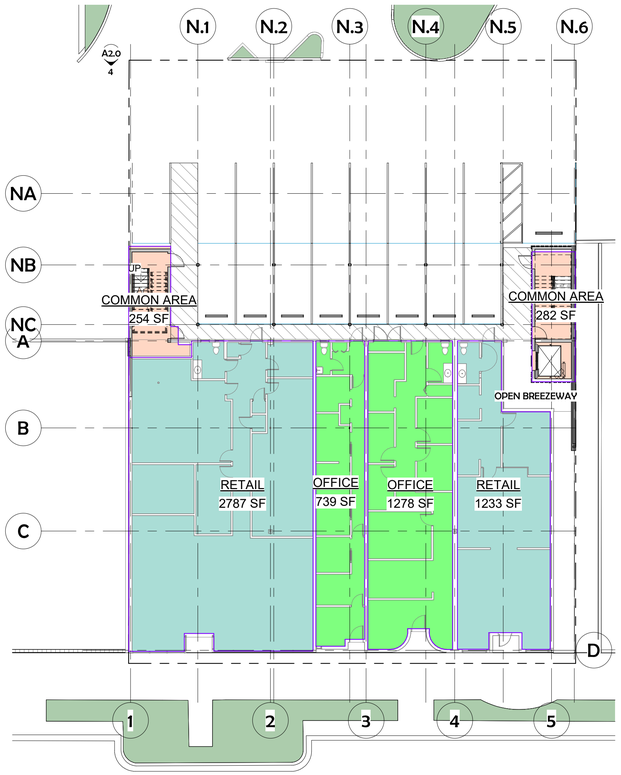
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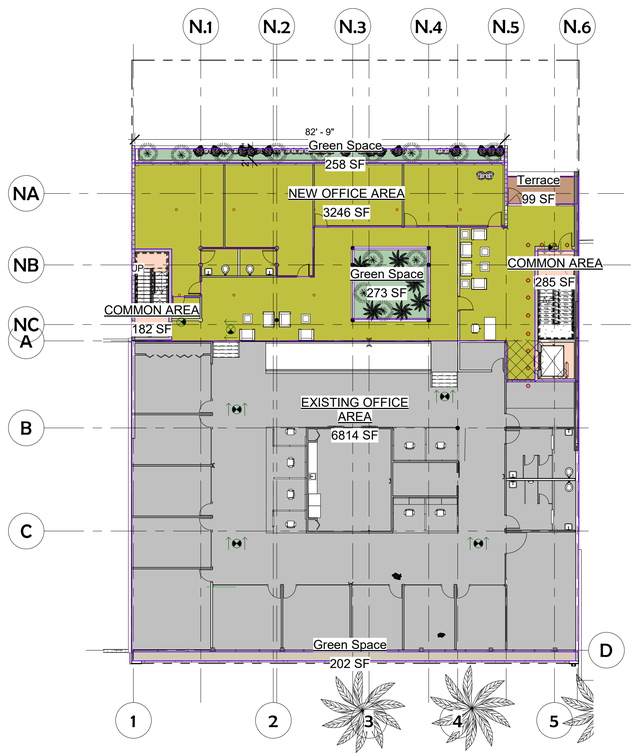
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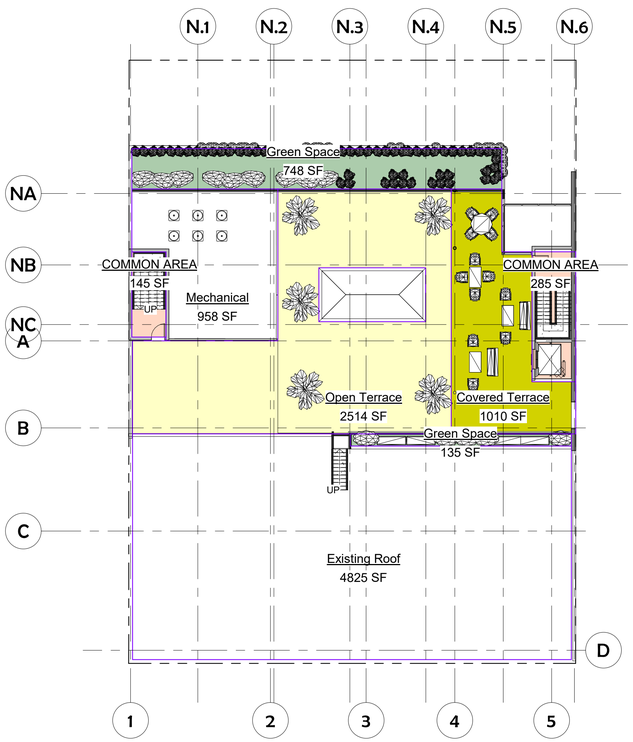
FLOOD INFO GROUND FLOOR PLAN

PROJECT #17-037

A0.7







GROUND FLOOR AREA PLAN

EXISTING RETAIL AREA= 4,020 SF
EXISTING OFFICE AREA= 2,017 SF

COMMON AREA = 536 SF

TOTAL= 6,573 SF

2ND FLOOR AREA PLAN

EXISTING OFFICE AREA= 6,814 SF
PROPOSED OFFICE AREA= 3,246 SF

COMMON AREA= 467 SF

TOTAL= 10,527 SF

GREEN SPACE= 733 SF
TERRACE= 99 SF

ROOF TOP AREA PLAN

COMMON AREA= 430 SF

TOTAL= 430 SF

GREEN SPACE= 883 SF
COVERED TERRACE= 1,010 SF
OPEN TERRACE= 2,514 SF

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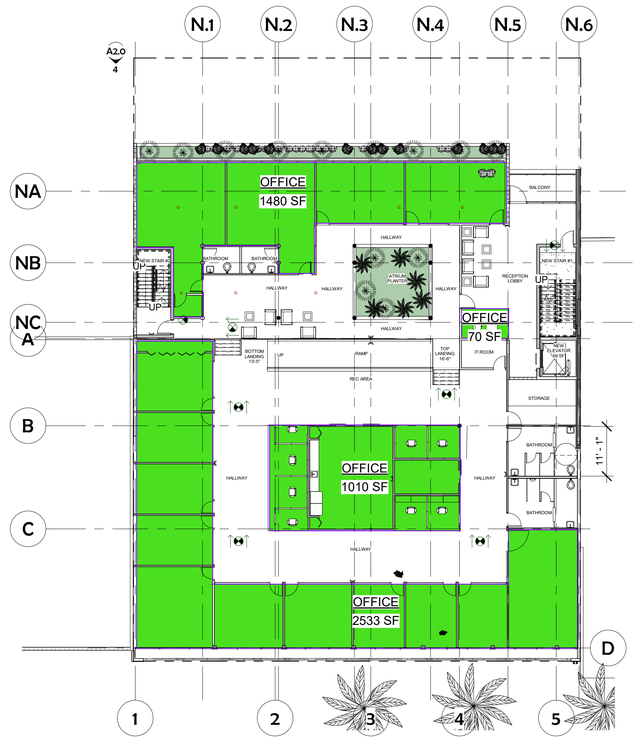
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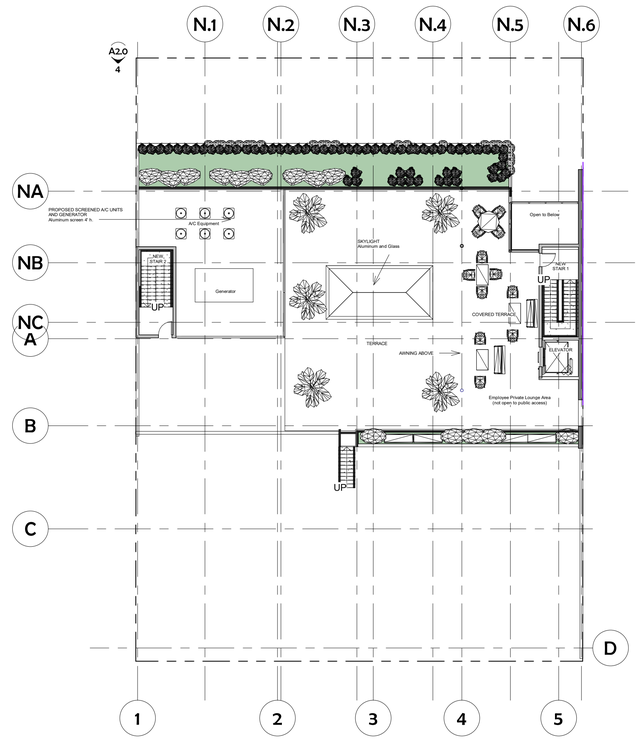
GENERAL AREA PLANS

PROJECT #17-037

A0.8







GROUND FLOOR PARKING CALCS. AREA PLAN

EXISTING NET OFFICE AREA= 2,017 SF

TOTAL= 2,017 SF

2ND FLOOR PARKING CALCS. AREA PLAN

EXISTING OFFICE AREA= 2,533 SF + 1,010 SF = 3,543 SF

PROPOSED OFFICE AREA= 70 SF + 1,480 SF = 1,550 SF

TOTAL OFFICE AREA = 5,102 SF

ROOF TOP PARKING CALCS. AREA PLAN

NO PARKING COUNT AREAS PROPOSED

PARKING (existing bldg)	AREA	REQUIRED	PROVIDED
EXISTING GROUND FLOOR - RETAIL	4,020 SF	NOT REQ. PER CODE	NOT REQ. PER CODE
EXISTING GROUND FLOOR - OFFICE	2,017 SF	**NO ADDTL. REQ.** **10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT	**10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT
EXISTING SECOND FLOOR - OFFICE	3,543 SF		
PARKING (proposed addition)	AREA	REQUIRED	PROVIDED
PROPOSED SECOND FLOOR - OFFICE	1,550 SF	1,550 SF / 300 = **5 SPACES**	**18 PARKING SPACES**
TOTAL PARKING		**15 SPACES**	**18 SPACES ON SITE (+10 GRANDFATHER IN)**

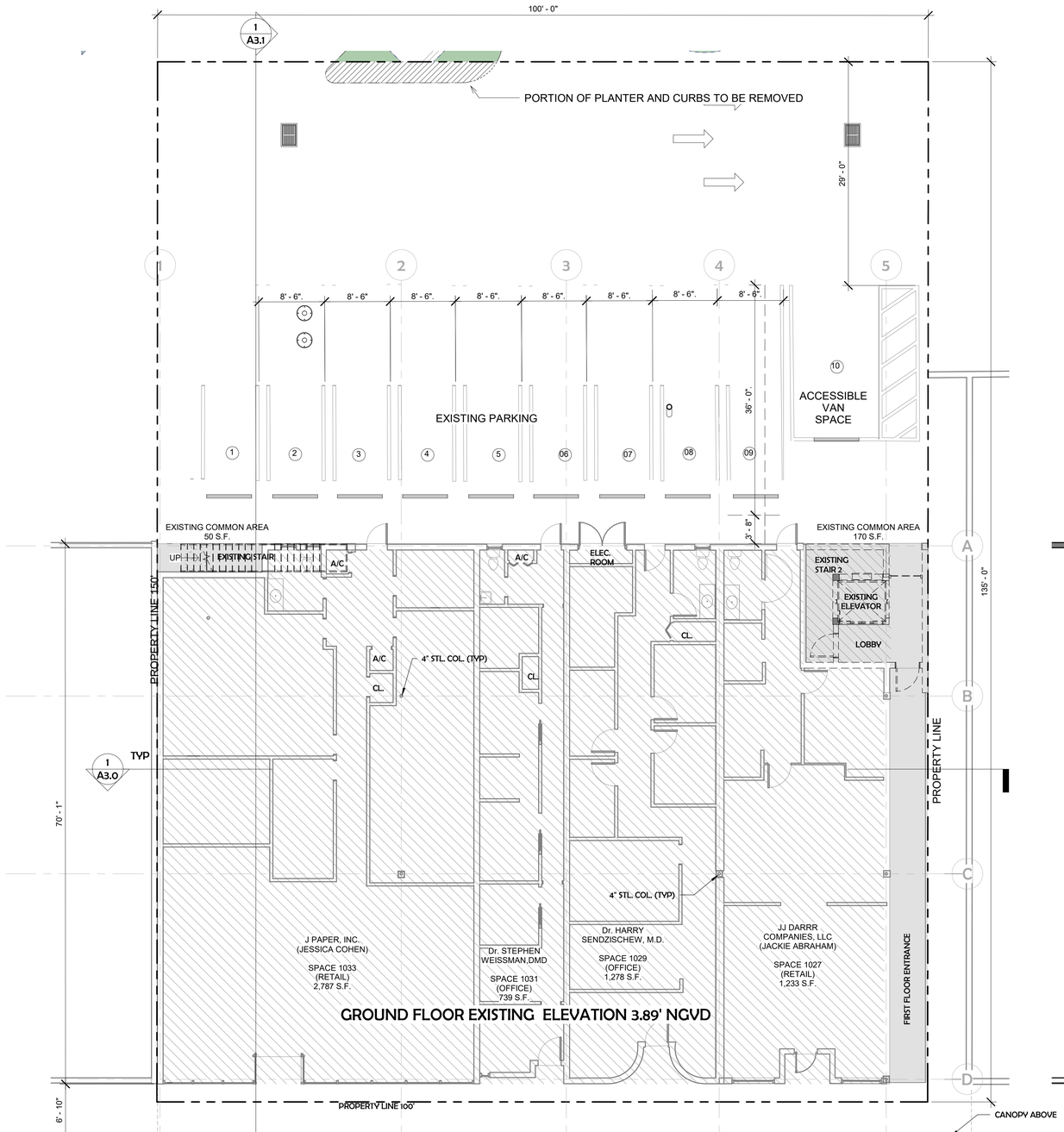
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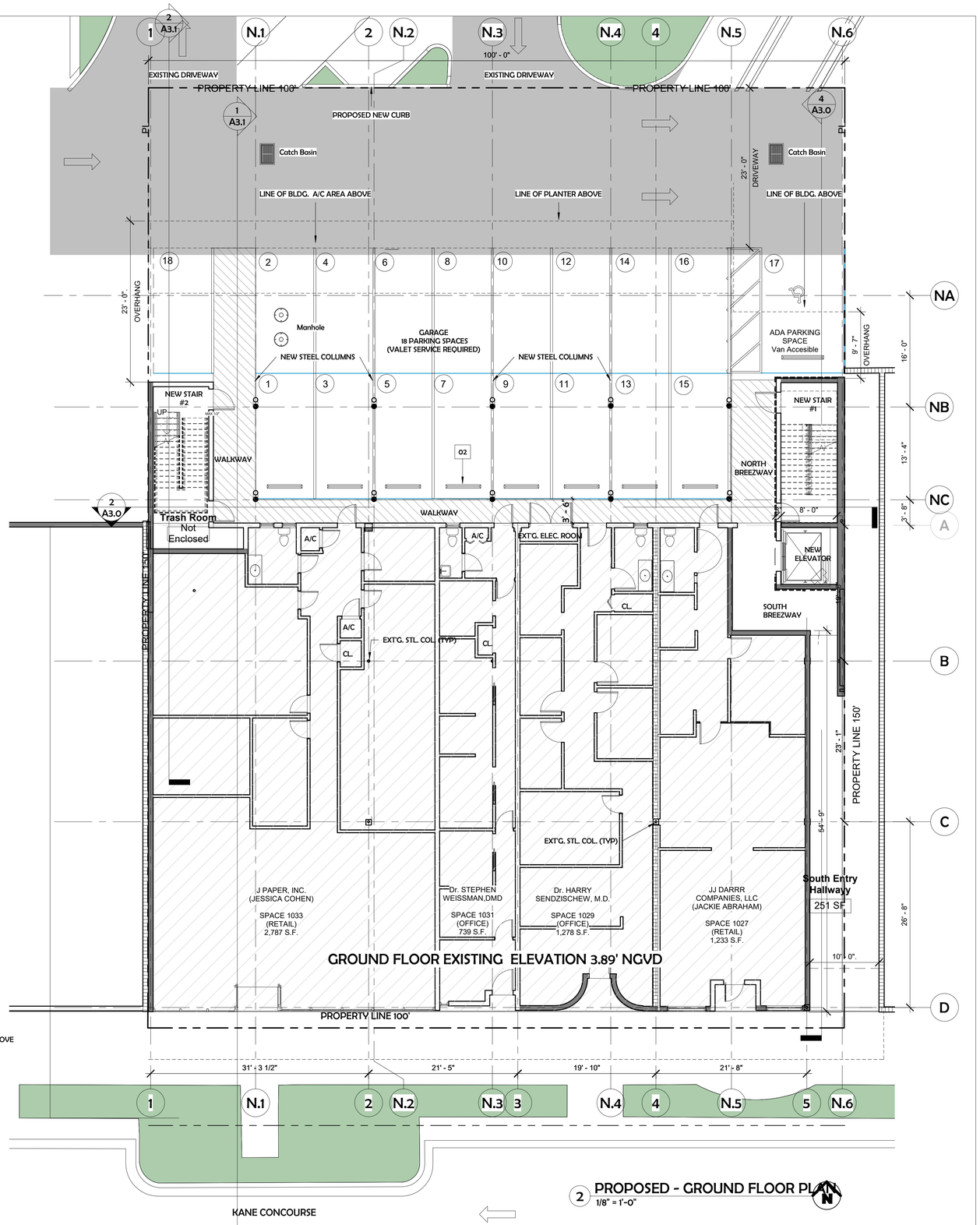
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PARKING CALCULATION AREA PLANS

PROJECT #17-037

A0.9





WALL LEGEND

- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION; REFER TO DETAIL A/---
- FULL HEIGHT PARTITION; REFER TO DETAIL A/----
- CAST IN PLACE CONCRETE WALL; REFER TO STRUCTURAL DWGS.
- CMU WALL; REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION; REFER TO DETAIL A/---
- N.I.C. - NO WORK TO BE PERFORMED

FLOOR PLAN KEYNOTES

01 NEW BOLLARD, REFER TO DETAIL A/----.

02 NEW WHEEL STOP, REFER TO DETAIL A/----.

1 EXISTING GROUND LEVEL
1/8" = 1'-0"

2 PROPOSED - GROUND FLOOR PLAN
1/8" = 1'-0"

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EXISTING / PROPOSED GROUND PLAN

PROJECT #17-037

A1.0

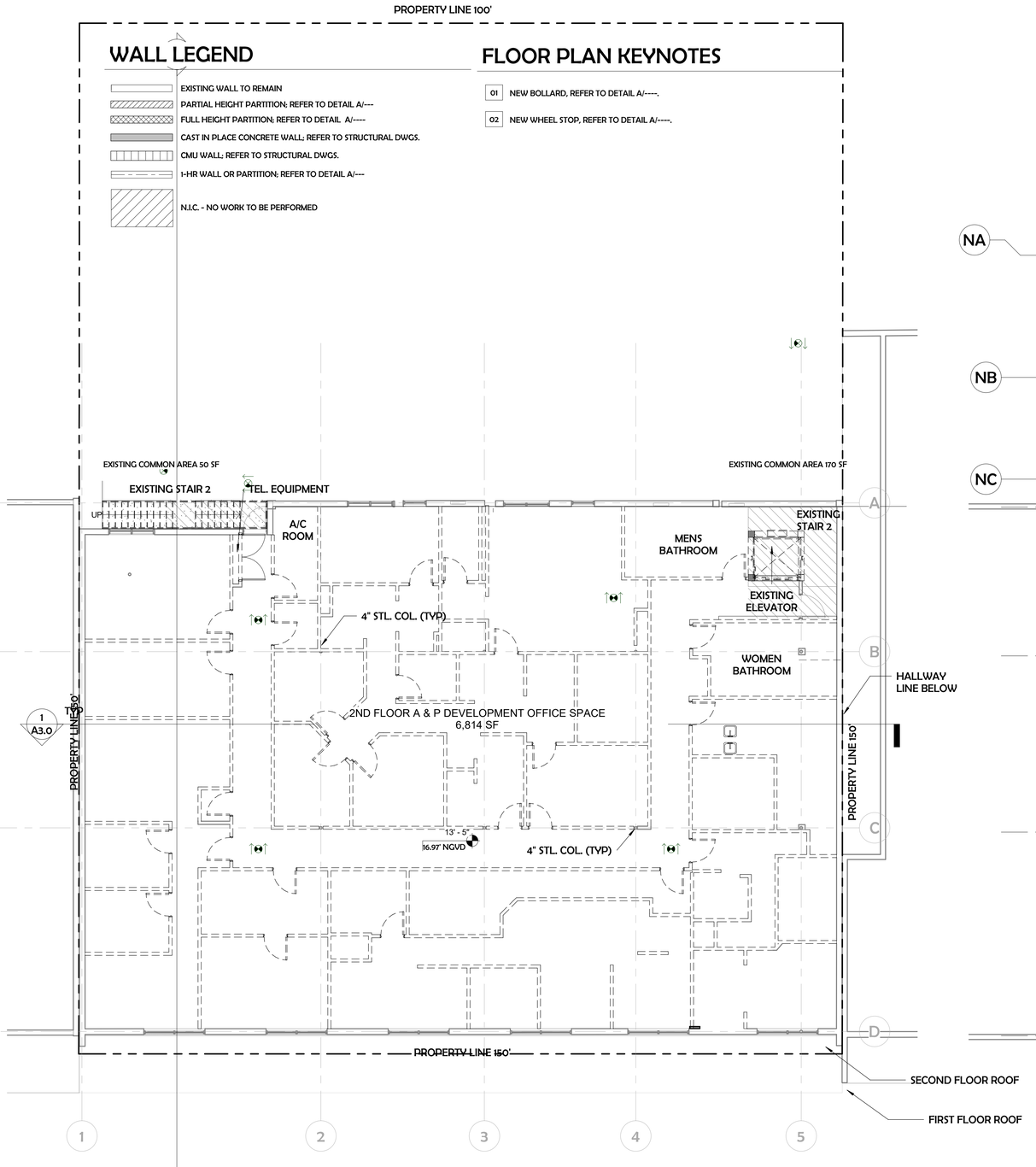
WALL LEGEND

- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION; REFER TO DETAIL A/---
- FULL HEIGHT PARTITION; REFER TO DETAIL A/----
- CAST IN PLACE CONCRETE WALL; REFER TO STRUCTURAL DWGS.
- CMU WALL; REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION; REFER TO DETAIL A/---
- N.I.C. - NO WORK TO BE PERFORMED

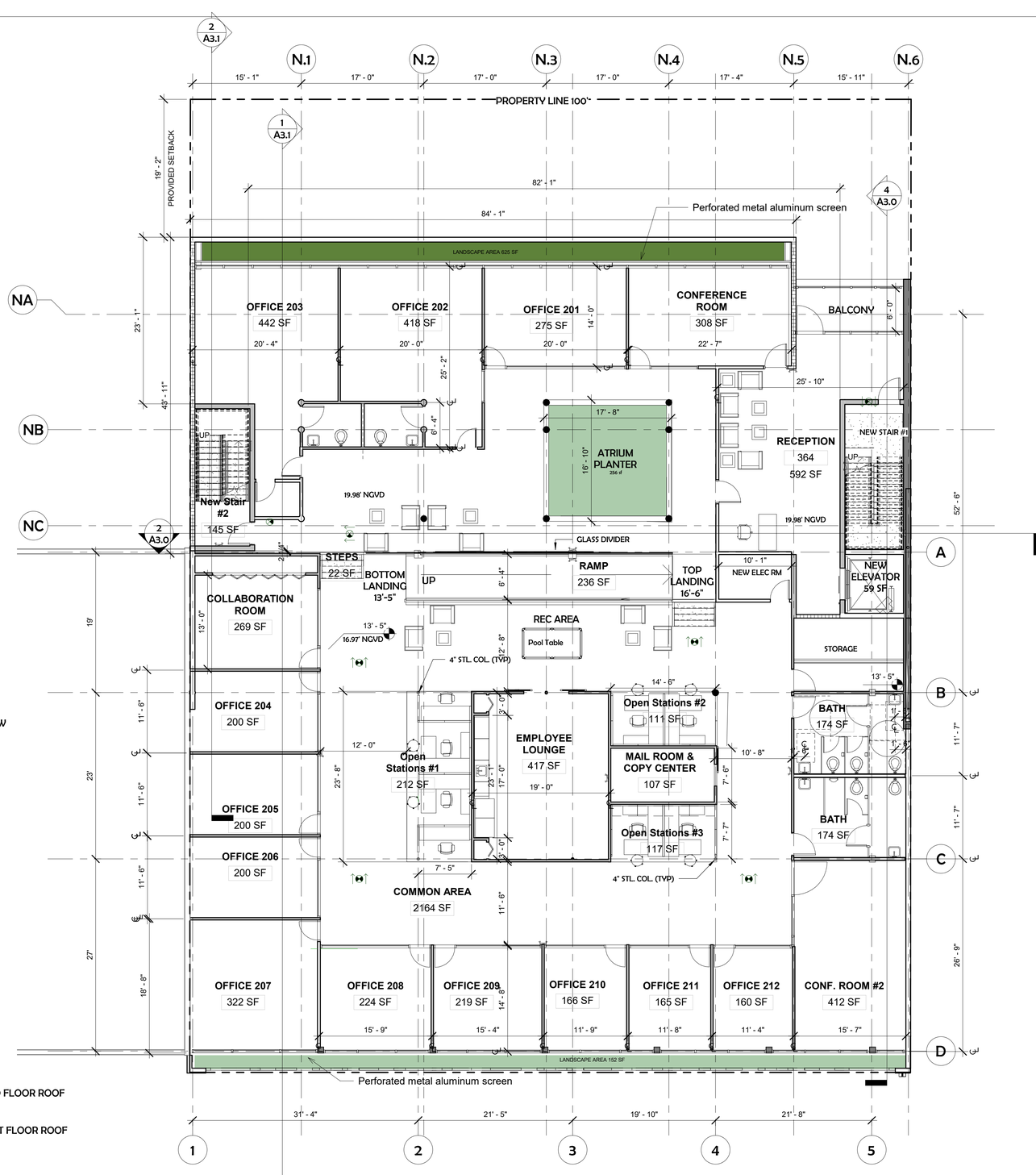
FLOOR PLAN KEYNOTES

01 NEW BOLLARD, REFER TO DETAIL A/----.

02 NEW WHEEL STOP, REFER TO DETAIL A/----.



1 EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED - 2ND FLOOR PLAN
1/8" = 1'-0"

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EXISTING / PROPOSED SECOND FLOOR PLAN

PROJECT #17-037

A1.1

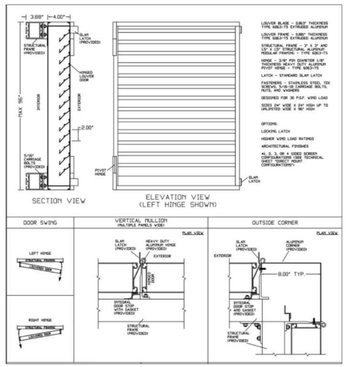
WALL LEGEND

- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION; REFER TO DETAIL A/---
- FULL HEIGHT PARTITION; REFER TO DETAIL A/----
- CAST IN PLACE CONCRETE WALL; REFER TO STRUCTURAL DWGS.
- CMU WALL; REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION; REFER TO DETAIL A/---
- N.I.C. - NO WORK TO BE PERFORMED

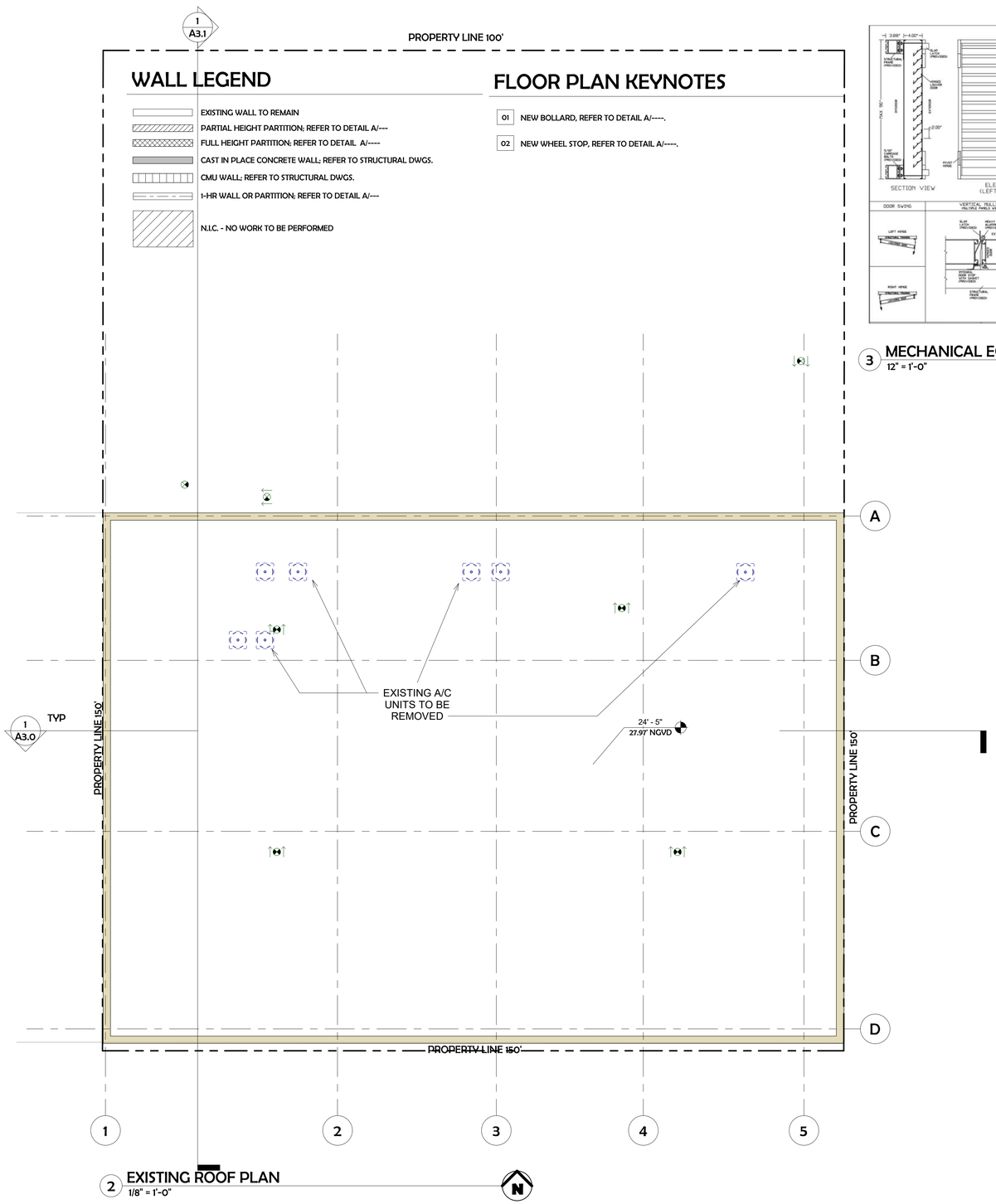
FLOOR PLAN KEYNOTES

01 NEW BOLLARD, REFER TO DETAIL A/----.

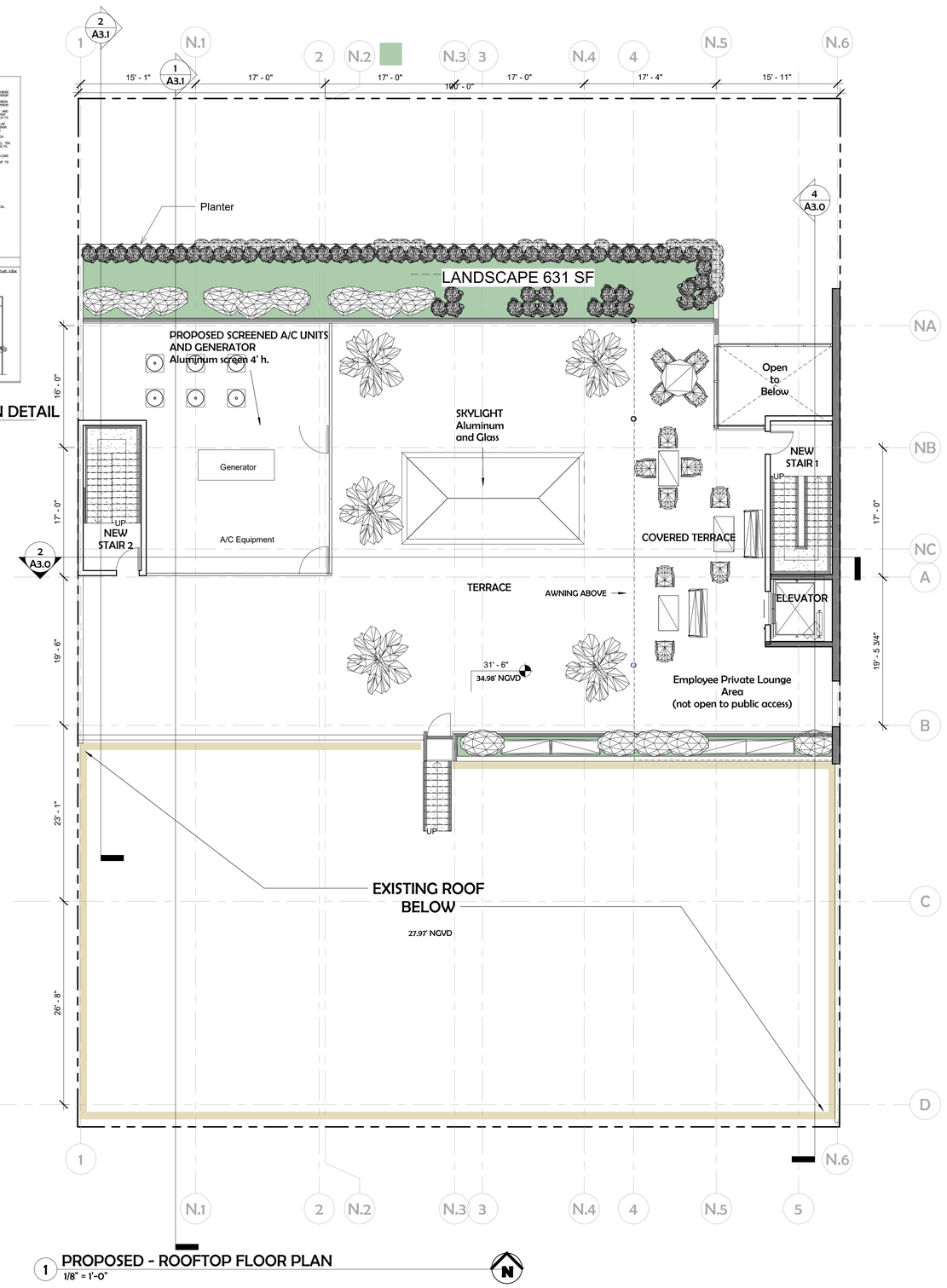
02 NEW WHEEL STOP, REFER TO DETAIL A/----.



3 MECHANICAL EQUIPMENT SCREEN DETAIL
12" = 1'-0"



2 EXISTING ROOF PLAN
1/8" = 1'-0"



1 PROPOSED - ROOFTOP FLOOR PLAN
1/8" = 1'-0"

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EXISTING ROOF/ PROPOSED

PROJECT #17-037

A1.2



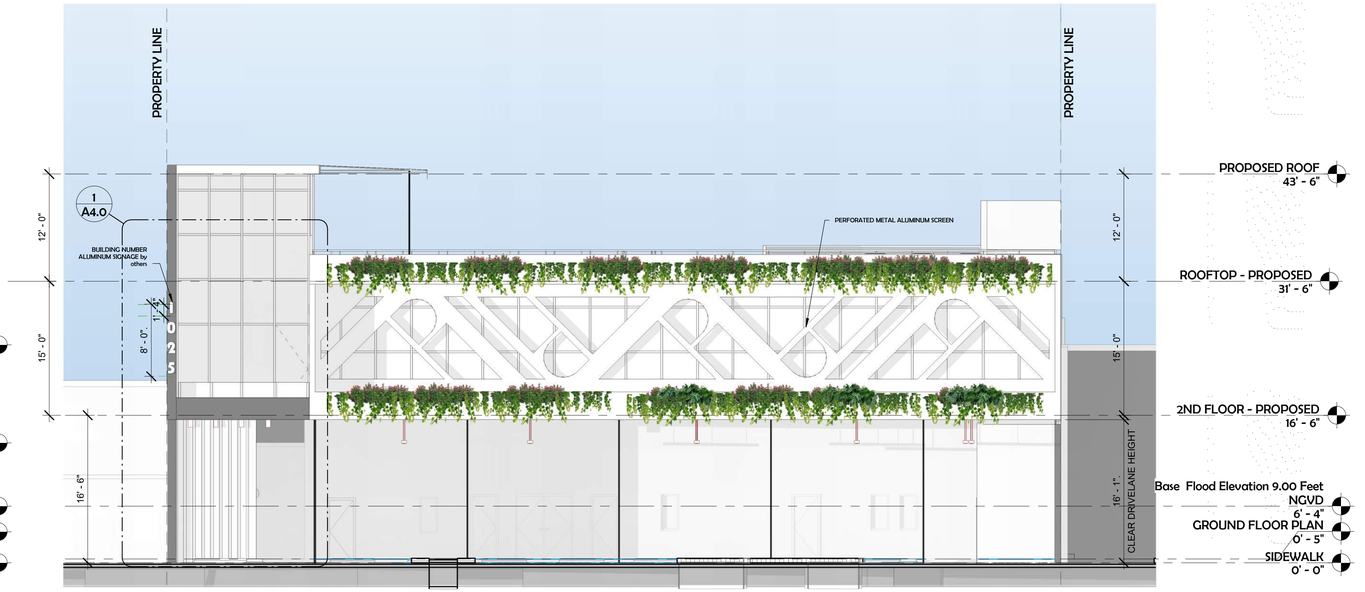
2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

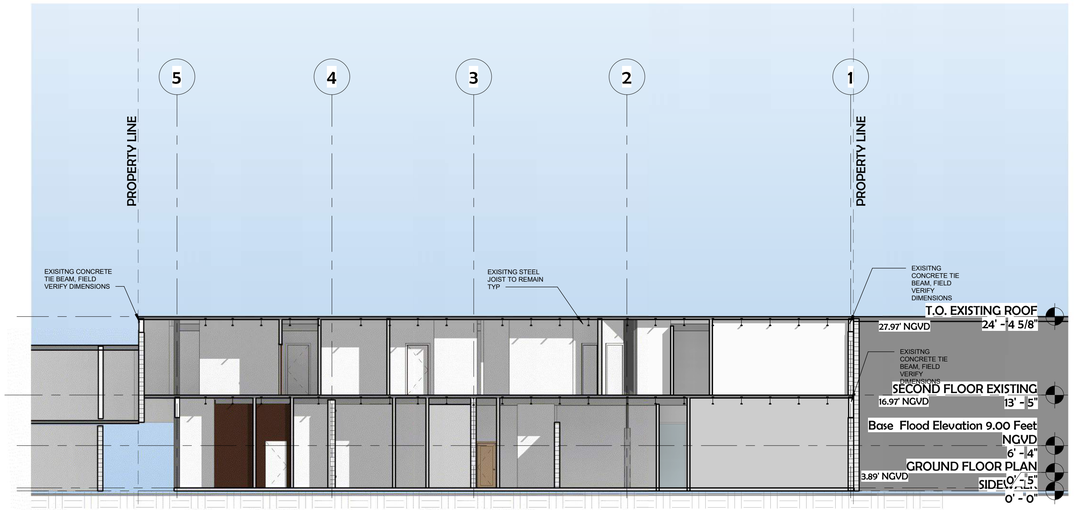
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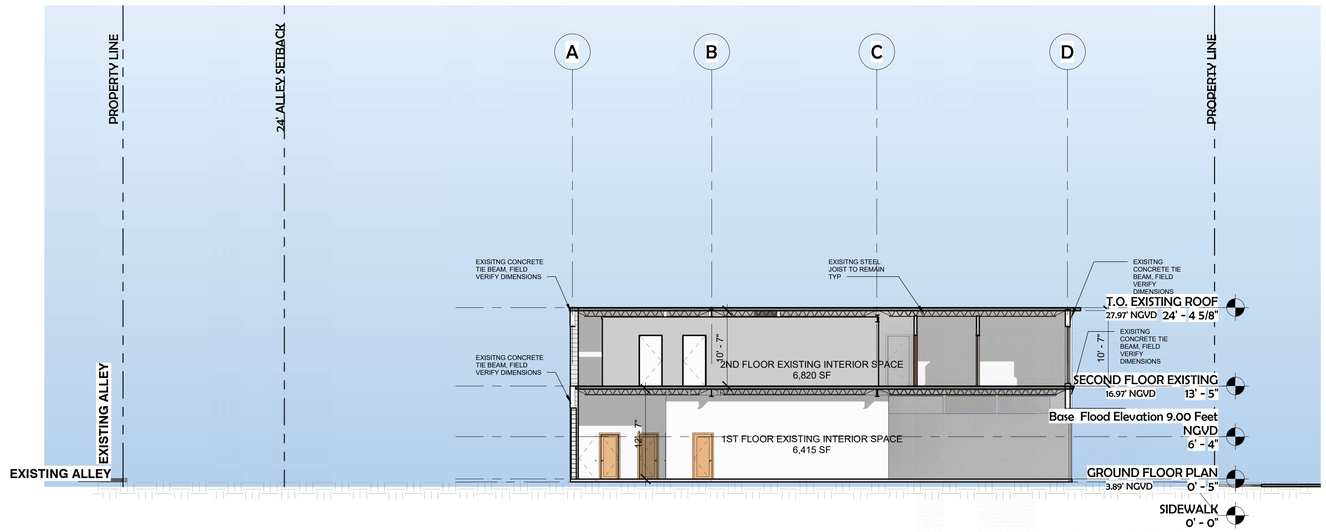
EXISTING / PROPOSED ELEVATIONS

PROJECT #17-037

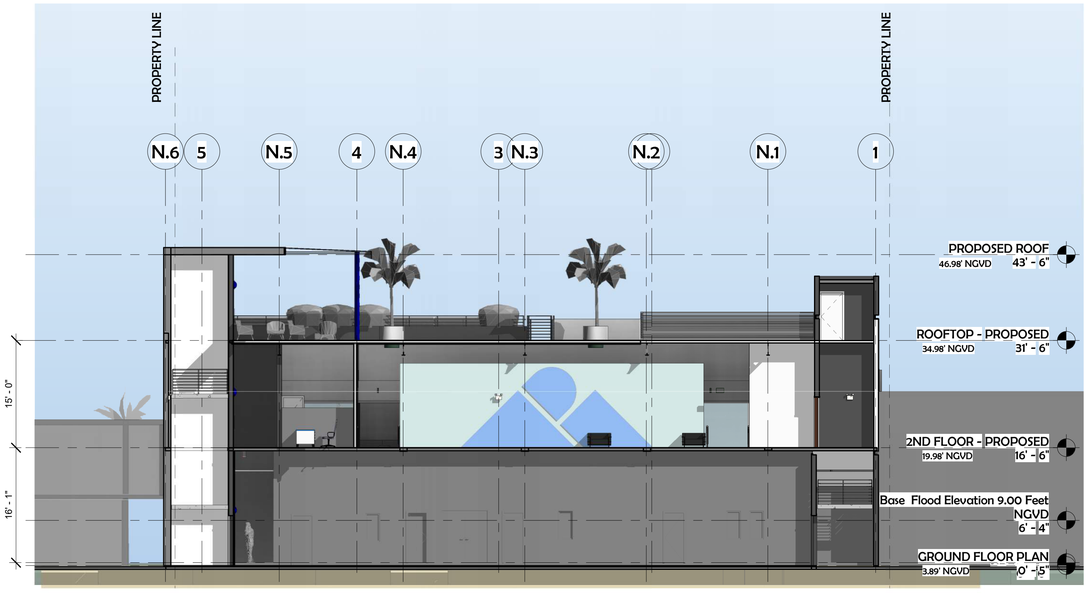
A2.0



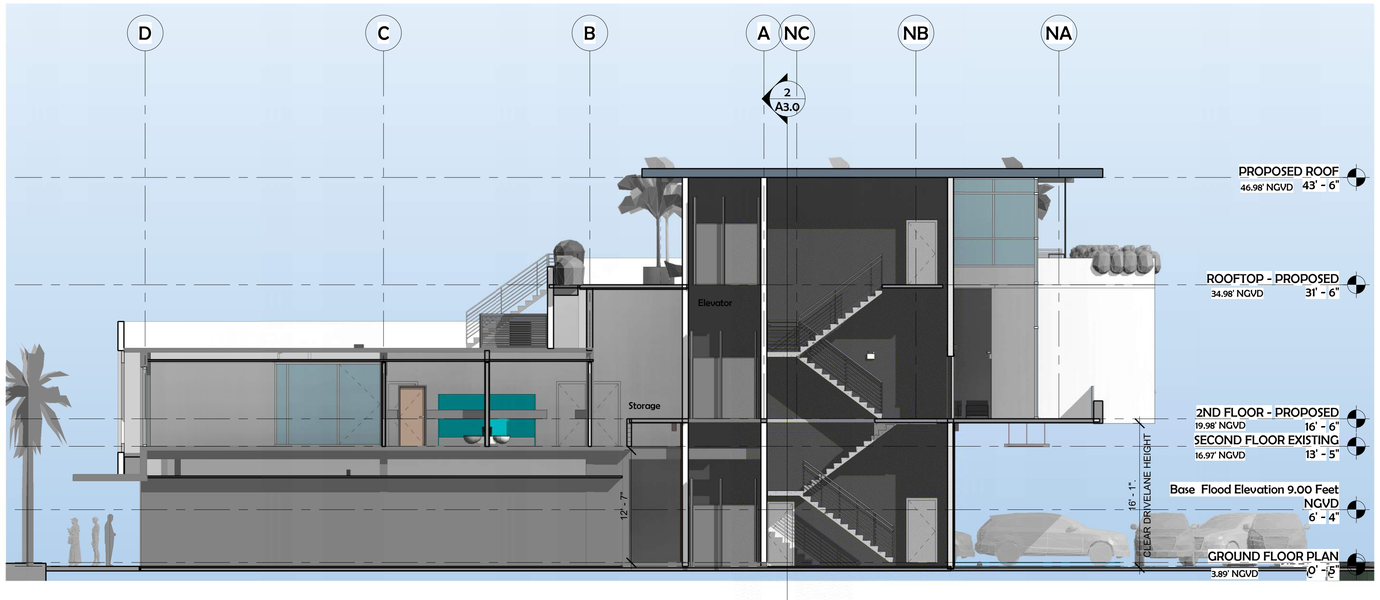
1 EXISTING CROSS SECTION
1" = 10'-0"



3 EXISTING LONGITUDINAL SECTION
1" = 10'-0"



2 PROPOSED CROSS SECTION
1" = 10'-0"



4 PROPOSED LONGITUDINAL SECTION
1/8" = 1'-0"

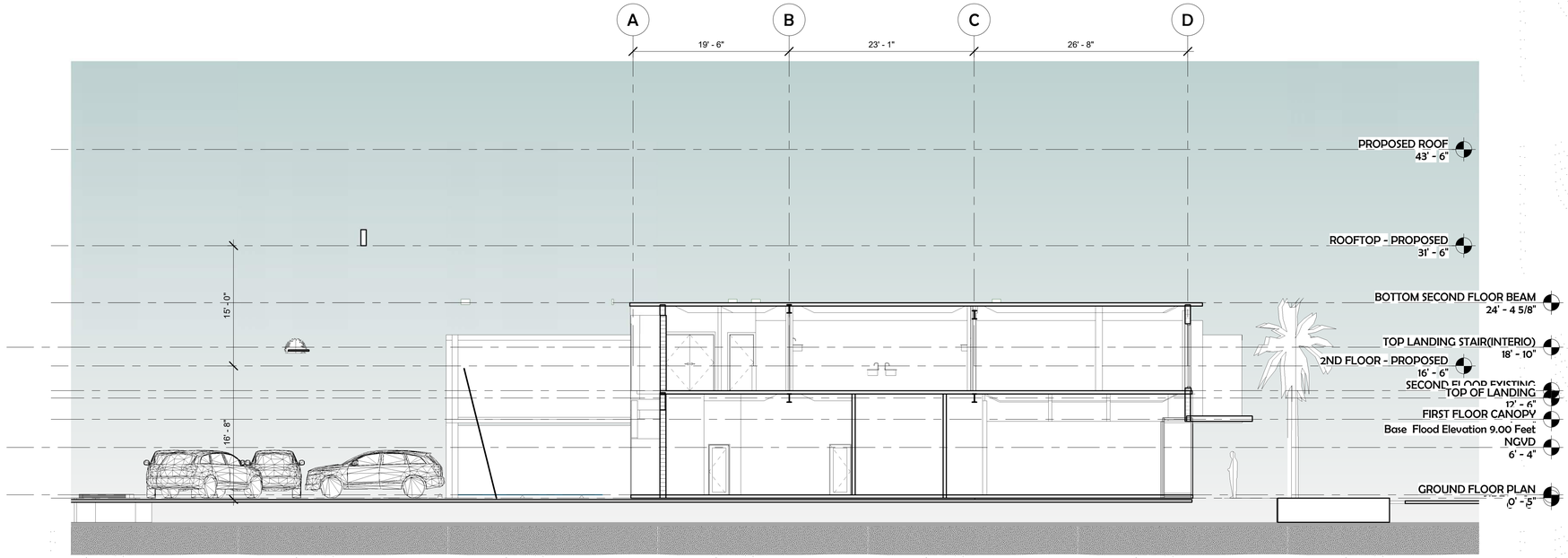
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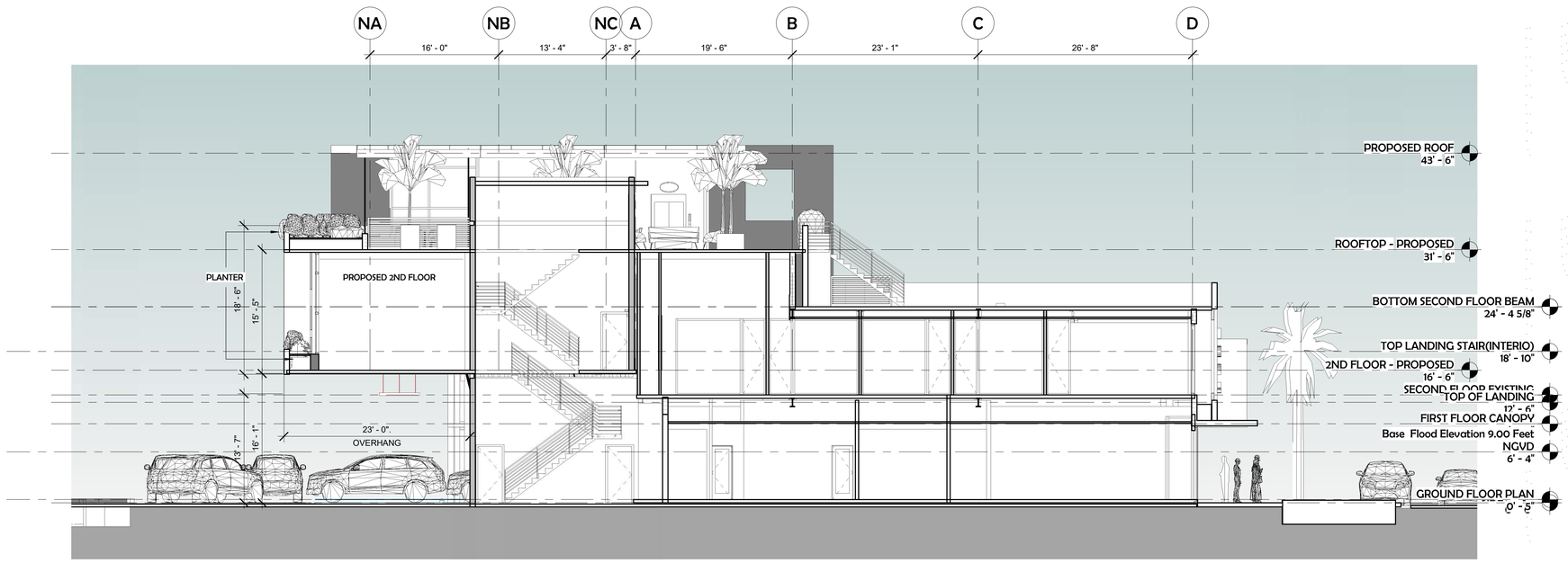
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EXIST + PROP. SECTIONS CROSS & LONGITUDINAL

PROJECT #17-037

A3.0





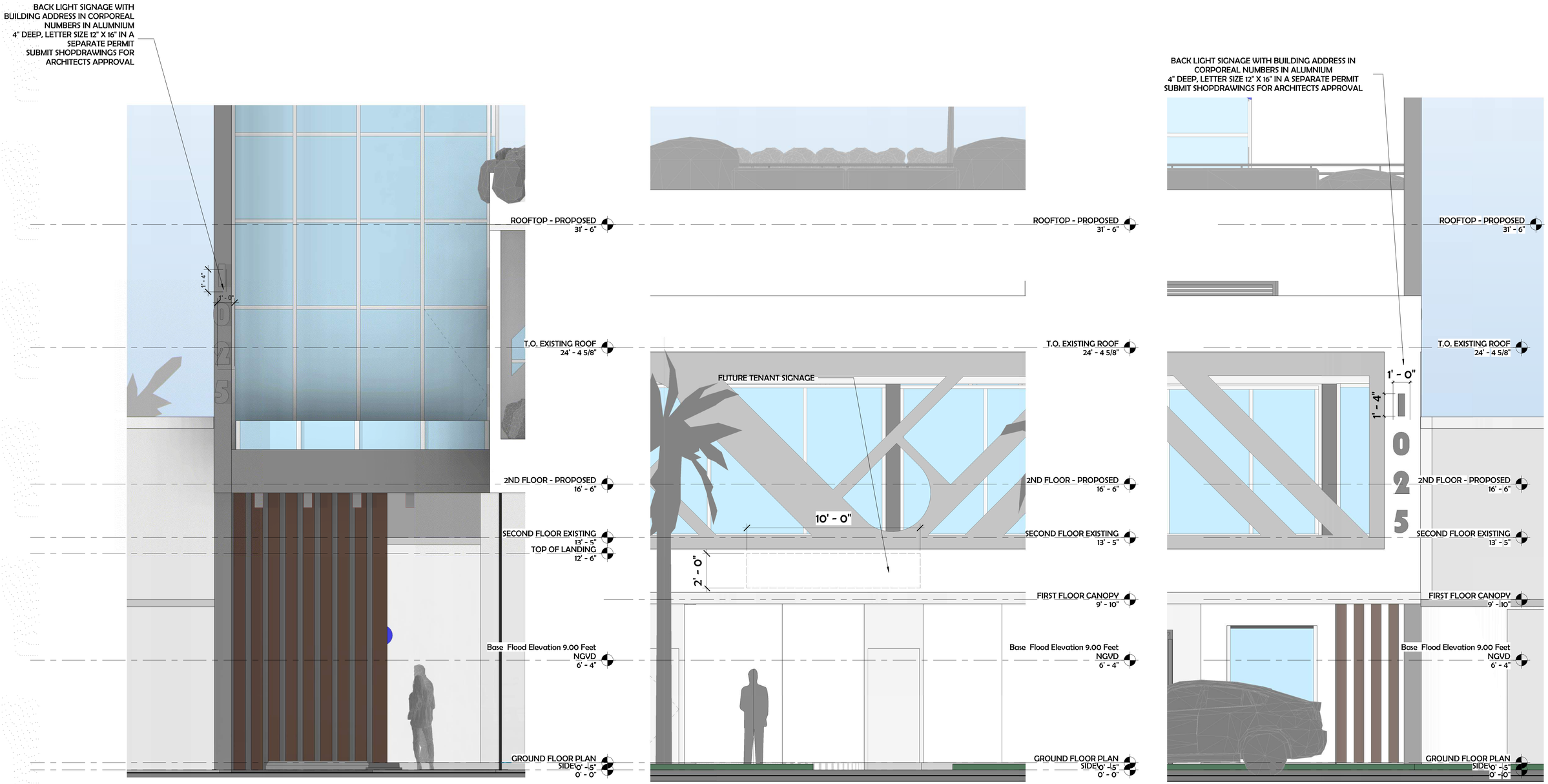
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PROPOSED SECTIONS 1 & 2

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A3.1



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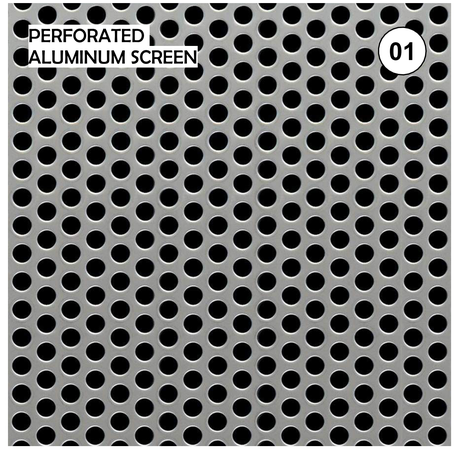
DETAILS - SIGNAGE

PROJECT #17-037

A4.0





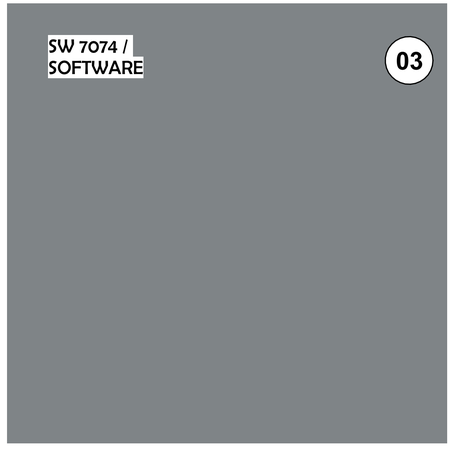


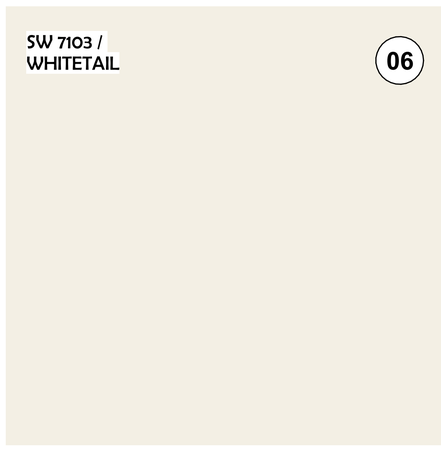




* EXTERIOR WOOD MATERIAL
WOOD SPECIES, DETAILS & DIMENSIONS TO BE FINALIZED W/ SHOP DRAWINGS







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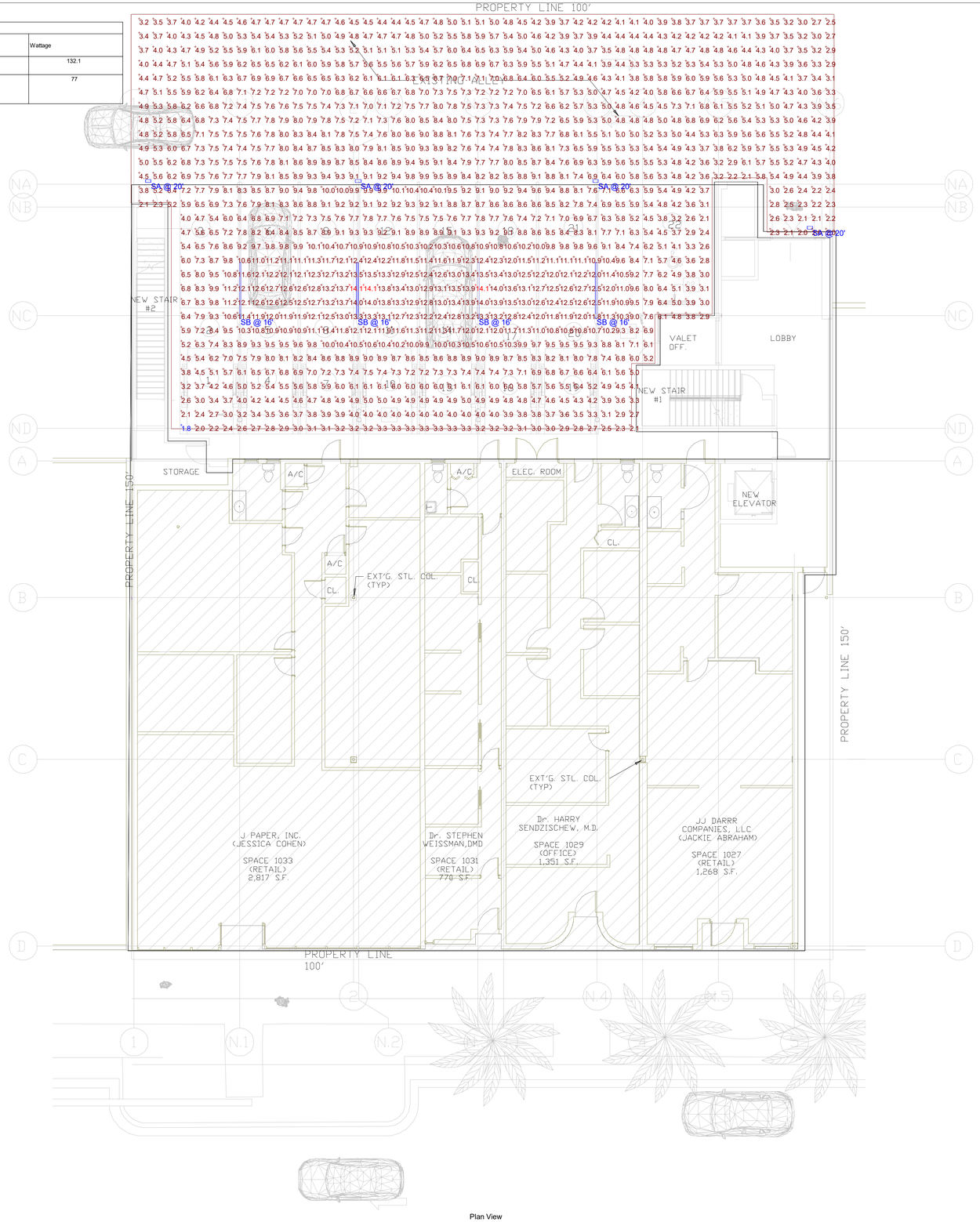
BUILDING FINISHES

PROJECT #17-037

A10.0

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Wattage
	SA	4	CREE, INC.	SEC-EDG-4M-xx-06-E-UL-700-40K or BXSEx406E-UD7 (700mA)	CREE SECURITY EDGE LUMINAIRE, TYPE IV MEDIUM, 60 LEDS, 700MA, 4000K	ITL78793_SEC-EDG-4M-xx-06-E-UL-700-40K.IES	0.9	132.1
	SB	4	DELVIRO ENERGY INC. TORONTO, ONTARIO	DTL8-80-4K-U-FR-X-X-3.18-X-X-D-N-N	SUSPENDED DIRECT FIX. WITH SPECULAR REFLECTOR AND WHITE TRANSLUCENT LENS	DTL8-80-4K-U-FR-x-x-3.18-x-x-d-n-n.IES	0.9	77

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	7.0 fc	14.1 fc	1.8 fc	7.8:1	3.9:1



Plan View

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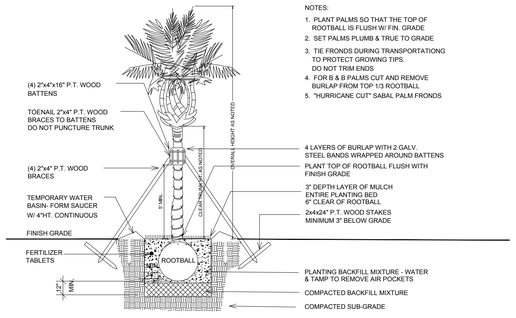
GROUND FLOOR PHOTOMETRICS

PROJECT #17-037

PH-1.0

General Notes:

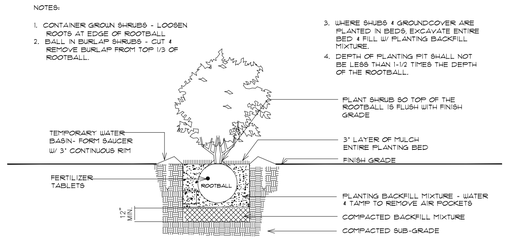
1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St.Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.



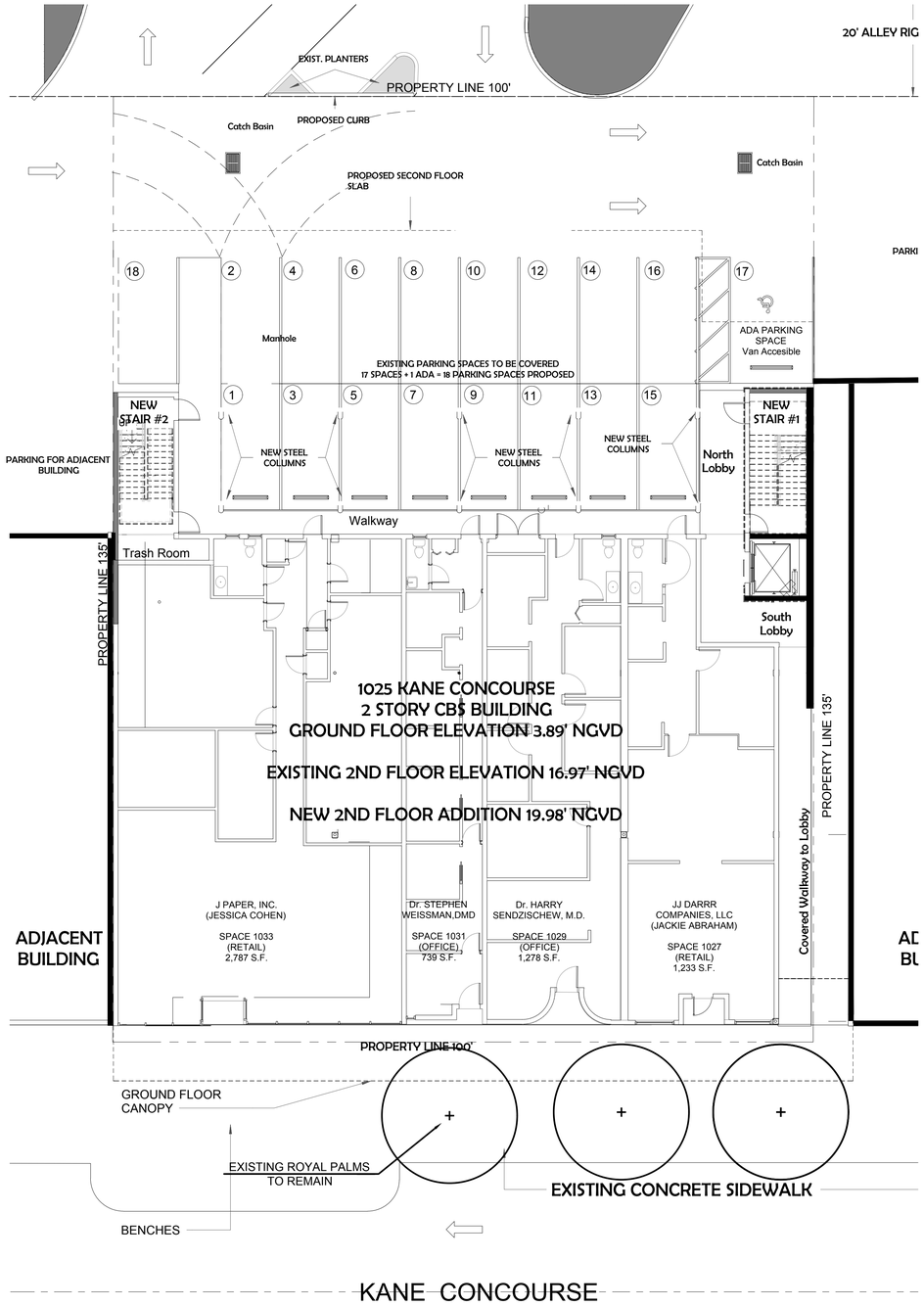
PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL



LANDSCAPE PLAN
1" = 10'-0"

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05/27/2022

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(954) 592-3695
Lic. No. #LA0000952

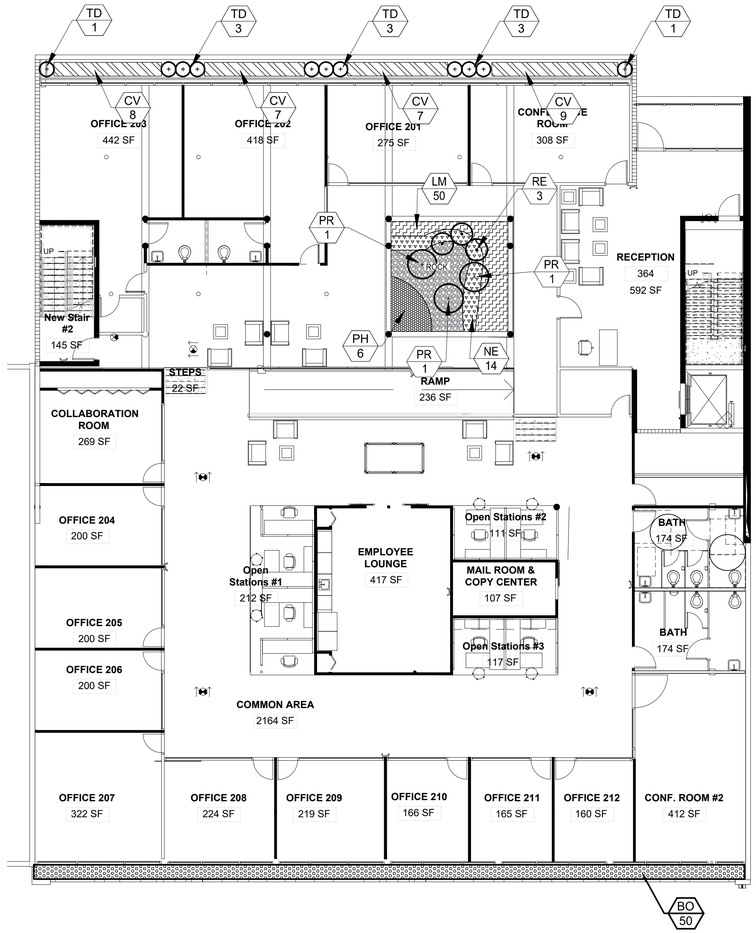
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L1

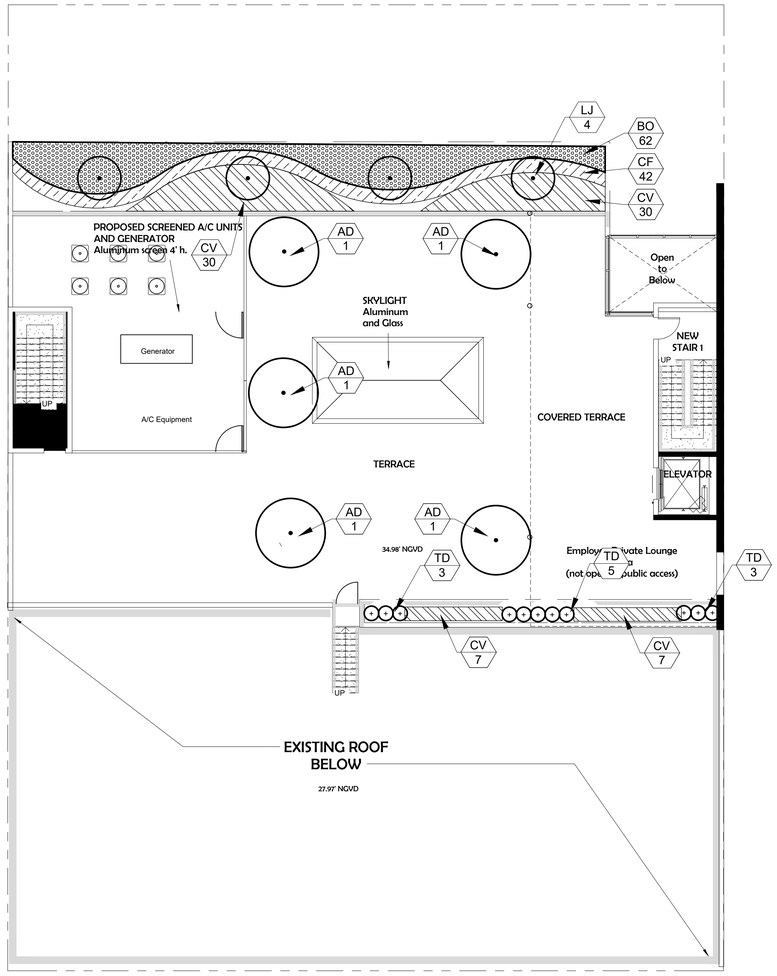
Plant List L2

Trees/ Palms					
Sym	**Qty**	**Botanical / Common Name**	**Size**	**Native**	**Drought Tolerance**
LJ	4	Ligustrum japonicum/ Wax Privet	6' Ht, multi trunk tree form	No	Medium
AD	5	Adonidia merrillii/ Christmas Palm	10' Ht	No	High
PR	3	Phoenix roebelenii/ Pygmy Date Palm	5' Ht, double trunk	No	Medium
Shrubs/Groundcovers					
CV	105	Codiaeum variegatum 'Franklin Roosevelt'/ Croton	24" x 24", 24" O.C.	No	High
PH	6	Philodendron 'Rojo Congo'/ Red Congo	20" x 20"	No	Medium
RE	3	Rhapis excelsa/ Lady Palm	5' Ht, 7 stem min, full	No	Medium
NE	14	Neoregelia 'Bossa Nova'/ Bromeliad	12" x 12", 18" O.C.	No	High
LM	50	Liriope muscari 'Evergreen Giant'/ Giant Lily Turf	12" x 12", 18" O.C.	No	Medium
BO	112	Bougainvillea ' Barbara Karst'/ Bougainvillea	30" x 24"	No	High
TD	22	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24"	Yes	High
CF	42	Clusia flava/ Small Leaf Clusia	24" x24", 24" O.C.	No	High
Rock		Mexican pebbles			
Mulch		Shredded Melaleuca or Eucalyptus			

NOTE: SEE L1 FOR PLANTING NOTES & DETAILS.



2ND FLOOR PLAN - LANDSCAPE PLAN
1" = 10'-0"



3RD FLOOR PLAN - LANDSCAPE PLAN
1" = 10'-0"

LANDSCAPE PLAN

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC COMPANIES
1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154

05/27/2022

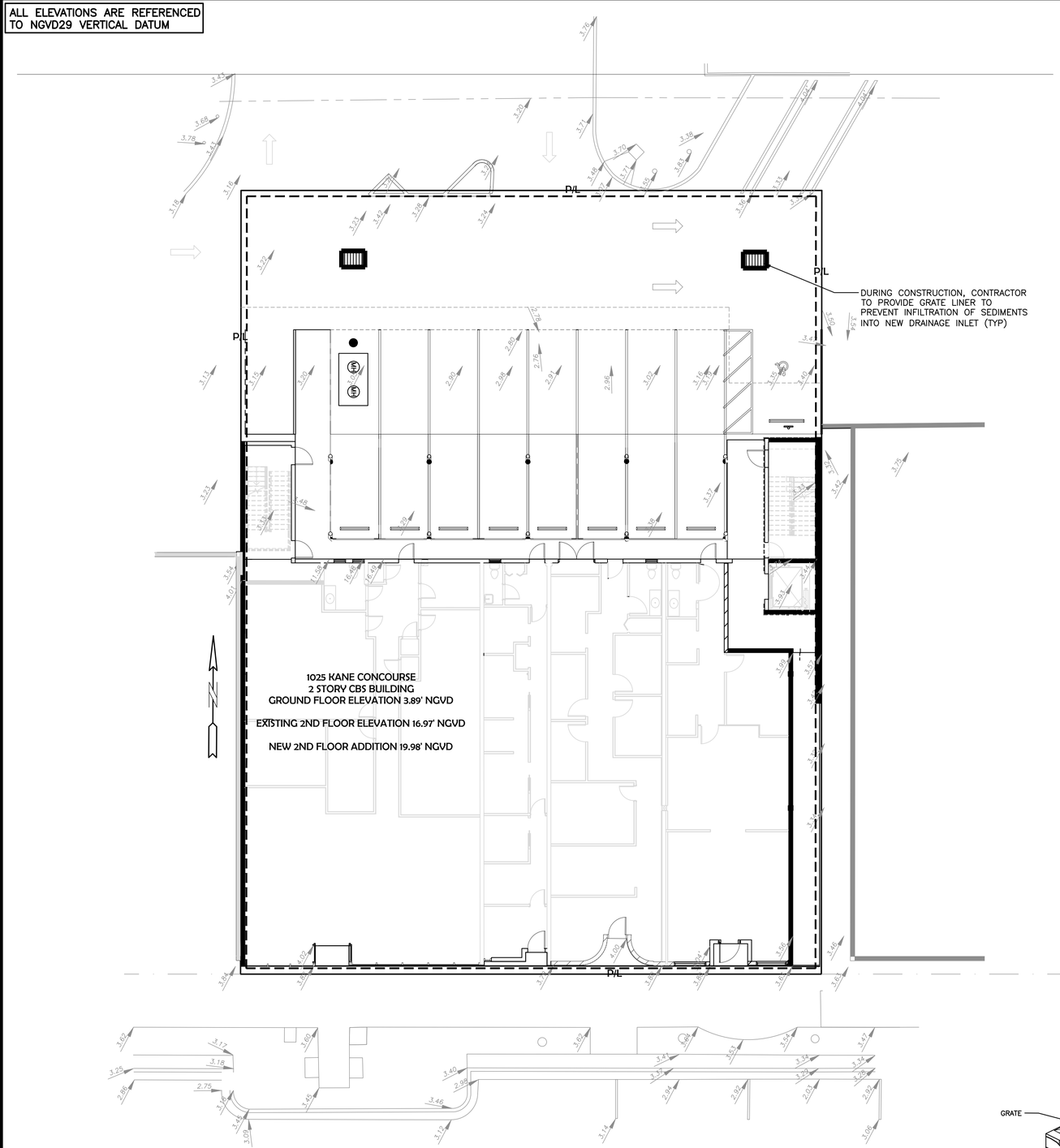
Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2022.05.27 11:04:21 -04'00'

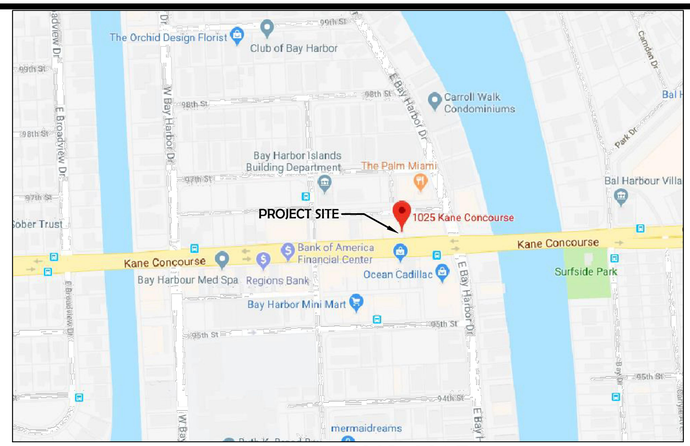
Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

17-024

L2

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM





LOCATION MAP

NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

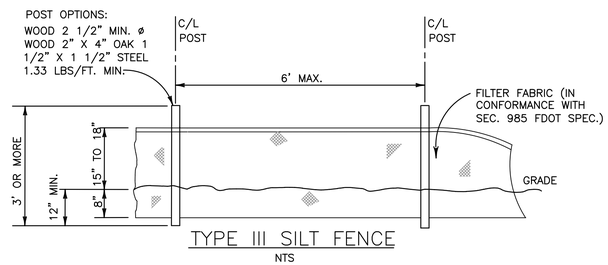
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

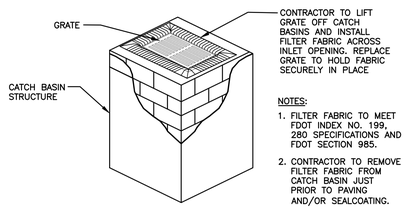
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



TYPE III SILT FENCE

NTS



NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- 4.81' EXISTING ELEVATION

PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10'

WILFORD ZEPHYR

Digitally signed by WILFORD ZEPHYR
Date: 2022.09.14 18:14:58 -04'00'

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-14-22

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
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HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

ZE

BUILDING RENOVATION
ATLANTIC & PACIFIC DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOUR, FL 33154

P.E.#:76036

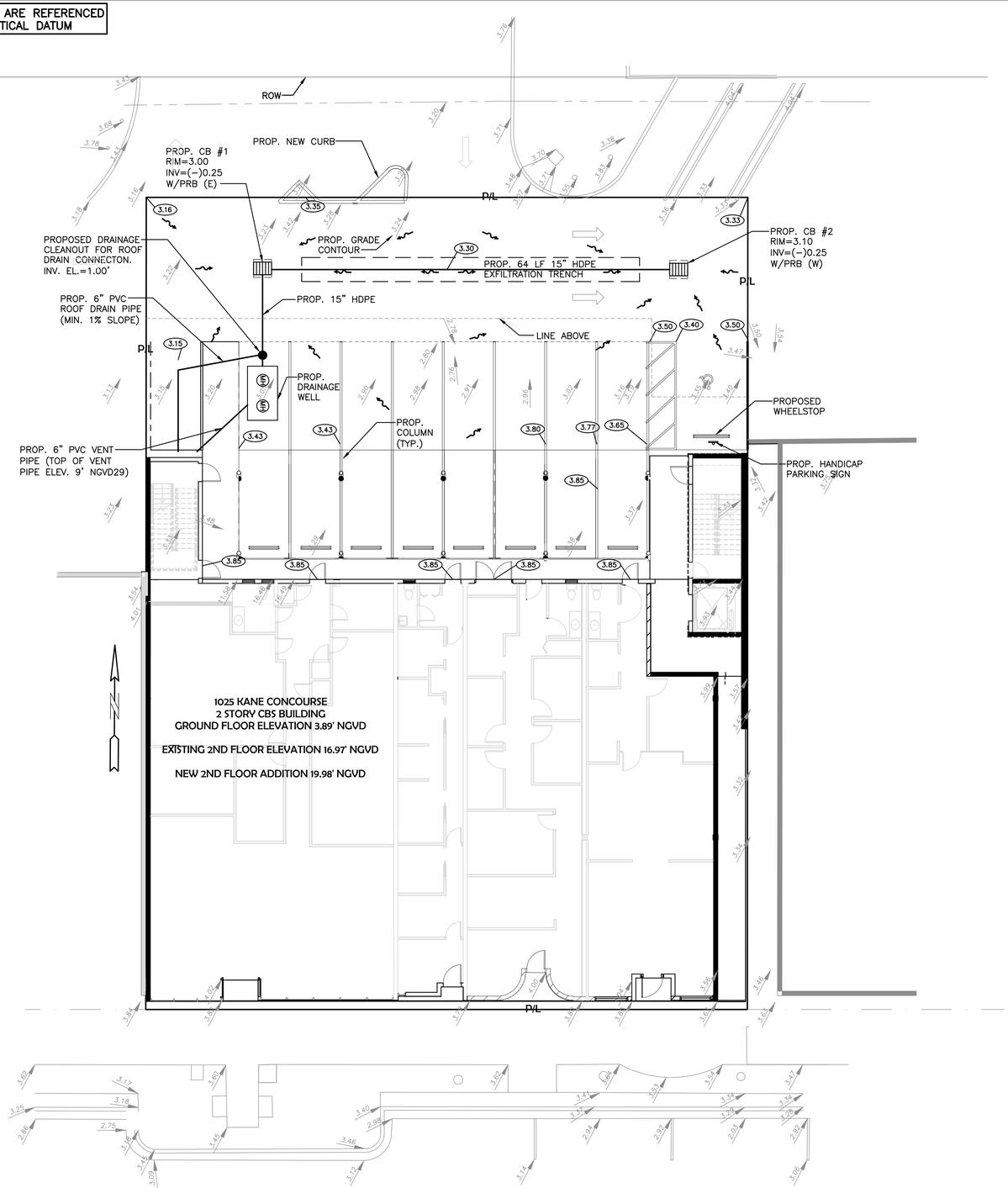
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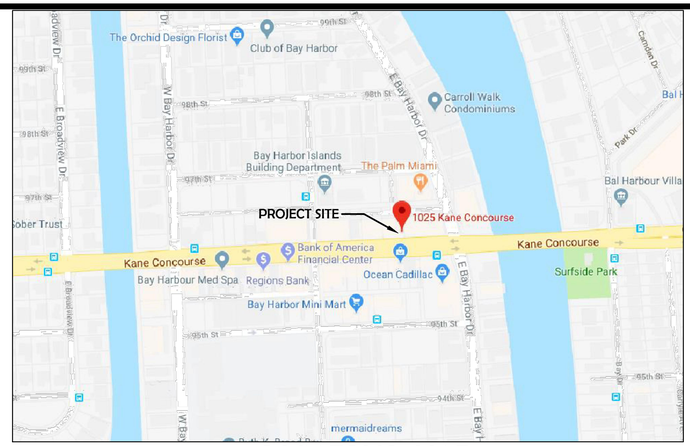
SCALE: 1"=10'

SHEET NO.: C1
1 OF 3

PROJECT NO.: 19-01

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM





LOCATION MAP

NOT TO SCALE

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

Atlantic Pacific Development Drainage Calculations

Design storm = 10-year storm event
Intensity = 3.6 in/hour
Runoff coefficient = 0.95
Impervious area = 0.195 acres

Runoff generated = (0.95)(3.6)(0.195) = 0.67 cfs = 300 gpm

Drainage Well

Well head available for discharge:
Top of lowest CB elevation = 4.60'
Top of vent pipe elevation = 9.00'
Wet season water level = 2.00'
Salt/Fresh water = 2'
Design head = 5.00' feet

24" well to be developed to discharge 200 gpm / ft. head

One well will discharge 1,000 gpm

Stage (feet)	Discharge (gpm)	Discharge (cfs)
4.0	0	0
4.5	100	0.22
5	200	0.45
5.5	300	0.67
6	400	0.89
6.5	500	1.12
7	600	1.34
7.5	700	1.56
8	800	1.78
8.5	900	2.01
9	1,000	2.23

Drainage Well Retention Tank

Q = 0.65 cfs, retention = 1.5 minutes
Volume = 0.65 cfs X 60 sec/min X 1.5 min = 58.5 cf
Use 4'wide X 5.33'deep X 10' long = 213.2 cf

5451 Pierce Street, Hollywood, FL 33021
website: zephyrengineeringfl.com

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- 4.81' EXISTING ELEVATION

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

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9-14-22

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WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158

ZE

BUILDING RENOVATION
ATLANTIC & PACIFIC DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOUR, FL 33154

P.E.#:76036

DATE: 1-10-19

SCALE: 1"=10'

SHEET NO.: C2
2 OF 3

PROJECT NO.: 19-01

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -

    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

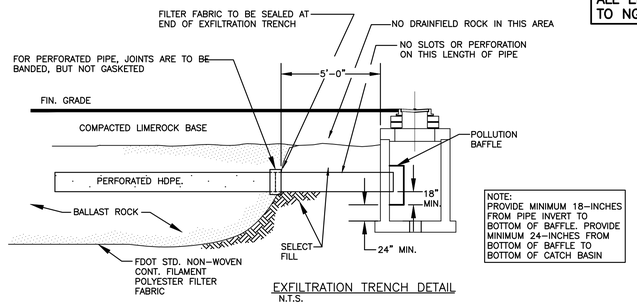
    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

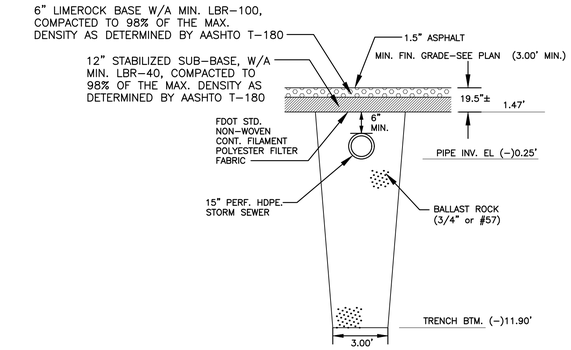
PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

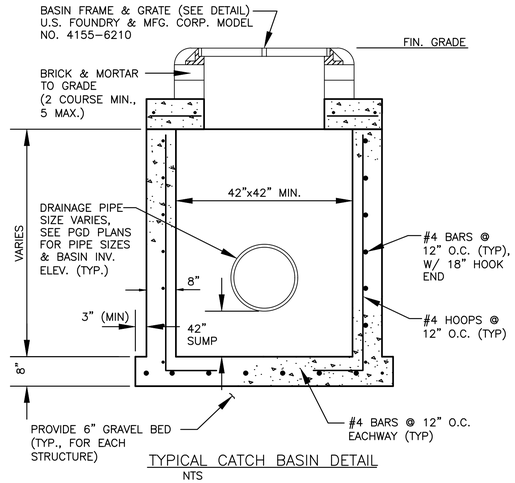
ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



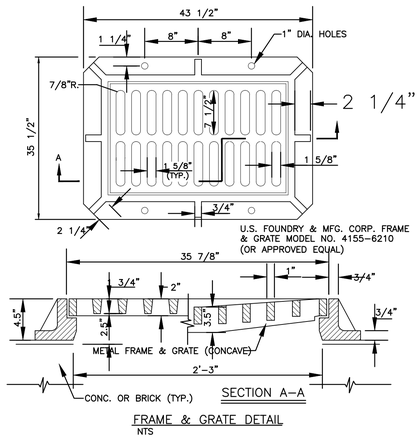
EXFILTRATION TRENCH DETAIL
N.T.S.



EXFILTR. TRENCH SECTION
N.T.S.



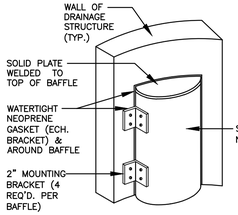
TYPICAL CATCH BASIN DETAIL
NTS



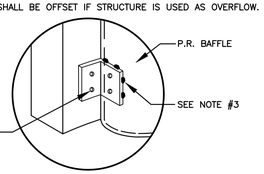
FRAME & GRATE DETAIL
NTS

GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



BAFFLE DETAIL



BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS

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9-14-22

CIVIL DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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(786)302-7693
wzephyreng@gmail.com
CA#:31158

BUILDING RENOVATION
ATLANTIC & PACIFIC DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOUR, FL 33154

P.E.#:76036

DATE: 1-10-19

SCALE: N.T.S.

SHEET NO.: C3
3 OF 3

PROJECT NO.: 19-01

AGENDA ITEM REPORT
December 6, 2022

ITEM NUMBER: 6.

ITEM: Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. Enclosed please find the site plan and elevations. (Item #6)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-10290 East Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10270-90 EBHD MF DRB Staff Report Nov 21 2022
2.	10200-10290 East Bay Harbor Drive LOI
3.	10200-10290 EBH - Traffic Letter
4.	10200-10290 EBH - Drainage Calculations
5.	10200-10290 East Bay Harbor Drive DRB Set 12.6.2022

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: November 21st, 2022

Subject: Site Development Plan Application
Proposed New Multiple-Family Development (77 DU)
10270-90 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000025
MMPA Acct. No. 01-0702-1141

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans signed and sealed on October 25th, 2022, and if found acceptable **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The DRB finds the proposed increased density (41 Base DU + 36 TDR Units = 77 DU) "fits" within the building envelope without alterations or variances.

2. The DRB approves the applicant's request to provide an alternative parking lot design arrangement by utilizing mechanical lifts for 146 (73 lifts x 2 = 146 spaces) of the required 154 total parking spaces per Sec. 23-30(f) to provide the required quantity of parking spaces for the new project. If the DRB does not approve the applicant's alternative parking lot arrangement request the project will have to be revised to meet Code or as otherwise agreed to.

3. The DRB finds the proposed alternative "breezeway" design(s) is adequate in lieu of providing a Code specified through the building "breezeway" pursuant to §23-11(B1)(6). If the DRB does not approve the alternative "breezeway" design the project will have to be revised to meet Code or as otherwise agreed to.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION / HISTORY

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

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

The Town's review of this redevelopment site included a Pre-DRC submittal and a subsequent formal Site Development Plan submittal. The initial Pre-DRC submittal was made on Aug. 8th, 2022. The Pre-DRC meeting was held on Aug. 30th, 2022, at which time comments were provided to the applicant. The applicant's formal Site Development Plan submittal was made on Sept. 9th, 2022. The formal project was reviewed by the Development Review Committee (DRC) on Oct. 13th, 2022, at which time the application was deferred to allow the applicant to address the DRC members comments. On Nov. 1st, 2022, the Town received the applicant's revised #2 DRC plans. The DRC reviewed the applicant's latest revised submission package at their Nov. 10th, 2022

meeting and authorized / cleared the application to move forward to the Design Review Board (DRB), as the plans were determined by the DRC to be technically sufficient.

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

PROJECT ANALYSIS

Previous Town Project Review and Approvals: On Feb. 1st, 2022, the Town's Design Review Board (DRB) initially approved (5-0) a 6-story / 35 DU multifamily complex on a portion of this site (Lots 1-2) subject to conditions, one of which required the applicant study / resubmit a revision for final approval. On April 7th, 2022, the DRB approved (3-2) those minor plan revisions related to the design / landscaping areas along 103rd Street / EBHD. Subsequently the land ownership has changed, and the acquisition of adjoining Lots 14-15 of Block 5 has occurred. The enlarged redevelopment site is now comprised on Lots 1-2 & Lots 14-15 of Block 5 comprising 1.28 acres. This proposed new project is also 6-stories in height (5 levels of residential over one grade level parking garage) but the expanded complex now includes 77 DU. Due to the change in lot area and physical site design the Town considered this a new development application (not a revision). A history of the Town's project review is described above.

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

Two (2) driveway connections are proposed into the site along East Bay Harbor Drive (EBHD). No driveway connections are proposed to either 103rd Street or 102nd Street. A one-way inbound entrance (ingress) driveway is located at the northeast area of EBHD while the other one-way exit (egress) driveway is located more southerly on EBHD. A large lobby / delivery drop-off area is shown facing EBHD with four (4) guest spaces shown. The drop off driveway is 12' in width and connects to the two main ingress / egress driveways on East Bay Harbor Drive. The driveway widths are shown on the site plan at 23' for the two main driveways, which meets Code.

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

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

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

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

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

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

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration the proposed building has a somewhat unique shape (two development "pods" north / south with a narrower building connection in the middle). The architecture could be termed typical "2020 South Florida Modern" dominated by abundant glass areas but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units over a ground level enclosed parking garage. The plans show the ground level enclosed parking garage will have solid walls with no openings facing the adjoining streets or properties, which meets Code. If any openings to the parking garage facades are proposed the DRB will need to review the requests and ensure sufficient screening is provided. The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (§23-11(B2)(6)). The applicant is proposing a thru the building breezeway for the 2nd and 3rd levels only with DU positioned above the breezeway for the 4th, 5th & 6th levels. However, this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205' without a 15-degree angle. The proposed building design includes angulation to meet this Code requirement.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the latest revised plans dated October 25th, 2022, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by S&E Architects, Inc., dated October 25th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. DRB approval for the applicant's requested alternative parking arrangement is required pursuant to §23-30(f). This includes mechanical vehicle lifts for 146 spaces (73 x 2 = 146). If the DRB does not approve the applicant's alternative parking lot arrangement request the project will have to be revised to meet Code or as otherwise agreed to.

3. DRB approval of the applicant's requested alternative "breezeway" design(s) is required pursuant to §23-11(B1)(6) in lieu of providing a Code specified "thru the building "breezeway" above 45 feet of building height. The applicant is proposing a thru-the-building breezeway, but only for the 2nd and 3rd levels, with DU positioned above the breezeway. It is noted this building section is offset substantially, and other enhanced architecture detailing is proposed. If the DRB does not approve the alternative "breezeway" design the project will have to be revised to meet Code or as otherwise agreed to.

4. This approval is based on the applicant / developer acquiring thirty-six (36) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.

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

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

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

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

9. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney. If a legally sufficient Unity of Title already exists and is found to be acceptable by the Town Attorney this will not be necessary

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

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

12. The applicant is advised that the Town Council has been considering possible Zoning Code amendments that could ban or limit vehicle lifts from being used in the Town. As last discussed, there may be "grandfathered" dates for vesting based on submittal / DRB / Building Permit approvals, however, the details are still being resolved. These are ongoing discussions. The site plan may have to be redesigned based on the Town Council's actions.

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

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Suite 300, Miami, FL 33131

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mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

November 14, 2022

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

Re: Letter of Intent for Site Development Plan Application for Property located at 10200-10290 East Bay Harbor Drive

Dear Ms. Lasday:

This law firm represents CHBH 103RD Street LLC (the "Applicant"), the owner of the lots located at 10200-10290 East Bay Harbor Drive (the "Property") in the Town of Bay Harbor Islands (the "Town"). Please accept this letter as the Applicant's required letter of intent in support of a site plan approval application for the Property.



Figure 1

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1230 and 13-2227-001-1110, consists of four (4) dry lots platted as Lots 1 and 2 of Block 5 and Lots 14 and 15 of Block 5 of

the Bay Harbor Island Plat. The Property is irregularly shaped, following the curve of East Bay Harbor Drive between 102 and 103 Streets and with a noncontinuous, stepped western boundary line. The Property is approximately 55,873 square feet in size (1.28 acres) and it is zoned RM-2, Multiple Family Residential District (non-waterfront). The surrounding area contains a mix of multifamily buildings of varying heights, including a ten (10) story building to the northwest of the Property and seven (7) story building to the west of the Property.

Proposed Development. The Applicant proposes to develop the Property with a tastefully designed multifamily residential building consisting of seventy-seven (77) units (the "Project") in six (6) stories. The Project includes a pool with an ample deck and artificial turf on the rooftop and beautiful, Florida-friendly landscaping throughout. The ground floor plan of the Project proposes a main lobby entrance at the center of the Property and access to the ground floor parking. The building's massing is skillfully broken up by an angled breezeway due to the Property's unique location on a corner. The breezeway is provided on the second and third floors allowing an unobstructed width of more than 20'. Furthermore, the project features great articulation, changes in plane and varied materials along all street frontages to reduce the scale and massing. The Project includes the required 154 parking spaces utilizing 73 Klaus-brand mechanical lifts, and including 4 accessible spaces and 4 guest spaces. The Applicant will provide 24/7 valet operation for all parking for the Project. The Project also provides 29.1% green open space which is well above the 20% required.

Transfer of Development Rights. The proposed density of 77 units will require 34 Transfer of Development Rights ("TDRs") as permitted by the Town Code. The Applicant is actively working to purchase private TDRs. The Project's density is compatible with the surrounding Medium-High Density Residential land use through the TDR program.

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

1. Alternate Breezeway to allow a modified breezeway which is significantly opened through the building up to the 3rd level consistent with the intent of the Code.

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

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

Conclusion. The proposed Project has been carefully designed in compliance with the Town Code and with mindful consideration for future resiliency. The architecture and massing is compatible and sensitive to the surrounding neighborhood. We look forward to your favorable recommendation and the Board's approval of this application. Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,

Matthew Amster

cc: Mike Mesa
Michael Miller
Maritza Haro, Esq.

11 November 2022

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

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

Dear Mr. Miller:

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

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

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

Table 1 - Trip Generation Analysis

Daily

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

Morning Peak Hour

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

Afternoon Peak Hour

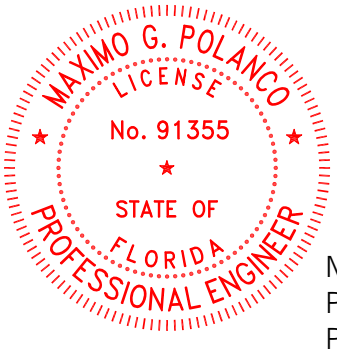
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	T = 0.51 (X)	63%	37%	11	7	18
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	T = 0.39 (X) + 0.34	61%	39%	18	12	30
Net-New Trips (Proposed less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

Conclusion

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

Sincerely,

Langan Engineering and Environmental Services, Inc.



Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.11.11 11:49:37-05'00'

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

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

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

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

MGP:mgp

Attachments:

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

Florida Certificate of Authorization No. 6601

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

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION

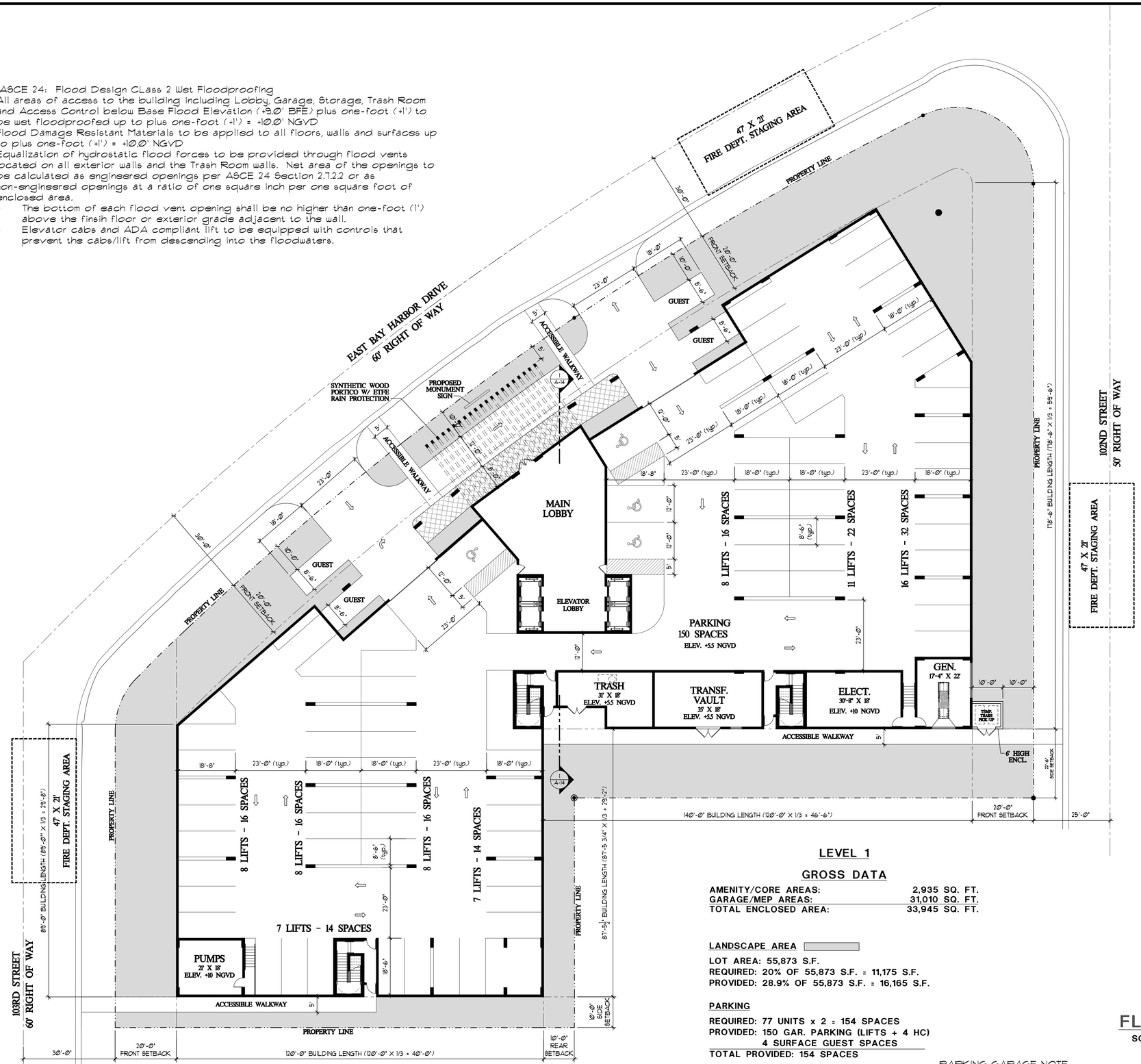


LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project **BAY HARBOR 103 RESIDENTIAL DEVELOPMENT** BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title **SITE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

ATTACHMENT B
SITE PLAN

Per ASCE 24: Flood Design Class 2 Wet Floodproofing

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



LEVEL 1

GROSS DATA

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

LANDSCAPE AREA

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

PARKING

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

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LP230
- 73 LIFTS = 146 PARKING SPACES
- FULL VALET OPERATION
  NO SELF PARKING ALLOWED

PARKING GARAGE NOTE:

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

LEVEL 1 FLOOR PLAN

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

N

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-7
OF SHEETS

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2022

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



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

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

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$1,141,000		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

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

Short Legal Description

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

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

Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2022

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



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

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

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

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

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

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Version:

ATTACHMENT C
ITE EXCERPTS

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

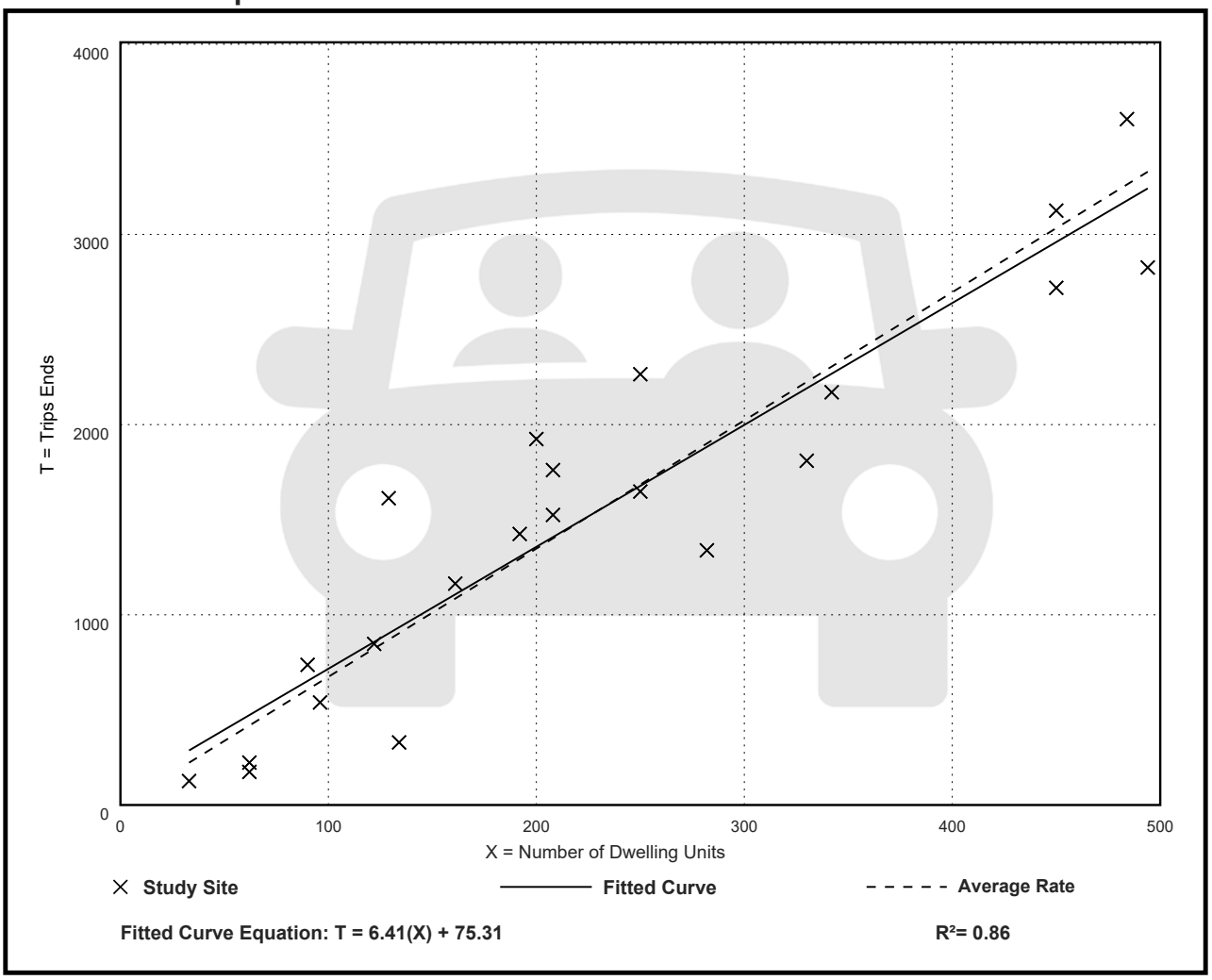
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

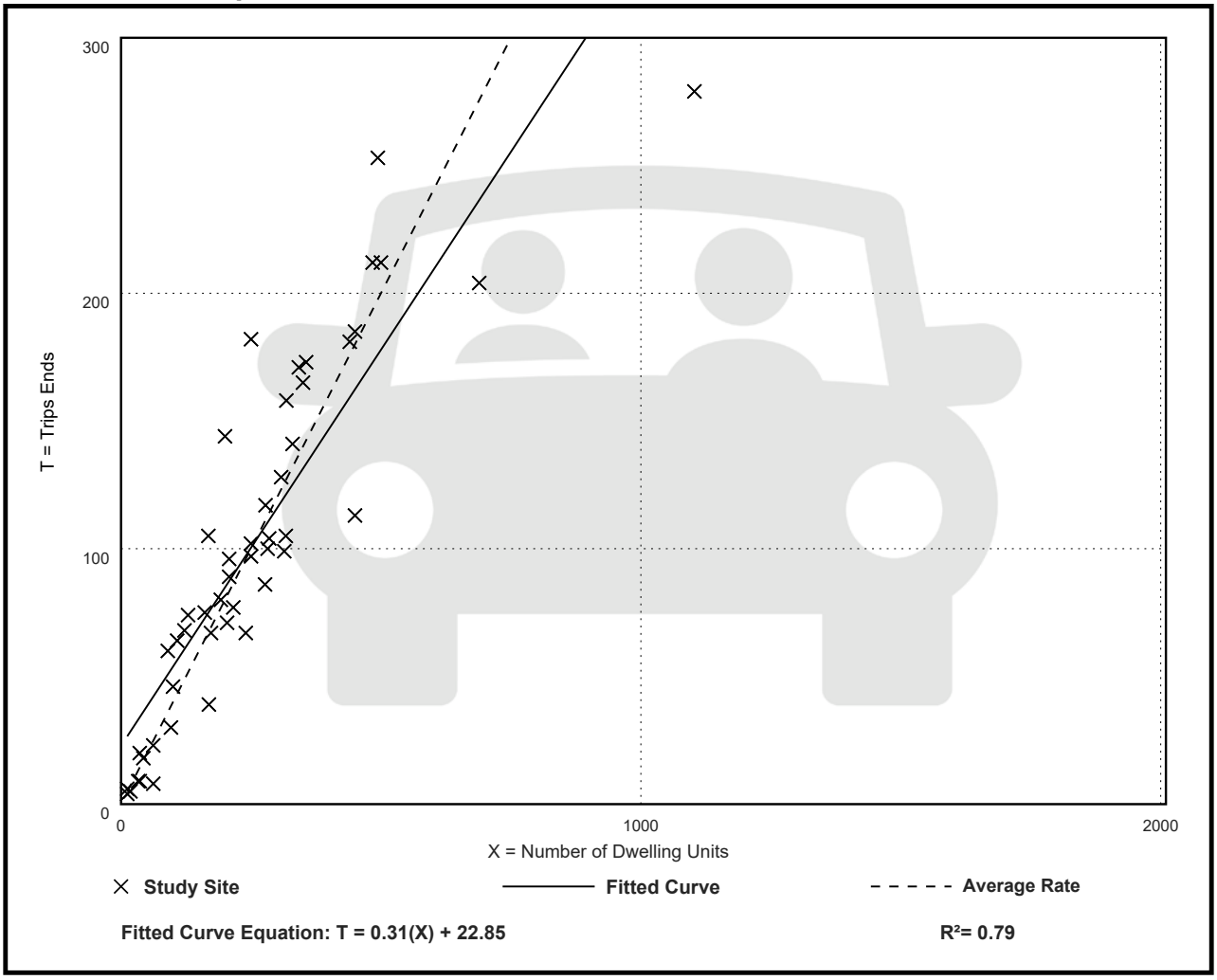
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



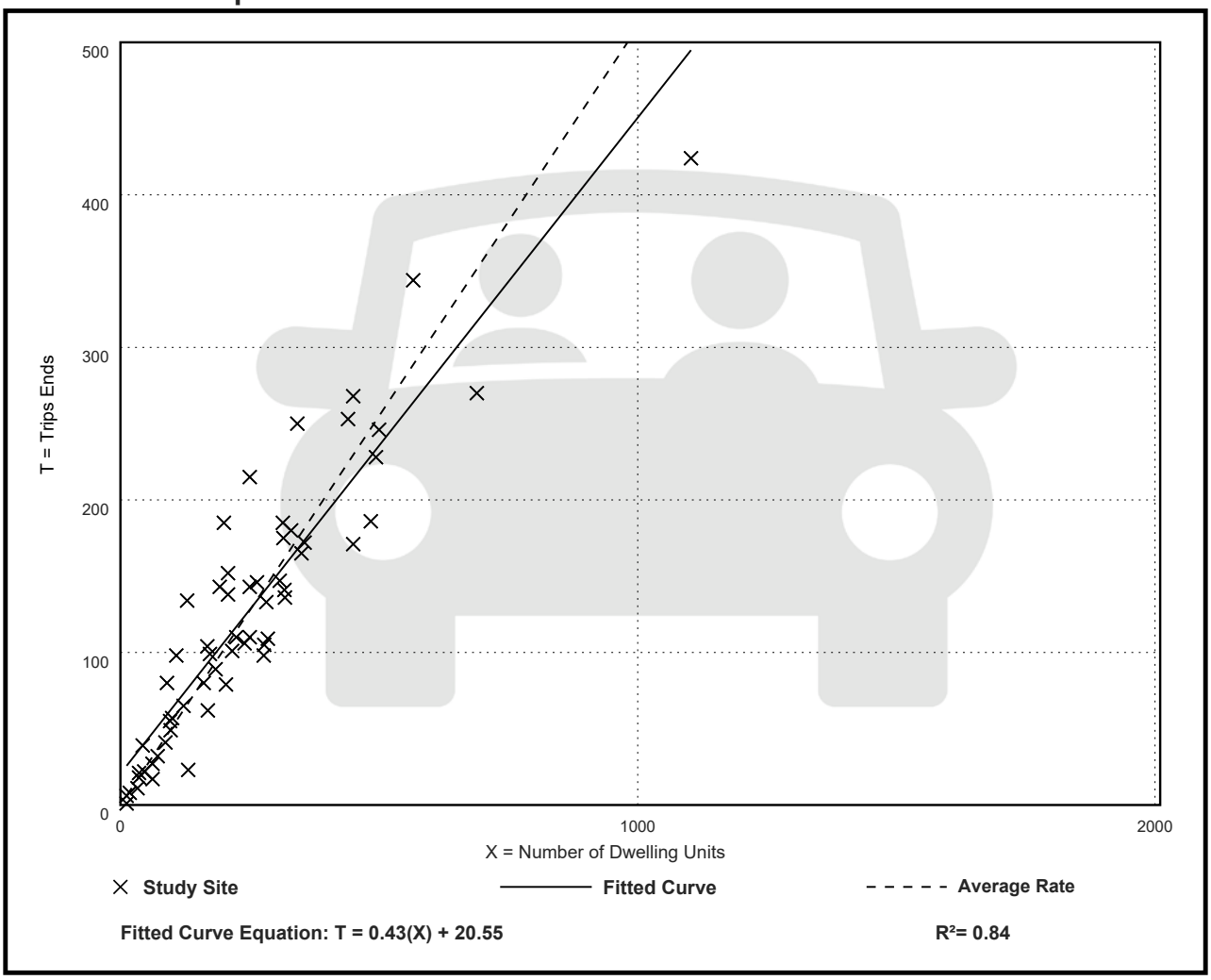
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

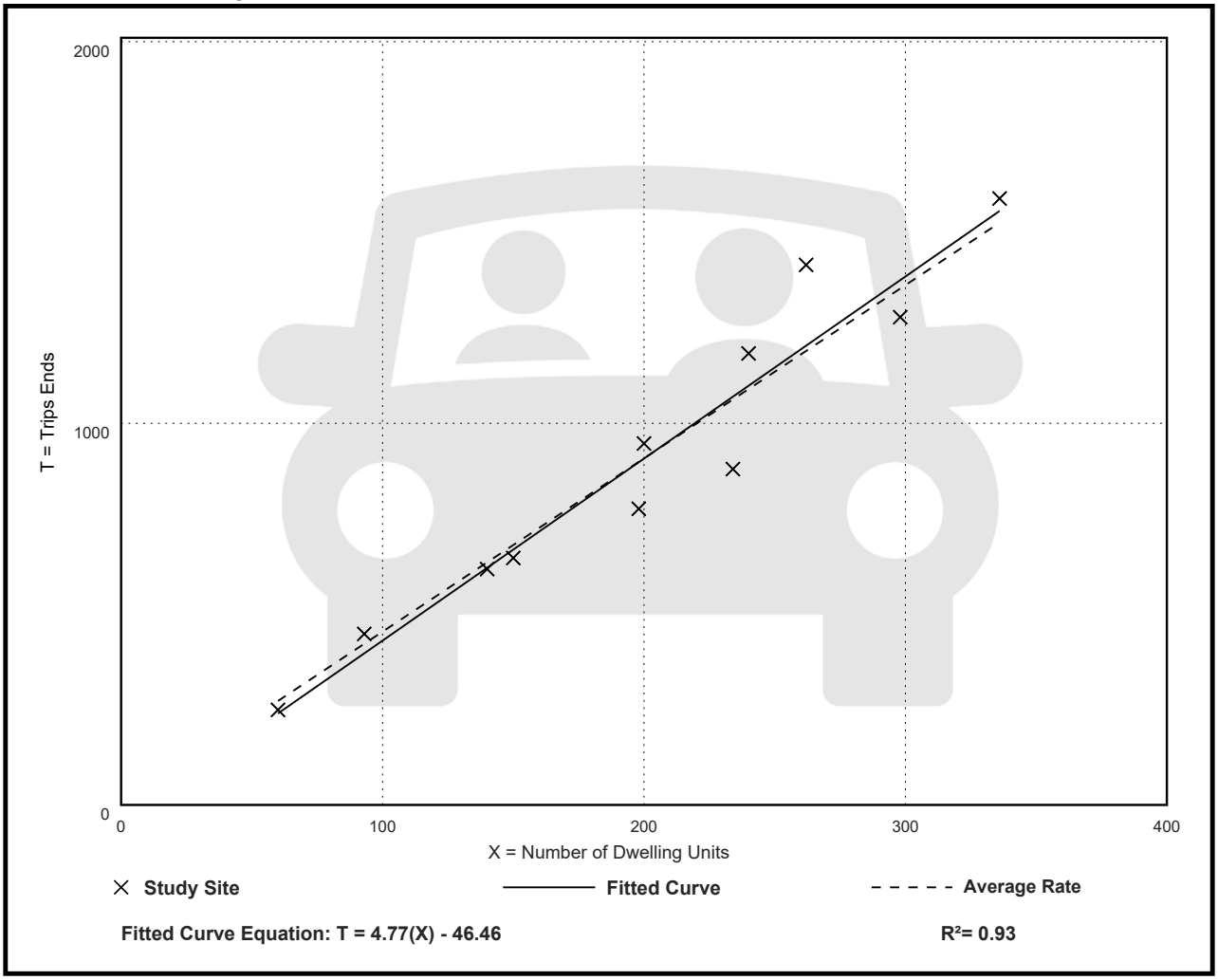
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

R^2= 0.93

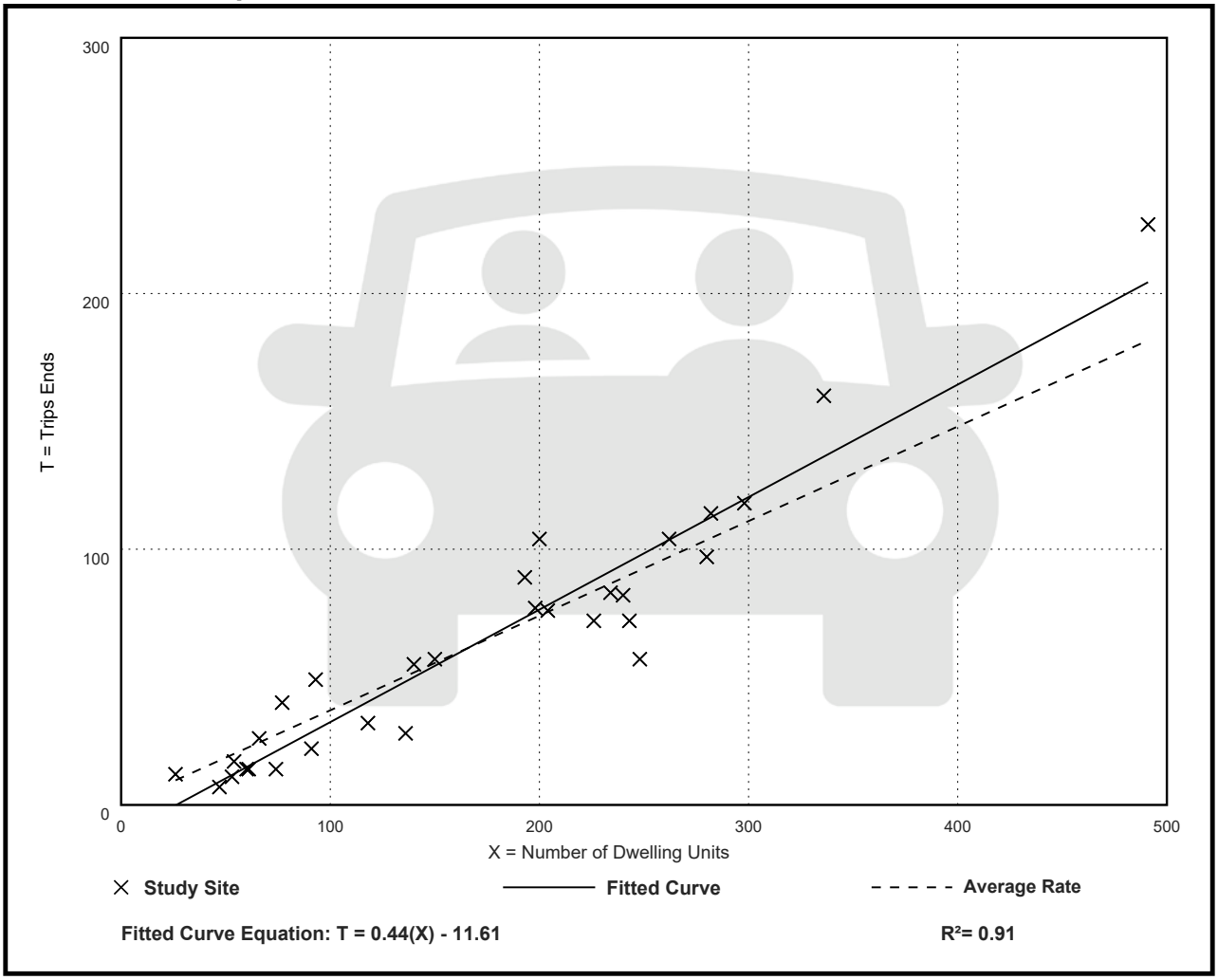
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



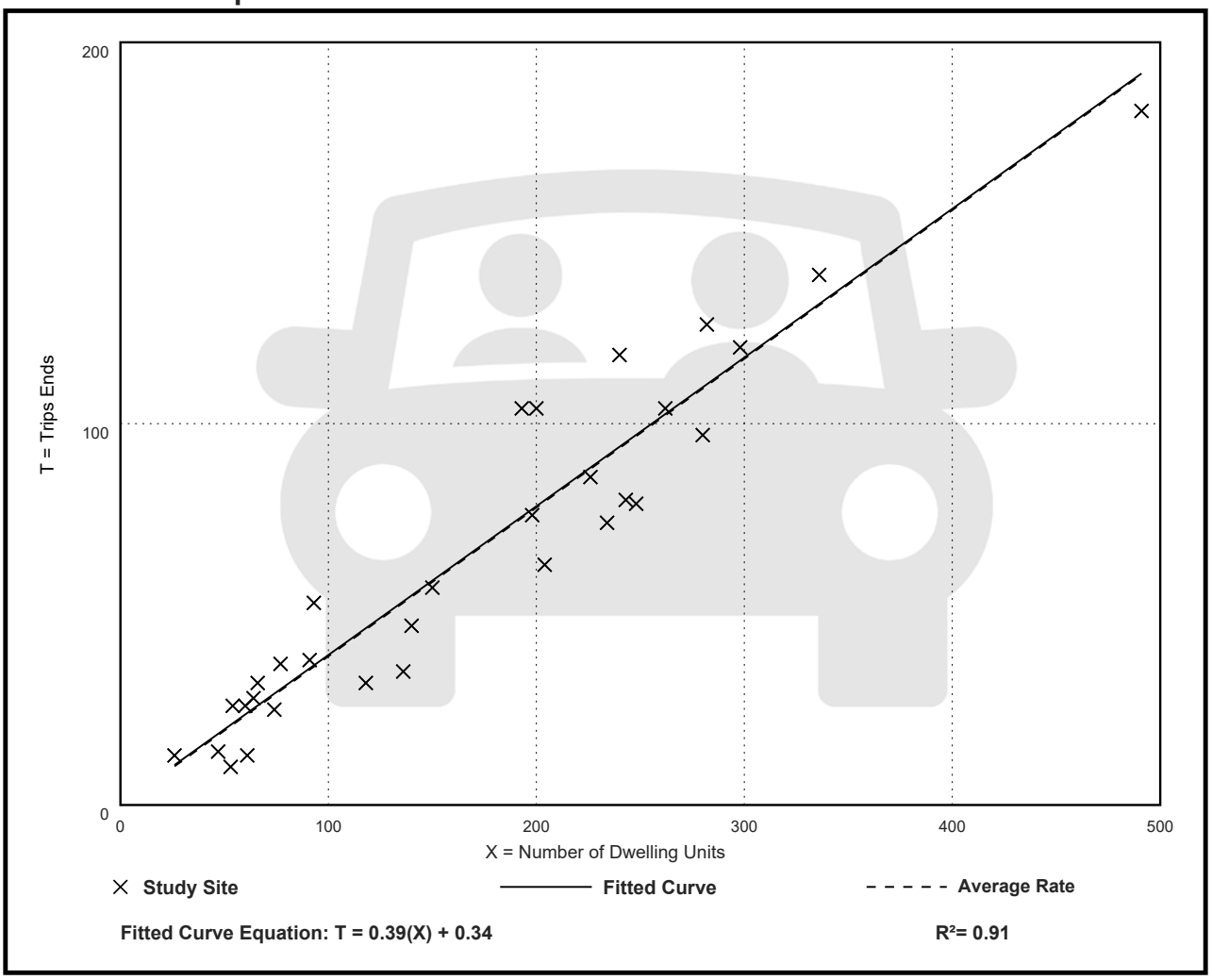
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



24 October 2022

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

To Whom It May Concern:

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

EXISTING SITE CONDITION

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

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

PROPOSED SITE DRAINAGE IMPROVEMENTS

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

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

Water Quality

The required water quality treatment will be provided in the proposed exfiltration trench system, which will consist of 4-ft wide by 15-ft deep trench. An exfiltration rate of 4.47×10^{-4} CFS/ft^2-ft was used for design based on the average of three percolation tests conducted at the site, at 15-ft depths (refer to Attachment C). The required water quality treatment volume was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 72 LF of exfiltration trench is required to provide water quality and 230 LF of exfiltration trench is being proposed for the site (refer to *Attachment B*).

Water Quantity

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

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

Stage-Storage Calculations

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

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

Enclosure(s): **Attachment A – Design Parameters**
- Miami-Dade County Average 1999 October Water Table & Flood Criteria
- Miami-Dade County Rainfall Intensities (Revised 1981)
- FDEP Underground Injection Control (Existing Well) Map (05/2022)
- ERP 1 Day Rainfall: 10 Year Return Period Map

Attachment B – Proposed Drainage Calculations
- Drainage Calculations

Attachment C – Percolation Tests

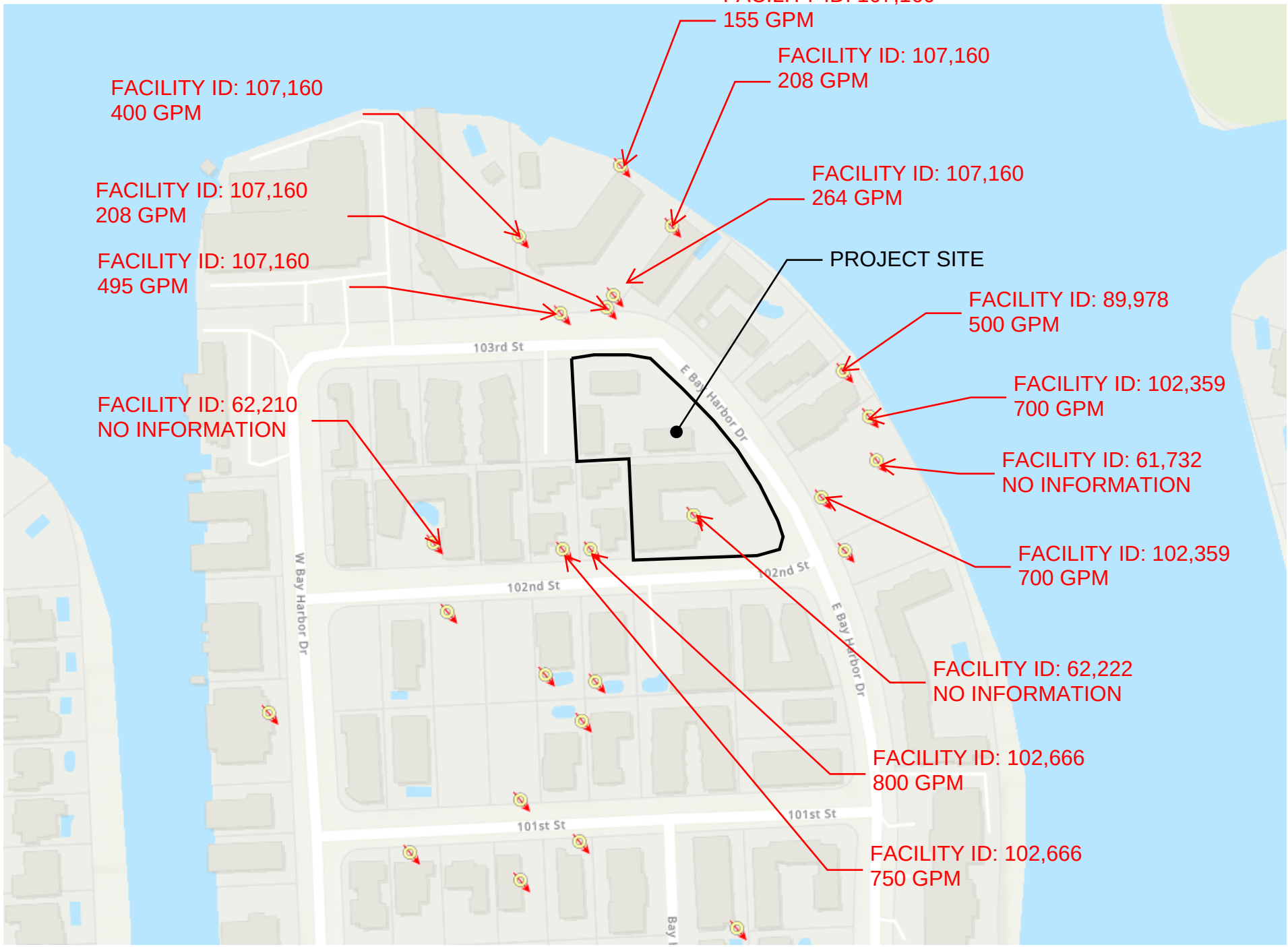
Attachment D – Curve Number, Site and Soil Storage, and Exfiltrated Volume Calculations

Attachment E – ICPR Routing Analysis
- Inputs
- Node Outputs
- Link Output

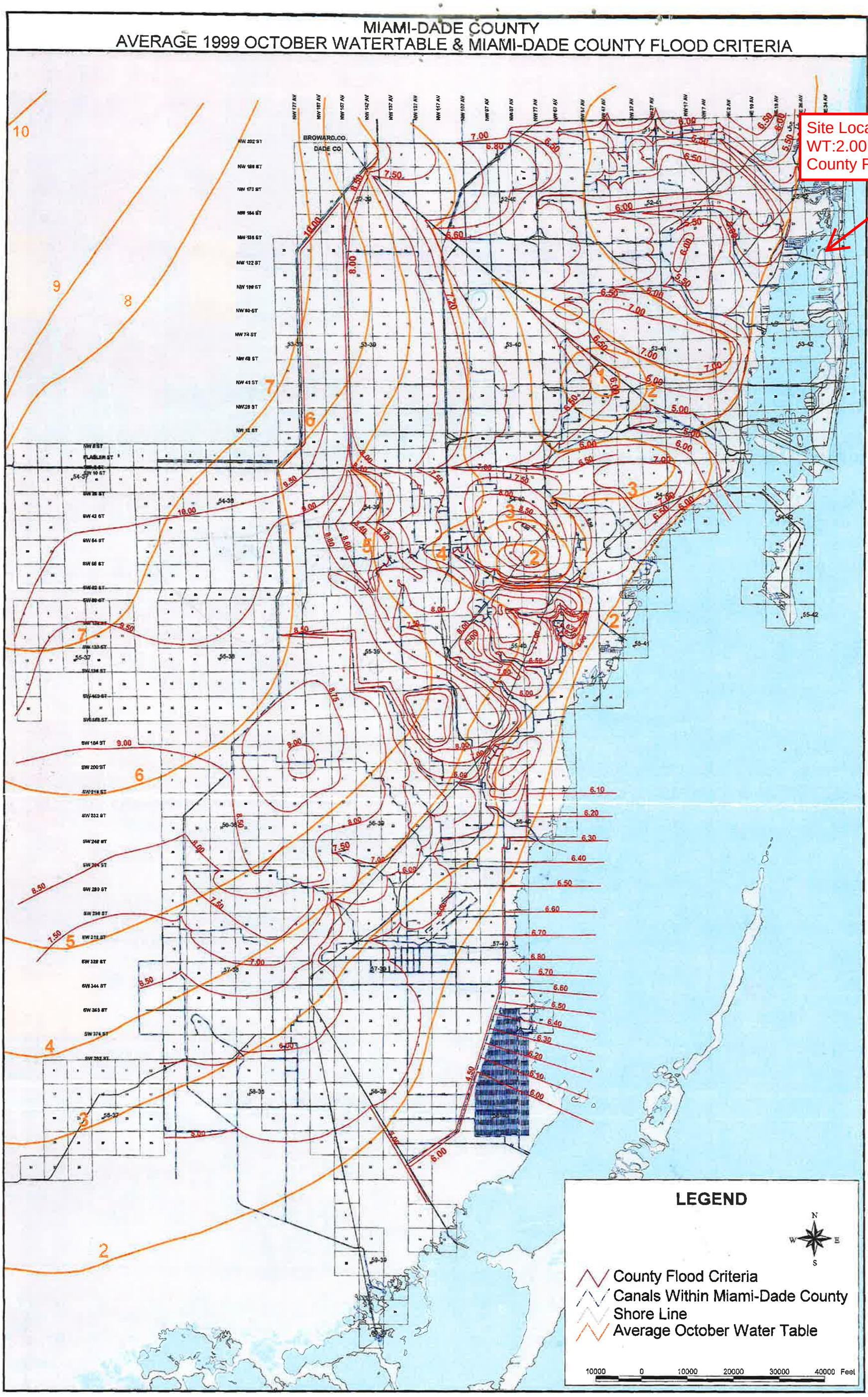
Proposed Plans

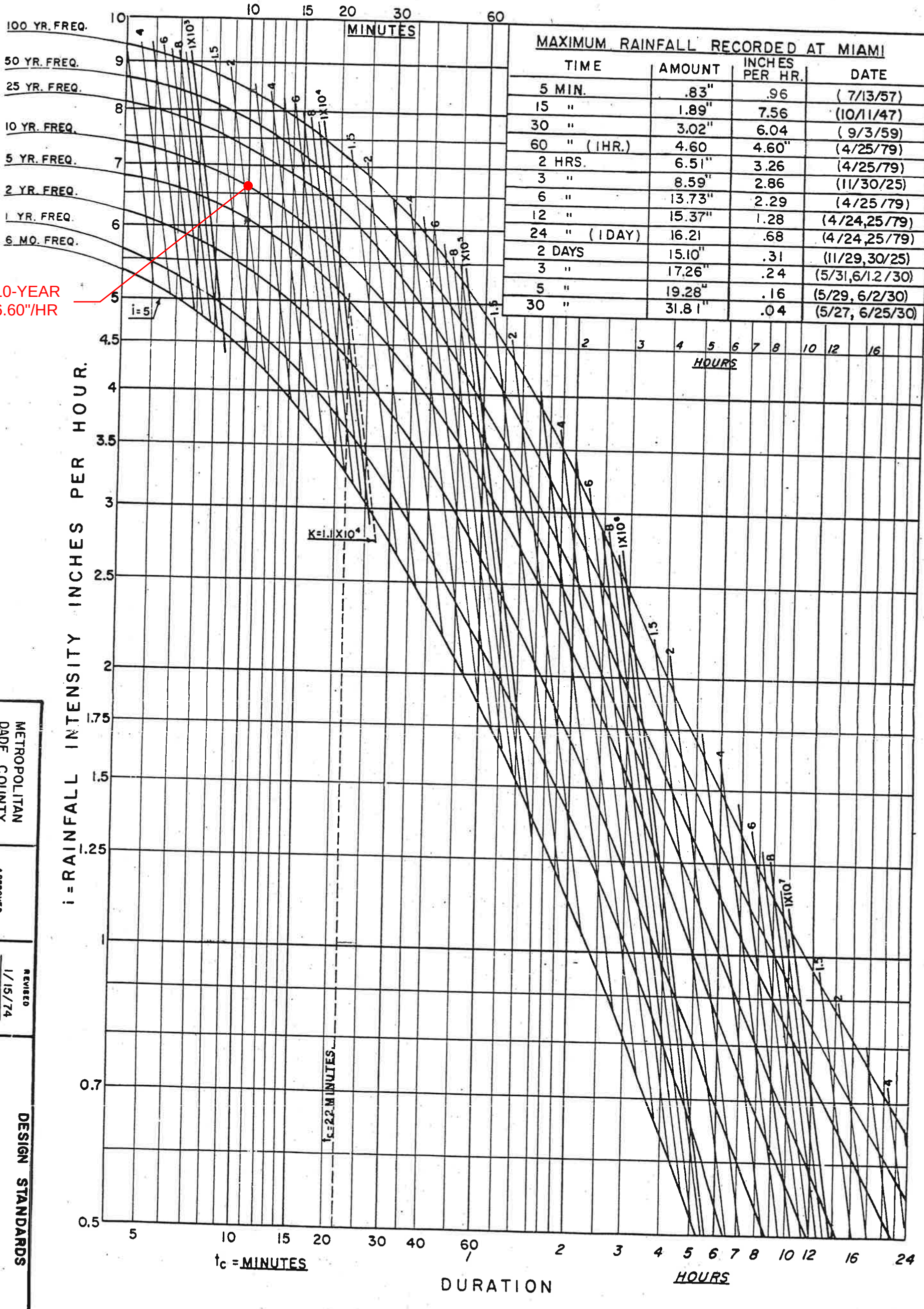
ATTACHMENT A

Design Parameters


FACILITY ID: 107,160
155 GPM
FACILITY ID: 107,160
208 GPM
FACILITY ID: 107,160
400 GPM
FACILITY ID: 107,160
264 GPM
FACILITY ID: 107,160
208 GPM
PROJECT SITE
FACILITY ID: 107,160
495 GPM
FACILITY ID: 89,978
500 GPM
103rd St
E Bay Harbor Dr
FACILITY ID: 102,359
700 GPM
FACILITY ID: 62,210
NO INFORMATION
FACILITY ID: 61,732
NO INFORMATION
FACILITY ID: 102,359
700 GPM
102nd St
102nd St
W Bay Harbor Dr
E Bay Harbor Dr
FACILITY ID: 62,222
NO INFORMATION
FACILITY ID: 102,666
800 GPM
101st St
101st St
FACILITY ID: 102,666
750 GPM

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





MAXIMUM RAINFALL RECORDED AT MIAMI

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

NOTES:

CURVES REVISED TO 1/74; TABLE REVISED TO 3/81

SOURCE:
DAVID YARNELL, D. B. SMITH, R. K. LINSLEY, G. E. McCURDY, U. S. CORPS OF ENGINEERS
U.S. WEATHER BUREAU, A. G. MATHEWS (FLA. CONS. DEPT.), AND OTHERS.

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT

APPROVED 9/26/68

REVISED 1/15/74
3/10/81

DESIGN STANDARDS

RAINFALL INTENSITIES
-MIAMI-

WC I.1

SHEET 1 OF 1

111.06-35 METRO-DADE/GSA-MAT MGT

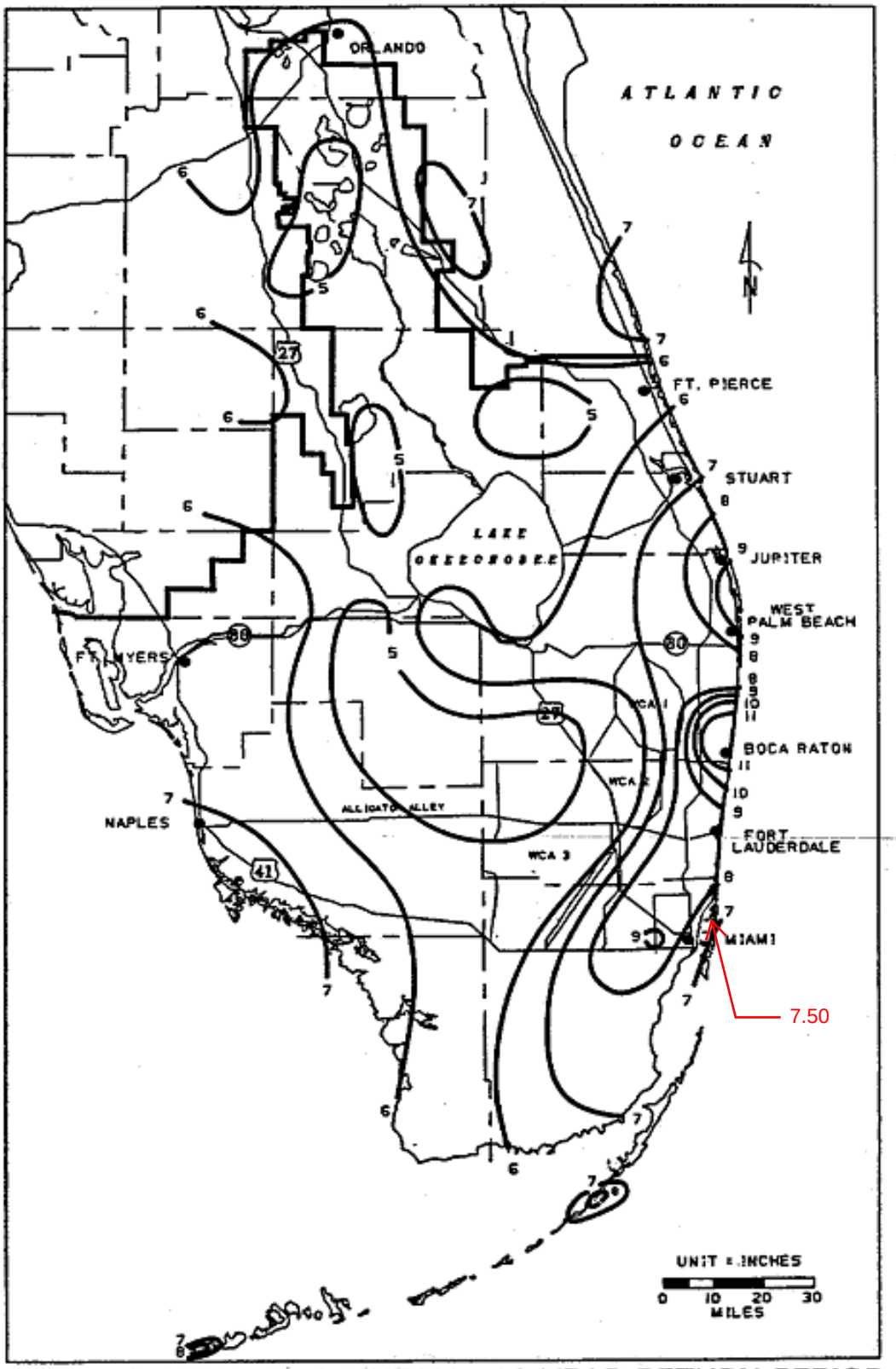


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

ATTACHMENT B

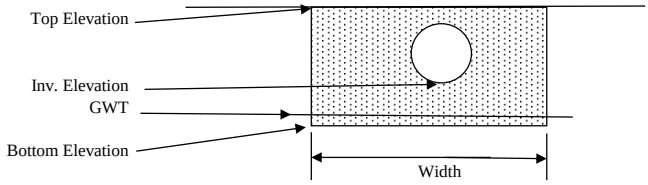
Proposed Drainage Calculations

Post-Development Calculations for Bay Harbor 103rd Street Apartments

WATER QUALITY CALCULATIONS

Total Drainage Area =	**1.28**	**acres**			
Impervious Area =	**0.91**	**acres**	(C =	**0.9**	)
Roof Area =	**0.78**	acres			
Lake Area =	**0.00**	acres			
Paved Area =	**0.13**	acres			
Pervious Area =	**0.37**	**acres**	(C =	**0.3**	)

Lowest Grnd. Elev. for Prop. Exfil. Trench =	**4.50**	ft. NGVD.
Lowest Existing Grate Elevation =	**4.50**	ft. NGVD.



Proposed Exfiltration Trench:

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

Existing Exfiltration Trench:

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

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

BASIN DESIGN INFORMATION per DERM

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

WATER QUALITY CALCULATIONS PER SFWMD

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

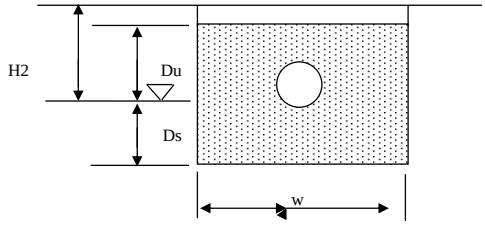
TREATMENT VOLUME REQUIRED (Greater of the 1" WQ vs. 2.5" WQ):

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

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

L = FS x [(%WQ x Volume WQ) + Volume Additional] / [k x (H2 x W + 2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du)]

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

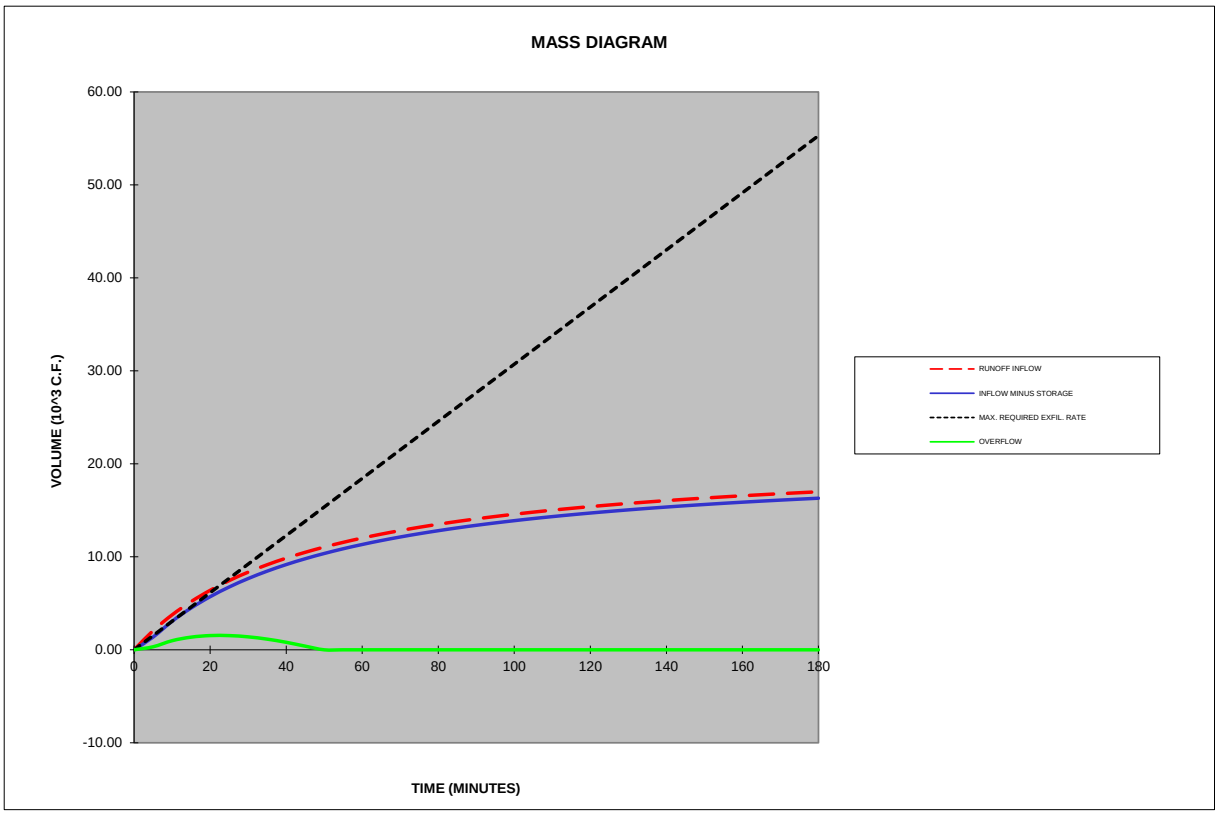


Capacity of Exist. Exfil. Trench =	**0.000**	ha-m or	**0.000**	ac.-ft.
Treatment Volume =	**0.013**	ha-m or	**0.11**	ac.-ft.
Volume =	**1.280**	ac-in.		
%WQ =	**100%**			
k =	**4.47E-04**	cfs/sf-ft		
H2 =	**2.50**	ft.		
W =	**4.00**	ft.		
Du =	**1.50**	ft.		
Ds =	**12.50**	ft.		
SF =	**2.00**			

L Required = 72 feet

LENGTH PROVIDED = 230.00 feet

VOLUME OF WQ PROVIDED = 0.68 ac.-ft. > **0.11 ac.-ft. required, OK**



MAXIMUM OVERFLOW RATE =	1.64	CFS

Overflow to be handled by proposed Drainage Well.

DRAINAGE WELL CALCULATIONS

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

PROPOSED CONDITION RUNOFF CALCULATIONS:

Storm Event	Runoff (Q) Max. Overflow Rate (CFS)	Lowest Rim Elevation (ft) (see note 3)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
10-YR Storm	1.64	4.50	1.00	0.45	3.67
				Wells Provided	4

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

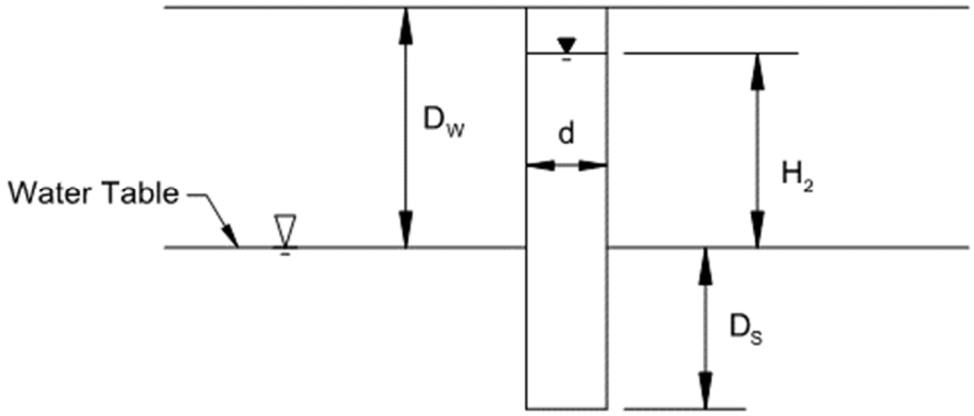
Notes:

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

ATTACHMENT C

Percolation Tests

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



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

TEST DATA

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

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

Depth	Description
0 – 12'	Gray SAND, some silt, roots and shells
12' – 15'	Light tan CEMENTED SAND and SHELL

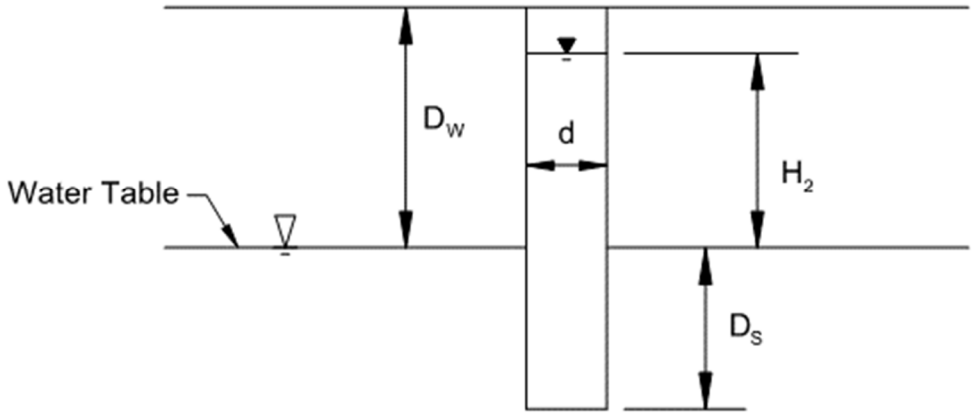
LANGAN

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

Bay Harbor 103
10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

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

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



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

TEST DATA

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

HYDRAULIC CONDUCTIVITY

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

K = 4.07 x 10^{-5} CFS/ft^2 per foot of head

SOIL PROFILE

Depth	Description
0 – 11.5′	Gray SAND, some silt, roots and shells
11.5′ – 15′	Light gray CEMENTED SAND and SHELL

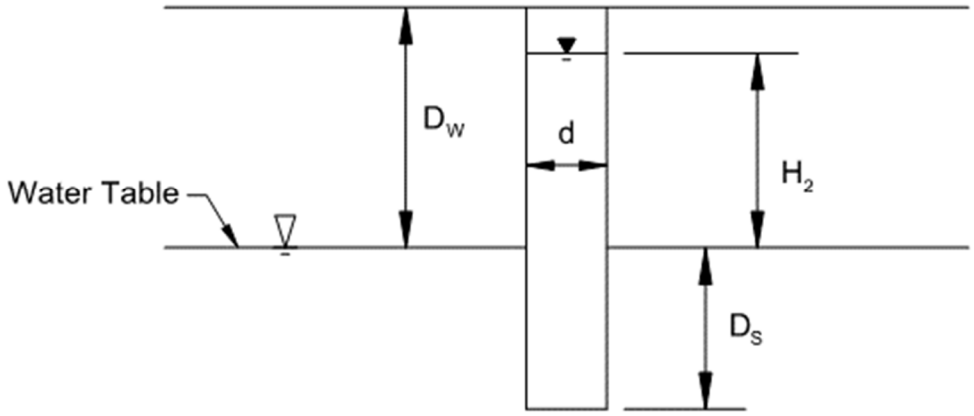
LANGAN

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Bay Harbor 103
10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

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

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



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

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	4.0 feet
H_2 = Head on Water Table:	4.0 feet
D_s = Saturated Hole Depth:	11.0 feet
Q = Average Stabilized Flow Rate:	36.2 gallons per minute

HYDRAULIC CONDUCTIVITY

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

K = 1.18 x 10^{-3} CFS/ft^2 per foot of head

SOIL PROFILE

Depth	Description
0 – 11.5′	Gray SAND, some silt, peat and shells
11.5′ – 15′	Gray SILT, some shells

LANGAN

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

Bay Harbor 103
10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

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

ATTACHMENT D

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

LANGAN

10/24/2022

BAY HARBOR 103RD STREET

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

SURFACE WATERMANAGEMENT CALCULATIONS

I. Design Criteria:

1) SHWT: 2.00 ft. NGVD

2) Rainfall Amounts:

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

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

II. Area Breakdown and Site Elevation Information:

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

Total Site Area: **1.28** **Ac.**

C= Compaction

III. SCS Curve Number and Soil Storage Calculations:

A) Soil Moisture Storage table for Coastal Soil Type:

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

C=Compaction

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

B) Available Soil Storage Calculations:

Post-Development Conditions:

1) Soil Storage Calculations:

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

*V=A x S

Total Volume Stored: **1.83**

2) Moisture Storage Calculation (S):

=	Available Storage	/	Total Site Area		
=	1.83	ac-in /	1.28		acres
=	**1.43**	**inches**			

3) SCS Curve Number Calculation (CN):

= 1000 / (S + 10)

= 1000 / (2.24 + 10)

= **87**

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

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

L Provided=	230	ft
K=	4.47E-04	cfs/sf-ft of head.
EL-top=	3.50	ft. NGVD
EL-inv=	0.00	ft. NGVD
CE=	2.00	ft. NGVD
EL-bot=	-10.50	ft. NGVD
W=	4.00	ft
Du=	1.50	ft
Ds=	12.50	ft
H2=	2.50	ft

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

$V= L[K(H2*W+2H2Du - Du^2 + 2H2Ds) + (1.39 \times 10^{-4})WDu]/12$ Eq. 8 Section G-4

V= Acre-Feet

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

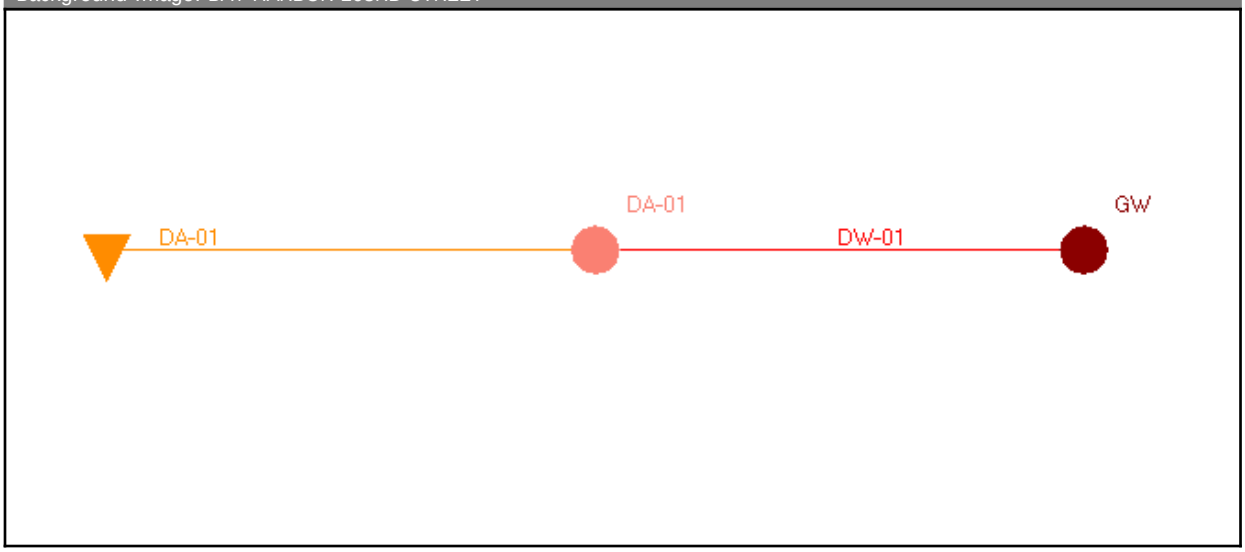
*Variable H2 stops at top of trench elevation. This assumes that exfiltration trench is full and no additional storage is available.

ATTACHMENT E

ICPR ROUTING ANALYSIS

INPUT

Background Image: BAY HARBOR 103RD STREET



Simulation: 10YR-24H

Scenario: Scenario1
Run Date/Time: 10/21/2022 6:18:37 PM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

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

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

Output Time Increments

Hydrology

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

Surface Hydraulics

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

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

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

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: DA-01

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

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

Comment:

Node: DA-01

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

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

Comment:

Node: GW

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

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

Comment:

Rating Curve Link: DW-01

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

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

Comment:

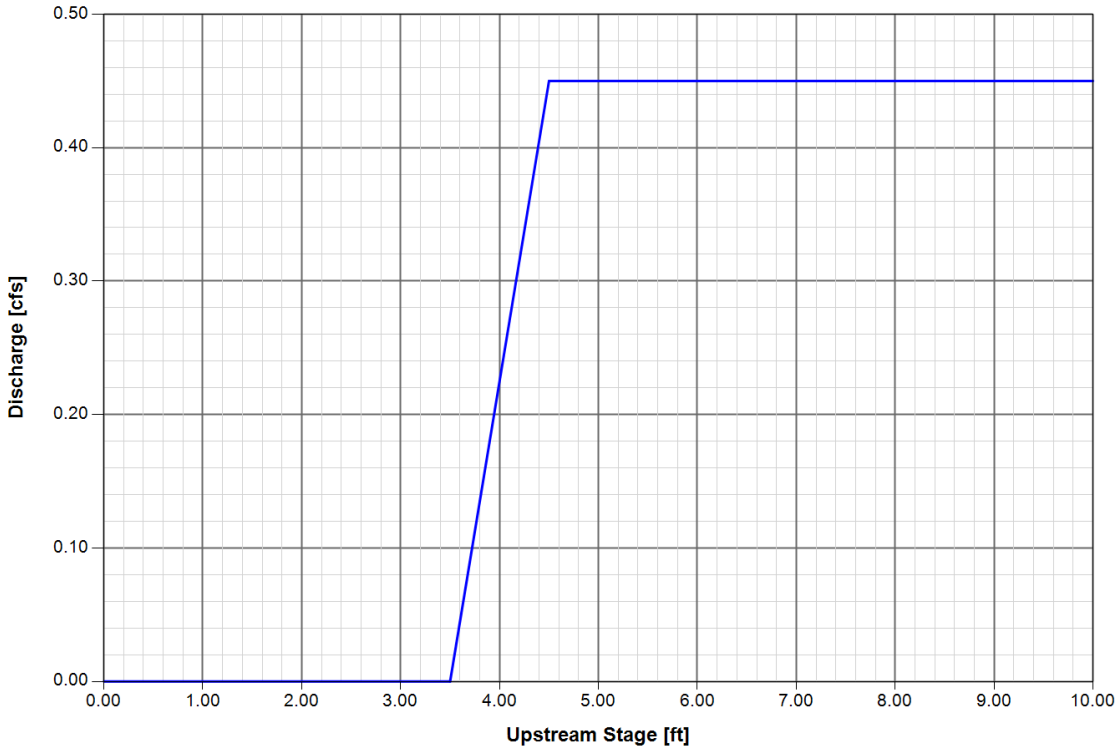
Rating Curve: DRAINAGE WELL

Scenario: Scenario1
Type: Upstream Stage

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

Comment:

Rating Curve: DRAINAGE WELL Scenario: Scenario1



NODE OUTPUT

Node Max Conditions [Scenario1]

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

LINK OUTPUT

Link Min/Max Conditions [Scenario1]

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

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

(DRB SUBMITTAL DRAWINGS)
NOVEMBER 15, 2022

DRAWING LIST

	COVER SHEET / INDEX OF DRAWINGS
	SURVEY
A-1	PROJECT INFO/DATA
A-2	CONTEXT AND SITE PHOTOS
A-3	AERIAL VIEW RENDERING
A-4	RENDERING (NORTH-EAST VIEW)
A-5	RENDERING (SOUTH-EAST VIEW)
A-6	RENDERING (NORTH VIEW)
A-7	SITE PLAN - LEVEL 1 FLOOR PLAN
A-8	LEVEL 2 OVERALL FLOOR PLAN
A-9	LEVEL 3 OVERALL FLOOR PLAN
A-10	LEVEL 4 OVERALL FLOOR PLAN
A-11	LEVELS 5-6 OVERALL FLOOR PLAN
A-12	MAIN ROOF LEVEL FLOOR PLAN
A-12A	OVERALL ROOF LEVEL FLOOR PLAN
A-13	BUILDING ELEVATIONS
A-14	BUILDING SECTION 1
C-003	DEVELOPMENT IMPACT ANALYSIS REPORT
C-300	SITE PLAN
C-301	PAVING PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	UTILITY PLAN
C-800	DETAILS
LC-001	LANDSCAPE GENERAL NOTES/ABBREVIATIONS
TD-100	TREE DISPOSITION PLAN
TD-101	TREE PROTECTION DETAILS
LS-100	LANDSCAPE SITE PLAN
LS-101	LANDSCAPE MATERIALS IMAGERY
LP-100	LANDSCAPE PLANTING PLAN (GROUND FLOOR)
LP-101	LANDSCAPE PLANTING PLAN (BREEZEWAY)
LP-102	LANDSCAPE PLANTING PLAN (ROOF)
LP-103	LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS
LP-104	LANDSCAPE PLANTING IMAGERY
LL-100	GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS
LL-101	ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
LL-102	LIGHTING SPECIFICATIONS
LI-100	LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)
LI-101	LANDSCAPE IRRIGATION PLAN (ROOF)
LI-102	LANDSCAPE IRRIGATION DETAILS

OWNER/DEVELOPER
CHBH 103rd STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

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

CIVIL ENGINEER
LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

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



REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

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

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

SHEET TITLE: COVER SHEET

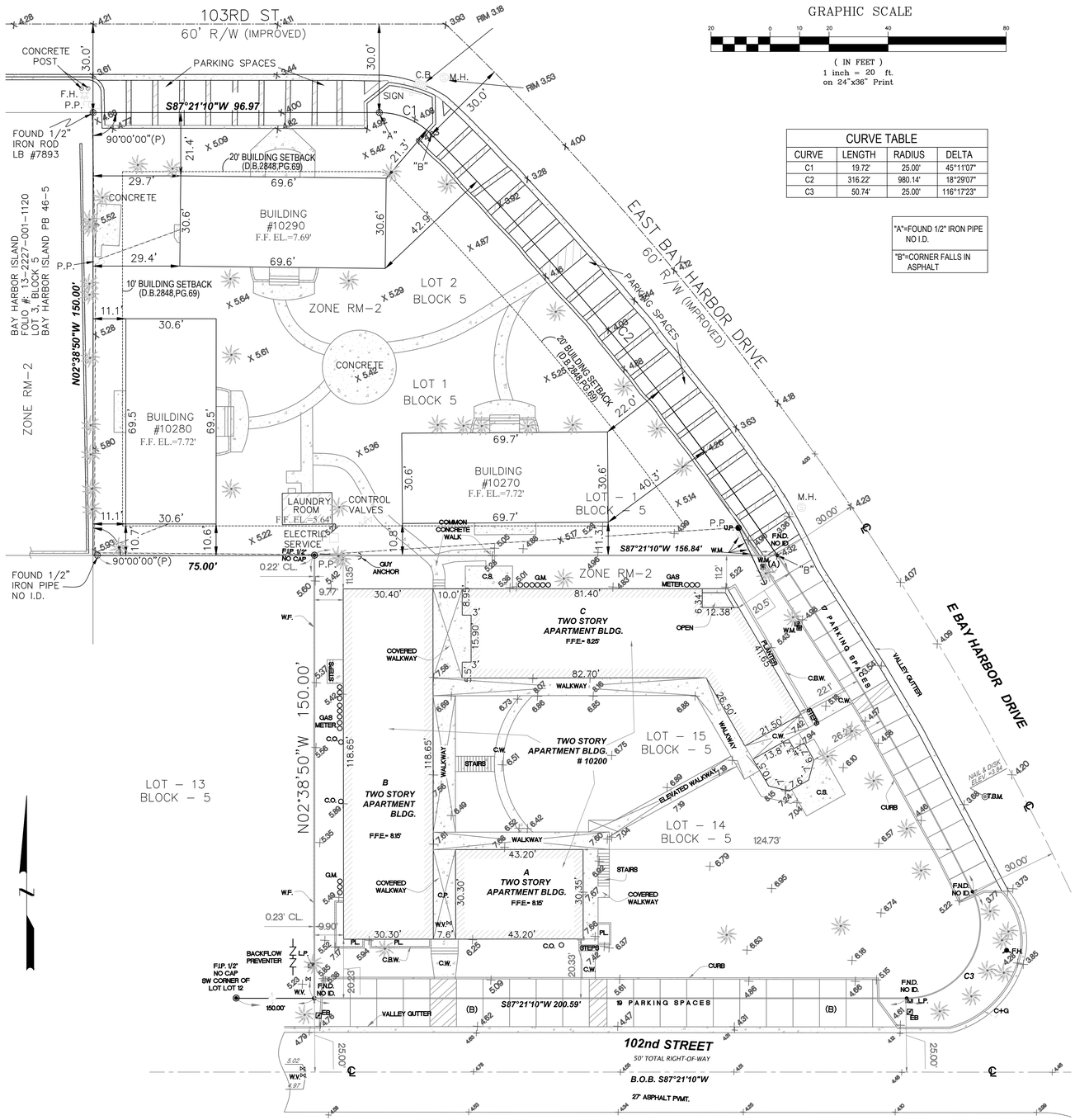
DATE 11-15-22
SCALE -
JOB NO. 2022-02
SHEET
OF SHEETS

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

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
on 24"x36" Print

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

"A"=FOUND 1/2" IRON PIPE NO I.D.

"B"=CORNER FALLS IN ASPHALT

SURVEYOR'S NOTES:

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

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

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

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

LEGAL DESCRIPTION

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

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

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



SYMBOL LEGEND

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

ABBREVIATIONS

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

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

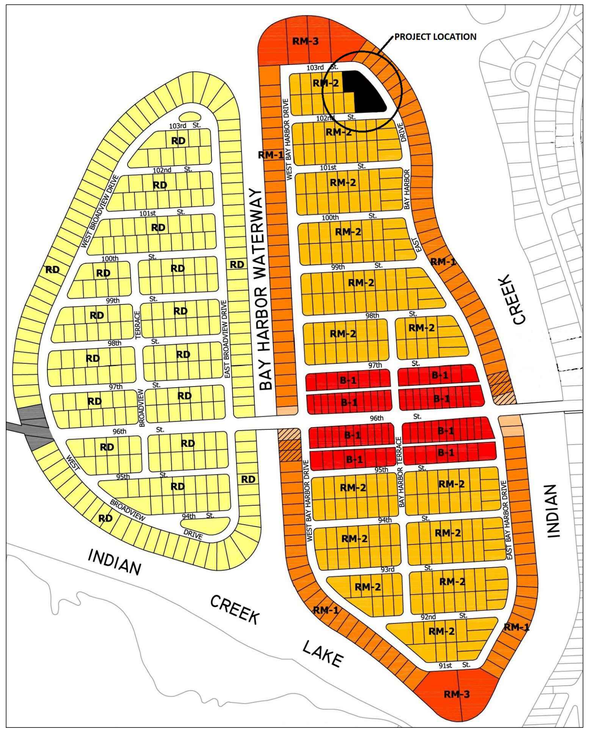
I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

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

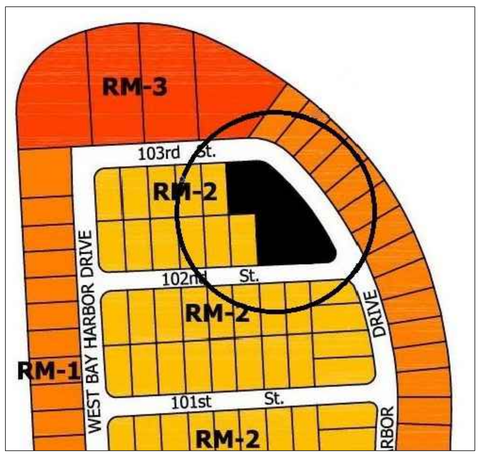
B,A & K GROUP, INC. L.B #7887
Architects-Engineers-Land Surveyors
12000 S.W. 92 Street
Miami, Florida 33186-2018
Email: engineercontractor@gmail.com
Phone: 786-488-1000

PROJECT:
BOUNDARY SURVEY
FOLIO NO. 13-2227-001-1110, 13-2227-001-1230
10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS,
FLORIDA 33154
SECTION 27-52S-42E
MIAMI-DADE COUNTY, FLORIDA

JOB No. 22036
FIELD BOOK:
CAD FILE. 036
DATE: 05-30-22
SCALE: 1"=20'
DRAWN: IP
REV.: JC
REVISIONS
SHEET No. 1-OF-1



BAY HARBOR ISLANDS ZONING MAP N



LOCATION MAP N

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

BAY HARBOR ISLANDS ZONING SUMMARY

LEGAL DESCRIPTION	LOTS 1, 2. 14 AND 15 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LOT AREA	55,873 S.F. (1.28 ACRES)
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) HIGHEST CROWN OF ROAD 4.23 NGVD
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL

	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	89' MIN.
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 55,873 x 0.20 = 11,175 S.F	16,265 S.F. = 29.1%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 1.283 ACRES = 43 UNITS	77 UNITS (TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 1.283 ACRES x 60 DUA = 77 UNITS	77 UNITS 1.283 ACRES x 60 DUA = 77 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 22'-0"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 10'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH (0.33 x89'-0" = 29'-8") @SOUTH (0.33 x 178'-6" = 59'-6") @EAST (0.33 x 311'-0" = 103'-6" @WEST (0.33 x 120'-0" = 40'-0")	NORTH = 29'-8" SOUTH = 59'-6" EAST = 100'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE + 1' FREEBOARD	66'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 20,225 SF x 15% = 3,035 SF MIN.	4,195 S.F. = 20.7%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING 4 GUEST SPACES (1 PER LOT) 77 UNITS x 2 = 154 MIN.	154 SPACES INCLUDING 4 GUEST SPACES AND 4 HC SPACES

CODES

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

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

PROJECT AREA DATA

RENTABLE AREA (77 UNITS)	137,475 SQ. FT.	= 71.0%
NON-SALEABLE AREA		= 29.0%
GARAGE/MEP	31,010 SQ. FT.	
AMENITY/CORE	25,375 SQ. FT.	
TOTAL ENCLOSED AREA	193,860 SQ. FT.	

BAY HARBOR ISLANDS UNIT DATA SUMMARY

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

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

BAY HARBOR 103RD STREET

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

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

SHEET TITLE: DATA

DATE 11-15-22
SCALE -
JOB NO. 2022-02
SHEET A-1
OF SHEETS

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

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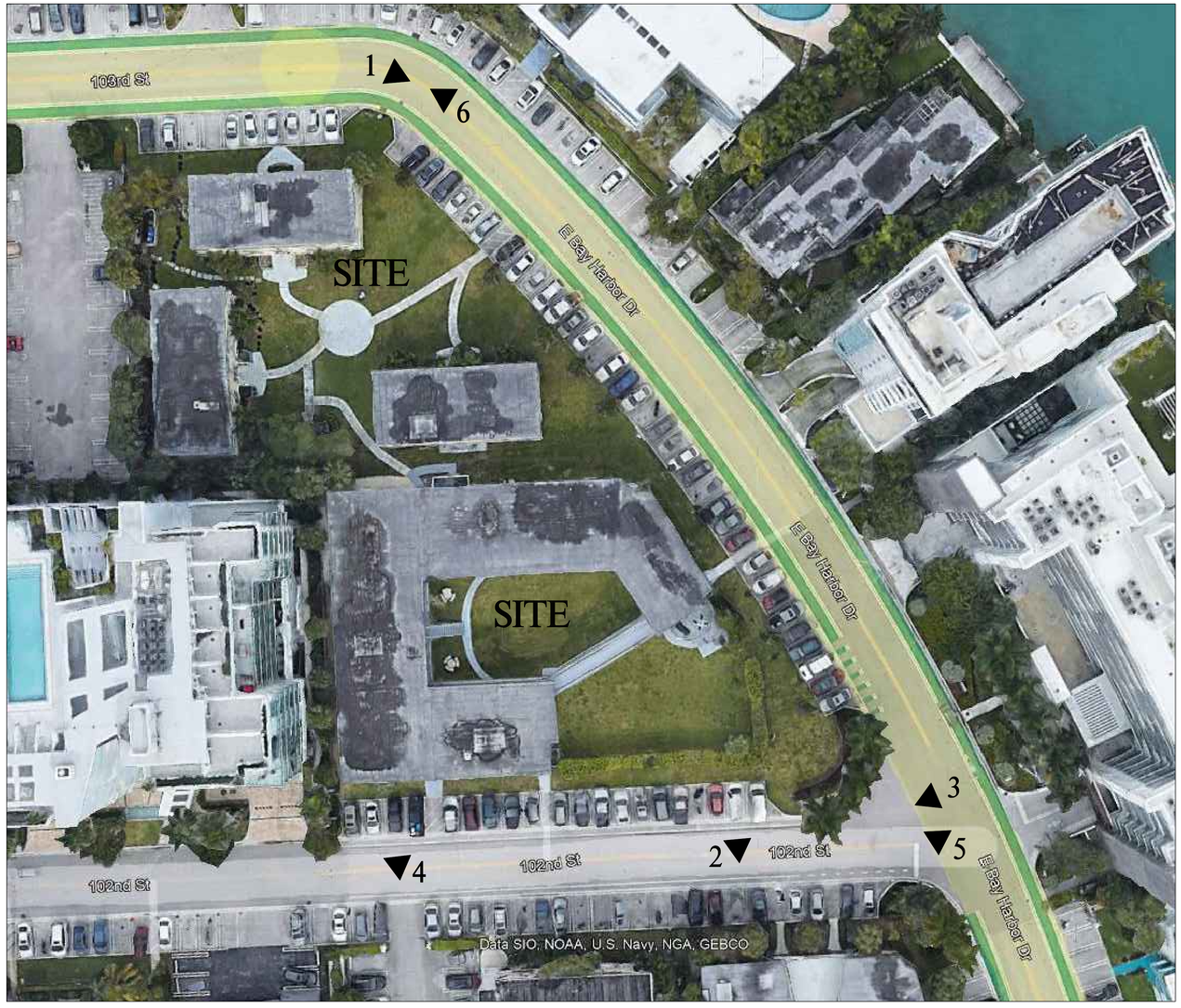


PHOTO
SITE LEGEND

N



4



5



6

REVISIONS	DATE

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
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AERIAL VIEW N

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
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AERIAL VIEW

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RENDERING
(NORTH-EAST VIEW)

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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SHEET TITLE
RENDERING
NORTH-EAST VIEW

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RENDERING
(SOUTH-EAST VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
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CONSTRUCTION SET
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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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SHEET TITLE
RENDERING
SOUTH-EAST VIEW

DATE 11-15-22
SCALE -
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(NORTH VIEW)

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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DATE 11-15-22
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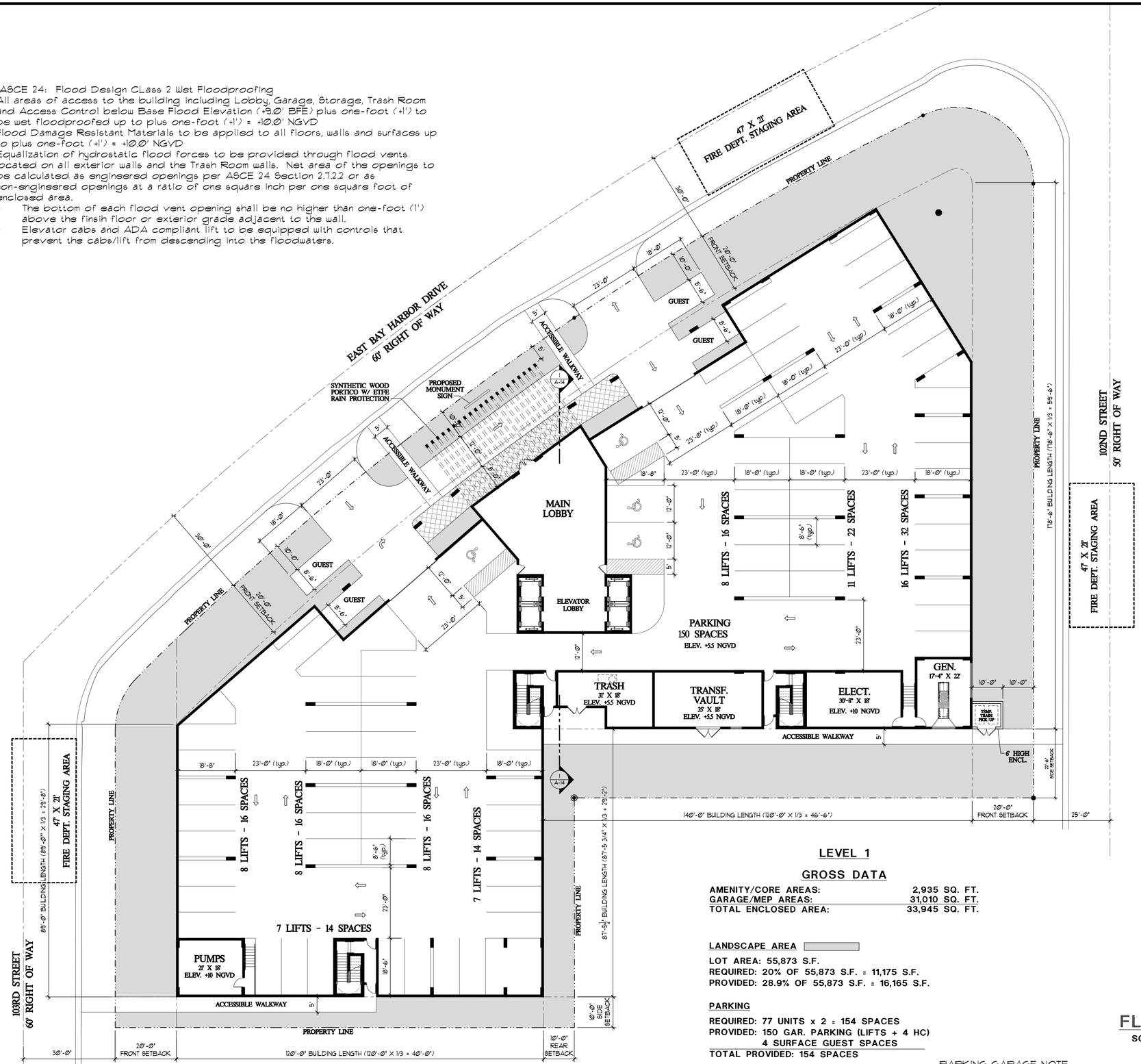
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Per ASCE 24: Flood Design Class 2 Wet Floodproofing

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



LEVEL 1

GROSS DATA

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

LANDSCAPE AREA

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

PARKING

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

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LP230
- 73 LIFTS = 146 PARKING SPACES
- FULL VALET OPERATION
  NO SELF PARKING ALLOWED

PARKING GARAGE NOTE:

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

LEVEL 1 FLOOR PLAN

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

N

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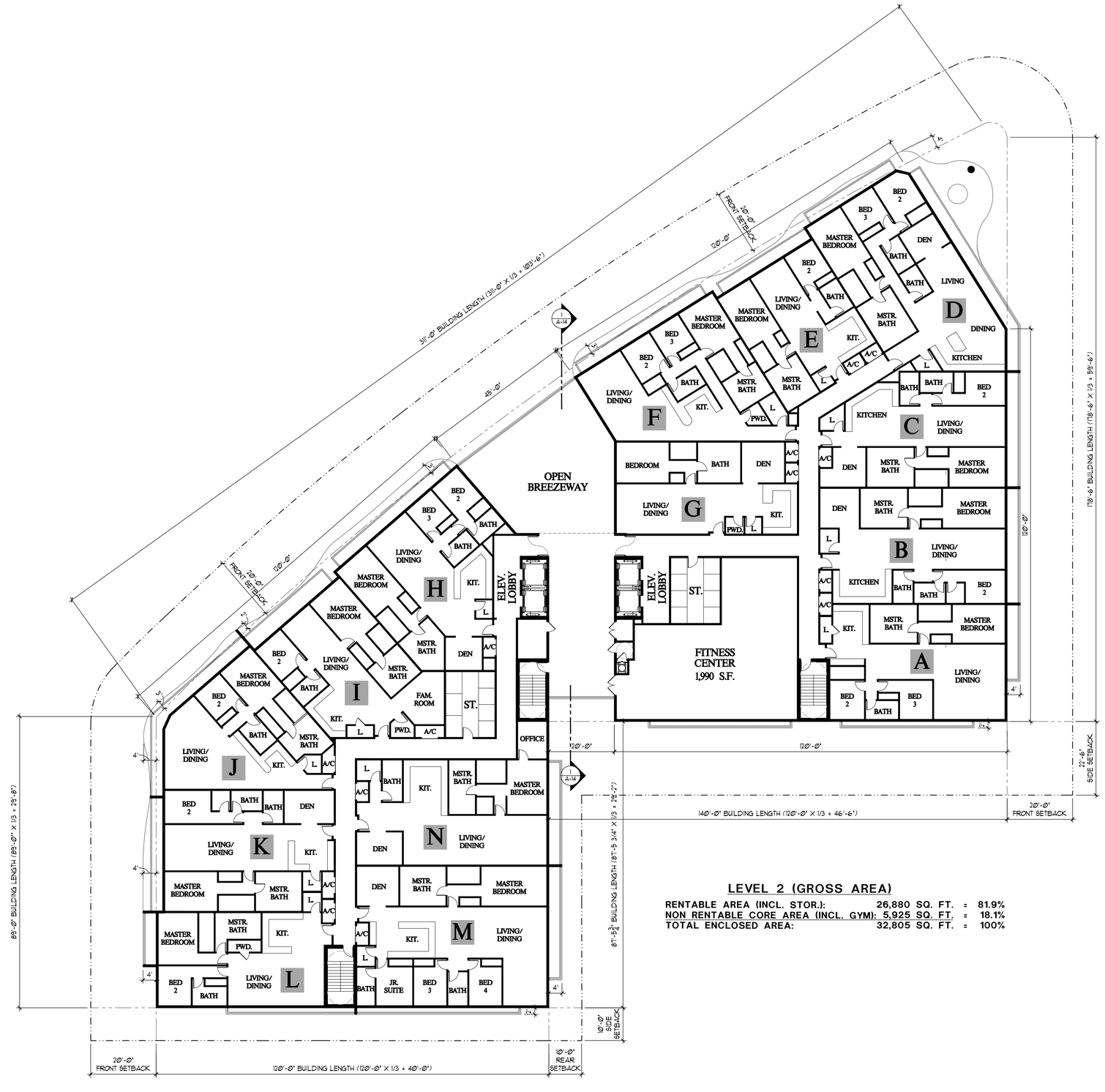
BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
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BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-7
OF SHEETS



LEVEL 2 (GROSS AREA)

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

LEVEL 2 UNIT LEGEND

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

TENANT STORAGE NOTE:

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

LEVEL 2 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE 11-15-22

SCALE

JOB NO. 2022-02

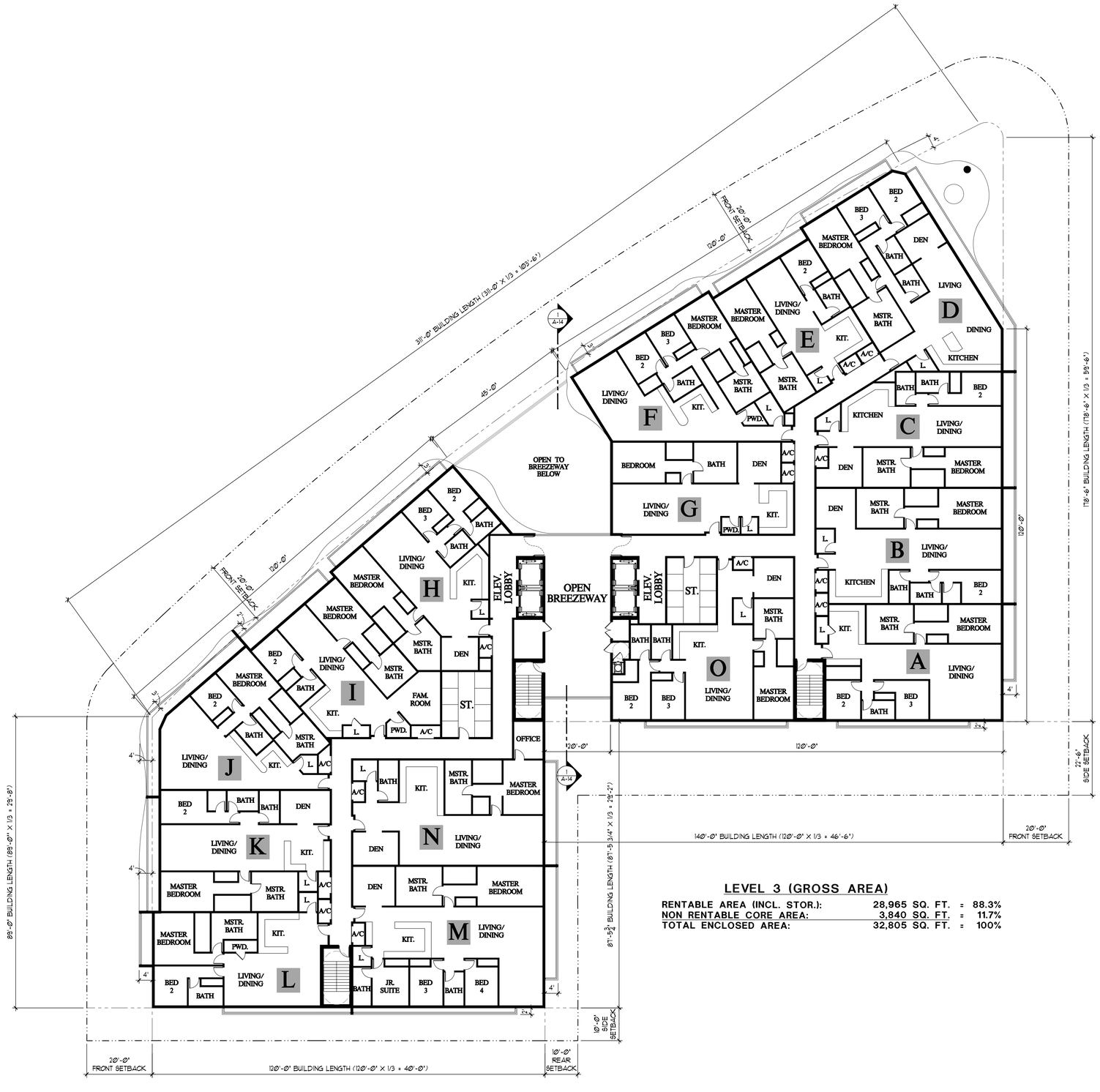
SHEET A-8

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LEVEL 3 (GROSS AREA)

RENTABLE AREA (INCL. STOR.):	28,965 SQ. FT.	=	88.3%
NON RENTABLE CORE AREA:	3,840 SQ. FT.	=	11.7%
TOTAL ENCLOSED AREA:	32,805 SQ. FT.	=	100%

LEVEL 3 UNIT LEGEND

UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A	1,925 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C	1,800 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT D	2,140 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT E	1,350 SF	25 SF	2 BEDROOM / 2 BATH
UNIT F	1,870 SF	25 SF	2 BEDROOM / 2 1/2 BATH
UNIT G	1,510 SF	25 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT I	1,650 SF	25 SF	2 BEDROOM / 2.5 BATH + FAMILY
UNIT J	1,560 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K	1,845 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L	1,470 SF	25 SF	2 BEDROOM / 2 BATH
UNIT M	2,460 SF	25 SF	4 BEDROOM / 3 BATH + DEN
UNIT N	1,955 SF	25 SF	1 BEDROOM / 2 BATH + DEN
UNIT O	1,985 SF	25 SF	3 BEDROOM / 3 BATH + DEN

TENANT STORAGE NOTE:

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

LEVEL 3 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: LEVEL 3 FLOOR PLAN

DATE 11-15-22

SCALE

JOB NO. 2022-02

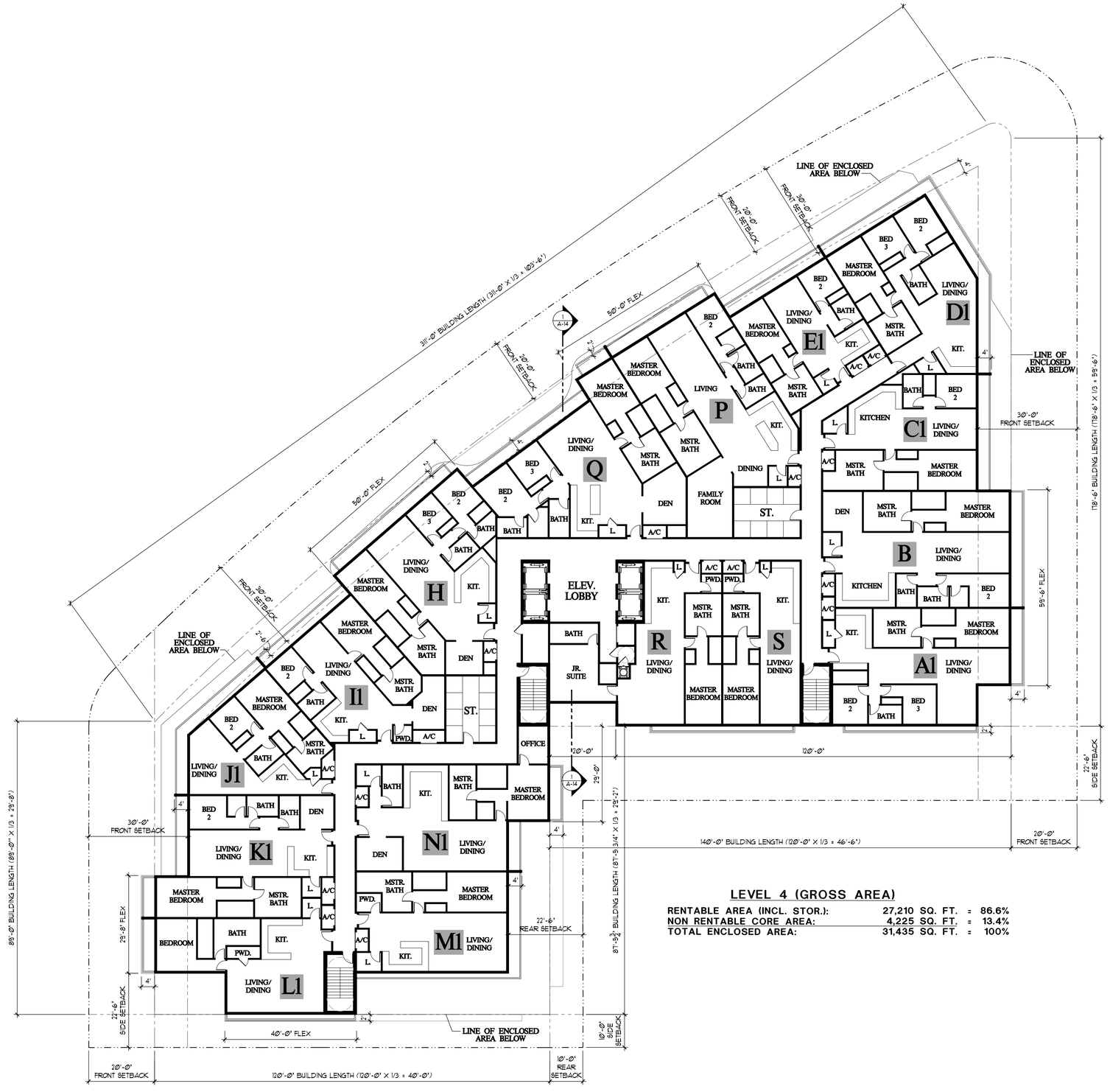
SHEET A-9

OF SHEETS

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

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LEVEL 4 (GROSS AREA)

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

LEVEL 4 UNIT LEGEND

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

TENANT STORAGE NOTE:

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

LEVEL 4 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

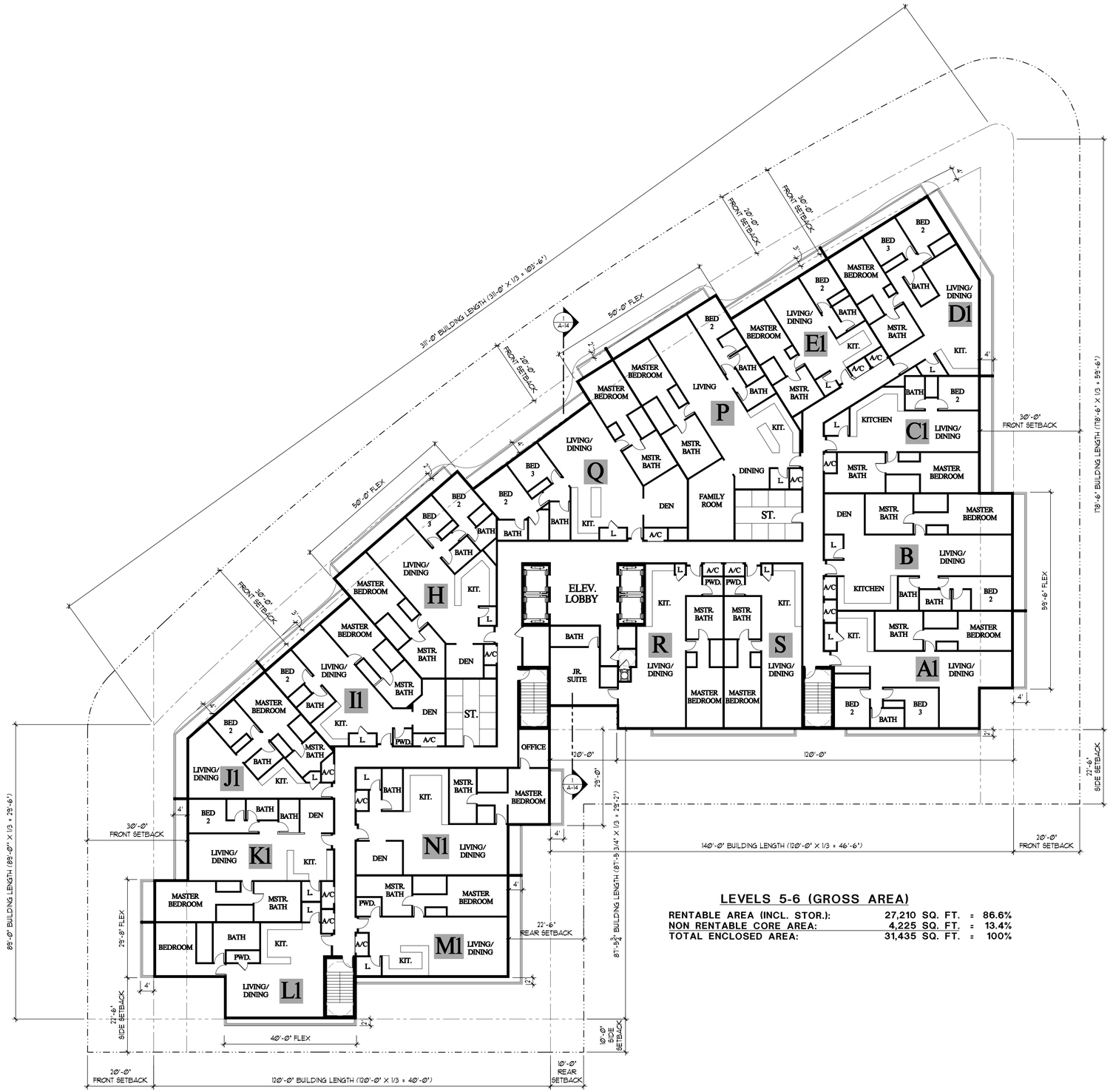
SHEET TITLE
LEVEL 4
FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-10
OF SHEETS

S & E ARCHITECTS, INC.
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LEVELS 5-6 (GROSS AREA)

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

LEVEL 5-6 FLOOR PLAN

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

N

LEVEL 5-6 UNIT LEGEND

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

TENANT STORAGE NOTE:

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

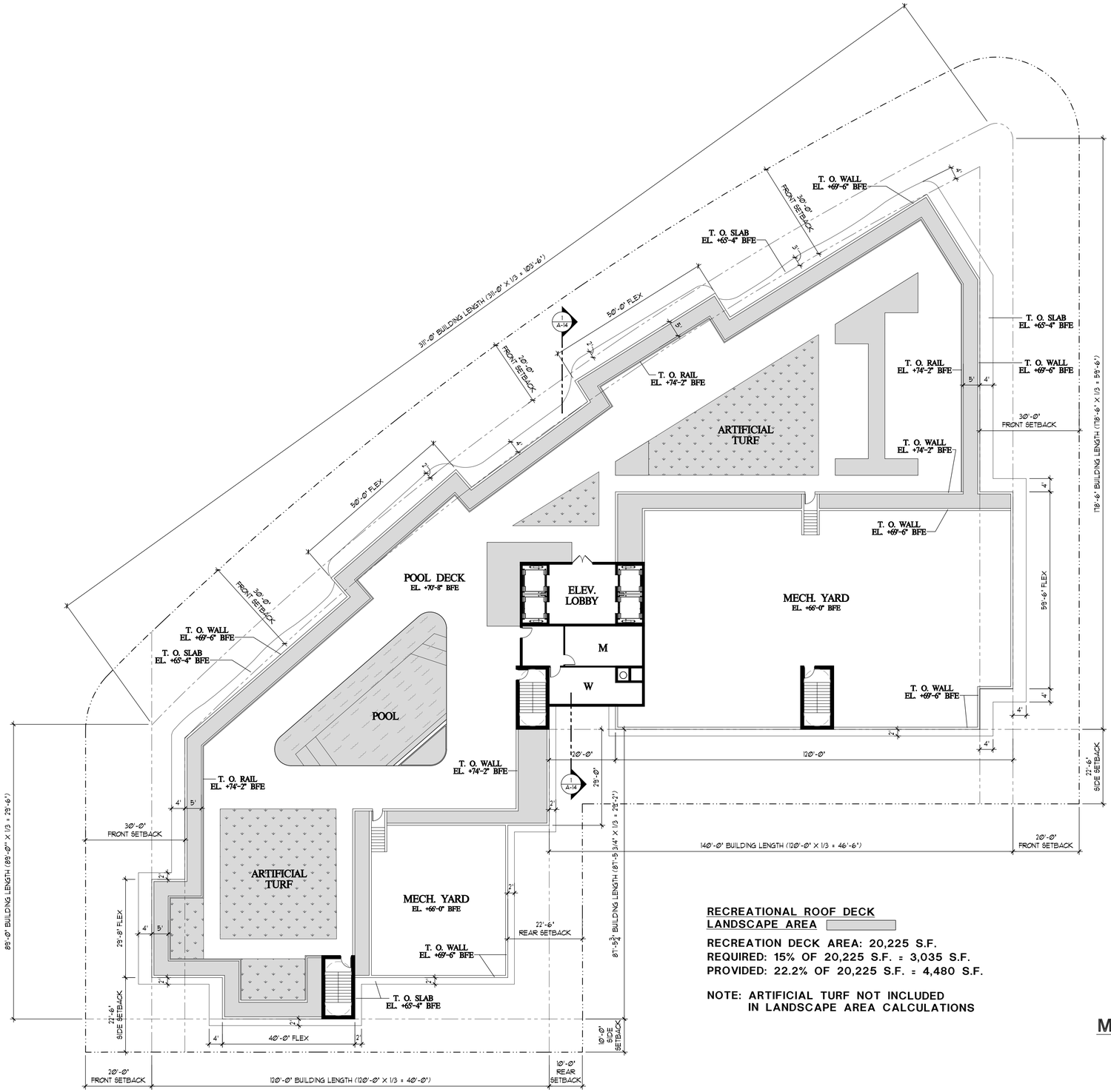
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-11
OF SHEETS

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AR0015487



RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

MAIN ROOF LEVEL FLOOR PLAN

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

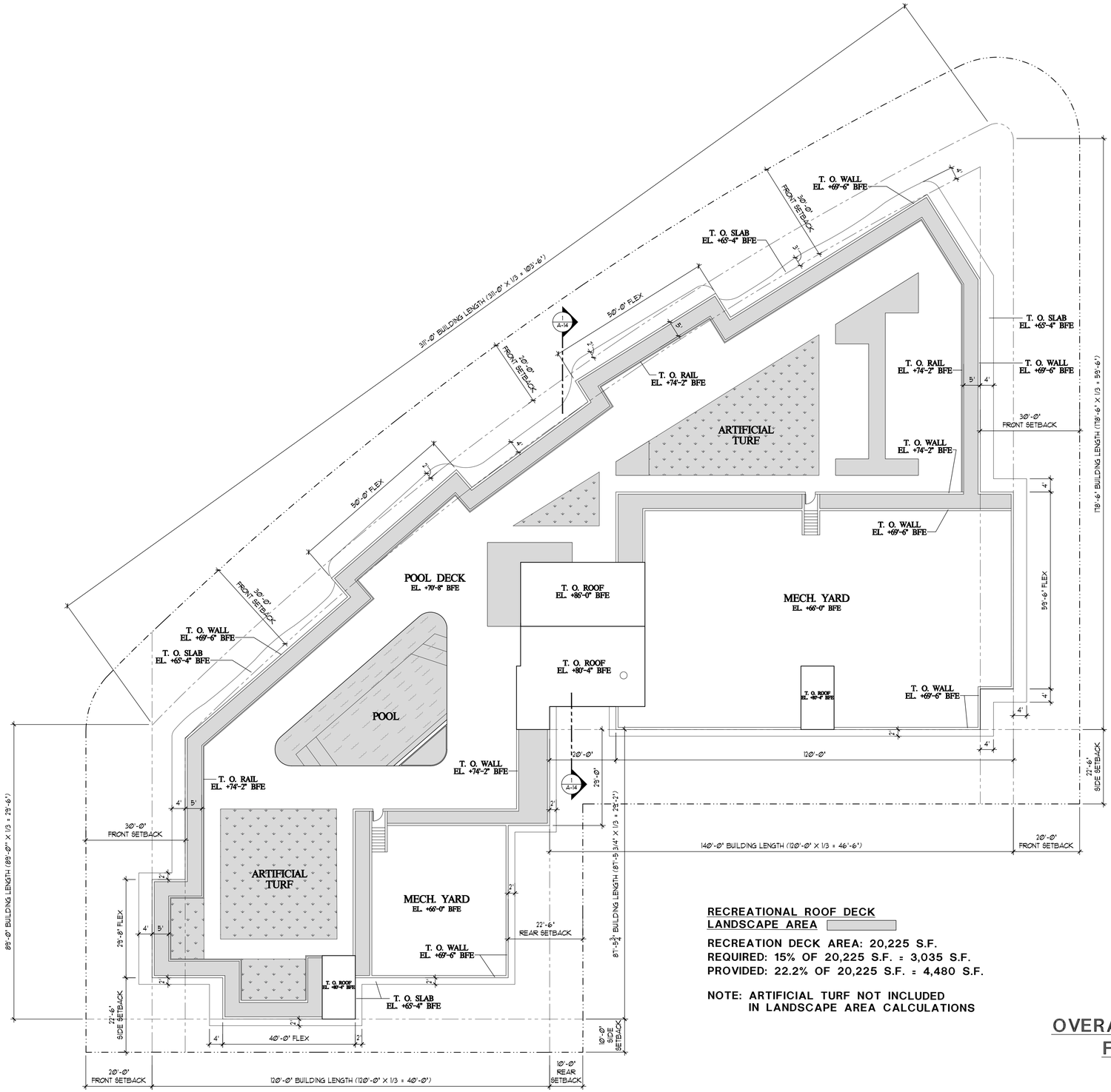
SHEET TITLE
MAIN ROOF LEVEL FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-12
OF SHEETS

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



RECREATIONAL ROOF DECK LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

OVERALL ROOF LEVEL FLOOR PLAN

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

N

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

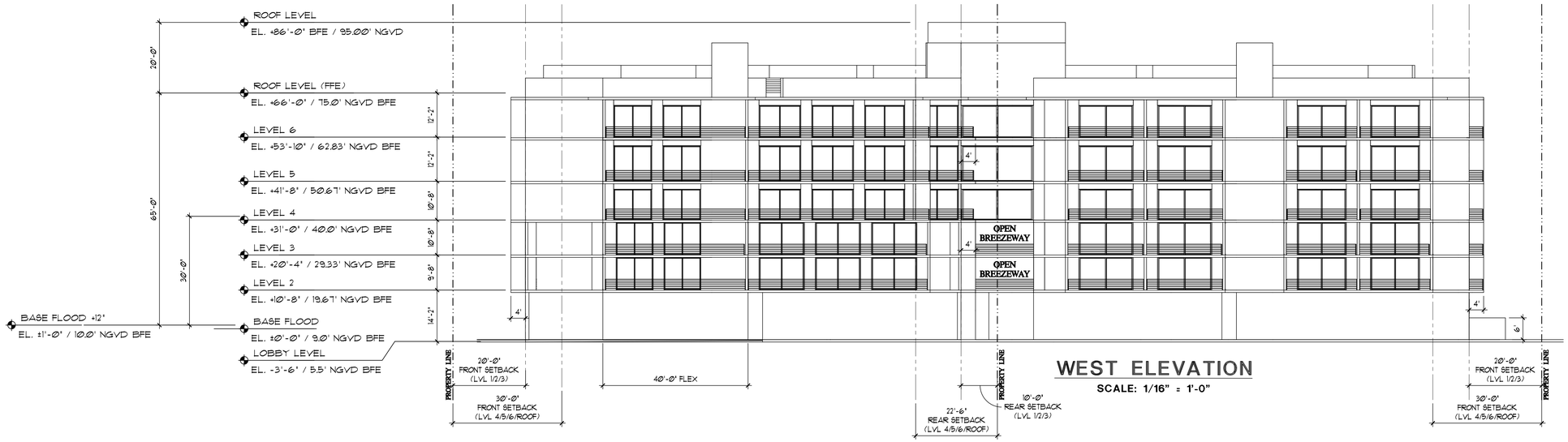
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
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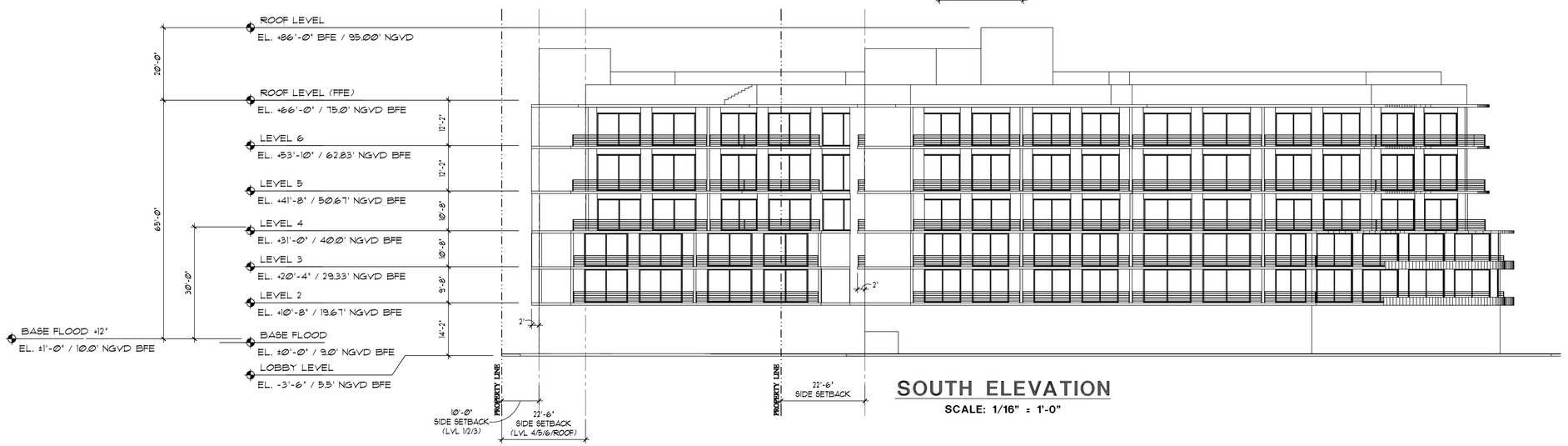
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OVERALL ROOF LEVEL FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-12A
OF SHEETS



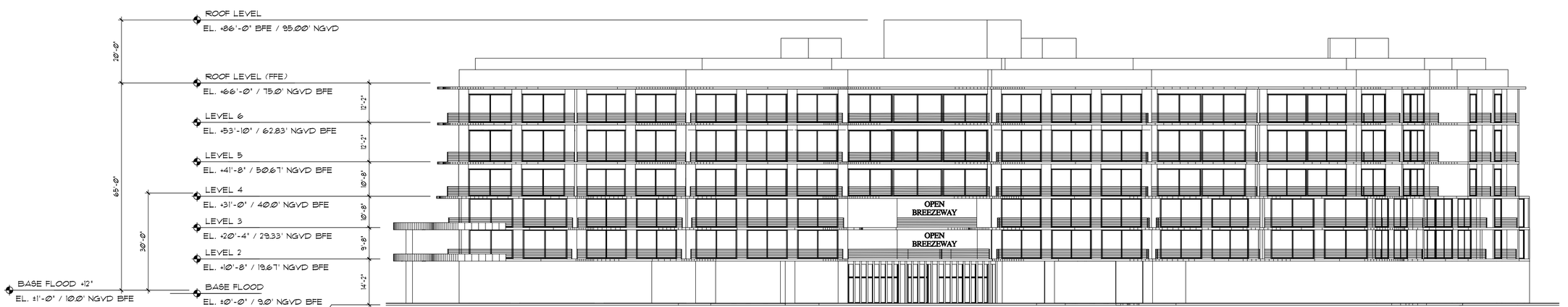
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH/EAST ELEVATION

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

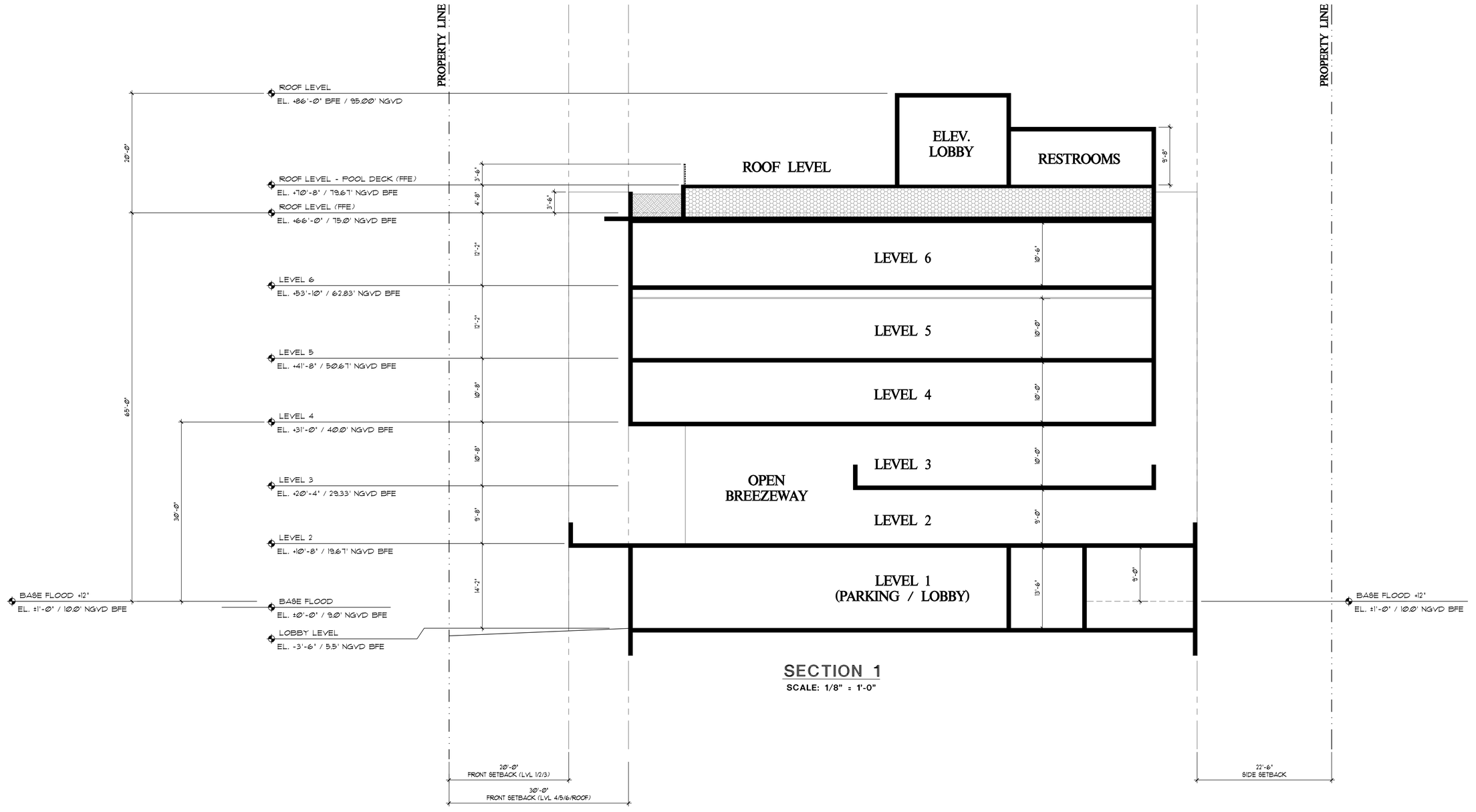
SHEET TITLE
BUILDING ELEVATIONS

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-13
OF SHEETS

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AR0015487



SECTION 1

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING SECTION 1

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-14
OF SHEETS

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

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

09 September 2022

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

To Whom It May Concern:

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

POTABLE WATER

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **17,794 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	77 Units (2.17 per DU)	200 GPD per Capita/Unit	33,418
TOTAL DAILY GALLONAGE			33,418

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

NET INCREASE	**17,794 GPD**

SANIARY SEWER

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

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

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

NET INCREASE	**13,879 GPD**

SOLID WASTE

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **56.23 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

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

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

NET INCREASE	**56.23 TPY**

LANGAN

STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The drainage systems has been designed to meet the 10-Year 1-Hour storm and 10-Year 24-Hour storm requirements, and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for the Bay Harbor 103rd Street Apartments project.

LANGAN

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

SHEET TITLE
DEVELOPMENT IMPACT ANALYSIS REPORT

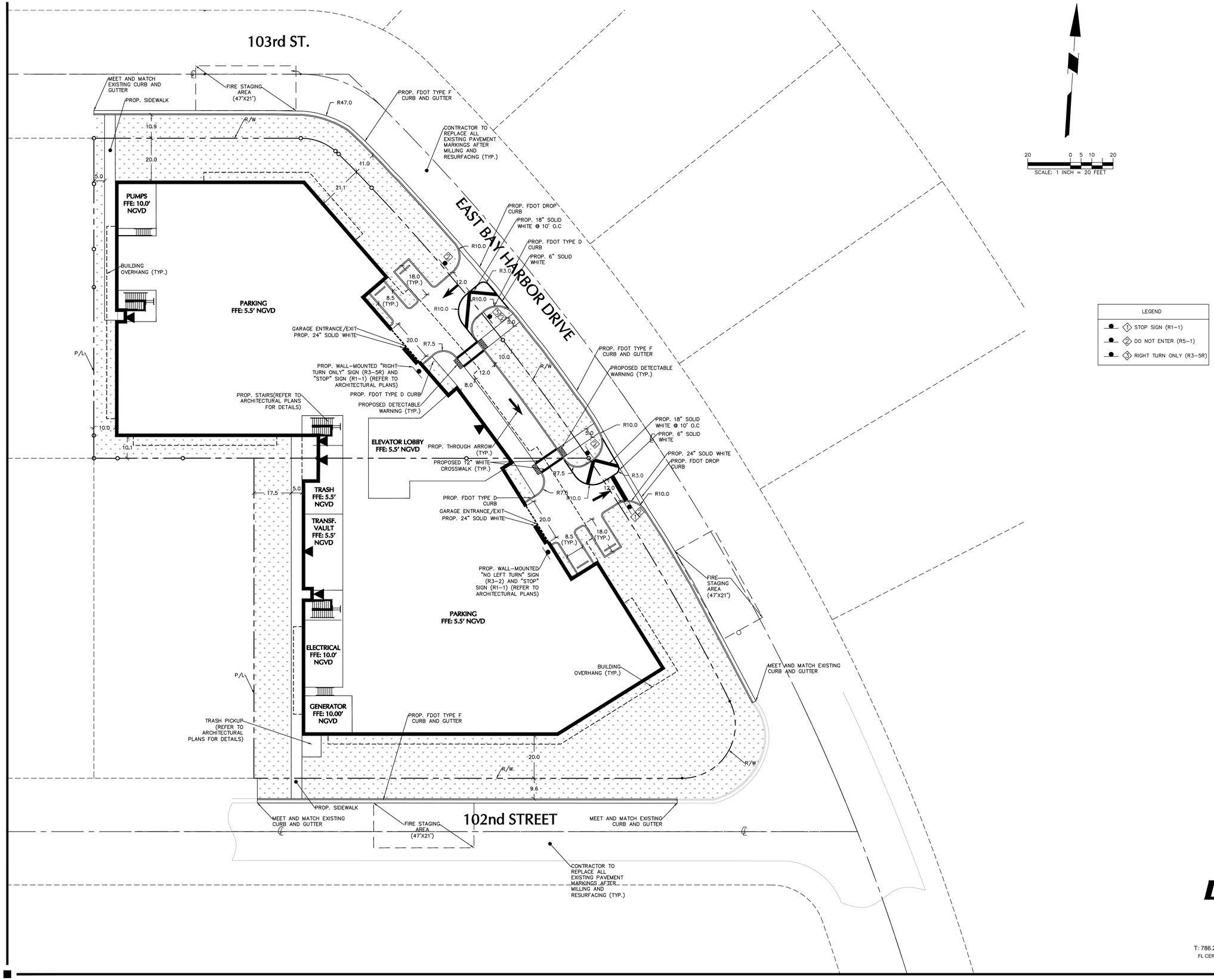
DATE 11-15-2022
SCALE 1" = 20'
JOB NO. 300303601
SHEET
C-003
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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

Date: 10/24/2022 Time: 16:49 User: jaquino Style Table: Langan.stb Layout: C-003 Document Code: CP01-300303601-0501-GI001-0101



REVISIONS	DATE

PERMIT ISSUE
-

BID SET
-

CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE

SITE PLAN

DATE	11-15-2022
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-300

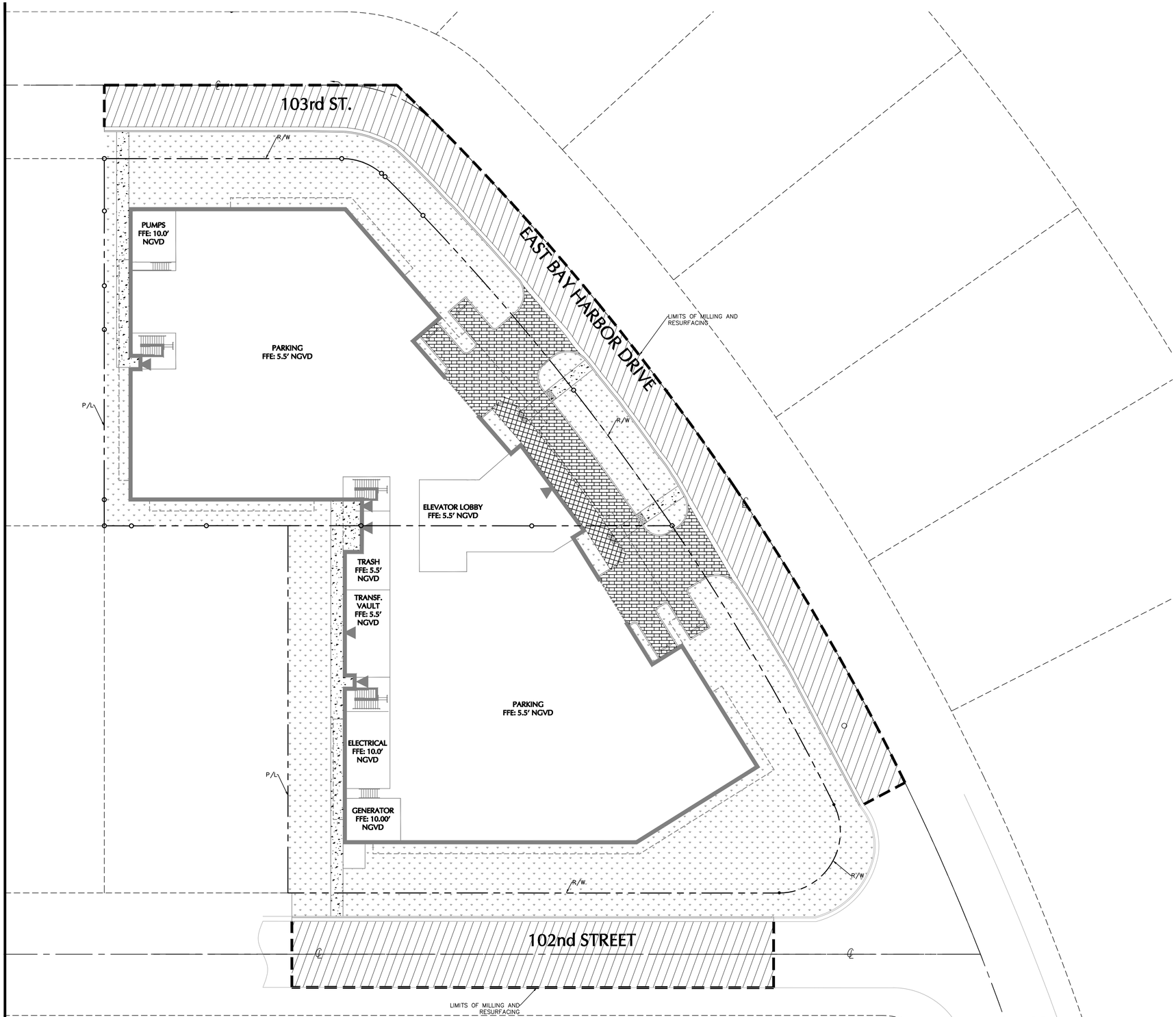
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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

Date: 10/24/2022 Time: 16:50 User: jaquino Style Table: Langan.stb Layout: C-300 Document Code: CP01-300303601-0501-CS101-0101



20 0 5 10 20

SCALE: 1 INCH = 20 FEET

NOTES:

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

VEHICULAR PAVERS

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

PEDESTRIAN PAVERS

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

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

CONCRETE SIDEWALK

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

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

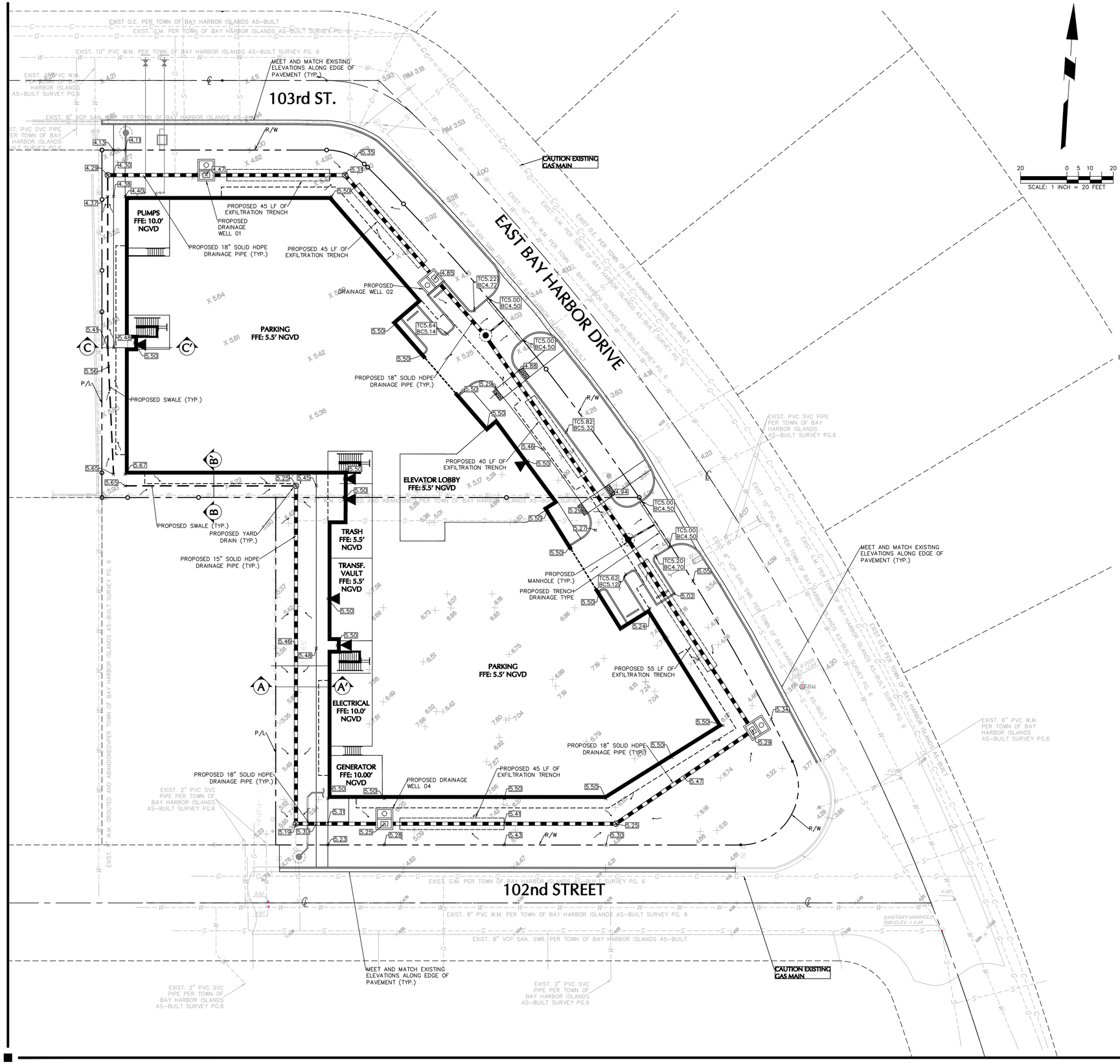
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: PAVING PLAN

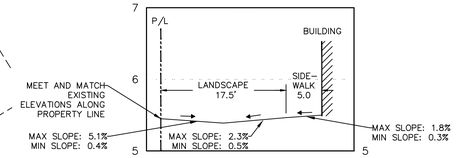
DATE	11-15-2022
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-301

OF SHEETS

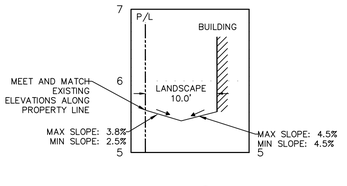
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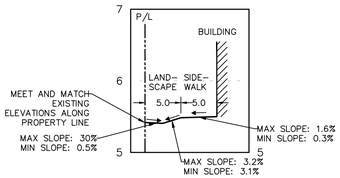
LEGEND		
	PROPOSED	EXISTING
WATER MAIN		W W
SANITARY SEWER		S S
STORM DRAINAGE LINE		D D
EXFILTRATION TRENCH		
ELECTRICAL LINE	E	
OVERHEAD UTILITY WIRE		OH OH
GAS LINE	G G	G G
FIRE HYDRANT		
GATE VALVE		



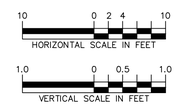
A-A' PROFILE



B-B' PROFILE



C-C' PROFILE



REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: GRADING AND DRAINAGE PLAN

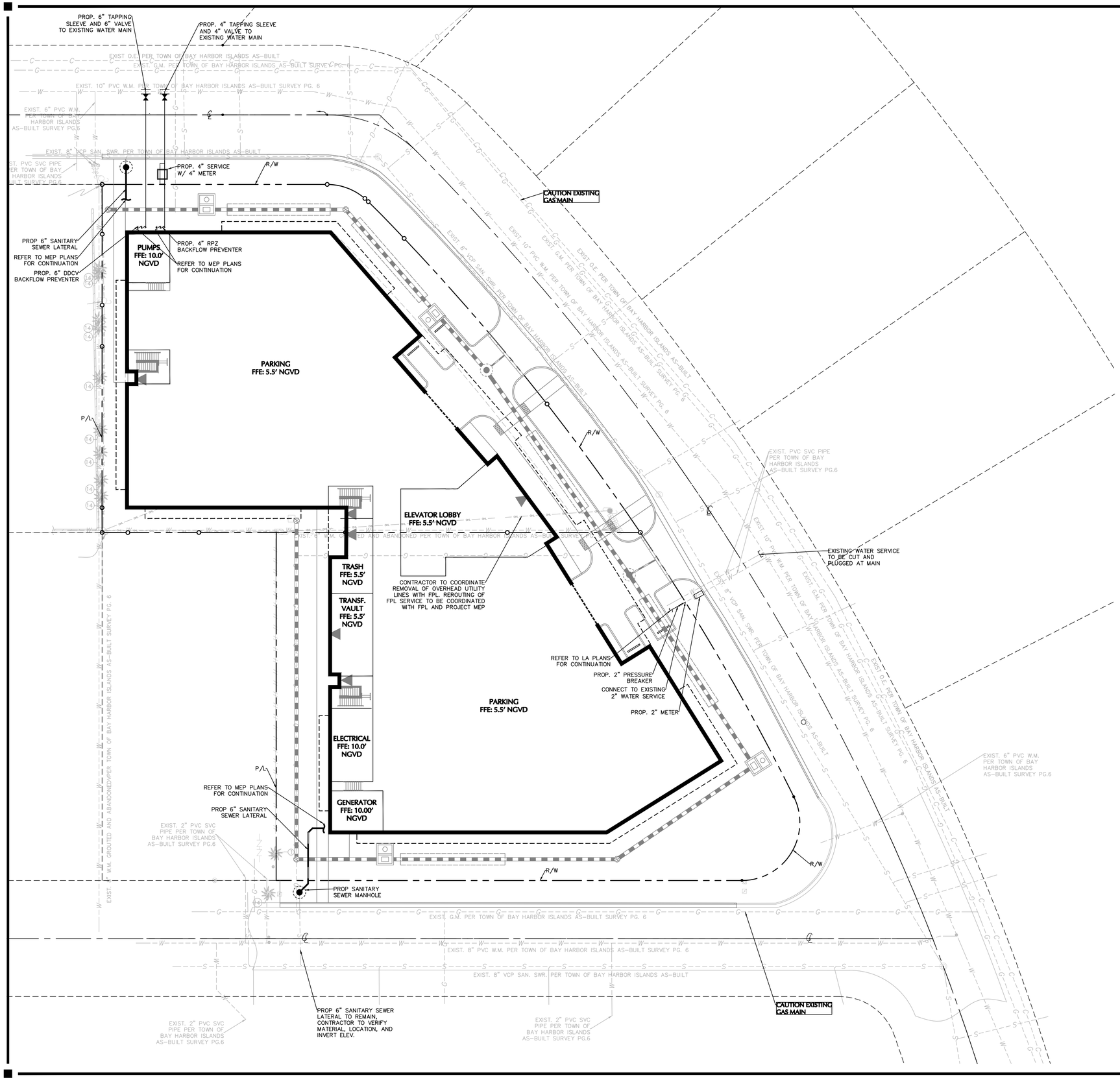
DATE 11-15-2022
SCALE 1" = 20'
JOB NO. 300303601
SHEET C-400
OF x SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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Date: 10/24/2022 Time: 16:49 User: jaquino Style Table: Langan.stb Layout: C-400 Document Code: CP01-300303601-0501-CG101-0101



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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

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SHEET TITLE
UTILITY PLAN

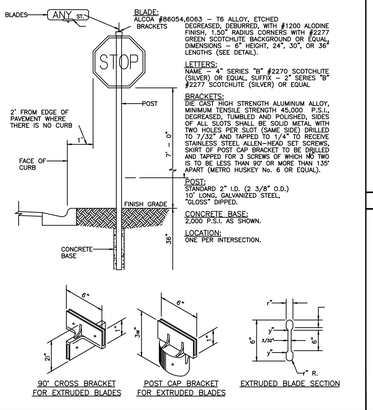
DATE 11-15-2022
SCALE 1" = 20'
JOB NO. 300303601
SHEET
C-500
OF SHEETS

SIGNATURE DATE

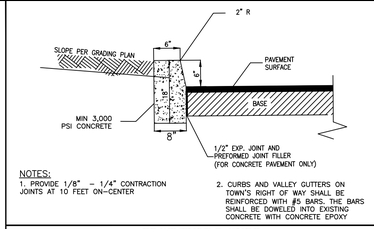
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Date: 10/24/2022 Time: 16:57 User: jaquino Style Table: Langan.stb Layout: C-500 Document Code: CP01-300303601-0501-CU101-0101

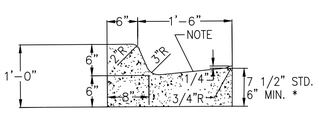


STOP SIGN AND STREET BAR ASSEMBLY



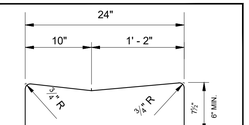
NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

FDOT TYPE D CURB



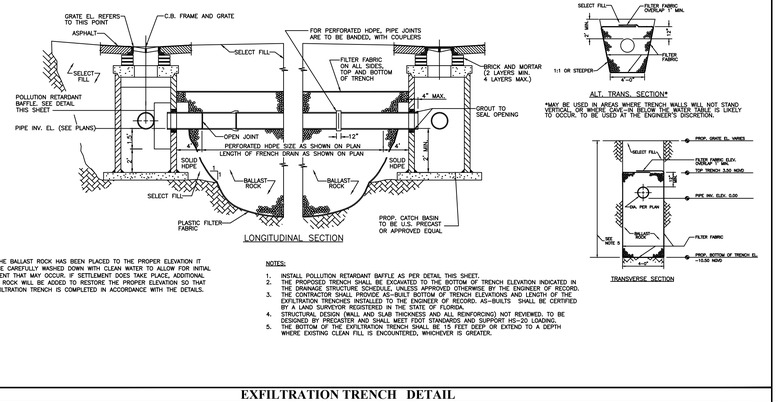
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL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

FDOT TYPE F CURB AND GUTTER



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

FDOT STANDARD DROP CURB



LONGITUDINAL SECTION

ALT. TRANS. SECTION*

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

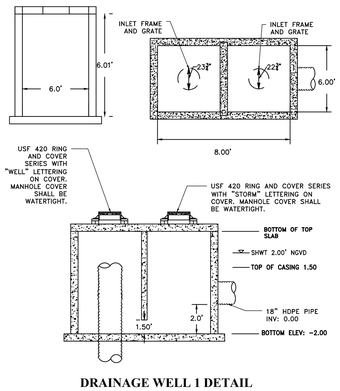
TRANSVERSE SECTION

NOTE

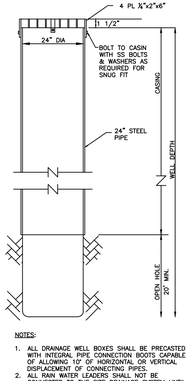
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

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

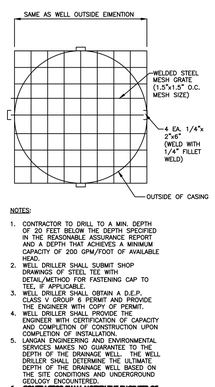
EXFILTRATION TRENCH DETAIL



DRAINAGE WELL 1 DETAIL



NOTES:
1. ALL DRAINAGE WELL BOXES SHALL BE PRECASTED WITH INTEGRAL PIPE CONNECTION BOOTS CAPABLE OF ALLOWING 10° OF HORIZONTAL OR VERTICAL DISPLACEMENT OF CONNECTING PIPES.
2. ALL RAIN WATER LEADERS SHALL BE CONNECTED TO THE DRAINAGE SYSTEM UNTIL FORMAL ACCEPTANCE OF THE BUILDING HAS OCCURRED. ALL RAIN WATER LEADERS SHALL NOT BE CONNECTED TO THE WELL SIDE CHAMBER OF THE WELL BOX.
3. SEE DRAINAGE WELL NOTES ON DRAINAGE PLAN.



NOTES:
1. CONTRACTOR TO DRILL TO A MIN. DEPTH OF 20 FEET BELOW THE DEPTH SPECIFIED IN THE REASONABLE ASSURANCE REPORT AND A DEPTH THAT ACHIEVES A MINIMUM CAPACITY OF 200 GPM/FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL SUBMIT SHOP DRAWINGS OF STEEL TEE WITH DETAIL/METHOD FOR FASTENING CAP TO TEE, IF APPLICABLE.
3. WELL DRILLER SHALL OBTAIN A D.E.P. CLASS V GROUP 6 PERMIT AND PROVIDE THE ENGINEER WITH COPY OF PERMIT.
4. WELL DRILLER SHALL PROVIDE THE ENGINEER WITH CERTIFICATION OF CAPACITY AND COMPLETION OF CONSTRUCTION UPON COMPLETION OF INSTALLATION.
5. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. NO GUARANTEE TO THE QUANTITY OF THE DRAINAGE WELL. THE WELL DRILLER SHALL DETERMINE THE ULTIMATE DEPTH OF THE DRAINAGE WELL BASED ON THE SITE CONDITIONS AND UNDERGROUND GEOLOGY ENCOUNTERED.
6. **CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING TO DRILL IF THE DESIGN DISCHARGE RATE IS NOT ACHIEVED AT THE DEPTH ASSUMED BY THE CONTRACTOR IN THEIR BID.**

DRAINAGE WELL DETAILS

REVISIONS	DATE

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SHEET TITLE

DETAILS

DATE 11-15-2022
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JOB NO. 300303601
SHEET

C-800

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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GRADING NOTES:

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

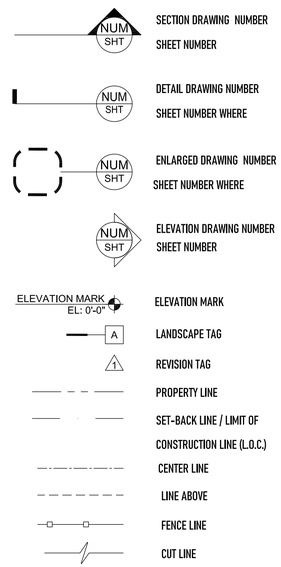
SOIL EROSION CONTROL NOTES:

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

LAYTOUT NOTES:

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

SYMBOL LEGEND



GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP
	SLOPE DIRECTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SHALLOW RETENTION AREA

SITEWORK GENERAL NOTES:

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

LANDSCAPE ABBREVIATIONS:

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

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

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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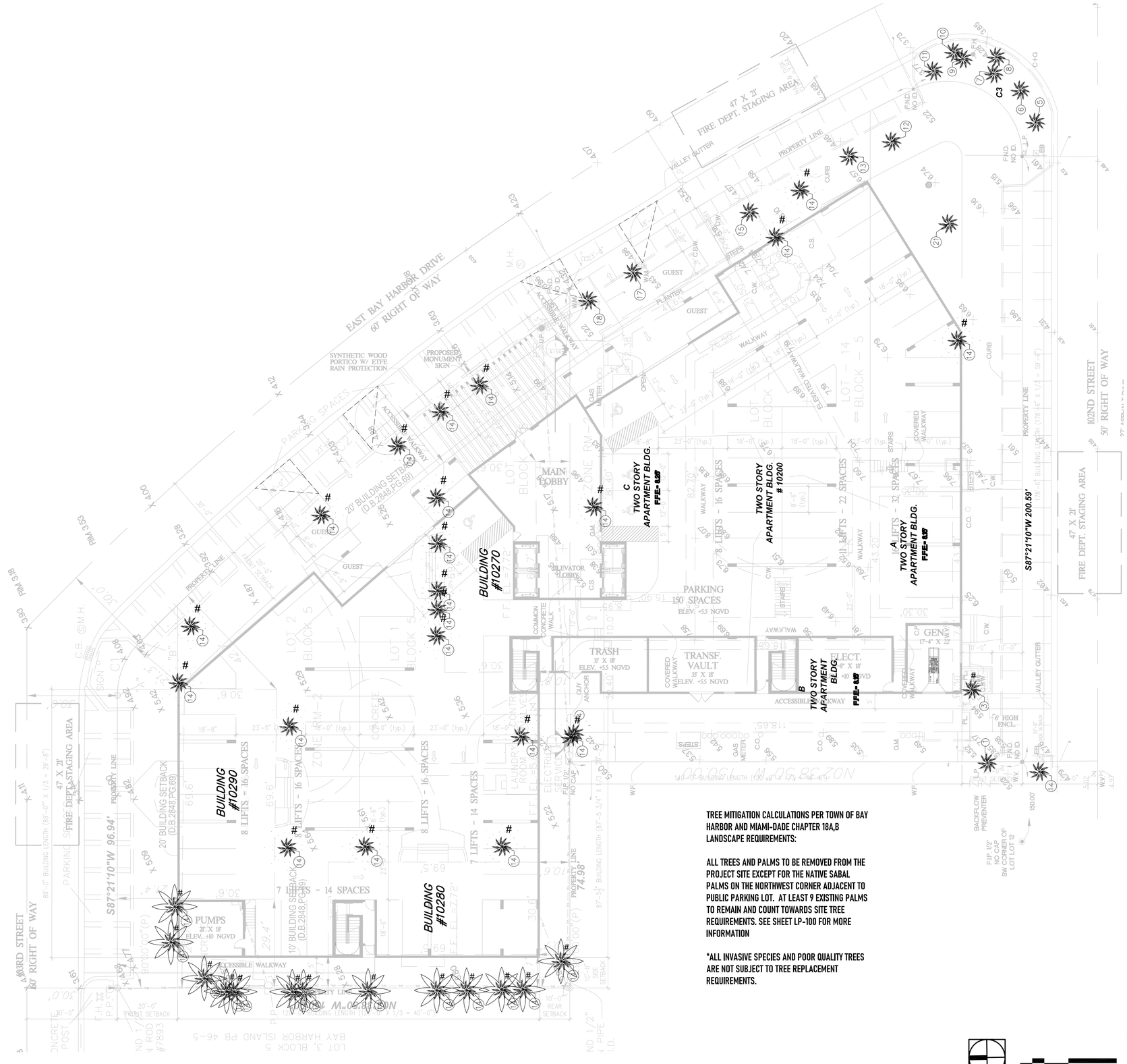
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GENERAL NOTES AND ABBREVIATIONS

LC-001



TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

ALL TREES AND PALMS TO BE REMOVED FROM THE PROJECT SITE EXCEPT FOR THE NATIVE SABAL PALMS ON THE NORTHWEST CORNER ADJACENT TO PUBLIC PARKING LOT. AT LEAST 9 EXISTING PALMS TO REMAIN AND COUNT TOWARDS SITE TREE REQUIREMENTS. SEE SHEET LP-100 FOR MORE INFORMATION

*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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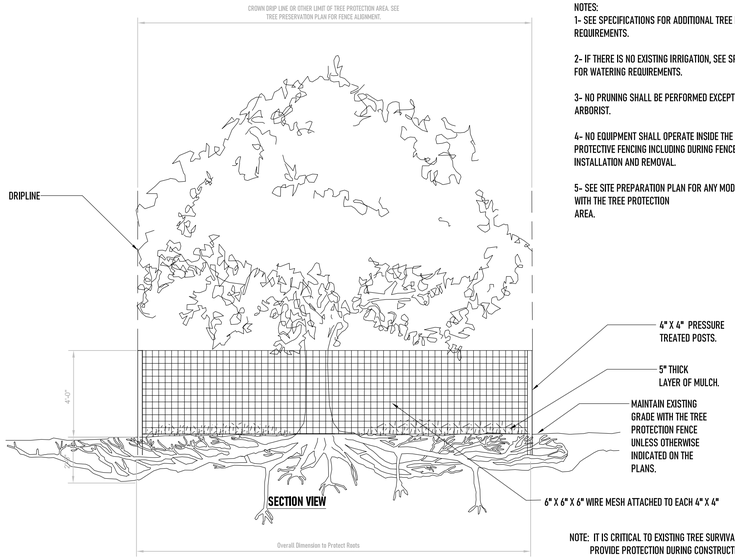
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Sheet Title:

TREE DISPOSITION PLAN

TD-100



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

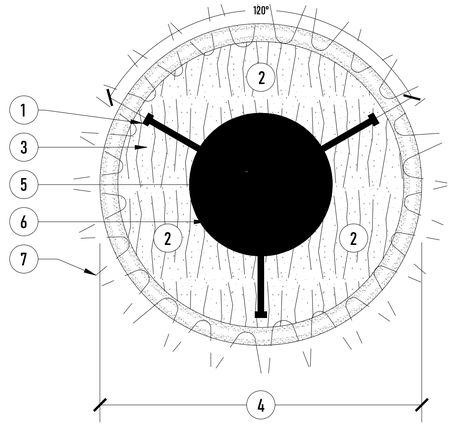
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

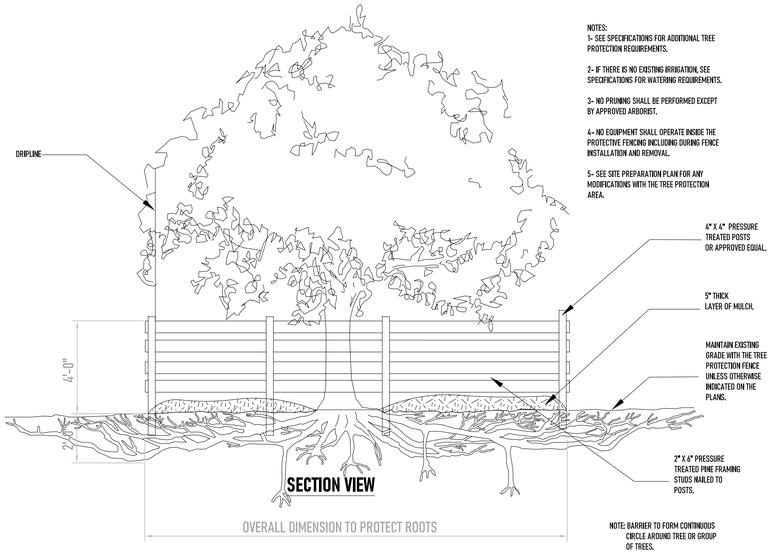
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 TD-101 WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION SCALE=N.T.S



1 - 2" X 4" WOOD BRACE AT WQUAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 TD-101 WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION SCALE=N.T.S



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

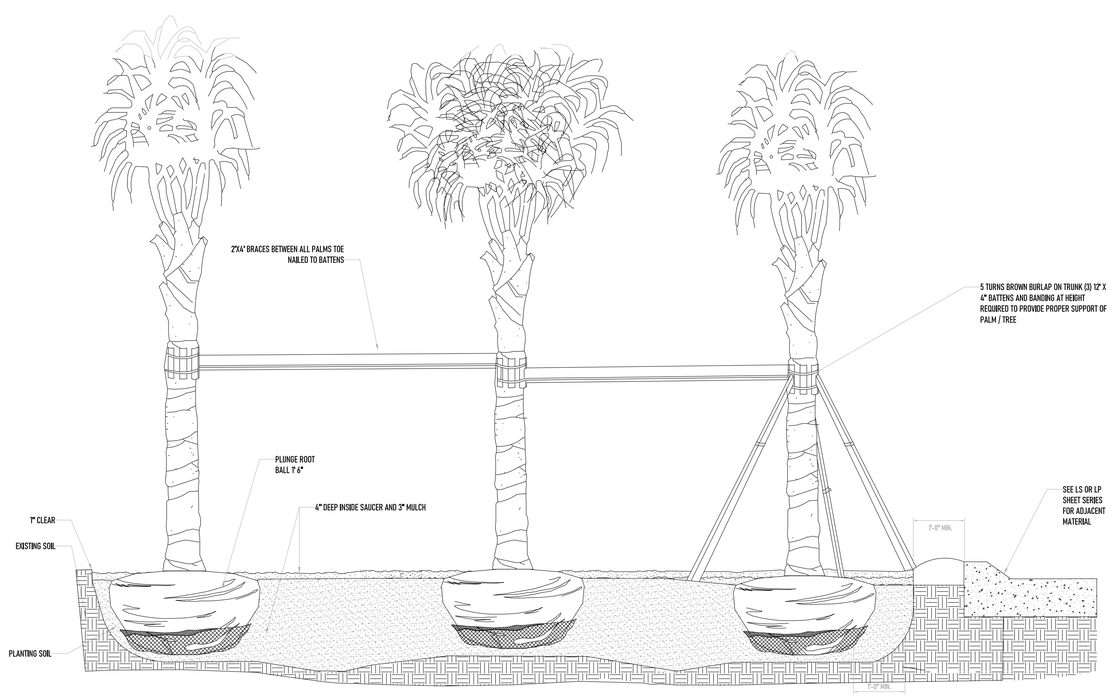
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 TD-101 WOOD BARRIER DETAIL
TREE / PALM PROTECTION SCALE=N.T.S



1 TD-101 PALM BRACING DETAIL
TREE / PALM PROTECTION SCALE=N.T.S

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BAY HARBOR ISLANDS, FLORIDA 33154

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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE PROTECTION DETAILS

TD-101

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

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

Site Address 10200-10290 103RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

Net Lot Area 1.28 **Acres /** 55,873 **SF**

	Required	Provided
A. Open Space Requirement Net Lot Area = 55,873 SF x 20% = 11,175 SF	20% / 11,175 SF 20,250 6.2% 2,088	28.9 % / 16,165 SF
B. Maximum Lawn Area Allowed**** Req. open space 55,873 SF x 60% = 33,524 SF	60% Max / 33,524 SF	3% / 1,648 SF
C. Shade Trees Required*	25% PALM ALLOWANCE = 36 x .25% = 9 PALMS MAY COUNT AS TREES. TOTAL 27 TREES + 9 PALMS REQUIRED	27 NEW TREES PLUS 9 EXISTING PALMS TO MEET THE TOWN'S SITE TREE REQUIREMENTS
1. 28 trees/acre: 28 x 1.28 acres = 36 TREES		
2. Native Species Required - 50% # of Trees req. 36 x 50% = 18	18	27 NATIVE TREES + 9 NATIVE PALMS
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 36 x 50% = 18	18	27 NATIVE TREES + 9 NATIVE PALMS
D. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage Width of lot 638 L.F. / 35' = 19 TREES **Note**: Street trees do not count toward required on-site lot trees. **Note**: Street tree species determined by Town Street Tree Master Plan.	19 TREES	19 TREES
E. Shrubs Required***		
1. 10 shrubs / required trees	360	3,708
2. Native Species Required - 30%	360 X .30 = 108 NATIVE SHRUBS	1,632
3. Drought Tolerant and Low Maintenance Species Require – 50%	180	1,011

Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)		
1. 10 SF/parking space: 10 x ____ spaces = ____SF	N/A	
2. Trees Required		
3. Shrubs Required		
G. Buffers (If applicable)		
1. Parking Lot from ROW		
2. Dissimilar Uses		

Notes:

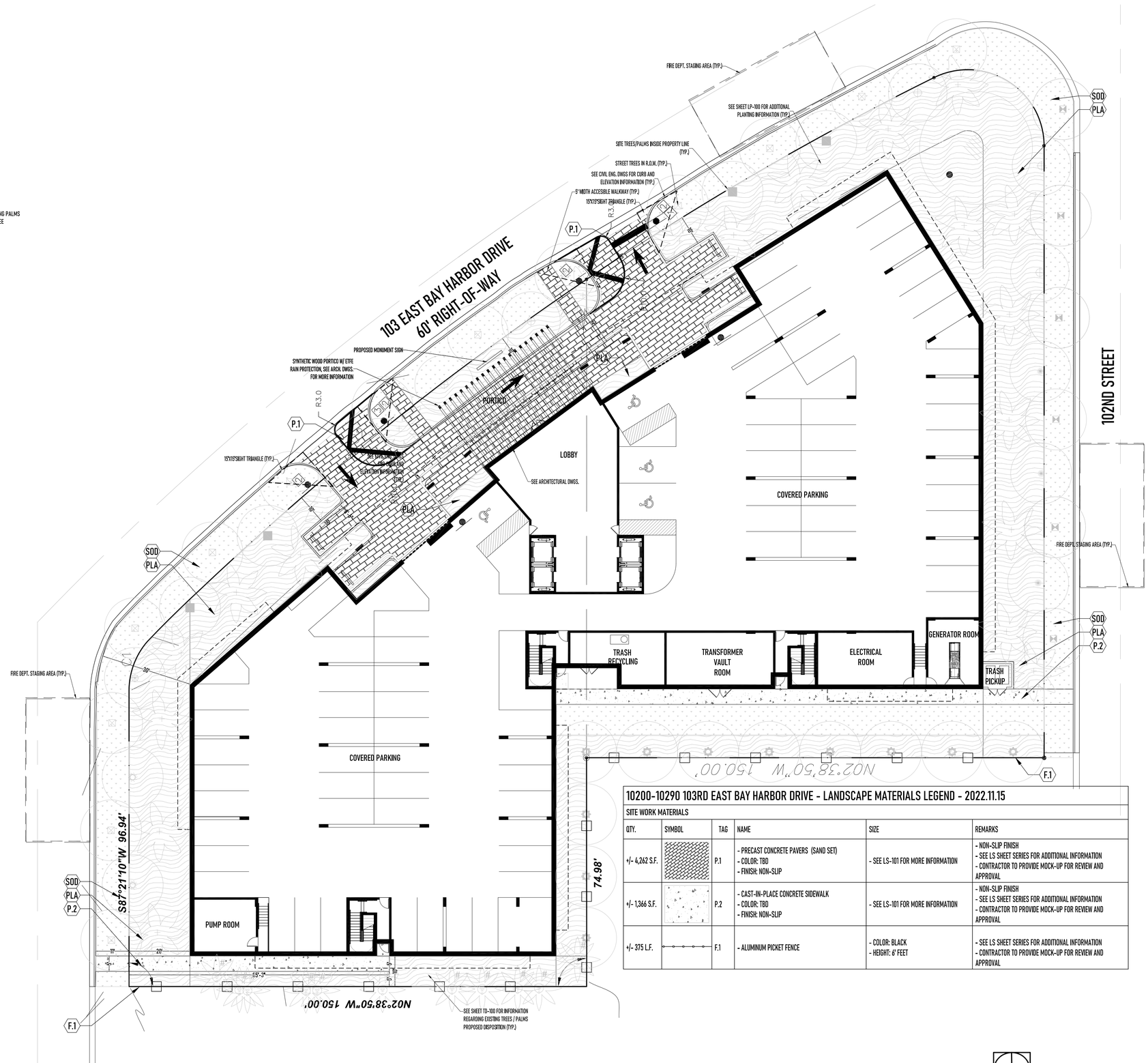
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Last Updated 7/15/21



10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.11.15

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 4,262 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 1,366 S.F.		P.2	- CAST-IN-PLACE CONCRETE SIDEWALK - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 375 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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Project ID: 2022-103BH
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Sheet Title:

LANDSCAPE SITE PLAN

LS-100

COASTAL OPERATIONS
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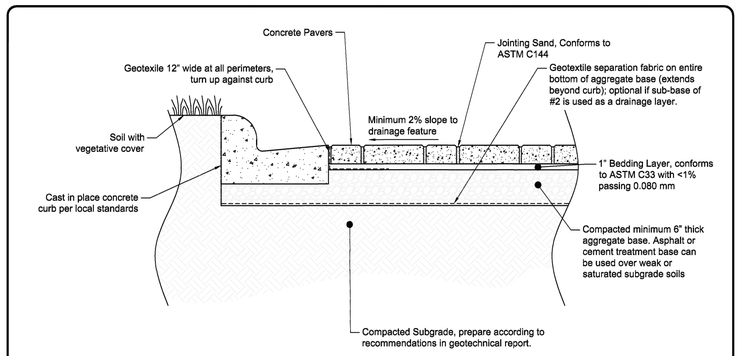
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3 / LS-101 — F.1 SITE FENCING - 6' HEIGHT
LANDSCAPE SITE MATERIAL IMAGERY



Design Notes:
1. Cross section as shown is suitable for vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Oldcastle Architectural for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Oldcastle Architectural for design assistance.
3. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotecnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
4. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.
5. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.

BELGARD belgard.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Boulevard Sand Set on Aggregate Base	Scale: 1" = 1'-0"	Drawn by: JB
			Date: 11/24/2015	Drawing number: MDBV02

2 / LS-101 — P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

MODULINE SERIES®

ONE OF THE MOST VERSATILE PAVERS AVAILABLE, MODULINE SERIES COMES IN A WIDE ARRAY OF COLORS, SIZES AND SHAPES

BELGARD PAVES THE WAY



1 / LS-101 — P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

	DATE	DESCRIPTION

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LANDSCAPE MATERIAL IMAGERY

LS-101

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

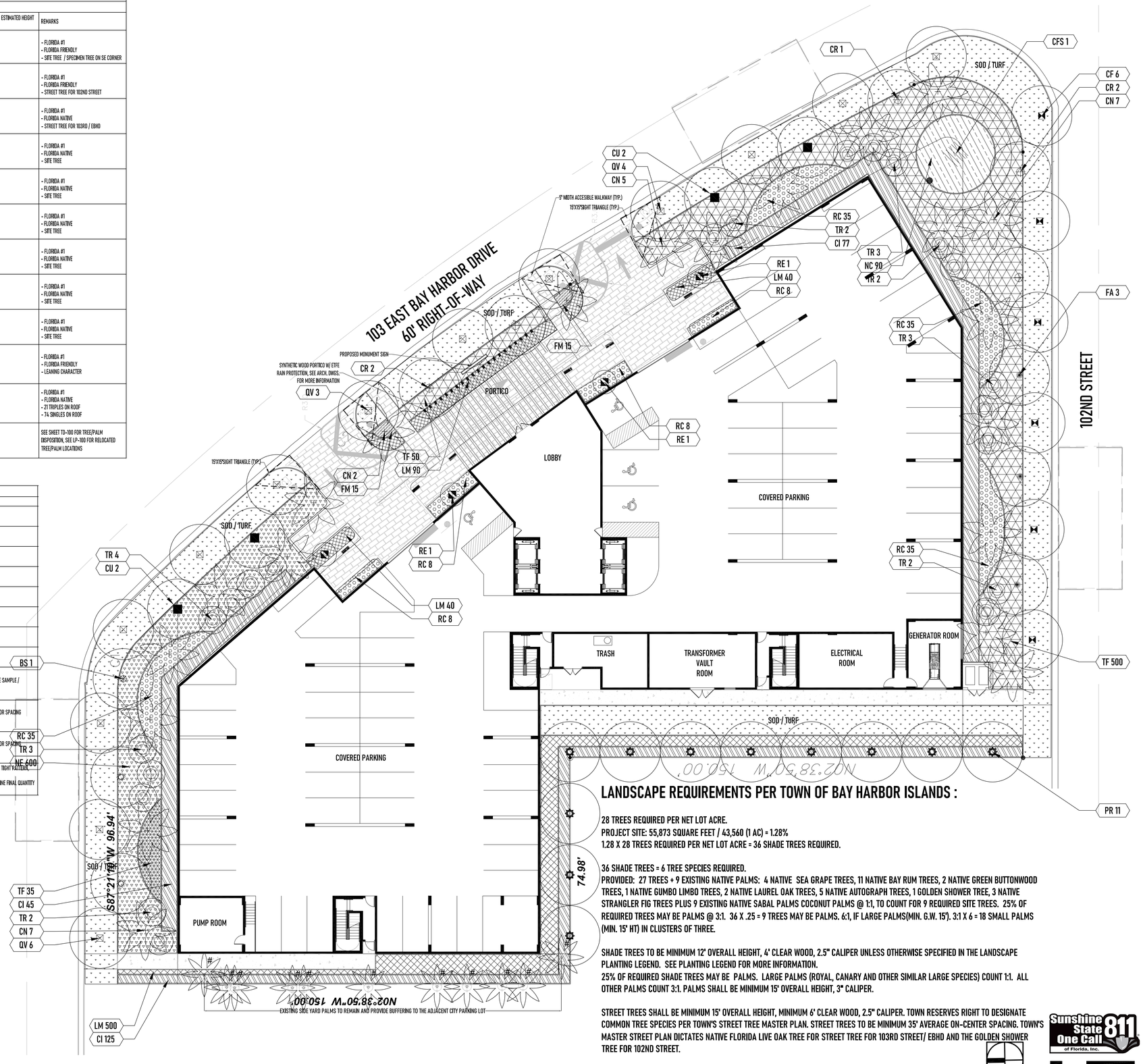
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA-FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,873 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

Sunshine State 811 One Call of Florida, Inc.

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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

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

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

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

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - TREES AND PALMS

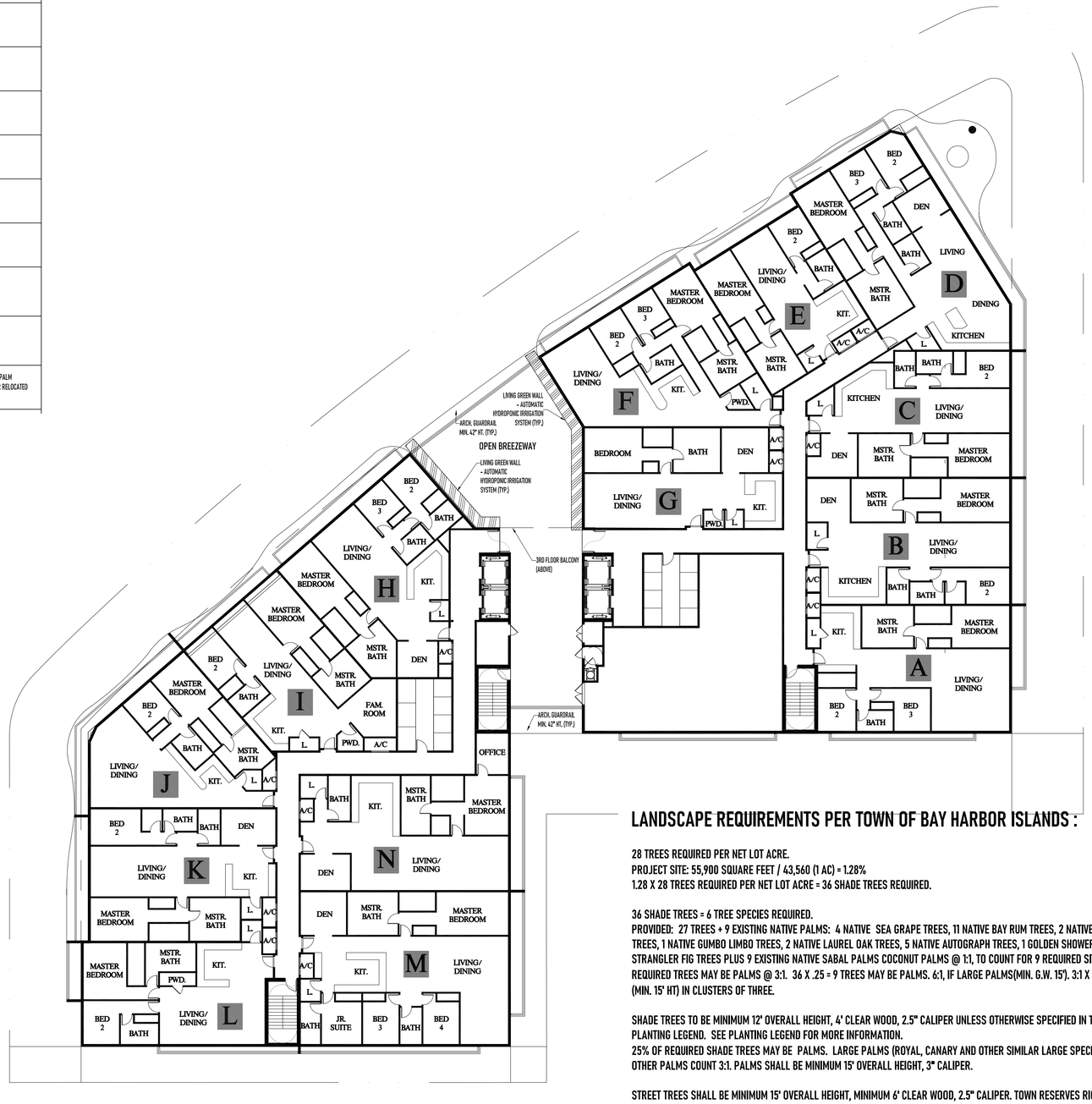
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 8' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 8' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA "MAYPAN"	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERIONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

*2ND FLOOR / BREEZWAY LIVING GREEN WALL PLANT SPECIES TO BE DESIGNED
-GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR AUTOMATIC IRRIGATION SYSTEM (+/-4-7GPH)



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,900 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

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

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
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P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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

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

PROJECT ARCHITECT(S) | ENGINEER(S):

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

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (2ND FLOOR / BREEZEWAY)

LP-101

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

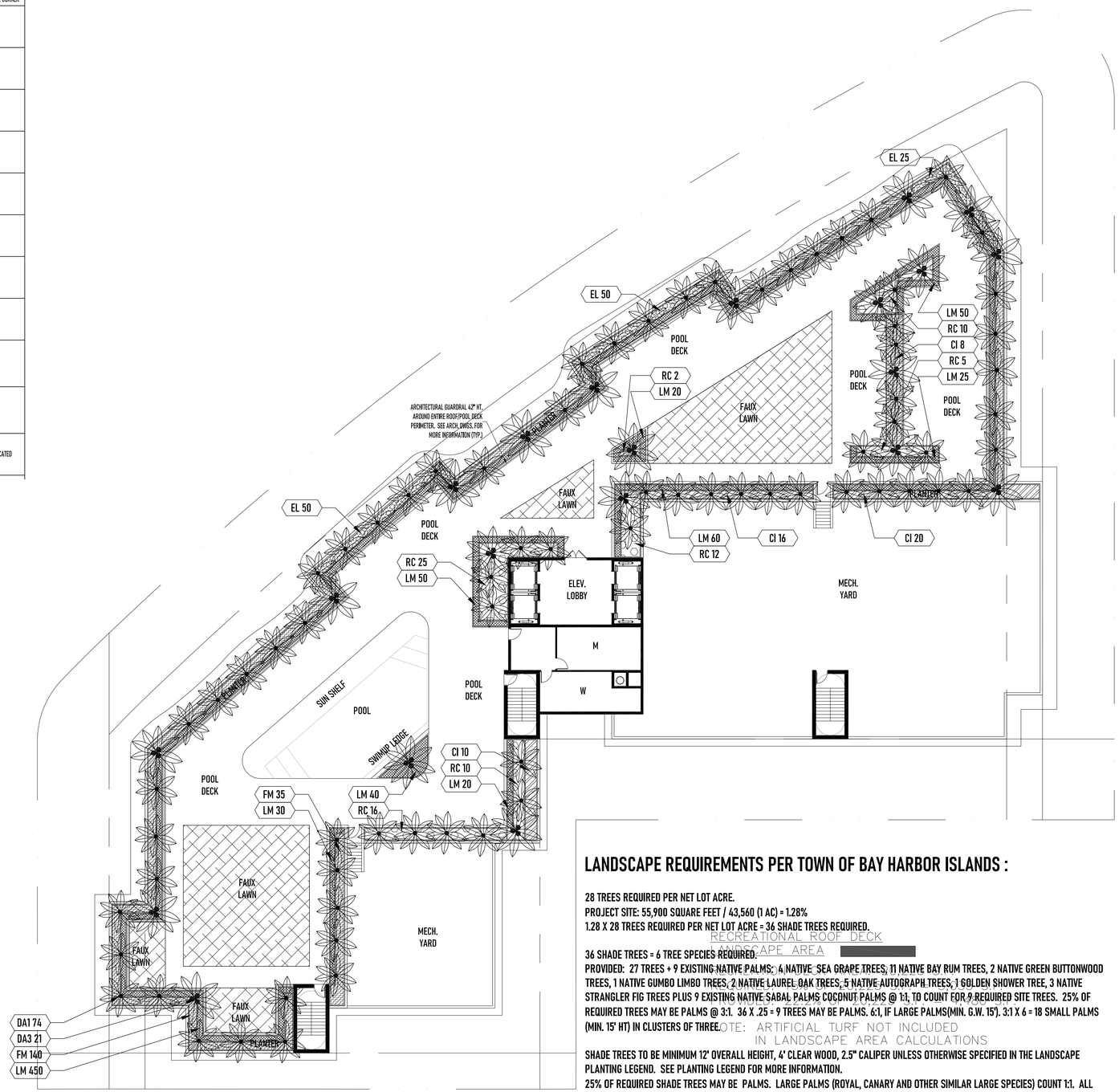
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 8' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 8' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA "MAYPAN"	MAYPAN COCONUT	- MIN. 8" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
285		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,900 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

RECREATIONAL ROOF DECK
LANDSCAPE AREA

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1 TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (ROOF)

LP-102

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.
3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENT OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.
5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.
10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.
11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
12. ALL LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
13. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.
14. GRADE B+, SHREDDED MELALEUCA OR APPROVED NON-CYPRESS MULCH MINIMUM 3" DEEP, SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4' AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE. NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.
15. SOD SHALL BE 'EMPIRE TURF' ZOYSIA OR ST. AUGUSTINE 'FLORATAM' SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND ABUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.
16. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.
17. ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FETILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHAL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.
18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.
19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
20. ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.
21. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
22. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.
23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFORM TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.
24. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.
25. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.
26. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOULSY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.
28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 110% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

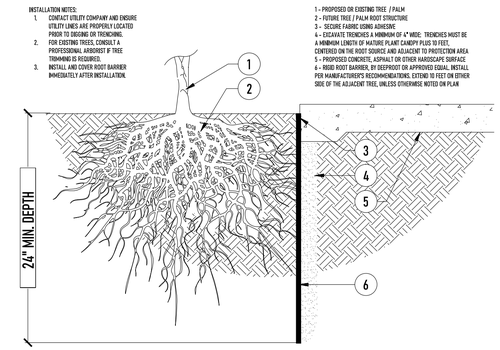
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CB	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-26' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

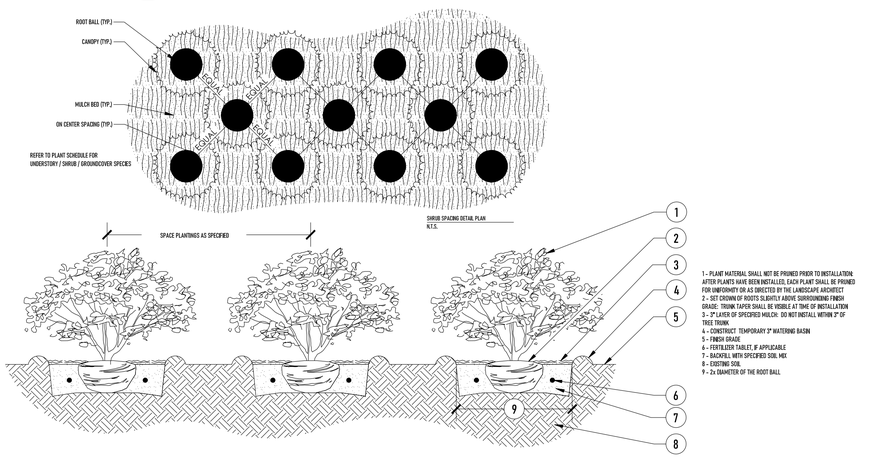
10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

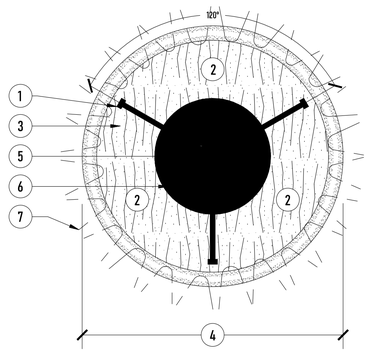
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



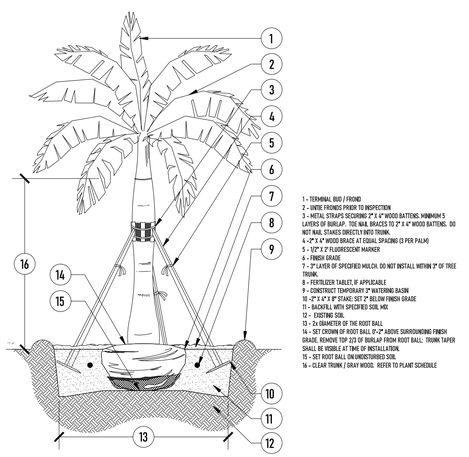
5 LP 102 — ROOT BARRIER — SCALE=N.T.S



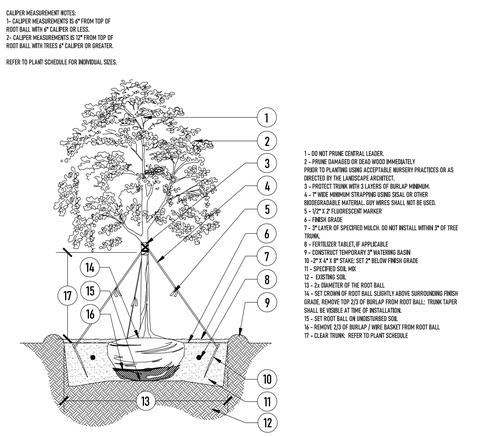
4 LP 102 — SHRUB / GROUNDCOVER PLANTING AND SPACING — SCALE=N.T.S



3 LP 102 — LARGE TREE STAKING — SCALE=N.T.S



2 LP 102 — LARGE PALM PLANTING — SCALE=N.T.S



1 LP 102 — LARGE TREE PLANTING 2" CALIPER AND GREATER — SCALE=N.T.S

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BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
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FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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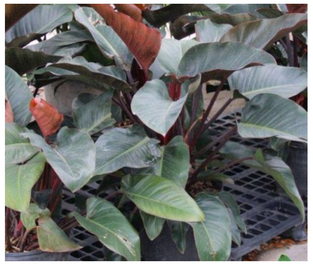
Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-103



15 / LP 104 — THRINAX RADIATA - FLORIDA THATCH PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



14 / LP 104 — PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



13 / LP 104 — ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



12 / LP 104 — FICUS MICROCARPA - GREEN ISLAND FICUS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



11 / LP 104 — ST. AUGUSTINE - ST. AUGUSTINE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



10 / LP 104 — TRIPSACUM FLORIDANA - DWARF FAKAHATCHEE GRASS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



9 / LP 104 — COCCOLOBA UVIFERA - SEA GRAPE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



8 / LP 103 — COCOS NUNCIFERA 'MAYPAN' - MAYPAN COCONUT
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



7 / LP 104 — DICTYOSPERMA ALBUM - HURRICANE PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



6 / LP 104 — QUERCUS VIRGINIANA - LIVE OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



5 / LP 103 — CLUSIA ROSEA - AUTOGRAPH TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



4 / LP 104 — PIMETA RACEMOSA - BAY RUM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



3 / LP 104 — QUERCUS LAURIFOLIA - LAUREL OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



2 / LP 104 — BUSERA SIMARUBA - GUMBO LIMBO
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



1 / LP 104 — CASSIA FISTULA - GOLDEN SHOWER TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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

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

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

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

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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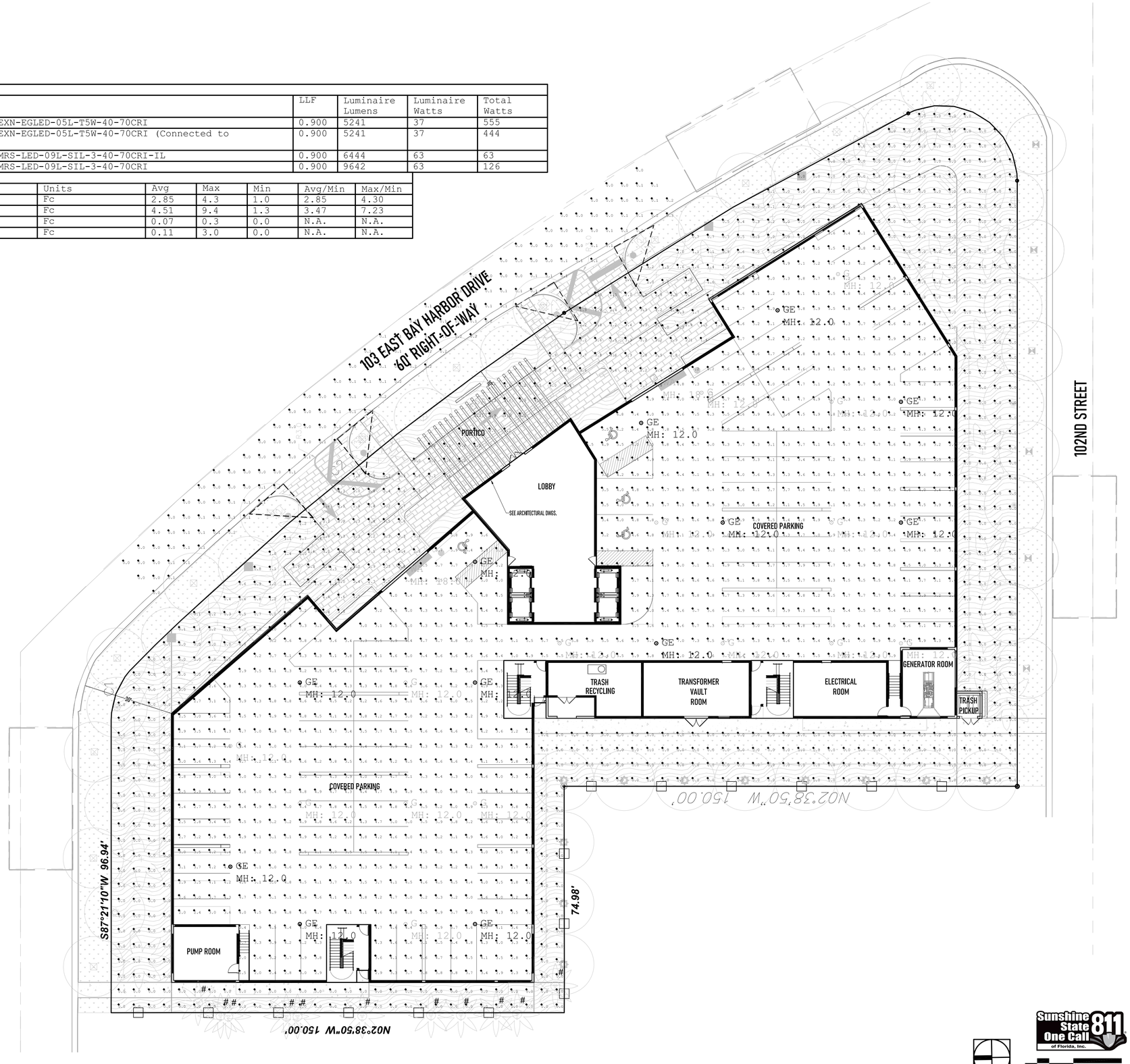
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Sheet Title:
LANDSCAPE PLANTING IMAGERY

LP-104

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	15	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	555
⊙	12	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator)	0.900	5241	37	444
⊣⊢	1	SA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL	0.900	6444	63	63
⊣⊢	2	WA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI	0.900	9642	63	126

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance and Guest Parking	Illuminance	Fc	2.85	4.3	1.0	2.85	4.30
Parking Garage Floor	Illuminance	Fc	4.51	9.4	1.3	3.47	7.23
Spill	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
To Property Line	Illuminance	Fc	0.11	3.0	0.0	N.A.	N.A.



NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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

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

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
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MIAMI LAKES, FL 33016
PH: 786-264-7228

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FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
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PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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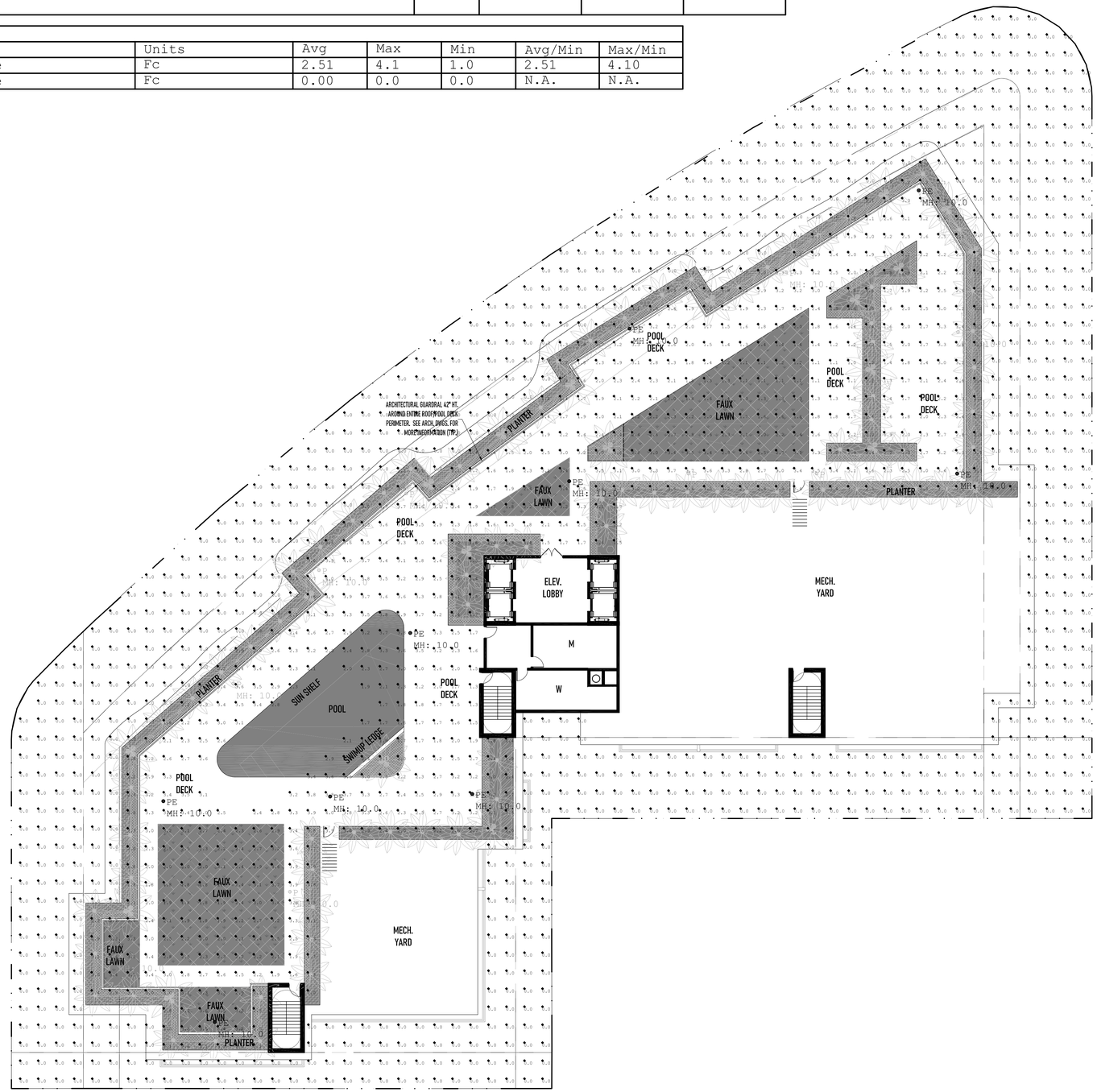
Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)

LL-100

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	P	Single	Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX	0.900	4706	38.5	346.5
	9	PE	Single	Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX (Connected to Generator)	0.900	4706	38.5	346.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Deck	Illuminance	Fc	2.51	4.1	1.0	2.51	4.10
To Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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FORT LAUDERDALE, FLORIDA 33301
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BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
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BAY HARBOR ISLANDS, FL 33154
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PH: 305-441-2226

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PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
Print Date: NOVEMBER 15, 2022
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Print Date: NOVEMBER 15, 2022
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Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (ROOF PLAN)

LL-101

Project:	103 BAY HARBOR
Type:	EX-WL
Catalog #:	SPWLEX-1/2-R/G-XX-EM

Model SPWLEX
Slim Profile Wet Location Exit



HOUSING
- Fully gasketed polycarbonate housing in gray housing and white face
- UL94V-0 flame rating
- High impact, UV-Stabilized clear polycarbonate lens
- Suitable for wall, ceiling or end mount

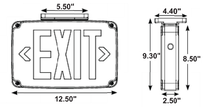
ELECTRICAL
- Dual voltage 120/277VAC
- Rated for use in wet locations
- Solid state charging and switching
- Brownout protection
- Battery low voltage disconnect (LVD)
- Overload and short circuit protection
- AC power indicator and test switch

LAMPS
- High intensity LED panel

BATTERY
- Maintenance-free NiCad Battery standard (EM models)
- Battery will operate fixture for a minimum of 90 minutes in the event of a power outage
- Recharge time 24 hours
- Cold Weather standard: -20ºC / -4ºF - 50ºC / 122ºF

CODE COMPLIANCE
- UL924 Listed for Wet Locations
- NFPA 101 Life Safety Code compliant
- NEC and OSHA compliant

WARRANTY
- 5 year warranty



ORDERING INFORMATION

MODEL	FACE	LETTER	HOUSING	OPTIONS
SPWLEX	1	R - Red	G - Gray	EM - NiCad Battery
	2	G - Green	W - White	SD - Self Diagnostics
			B - Black	2C - Dual Circuit
				TPS - Tamper Proof Screws
				SWXE - Special Wording (Prefix)
				WG1 - Wire Guard
				BG1 - Bubble Guard

SPECIFY

MODEL	FACE	LETTER	HOUSING	OPTIONS
	-	-	-	-

Specifications and dimensions subject to change without notice.

SPWLEX 011222015

JOB: 103 BAY HARBOR TYPE: SA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX-IL

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)
Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

JOB: 103 BAY HARBOR TYPE: WA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX / WALL MT.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)
Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

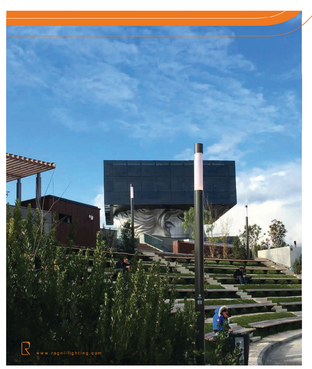
Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.



JOB: 103 BAY HARBOR TYPE: P
TIG-26-AS2-4-70-T5-XX-XX / TIGP-94"-S-XX

162

TIGEA LED
BOLLARD RANGE

technical characteristics (Customer requested sizes available with no upcharge)

	Type 3000	Type 4000	Type 5000	Type 6000
Height (in)	31.9	33.1	34.8	36.6
Weight (lbs)	63.9	71.7	79.8	88.0
Protection index				
Optical unit		IP66		
Electrical compartment		IP54		
Shock resistance		IK10		
Materials:				
Body		Aluminum		
Protector		Frosted PC with AntiUV Treatment		

electrical characteristics

- Power current up to 800mA
- Electrical class: I
- Incorporated driver
- Surge protection against high voltages
- Optional lighting management systems: automatic time-related lowering of intensity with up to 5 levels, presence detection, constant flux, graduation by means of voltage variation, command 1-10V, communication DALI or PWM.

lighting distributions

Type IV
Type V

All information is subject to change without notice
Last Updated 07/22/2021

www.regalt-lighting.com

www.regalt-lighting.com

JOB: 103 BAY HARBOR TYPE: G EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Excursion (EXN)
LED Parking Garage/Canopy Luminaire



OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection, Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back up.

Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: 103 BAY HARBOR TYPE: GE EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Excursion (EXN)
LED Parking Garage/Canopy Luminaire



OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection, Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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PROJECT LOCATION:
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E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
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Drawn By: TH

Sheet Title:

LANDSCAPE LIGHITNG SPECIFICATIONS

LL-102

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

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

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" / 29.4 ← ZONE G.P.M.

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

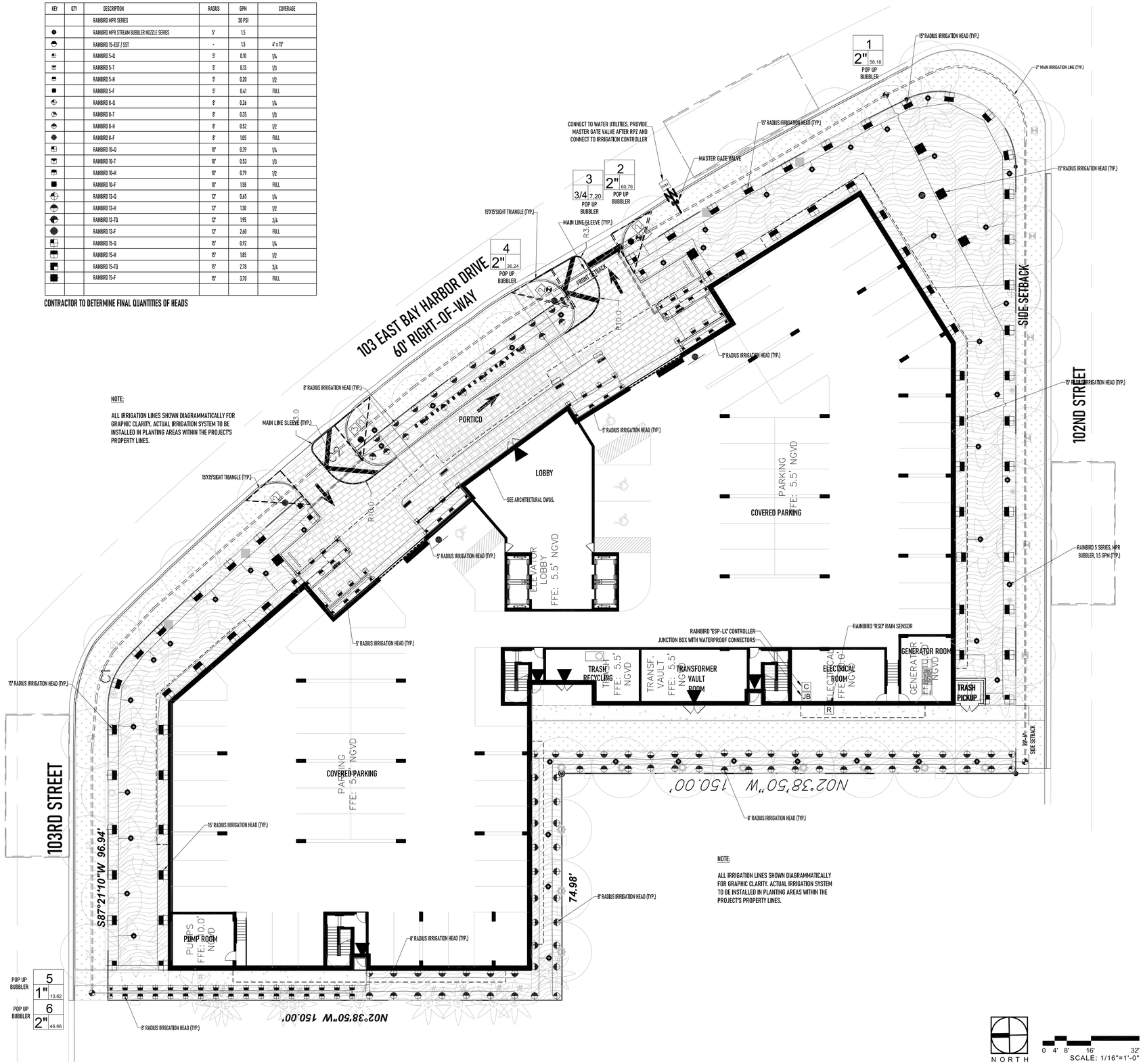
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

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

IRRIGATION LEGEND

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
		RAINBIRD MPR SERIES		30 PSI	
		RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES	5'	1.5	
		RAINBIRD 15-EST / SST	-	1.5	4' x 15'
		RAINBIRD 5-Q	5'	0.10	1/4
		RAINBIRD 5-T	5'	0.13	1/3
		RAINBIRD 5-H	5'	0.20	1/2
		RAINBIRD 5-F	5'	0.41	FULL
		RAINBIRD 8-Q	8'	0.26	1/4
		RAINBIRD 8-T	8'	0.35	1/3
		RAINBIRD 8-H	8'	0.52	1/2
		RAINBIRD 8-F	8'	1.05	FULL
		RAINBIRD 10-Q	10'	0.39	1/4
		RAINBIRD 10-T	10'	0.53	1/3
		RAINBIRD 10-H	10'	0.79	1/2
		RAINBIRD 10-F	10'	1.58	FULL
		RAINBIRD 12-Q	12'	0.65	1/4
		RAINBIRD 12-H	12'	1.30	1/2
		RAINBIRD 12-TQ	12'	1.95	3/4
		RAINBIRD 12-F	12'	2.60	FULL
		RAINBIRD 15-Q	15'	0.92	1/4
		RAINBIRD 15-H	15'	1.85	1/2
		RAINBIRD 15-TQ	15'	2.78	3/4
		RAINBIRD 15-F	15'	3.70	FULL

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS



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PROJECT CLIENT(S) | OWNER(S):
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PROJECT NAME:
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PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)

LI-100

IRRIGATION NOTES

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

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7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

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10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

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IRRIGATION LEGEND

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

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" | 29.4 ← ZONE G.P.M.

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

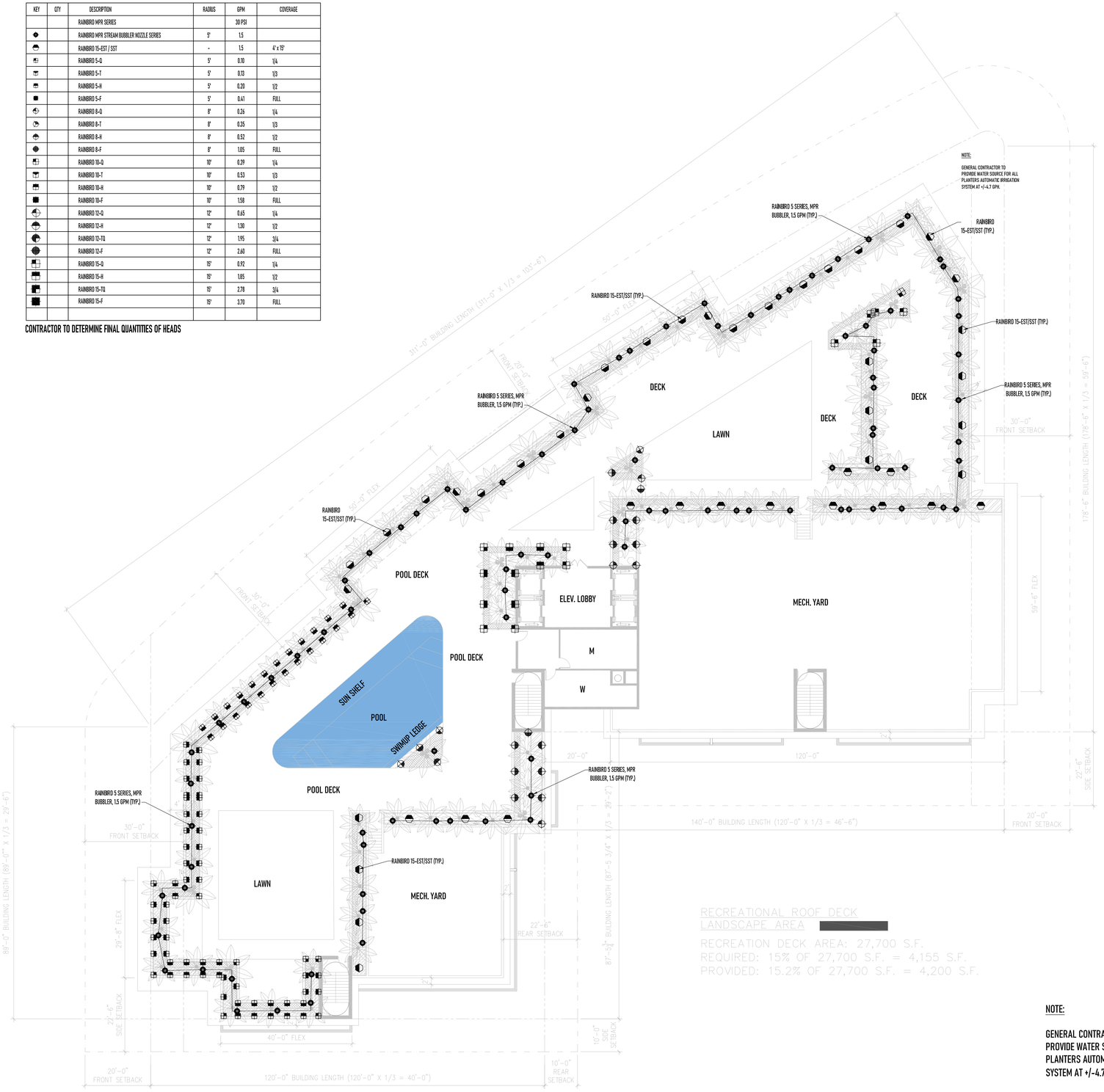
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

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		RAINBIRD 15-EST / SST	-	1.5	4' x 15'
		RAINBIRD 5-Q	5'	0.10	1/4
		RAINBIRD 5-T	5'	0.13	1/3
		RAINBIRD 5-H	5'	0.20	1/2
		RAINBIRD 5-F	5'	0.41	FULL
		RAINBIRD 8-Q	8'	0.26	1/4
		RAINBIRD 8-T	8'	0.35	1/3
		RAINBIRD 8-H	8'	0.52	1/2
		RAINBIRD 8-F	8'	1.05	FULL
		RAINBIRD 10-Q	10'	0.39	1/4
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		RAINBIRD 12-Q	12'	0.65	1/4
		RAINBIRD 12-H	12'	1.30	1/2
		RAINBIRD 12-TQ	12'	1.95	3/4
		RAINBIRD 12-F	12'	2.60	FULL
		RAINBIRD 15-Q	15'	0.92	1/4
		RAINBIRD 15-H	15'	1.85	1/2
		RAINBIRD 15-TQ	15'	2.78	3/4
		RAINBIRD 15-F	15'	3.70	FULL

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS



NOTE:

GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR ALL PLANTERS AUTOMATIC IRRIGATION SYSTEM AT +/-4.7 GPH.

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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (ROOF)

LI-101

PIPING

- ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 110% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A "SHOP DRAWING" DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT/DESIGNER AND GENERAL CONTRACTOR.
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
- PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE:
1- BURIED TO A MINIMUM DEPTH OF 18"
2- TWO PIPE SIZES LARGER THAN THE CARRIER PIPE
3- EXTENDED 3' BEYOND HARDSCAPED AREA.
- CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL SLEEVES.
- PIPE INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40, LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21 CLASS 200.
- PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET / SECOND AND TO LIMIT FICTION LOSS IN THE PIPING NETWORK.
- PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARDS SUCH AS VEHICULAR TRAFFIC OR ROUTINE EVENTS WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS TO COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
- BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
- THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.
- A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX.

SPRINKLERS

- SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS AND THE RESIDENCE OR ARCHITECTURE.
- SPRINKLERS SHALL BE RAIN BIRD 1800 SERIES. SIX (6") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD / MULCH. TWELVE (12") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVERS AND LOW SHRUBS. EIGHTEEN (18") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS. ONE (1) BUBBLER MINIMUM PER NEW TREE OR LARGE PALM.
- POP-UP TYPE LOCATED IN SOD, MULCH AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.
- POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF SIX (6") INCHES ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
- EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE.
- ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
- SPRINKLERS LOCATED ADJACENT TO HARDSCAPE AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPE AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS AND LAWN/PROPERTY MAINTENANCE PERSONNEL.

CONTROL SYSTEM

- A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE FOUR (4) STATION CONTROLLER SHALL ACTIVATE THREE (3) SOLENOID VALVES. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.
- CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.
- CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED.
- CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN TYPE WHICH SHALL BE:
1- INSTALLED IN ACCORDANCE WITH LOCAL CODES
2- INSTALLED IN WIRE CONDUIT
3- BURIED TO A MINIMUM DEPTH OF 15". SPLICES SHALL BE MADE WATERPROFF USING APPROVED METHODS.
- AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE (1) CUBIC FOOT OF POROUS GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.
- WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE INSTALLED ON A STATIONARY STRUCTURE, MINIMUM OF FIVE (5') FEET CLEARANCE FROM OTHER OUTDOOR / EXTERIOR EQUIPMENT / TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

TIMING AND PRECIPITATION

- TIMING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY (60) DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER SIXTY (60) DAY PERIOD.
- USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS AND VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THROUGH ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING VEGETATION.
- FOR DRIPLINE APPLICATION, FILTRATION REQUIREMENT OF 120-MESH (125-MICRON) TO BE USED.
- FOR DRIPLINE APPLICATION, PRESSURE REGULATION TO BE INSTALLED IF STATIC OPERATING PRESSURE IS HIGHER THAN 60 PSI.
- FOR DRIPLINE APPLICATION, COMPRESSION FITTINGS ARE TO BE USED OVER INSERT FITTINGS.

PIPE INSTALLATION + SLEEVE NOTES

FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-VEHICLE TRAFFIC AREAS + NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR GREATER	24" TO 36"

FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6	
VEHICLE TRAFFIC AREAS	
WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	5"
4"	6"
SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F	

10200-10290 EBAY HARBOR DRIVE - GROUND FLOOR IRRIGATION SCHEDULE - 2022.11.15

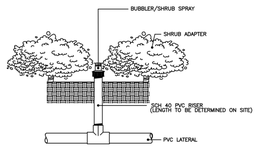
IRRIGATION ZONE SUMMARY SCHEDULE

ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* (*TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER	1 1/2 "	58.18 GPM	40 MINUTES / WEEK	+/-2327 GALLONS / WEEK
2	POP UP/BUBBLER	1-1/4"	60.76 GPM	40 MINUTES / WEEK	+/-2430 GALLONS / WEEK
3	POP UP/BUBBLER	1-1/2"	7.20 GPM	40 MINUTES / WEEK	+/-288 GALLONS / WEEK
4	POP UP/BUBBLER	1 1/2 "	30.24 GPM	40 MINUTES / WEEK	+/-1209 GALLONS / WEEK
5	POP UP/BUBBLER	1 1/2 "	13.62 GPM	40 MINUTES / WEEK	+/-544 GALLONS / WEEK
6	POP UP/BUBBLER	1 1/2 "	46.66 GPM	40 MINUTES / WEEK	+/-1866 GALLONS / WEEK
			PRESSURE REQUIRED +/-70 PSI	240 MINUTES / WEEK	+/-8,664 GALLONS / WEEK

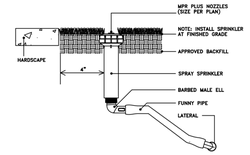
10200-10290 EBAY HARBOR DRIVE - ROOF IRRIGATION SCHEDULE - 2022.11.15

IRRIGATION ZONE SUMMARY SCHEDULE

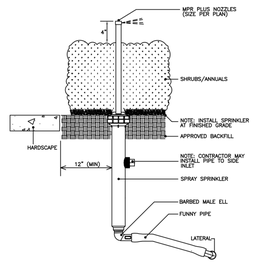
ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* (*TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
2	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
3	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
4	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
			PRESSURE REQUIRED +/-4-7 GPH	160 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK



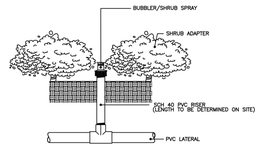
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



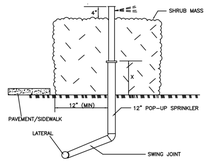
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



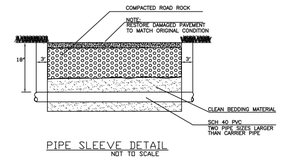
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



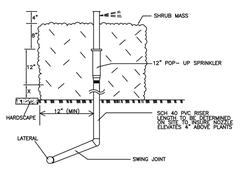
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



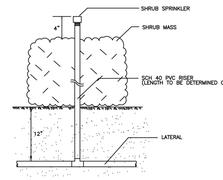
SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



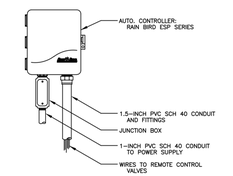
PIPE SLEEVE DETAIL
NOT TO SCALE



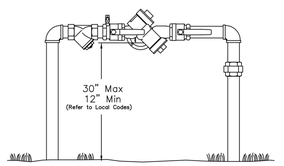
SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



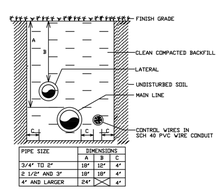
SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



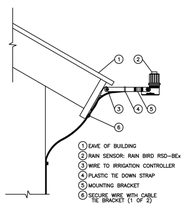
ESP AUTOMATIC CONTROLLER
NOT TO SCALE



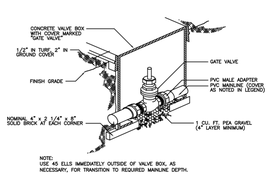
REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



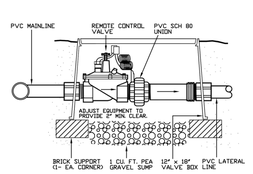
TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



RAIN SENSOR RSD-BEx
NOT TO SCALE



GATE VALVE DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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

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

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

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

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

IRRIGATION DETAILS

LI-102

AGENDA ITEM REPORT
December 6, 2022

ITEM NUMBER: 7.

ITEM: Request for approval for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped 7-story building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The dwelling units will range in size between 2,169 to 5439 square feet. The proposed building would require the developer to acquire 9 TDR units. Enclosed please find the site plan and elevations. (Item #7)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 10141-10143 East Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10141-43 EBHD MF DRB Staff Report Nov 21 2022
2.	10143 EBH - Letter of Intent
3.	10143 EBH - Response Narrative to DRC Comments
4.	10143 EBH - Traffic Letter
5.	10143 EBH - Drainage Calculations
6.	10143 EBH - Impact Analysis Report
7.	10143 East Bay Harbor Drive DRB Set 12.6.2022
8.	10143 EBH - Survey

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: November 21st, 2022

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

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated revised October 27th, 2022, and if found acceptable **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The DRB approves the applicant's request to provide an alternative parking lot design arrangement by utilizing mechanical lifts for 20 proposed parking spaces and (10 x 2 spaces), 20 tandem parking spaces (10 x 2 spaces), and 12 parallel spaces, in addition to the 36 conventional parking spaces per to Sec. 23-30(f) to provide the required quantity of parking spaces for the project.

2. The DRB approves the applicant's request to approve an alternative screening method for the parking garage in lieu of not fully enclosing the structure. Sec. 23-24 (d)(4) requires all exterior building façades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plan shows an intent to utilize some openings with substantial louvered screening panels.

3. The DRB finds the proposed increased density (34 Base DU + 9 TDR units = 44 DU) fits within the building's envelope with alterations or variances.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	10141–10143 East Bay Harbor Drive
Legal Description:	Lots 9, 10, 11 and 12, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida. Containing approx. 45,000 sq. ft. / 1.033 acres (per survey).

PROJECT DESCRIPTION

On Aug. 25th, 2022, the applicant, PPG BHT Owner, LLC, submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed 7-story / forty-four (44) dwelling unit mid-rise residential development located at 10141-10143 East Bay Harbor Drive (EBHD). This waterfront site is comprised of four (4) platted lots that is 45,000 sq. ft. / 1.033 acres in size.

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

The proposed site design incorporates one (1) rectangular shaped 7-story building at 75' above BFE + 1' FBC Freeboard on top of a grade level partially under-building parking garage / extended parking area into yard areas. Access to the site is proposed via two (2) / two-way driveway connections to East Bay Harbor Drive (EBHD) near the north / south property lines that serve as access to the parking garage & four (4) guest spaces in the front yard area. In addition, the latest plans show a 12' wide one-way / northbound only driveway in the front yard area facing EBHD for lobby drop-off / valet service purposes. The revised plans include a 10' wide landscape strip along the roadway frontage as required. This lobby drop-off / valet service driveway connects to both the 23' wide inbound & outbound driveways to EBHD. The main driveways connect to the parking garage entries and circulates throughout the parking garage. The plans show preliminary Fire Department staging areas within the EBHD roadway – one at each driveway entrance. Based on 44 DU a total of 88 parking spaces are required and are provided. The parking garage / parking layout was redesigned as requested with ten (10) mechanical lifts (20 spaces total), some tandem parking spaces (20 spaces), a few drive-aisle valet parallel spaces (8 parking spaces in the garage / 4 parking spaces next to 12' driveway near lobby) as well as conventional parking spaces (36 spaces). The DRB will need to review / approve this alternative parking arrangement parking scheme. **The plans call for all parking to be by valet 24/7**. MMPA expressed reservations about the initial site design and valet operations at the 1st DRC meeting; however, we feel the revised plans are much better and functional. Some of the parking spaces are shown around the perimeter of the site partially under the building and/or extending out into the rear /

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

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

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

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

TOWN PLANNING & ZONING BACKGROUND INFORMATION

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

PROJECT REVIEW HISTORY

As stated above, on Aug. 25th, 2022, the applicant, PPG BHT Owner, LLC, submitted a new Site Development Plan application for the construction of a proposed 7-story / forty-four (44) dwelling unit mid-rise residential development located at 10141-10143 East Bay Harbor Drive (EBHD). The Town's DRC reviewed the applicant's initial submission package at their Sept. 13th, 2022, meeting and deferred action to address the Code / site design issues that were identified. Subsequently, MMPA coordinated with the project architect on revisions to their initial plans to conceptually address the major issues (parking garage layout / breezeway design). On Sept. 29th, 2022, the Town received a set of revised plans from the applicant. The Town's DRC reviewed the applicant's revised submission package at their Oct. 13th, 2022 meeting, but deferred action again, as a few remaining Code / site design issues were identified. On Oct. 27th, 2022 the Town received a new set of revised plans. These plans addressed all of the remaining MMPA comments noted at the Oct. 13, 2022 DRC meeting. The Town's DRC reviewed the applicant's latest revised submission package at their Nov. 10th, 2022 meeting and authorized / cleared the application to move forward to the Design Review Board (DRB), as the plans were determined by the DRC to be technically sufficient.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

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

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

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

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the latest revised plans dated October 27th, 2022, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by Kobi Karp Architecture & Interior Design, Inc., dated October 27th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. DRB approval for the applicant's requested alternative parking arrangement is required pursuant to §23-30(f). This includes mechanical vehicle lifts (20 spaces), tandem parking spaces (20 spaces), parallel parking spaces (12 spaces), and the valet parking arrangement. If the Board does not approve this request the project must be redesigned to gain approval.

3. This approval is based on the applicant / developer acquiring nine (9) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.

4. DRB approval is required for the applicant's request for an alternative screening method for the parking garage in lieu of not fully enclosing the structure. Sec. 23-24 (d)(4) requires all exterior building façades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plan shows an intent to utilize some openings with substantial louvered screening panels. If the Board does not approve this request the project must be redesigned to gain approval.

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

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

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

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

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

10. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney. If a legally sufficient Unity of Title already exists and is found to be acceptable by the Town Attorney this will not be necessary

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

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

13. The applicant is advised that the Town Council has been considering possible Zoning Code amendments that could ban or limit vehicle lifts from being used in the Town. As last discussed, there will be "grandfathered" dates for vesting based on submittal / DRB approvals, however, the details are still being resolved. These are ongoing discussions. The site plan may have to be redesigned based on the Town Council's actions.

BERCOW
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FERNANDEZ
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VIA ELECTRONIC MAIL & HAND DELIVERY

November 14, 2022

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

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

Dear Ms. Lasday:

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

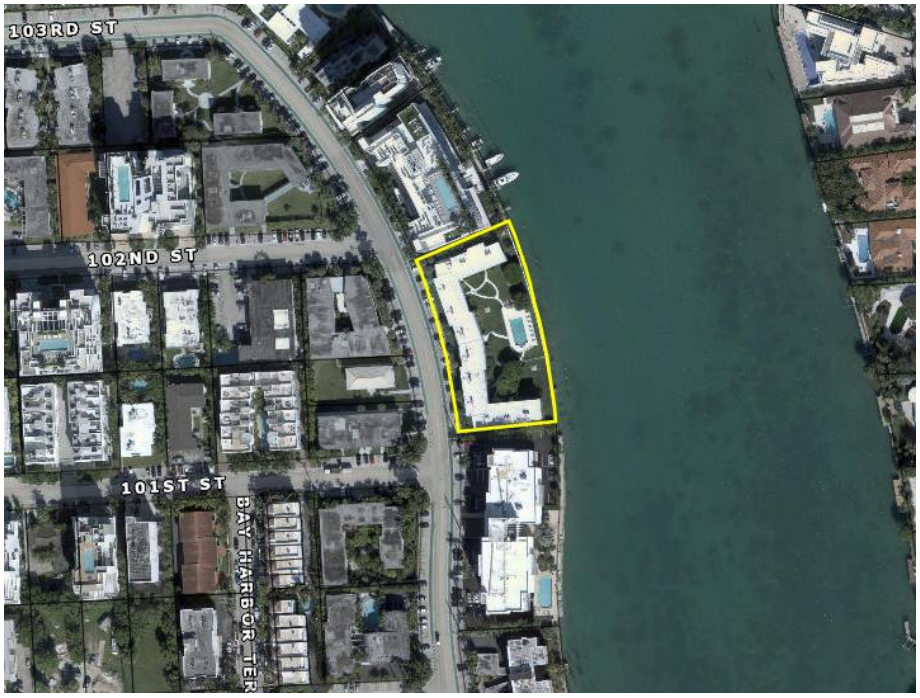


Figure 1

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

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

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

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

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

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

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

Very truly yours,

Matthew Amster

Attachment

cc: Michael Mesa
Michael Miller
Maritza Haro, Esq.

EXHIBIT A

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/22/2022

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



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

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

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

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

Version:

PROJECT	**10143 East Bay Harbor Dr**	KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING	
MASTER PERMIT #:			
COMMENTS RESPONSES:	**REVISION DRC CITY COMMENTS 11/11/2022**		
CONSULTANT		**REVISION DRC CITY COMMENTS 11/11/2022**	**RESPONSES**
ARCHITECTURE	1	Grade of understory parking has been raised to 4'-7" NGVD.	Grade of understory parking has been raised to 4'-7" NGVD. This highest Crown of Road elevation is 4'-6.85" NGVD. As such, the entirety of the west frontage of the project is lower than the proposed elevation of the understory parking, thus it can not be considered a "basement" . See sheet A.2.00,A3.00, A4.01-04, A5.00,01- A6.00.

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

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305•447•0900 | DPA@DPLUMMER.COM

October 14, 2022

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

RE: 10143 Bay Harbor Drive Traffic Statement - #22175

Dear Ari,

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

Trip Generation

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



Project Location

Exhibit 1

Location Map

NORTH
MAP NOT TO SCALE

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

Exhibit 2: Project Trip Generation Summary

Proposed Uses

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

[1]Based on ITE Trip Generation, 11th Edition.

[2]Based on US Census Tract 38.01 And Local Characteristics.

Existing

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

[1]Based on ITE Trip Generation, 11th Edition.

[2]Based on US Census Tract 38.01 And Local Characteristics.

Net Trip Difference

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

dpa Since 1978

Project Trip Distribution and Assignment

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

Exhibit 3: Cardinal Distribution Trips (TAZ 616)

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

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



Project Trip Distribution



Project Trip Assignment

00 AM
(00) PM

Inbound

Outbound

Project Location

Exhibit 4

Project Trip Distribution & Assignment

NORTH
MAP NOT TO SCALE

Conclusions

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

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

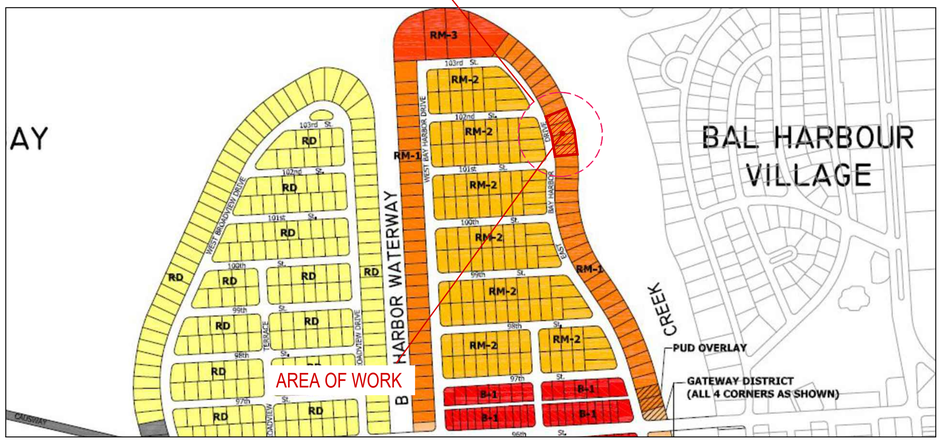
Sincerely,

Juan Espinosa, PE
Vice-President – Transportation

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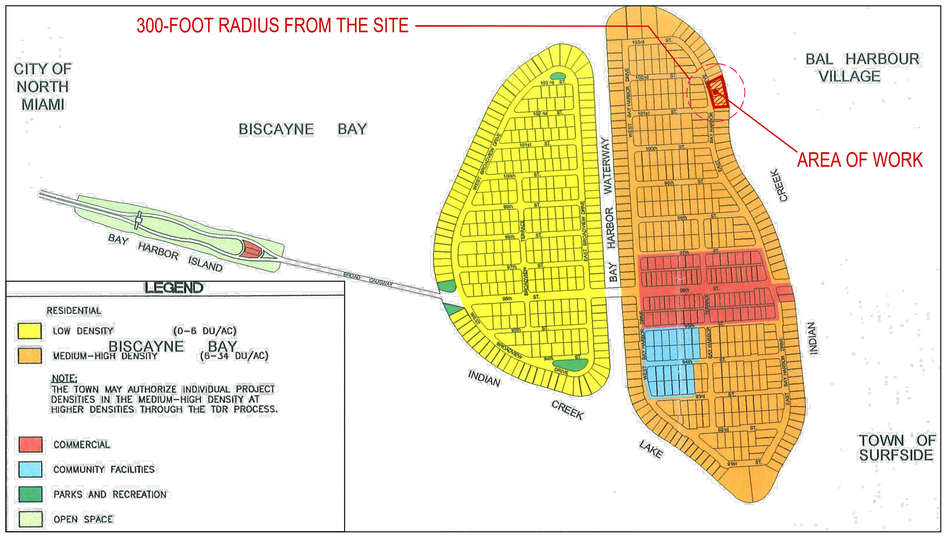
dpa Since 1978

Attachment A



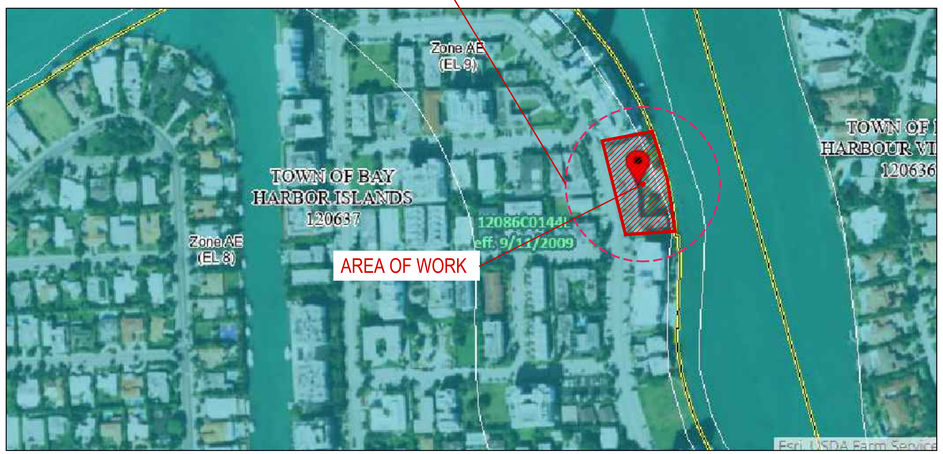
1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 10143 BAY HARBOR DRIVE
PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 45,000 SF (1.03 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)
C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	120'-0"
E) BUILDING ARTICULATION CODE REQ.	CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.
F) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,554.12 SF=21.23%
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,219 SF = 15.23%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET
C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL GROUND (PARKING)	45,000 SF	-
LEVEL 1	24,625 SF	16,225 SF
LEVEL 2	24,682 SF	18,894 SF
LEVEL 3	24,682 SF	18,894 SF
LEVEL 4	22,528 SF	19,010 SF
LEVEL 5	22,528 SF	19,010 SF
LEVEL 6	22,528 SF	19,010 SF
LEVEL 7	22,524 SF	19,077SF
LEVEL ROOF DECK	21,381 SF	10,331SF
GRANDTOTAL	210,160 SF	140,454 SF

4

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS
-	-	-
LEVEL 1	6 RESIDENTIAL UNITS	6 UNITS
LEVEL 2-3	8 RESIDENTIAL UNITS	16 UNITS
LEVEL 4-6	6 RESIDENTIAL UNITS	6 UNITS x 3 LEVELS = 18 UNITS
LEVEL 7	4 RESIDENTIAL UNITS	4 UNITS
	GRANDTOTAL	TOTAL UNITS = 44 UNITS

5

UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
GROUND	-	-	-	-		-	-	-	-
1	1A&1D	4	1,550 SF	3,444.28 SF	4-6	4A&4D	4	1,550 SF	3,393.22 SF
	1B&1E	3	1,350 SF	2,658.80 SF		4B&4E	3	1,350 SF	2,807.44 SF
	1C&1F	2	1,150 SF	1,933.78 SF		4C&4F	4	1,550 SF	3,260.83 SF
2-3	2A&2E	3	1,350 SF	2,699.72 SF	7	7A&7C	5	1,750 SF	4,210.94 SF
	2B&2F	2	1,150 SF	2,381.87 SF		7B&7D	5	1,750 SF	5,278.68 SF
	2C&2G	2	1,150 SF	2,207.77 SF					
	2D&2H	2	1,150 SF	2,094.30 SF					

6

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
RESIDENTIAL	44 UNITS	2 P.S. x UNIT	88 P.S.	84 P.S.
	VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	04 P.S.	04 P.S.
TOTAL PARKING			88 P.S.	88 P.S.

PARKING PER FLOORS

LEVEL 1 86 P.S. + 2 ACCESSIBLE P.S. = 88 P.S.

TOTAL OF PARKING
88 P.S.

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

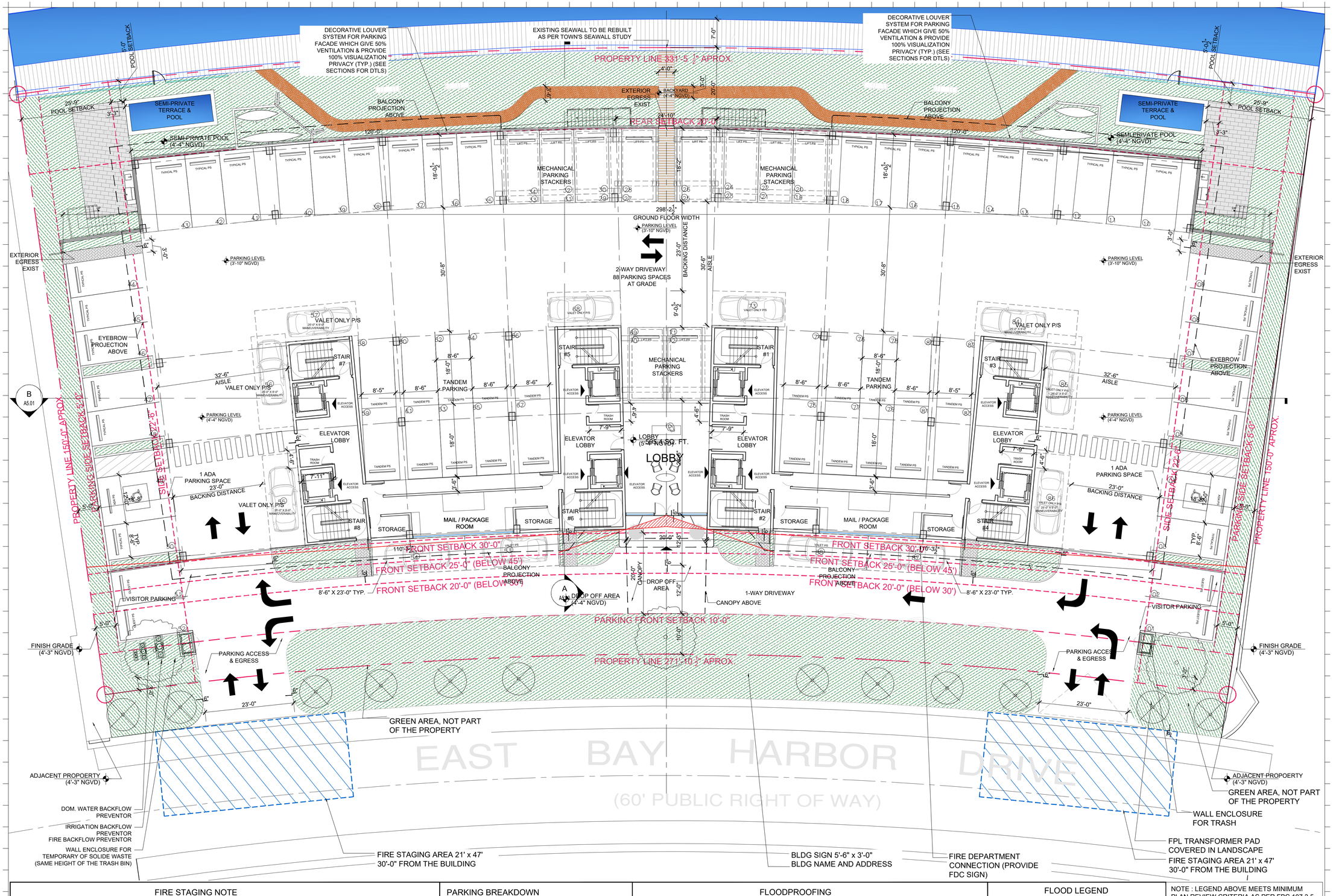
Consultant:
Name
Address
Address
Tel:
Email

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

KOBI KARP
Lic. # AR0012578

PROJECT DATA

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



FIRE STAGING NOTE

FIRE STAGING AREA DIM.

21' MIN. × 47' MIN.

GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

FLOODPROOFING

1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)

2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF

FLOOD LEGEND

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

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

PLAN NORTH

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

SITE PLAN

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

Attachment B

Scenario - 1

Scenario Name: Proposed
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0

VEHICLE TRIPS BEFORE REDUCTION

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

Scenario - 2

Scenario Name: Existing
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0

VEHICLE TRIPS BEFORE REDUCTION

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

COMMUTING CHARACTERISTICS BY SEX

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

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

Table Notes

COMMUTING CHARACTERISTICS BY SEX

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

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

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

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

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

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

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

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

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

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

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

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

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

OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/30/2022

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

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

Attachment C

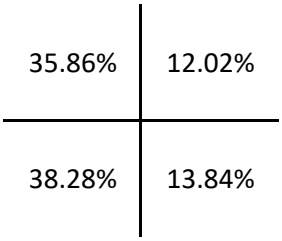
Cardinal Distribution

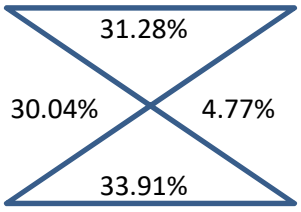
22175

10141 East Bay Harbor Drive

TAZ	616

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





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

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

10141-10143 E. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years

Minimum time of Concentration, t_{tc}= **10** Min.

The IDF relation used by DERM, $I = 308.5/(48.6T^{-0.11}+t(0.5895+T^{-0.67})$

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

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

DRAINAGE WELL DESIGN

Well Discharge Capacity: **400** gpm/ft of head.

Well Discharge Capacity: **0.89** cfs/ft

Well Diameter: **24** inches

Drainage Well Casing Depth: **80** feet

Well Mounding: **1.76** ft.

Ground Water Table: **2.07** ft. N.G.V.D.

Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

Walter M Lugo

Digitally signed by Walter M Lugo
DN: c=US, o=Ocean Engineering Inc, dnQualifier=A01410C00000 18124CFC7D40002651E, cn=Walter M Lugo
Date: 2022.10.14 14:41:36 -04'00'



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

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
	WIDTH (FT.)	LENGTH (FT.)						
DW-1	5.00	10.50	6.50	3.85	3.91	352	6.70	3.50

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: Bay Harbor Towers

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

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

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

Site Square Feet / Acreage: Approximately 45,000 SF / 1.03 Acres

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The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 30 units x 200 gallons = 6,000 gallons
Proposed: 44 units x 200 gallons = 8,800 gallons
Net increase: + 2,800 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 30 units x 156 gallons = 4,680 gallons
Proposed: 44 units x 156 gallons = 6,864 gallons
Net increase: + 2,184 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 30 units x 0.632 tons = 19 tons
Proposed: 44 units x 0.632 tons = 28 tons
Net increase: + 9 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

10143 BAY HARBOR DRIVE

10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE BOARD SUBMITTAL

DATE: 11-11-2022



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

1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-3") WITH GROUND FLOOR AT 4'-3" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 210,160 SF.

6- TOTAL RESIDENTIAL AREA: 140,454.46 SF.

7- 88 TOTAL PARKING SPACES, INCLUDING 2 ADA PARKING SPACE.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

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

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

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

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

TRAFFIC CONSULTANT
DAVID PLUMMER & ASSOCIATES
1750 PONCE DE LEON BLVD ,
CORAL GABLES , FL 33134
TEL: 305-447-0900

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

DRAWING INDEX

PROJECT:2248 10143 Bay Harbor Dr

DRB SUBMITTAL DATE: 10-27-2022

Delta (Revision):

Discipline	Sheet	Description	DRB SUBMITTAL 08-25-2022	DRB SUBMITTAL 09-29-2022	DRB SUBMITTAL 10-27-2022	DRB SUBMITTAL 11-11-2022
Arch. EKAID	A0.00	COVER	X	X	X	X
		SURVEY	X	X	X	X
	A1.00	PROJECT DATA	X	X	X	X
	A1.01	OPEN AREA CALCULATIONS	X	X	X	X
	A1.02	BUILDING ARTICULATION DIAGRAM	X	X	X	X
	A1.03	CONTEXT SITE MAP	X	X	X	X
	A1.04	CONTEXT PHOTOS	X	X	X	X
	A1.05	SURROUNDING BUILDINGS	X	X	X	X
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	X	X
	A1.07	RENDERING_VIEW FROM THE BAY	X	X	X	X
	A1.08	RENDERING _BREEZEWAY VIEW	X	X	X	X
	A2.00	SITE PLAN	X	X	X	X
	A3.00	GROUND FLOOR	X	X	X	X
	A3.01	FLOOR PLAN - LEVEL 1	X	X	X	X
	A3.02	FLOOR PLAN - LEVEL 2	X	X	X	X
	A3.03	FLOOR PLAN - LEVEL 3			X	X
	A3.04	FLOOR PLAN - LEVEL 4	X	X	X	X
	A3.05	FLOOR PLAN - LEVEL 5			X	X
	A3.06	FLOOR PLAN - LEVEL 6	X	X	X	X
	A3.07	FLOOR PLAN - LEVEL7	X	X	X	X
	A3.08	FLOOR PLAN - ROOF DECK	X	X	X	X
	A4.00	MATERIALS BOARD	X	X	X	X
	A4.01	BUILDING COLOR ELEVATION - WEST	X	X	X	X
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X	X	X	X
	A4.03	BUILDING COLOR ELEVATION - EAST	X	X	X	X
	A4.04	BUILDING COLOR ELEVATION - NORTH	X	X	X	X
	A5.00	BUILDING SECTION "A"	X	X	X	X
	A5.01	BUILDING SECTION "A"	X	X	X	X
	A6.00	MECHANICAL LIFT SPECS			X	X
LANDSCAPE BH & A	L-0	COVER SHEET + INDEX	X	X	X	X
	L1	TREE DISPOSITION PLAN	X	X	X	X
	L1.1	TREE DISPOSITION SCHEDULE	X	X	X	X
	L1.2	TREE MITIGATION PLAN AND SCHEDULE	X	X	X	X
	L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	X	X	X
	L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X	X	X	X
	L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	X	X	X
	L-5.1	UNDERSTOY PLANTING PLAN GROUND FLOOR	X	X	X	X
	L-5.2	PLANTING PLAN ROOFTOP	X	X	X	X
	L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X	X	X	X
	L-5.4	PLANTING DETAILS	X	X	X	X
	L-5.5	GENERAL LANDSCAPE NOTES	X	X	X	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	X	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	X	X
	C201	PAVING GRADING AND DRAINAGE PLAN	X	X	X	X
	C300	WATER AND SEWER PLAN	X	X	X	X
	C301	WATER AND SEWER PLAN	X	X	X	X
	C400	DRAINAGE DETAILS	X	X	X	X
PHOTOMETRICS	PH-100	LANDSCAPE PHOTOMETRIC PLAN	X	X	X	X
	PH-200	ROOF PHOTOMETRIC PLAN	X	X	X	X
	PH-300	PARKING GARAGE PHOTOMETRIC PLAN	X	X	X	X
	PH-400	LIGHTING CUT SHEETS			X	X
	PH-4.10	LIGHTING CUT SHEETS			X	X
	PH-4.20	LIGHTING CUT SHEETS			X	X
	PH-4.30	LIGHTING CUT SHEETS			X	X
	PH-4.40	LIGHTING CUT SHEETS			X	X
	PH-4.50	LIGHTING CUT SHEETS			X	X

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

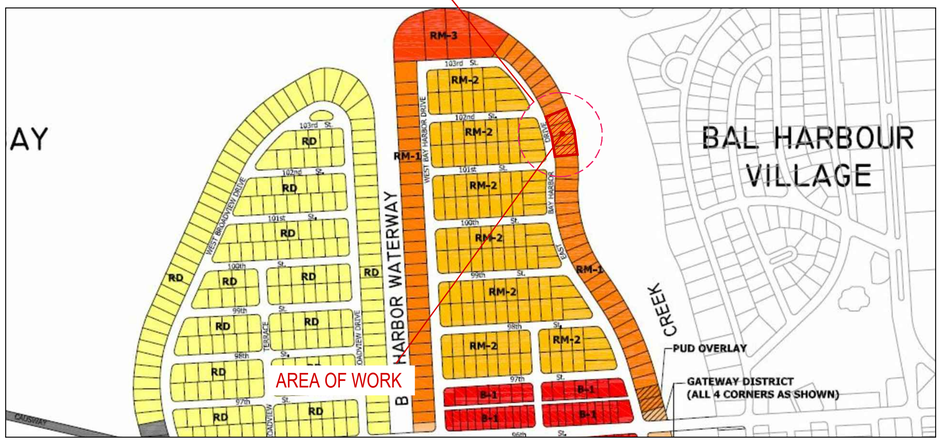
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

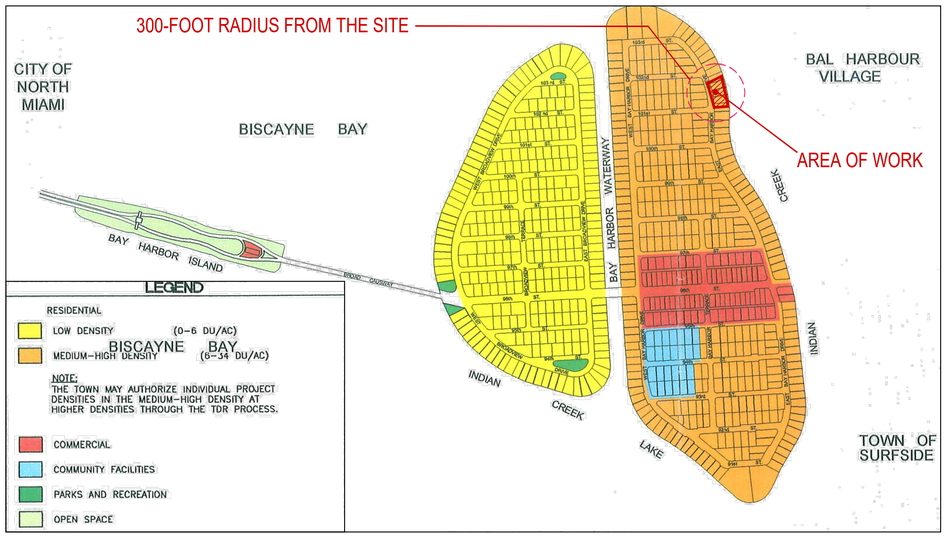
COVER

Date	11-11-2022	Sheet No.	A0.00
Scale			
Project	0000		



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 10143 BAY HARBOR DRIVE
PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 45,000 SF (1.03 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)
C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX | ABOVE 45,' 120' MAX 120' & 120' SEPARATED BY CODE COMPLIANT BREEZEWAY.	120'-0"
E) BUILDING ARTICULATION CODE REQ.	CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.
F) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,764,12 SF=21.69%
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,246.54 SF = 15.58%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET
C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL GROUND (PARKING)	45,000 SF	-
LEVEL 1	24,625 SF	16,225 SF
LEVEL 2	24,682 SF	18,894 SF
LEVEL 3	24,682 SF	18,894 SF
LEVEL 4	22,528 SF	19,010 SF
LEVEL 5	22,528 SF	19,010 SF
LEVEL 6	22,528 SF	19,010 SF
LEVEL 7	22,524 SF	19,077SF
LEVEL ROOF DECK	21,381 SF	10,331SF
GRANDTOTAL	210,160 SF	140,454 SF

4

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS
-	-	-
LEVEL 1	6 RESIDENTIAL UNITS	6 UNITS
LEVEL 2-3	8 RESIDENTIAL UNITS	16 UNITS
LEVEL 4-6	6 RESIDENTIAL UNITS	6 UNITS x 3 LEVELS = 18 UNITS
LEVEL 7	4 RESIDENTIAL UNITS	4 UNITS
	GRANDTOTAL	TOTAL UNITS = 44 UNITS

5

UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
GROUND	-	-	-	-		-	-	-	-
1	1A&1D	4	1,550 SF	3,444.28 SF	4-6	4A&4D	4	1,550 SF	3,393.22 SF
	1B&1E	3	1,350 SF	2,658.80 SF		4B&4E	3	1,350 SF	2,807.44 SF
	1C&1F	2	1,150 SF	1,933.78 SF		4C&4F	4	1,550 SF	3,260.83 SF
2-3	2A&2E	3	1,350 SF	2,699.72 SF	7	7A&7C	5	1,750 SF	4,210.94 SF
	2B&2F	2	1,150 SF	2,381.87 SF		7B&7D	5	1,750 SF	5,278.68 SF
	2C&2G	2	1,150 SF	2,207.77 SF					
	2D&2H	2	1,150 SF	2,094.30 SF					

6

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
RESIDENTIAL	44 UNITS	2 P.S. x UNIT	88 P.S.	84 P.S.
	VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	04 P.S.	04 P.S.
TOTAL PARKING			88 P.S.	88 P.S.

PARKING PER FLOORS

LEVEL 1 86 P.S. + 2 ACCESSIBLE P.S. = 88 P.S.

TOTAL OF PARKING

88 P.S.

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

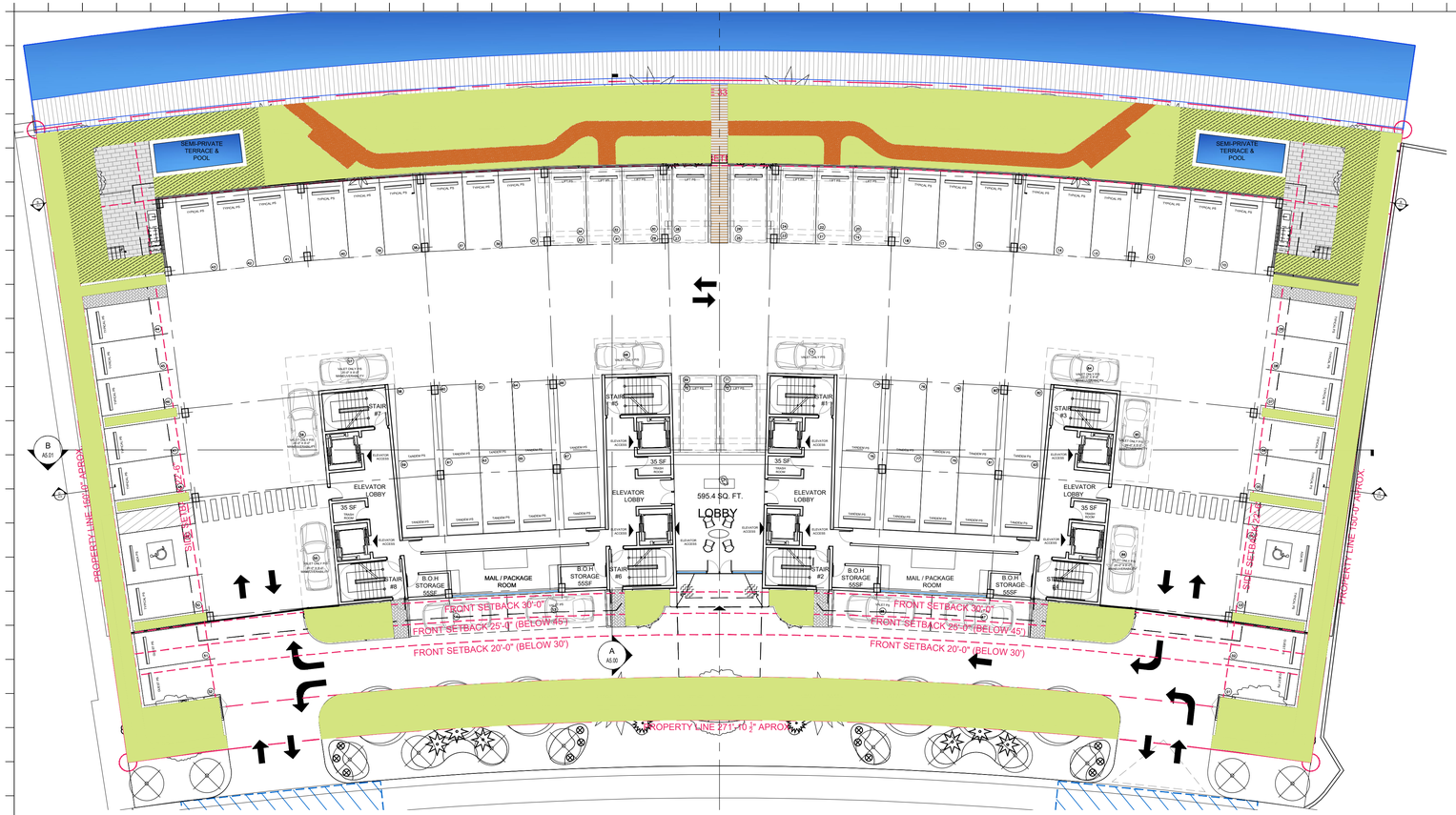
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Lic. # AR0012578

PROJECT DATA

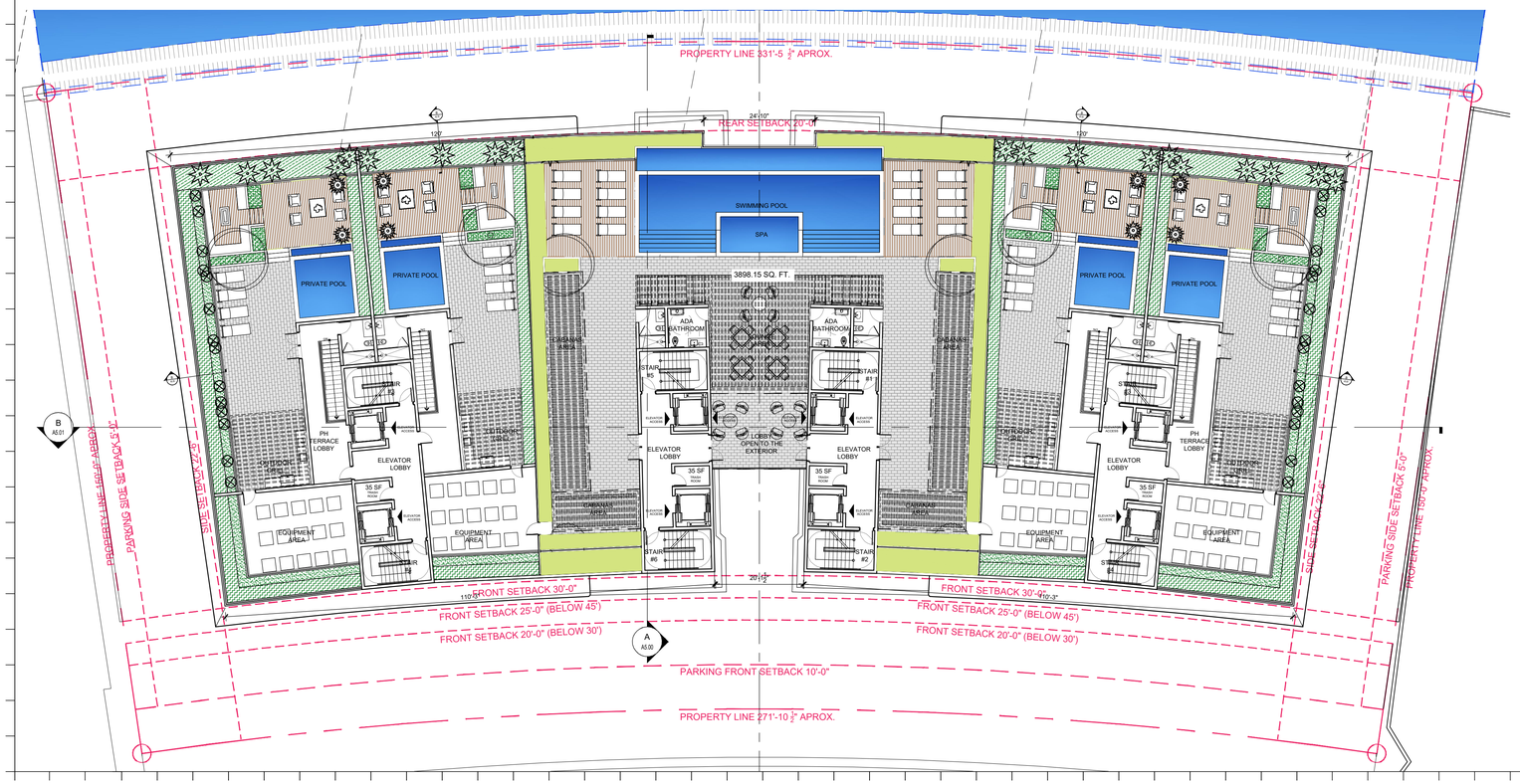
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LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
45,000 SF.	9,000 SF.	9,137.52 SF.	20.30 %	
		626.6 SF. GRAVEL	1.39 %	
		TOTAL:	9,764.12 SF=21.69%	

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

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



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

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

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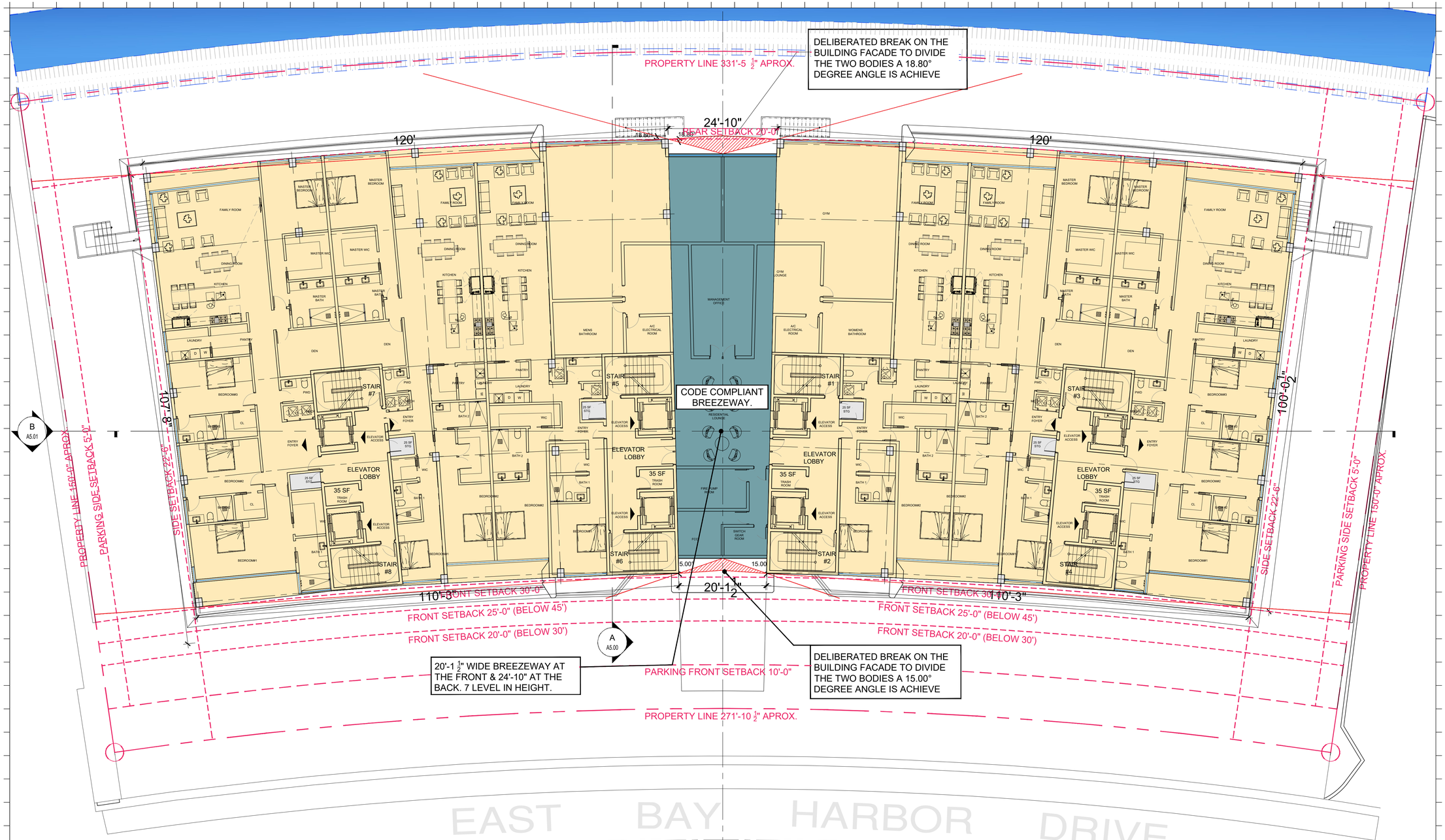
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OPEN AREA CALCULATION

Date	11-11-2022	Sheet No.
Scale		A1.01
Project	0000	



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

1 BUILDING ARTICULATION DIAGRAM
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

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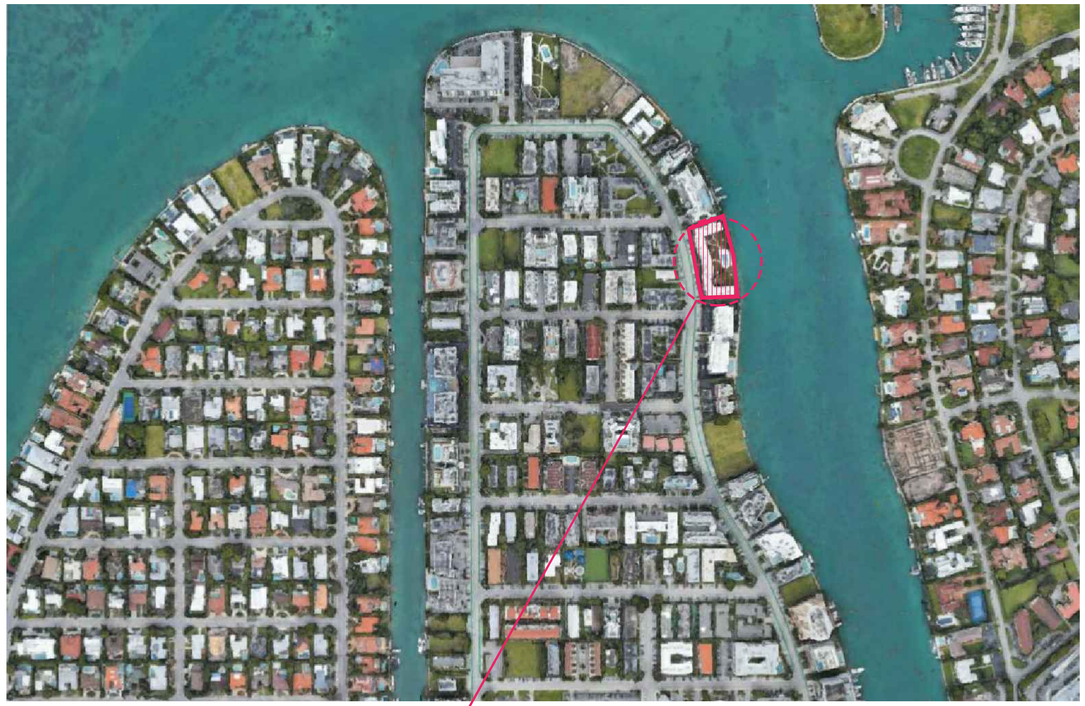
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BUILDING ARTICULATION DIAGRAM

Date	11-11-2022	Sheet No.	A1.02
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Project	0000		







1 CONTEXT SITE MAP

SCALE: N.T.S.

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CONTEXT SITE MAP

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Scale			
Project	0000		



1 PROPERTY VIEW
SCALE: N.T.S.



2 STREET VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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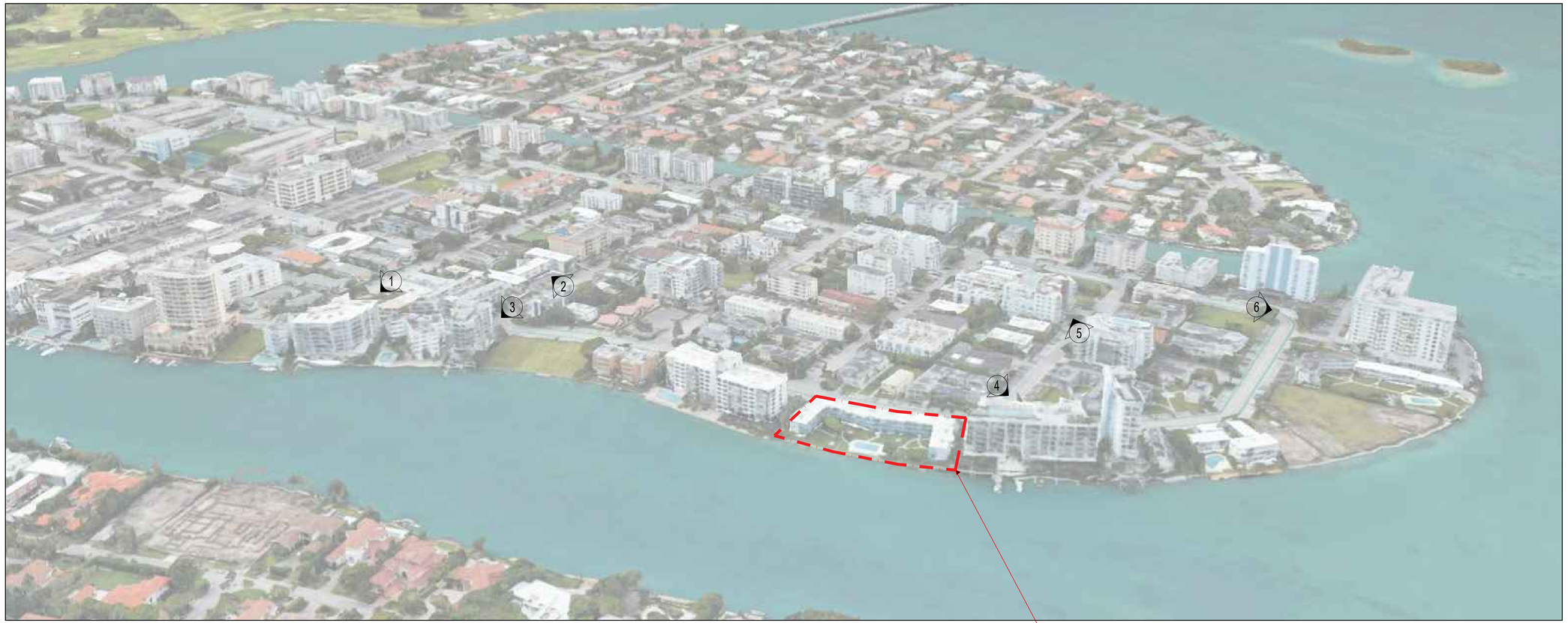
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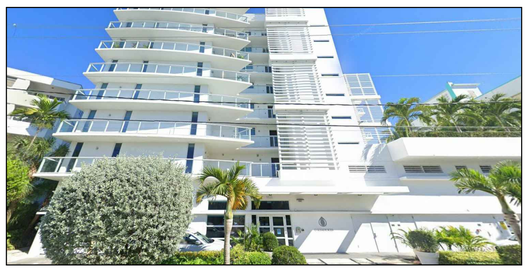
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CONTEXT PHOTOS

Date	11-11-2022	Sheet No.	A1.04
Scale			
Project	0000		



1 SURROUNDING BUILDINGS
SCALE: N.T.S.



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



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



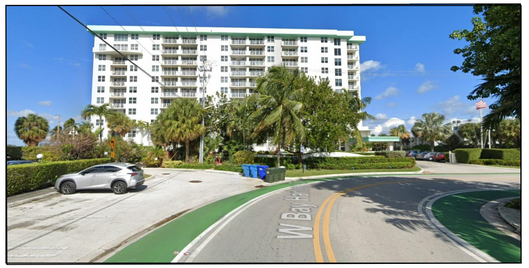
3 9901 E BAY HARBOR DR
SCALE: N.T.S.



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



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



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

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SURROUNDING BUILDING

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2 RENDERING_VIEW FROM THE STREET
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RENDERING _VIEW FROM THE STREET

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1 RENDERING_VIEW FROM THE BAY
SCALE: N.T.S.

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RENDERING_VIEW FROM THE BAY

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2 RENDERING_BREEZEWAY VIEW

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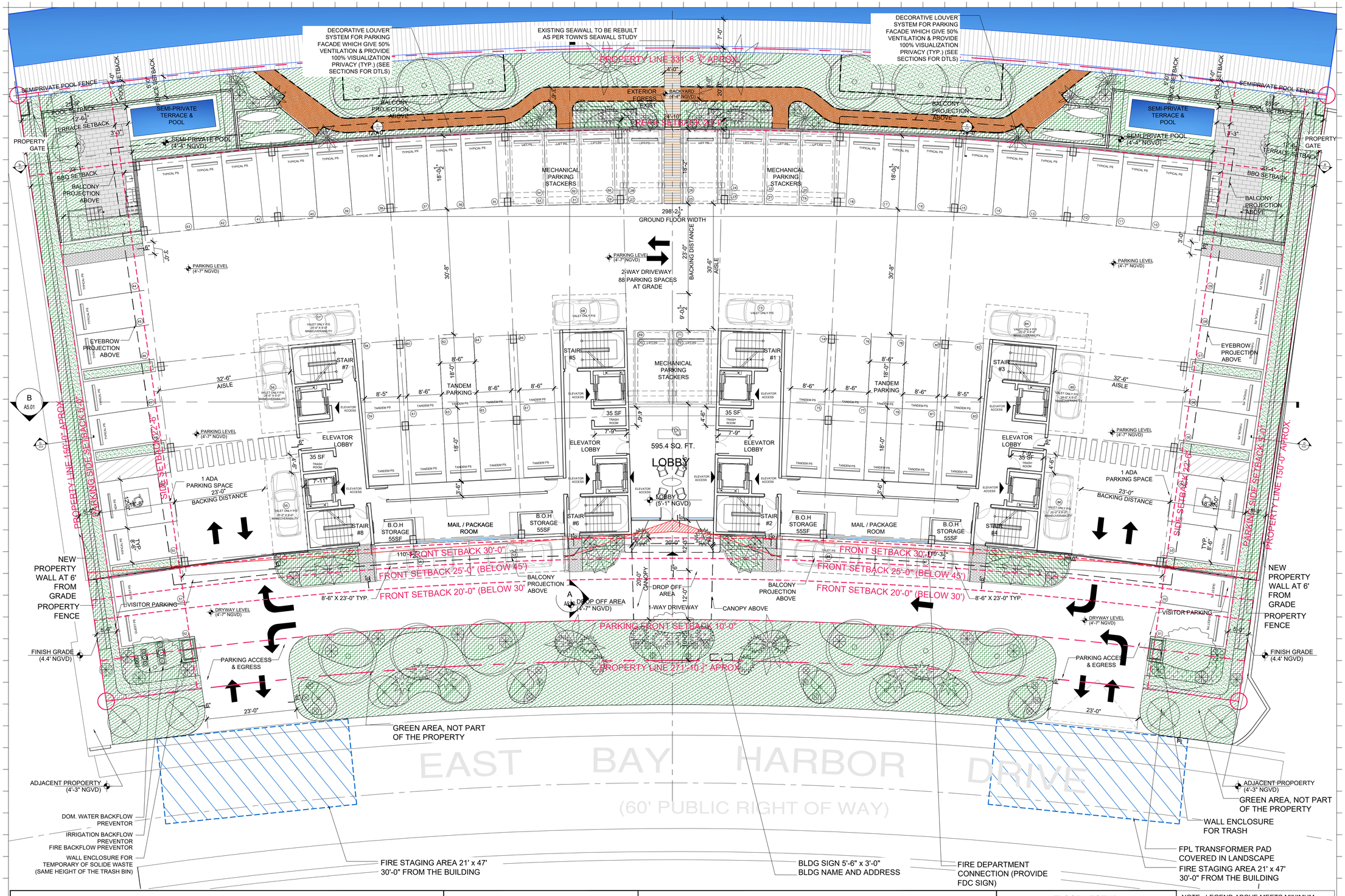
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RENDERING _BREEZEWAY VIEW

Date	11-11-2022	Sheet No.	A1.08
Scale			
Project	0000		



FIRE STAGING NOTE

FIRE STAGING AREA DIM.

21' MIN.

47' MIN.

GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

FLOODPROOFING

1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)

2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-1" NGVD)
F.F.E (Level 2) = 10'-10" (14'-4" NGVD)
EQUIP. LEVEL = 10'-10" (16'-2" NGVD)
FLOOD ZONE = ZONE AE (EL 9'NGVD)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 4.57' NGVD
MAX. ADJACENT GRADE (NORTH) = 4.57' NGVD
MIN. ADJACENT GRADE (SOUTH) = 3.85' NGVD

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

PLAN NORTH

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

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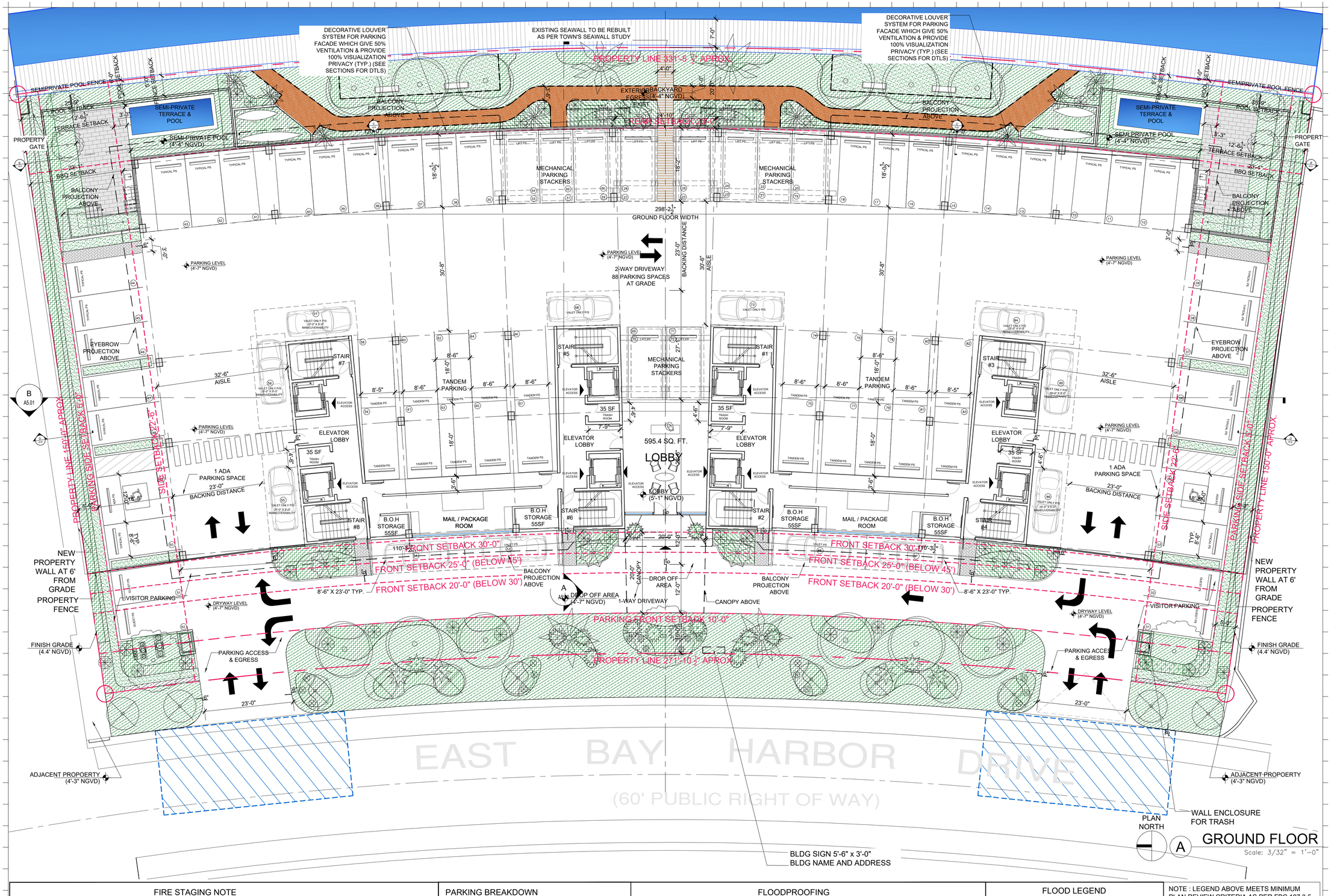
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K O B I K A R P

SITE PLAN

Date	11-11-2022	Sheet No.	A2.00
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Project	0000		



FIRE STAGING NOTE

FIRE STAGING AREA DIM.

21' MIN.
47' MIN.

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*F.C.R. = FIRE COMMAND ROOM

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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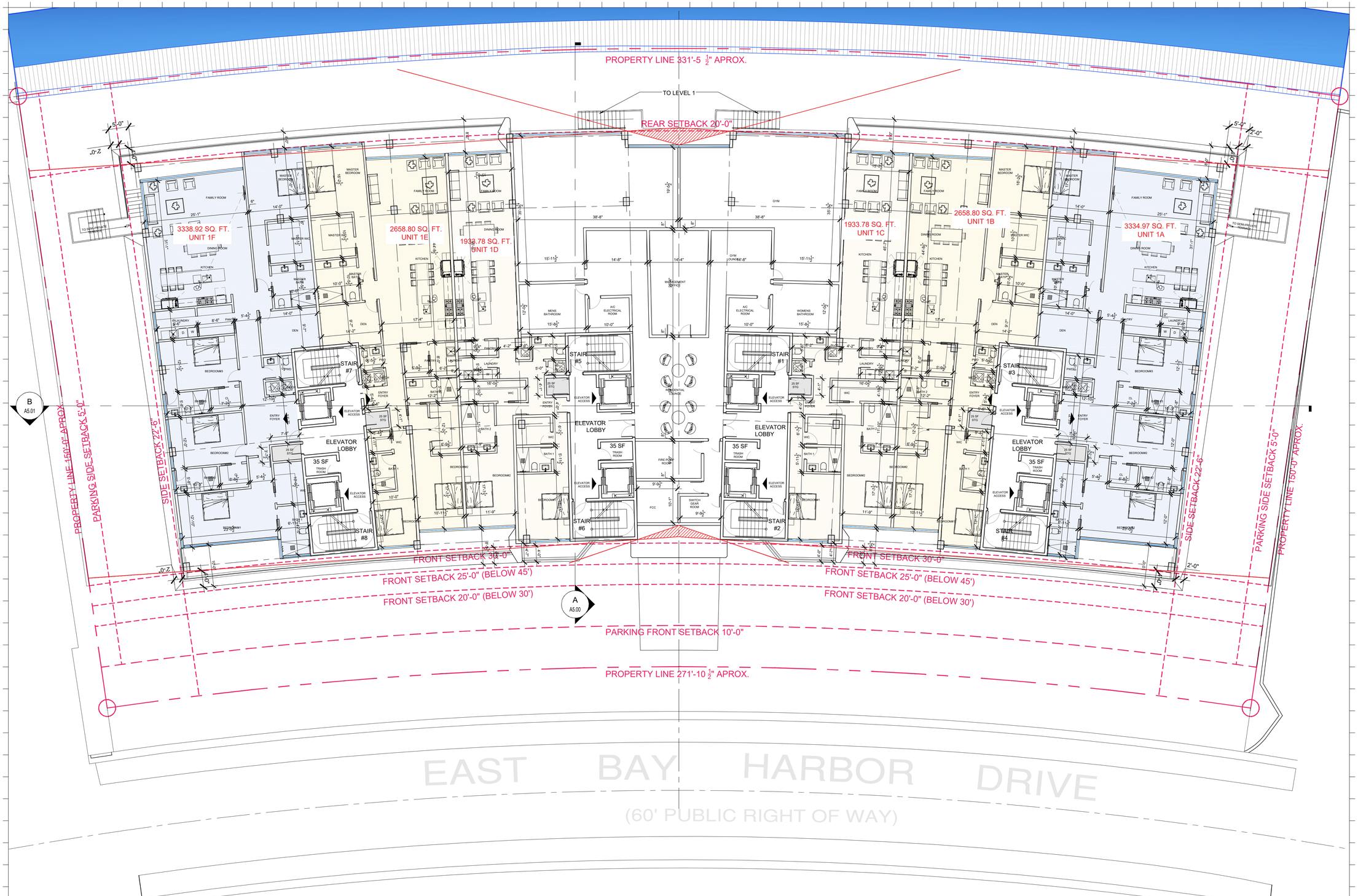
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K O B I K A R P

GROUND FLOOR

Date	11-11-2022	Sheet No.	A3.00
Scale			
Project	0000		



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

PLAN NORTH

A LEVEL 1

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

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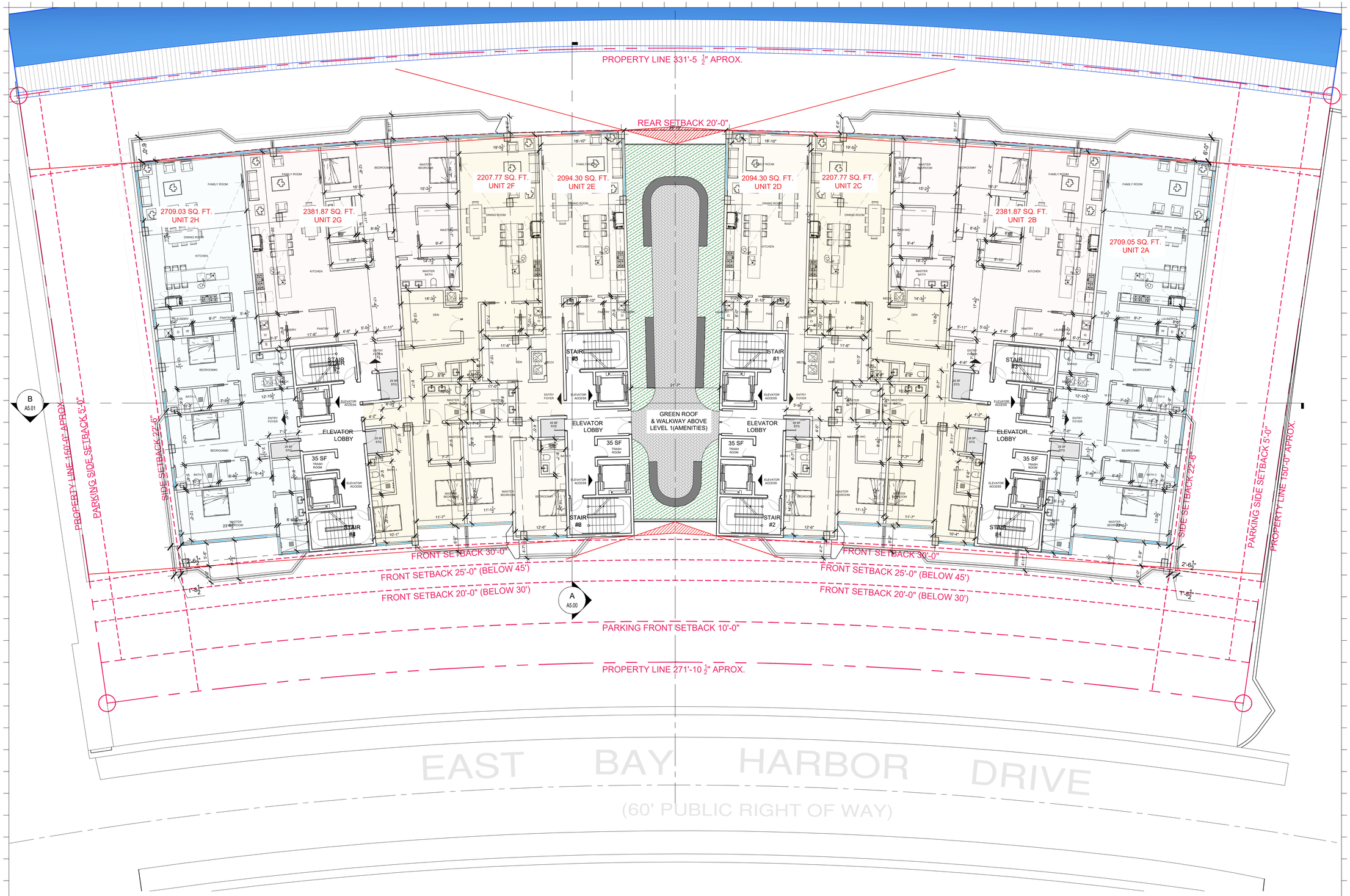
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LEVEL 1 - AMENITIES

Date	11-11-2022	Sheet No.
Scale		A3.01
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LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
2	2A&2E	3	1,350 SF	2,699.72 SF	25 SF
	2B&2F	2	1,150 SF	2,381.87 SF	25 SF
	2C&2G	2	1,150 SF	2,207.77 SF	25 SF
	2D&2H	2	1,150 SF	2,094.30 SF	25 SF

PLAN NORTH

A LEVEL 2

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

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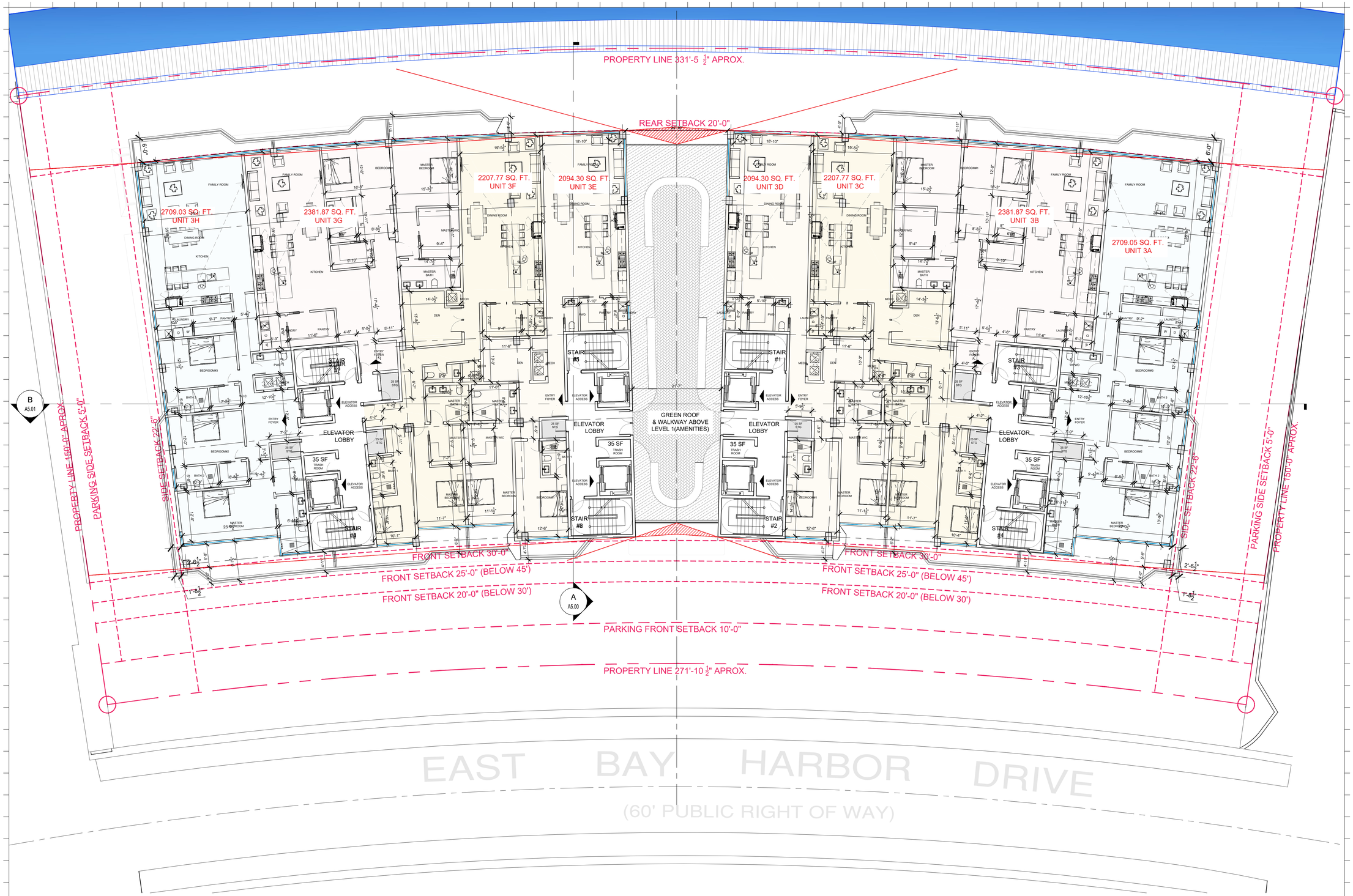
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LEVEL 2

Date	11-11-2022	Sheet No.
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LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
3	3A&3E	3	1,350 SF	2,699.72 SF	25 SF
	3B&3F	2	1,150 SF	2,381.87 SF	25 SF
	3C&3G	2	1,150 SF	2,207.77 SF	25 SF
	3D&3H	2	1,150 SF	2,094.30 SF	25 SF

PLAN NORTH

A LEVEL 3

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

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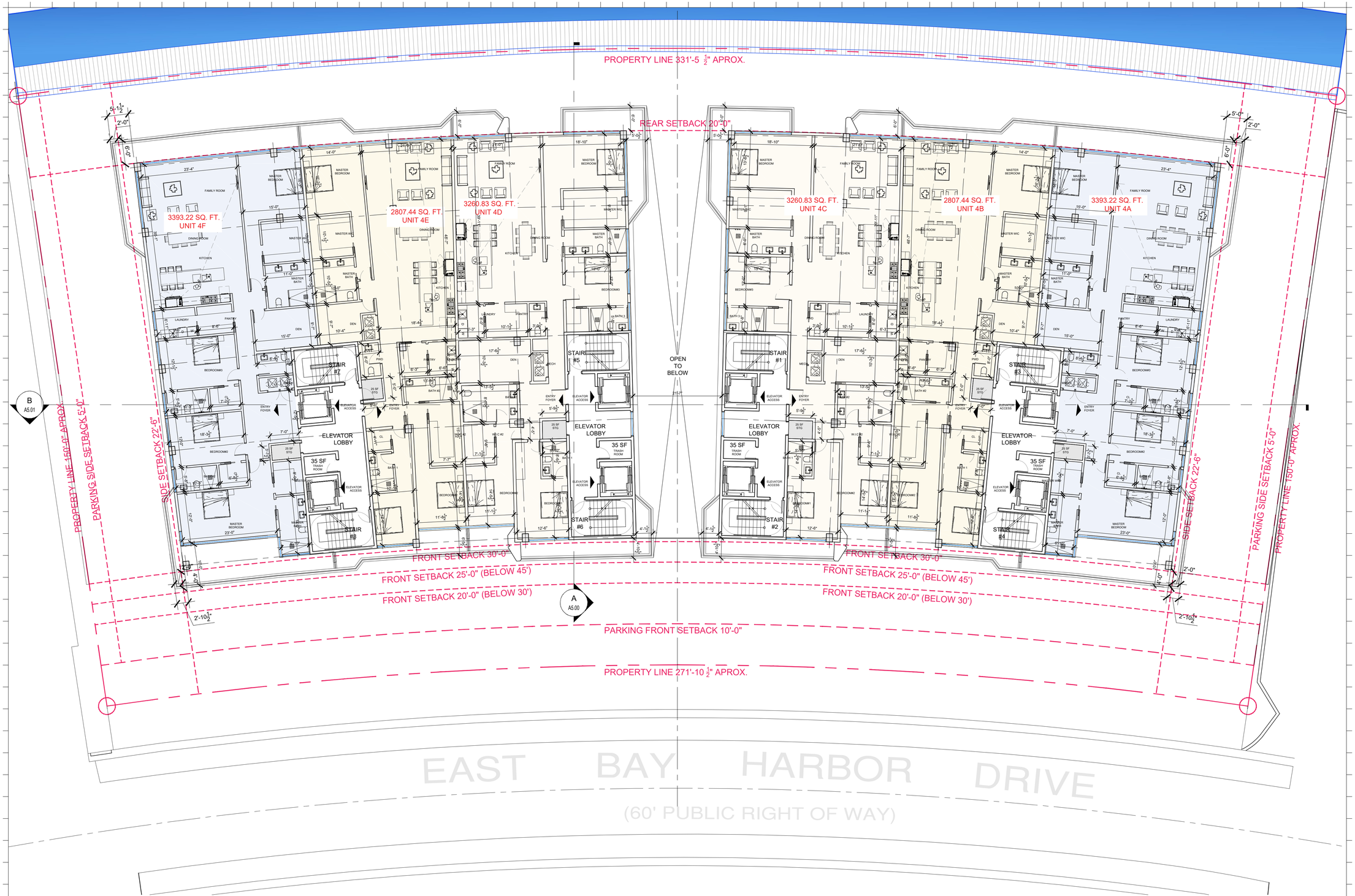
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LEVEL 3

Date	11-11-2022	Sheet No.	A3.03
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Project	0000		



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

PLAN NORTH

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

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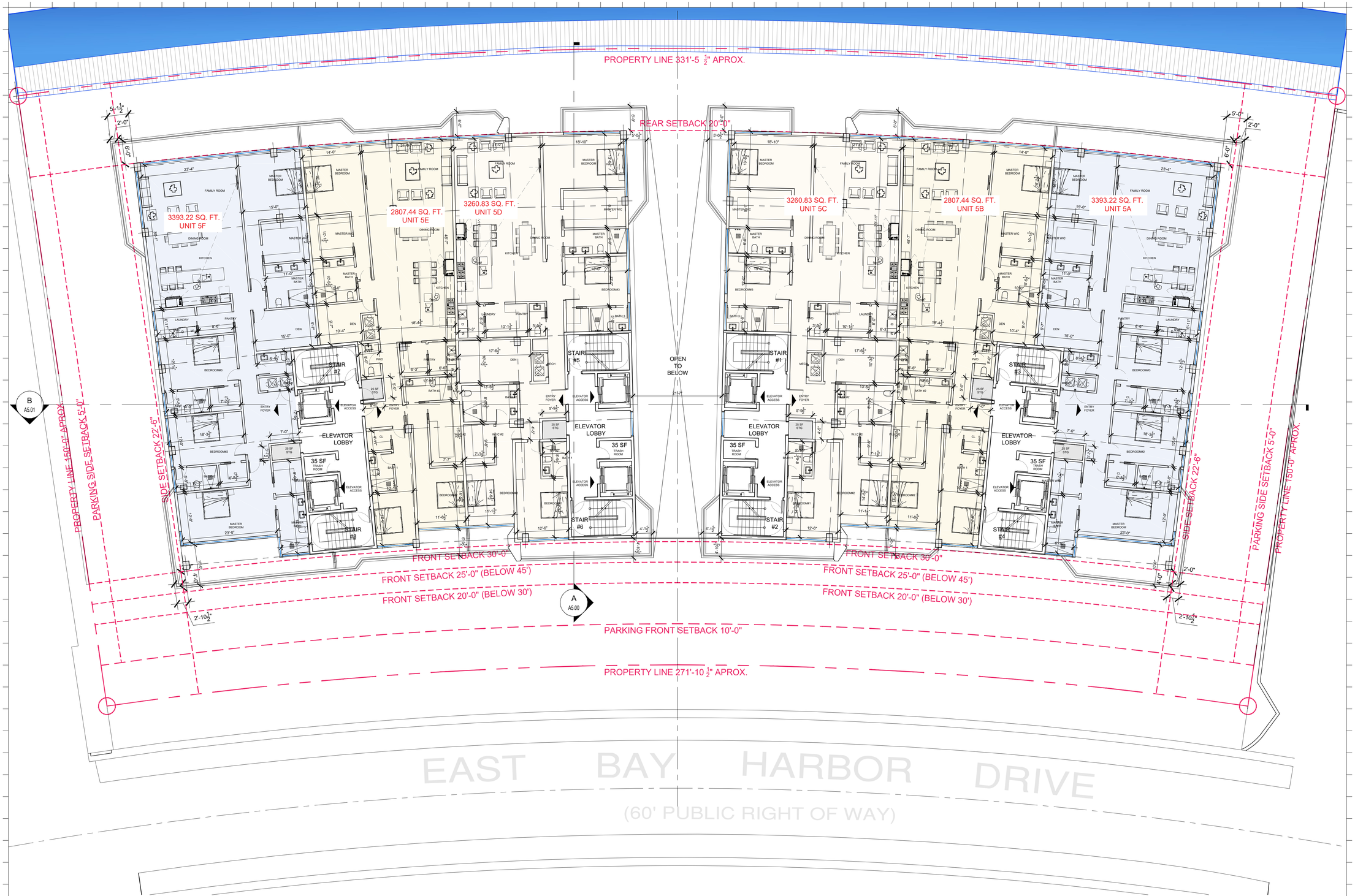
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LEVEL 4

Date	11-11-2022	Sheet No.	A3.04
Scale			
Project	0000		



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

PLAN NORTH

A LEVEL 5
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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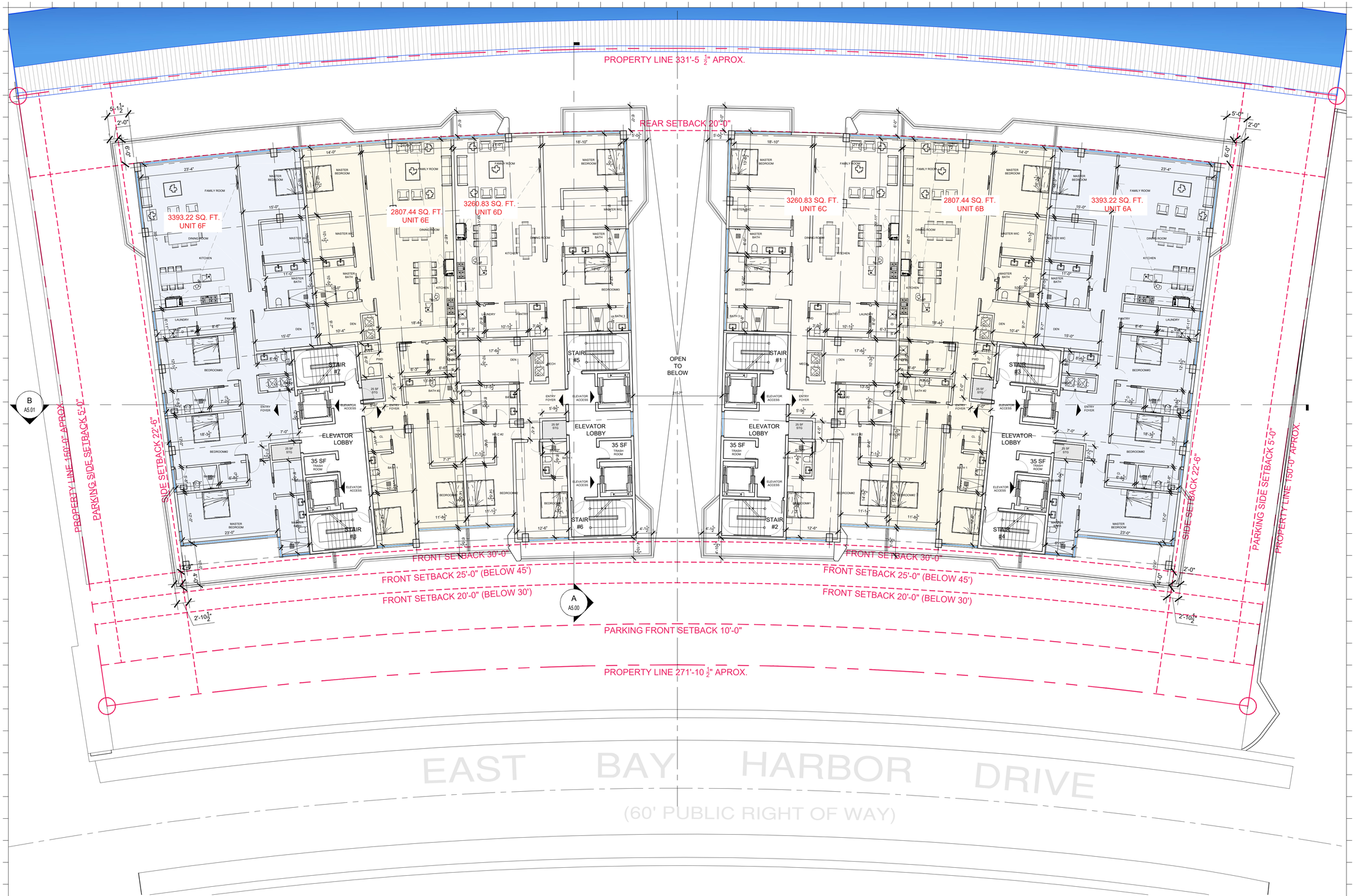
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LEVEL 5

Date	11-11-2022	Sheet No.	A3.05
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LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
6	6A&6D	4	1,550 SF	3,393.22 SF	25 SF
	6B&6E	3	1,350 SF	2,807.44 SF	25 SF
	6C&6F	4	1,550 SF	3,260.83 SF	25 SF

PLAN NORTH

A LEVEL 6

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

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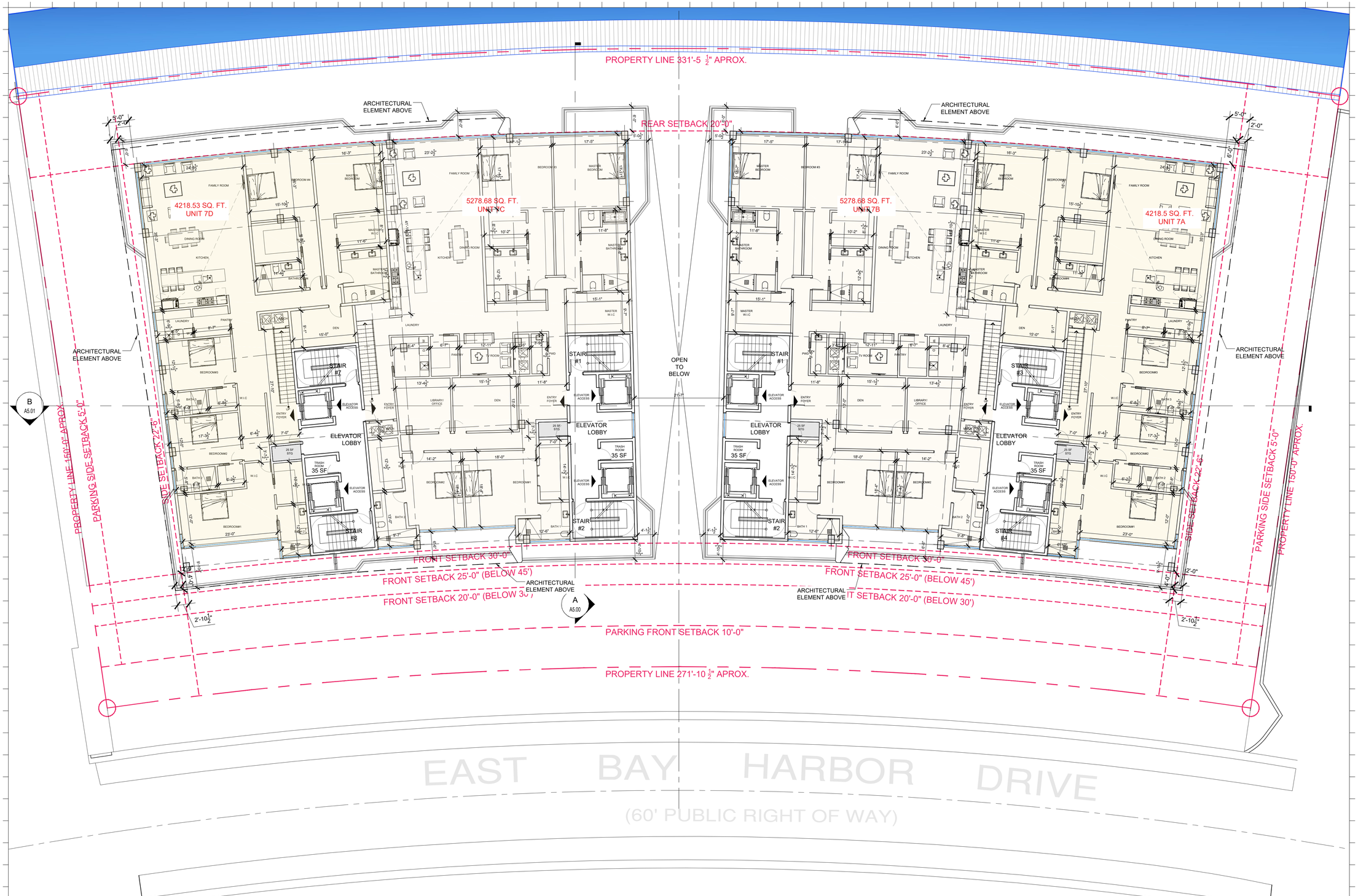
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K O B I K A R P

LEVEL 6

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

PLAN NORTH

A LEVEL 7 - PENTHOUSES

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

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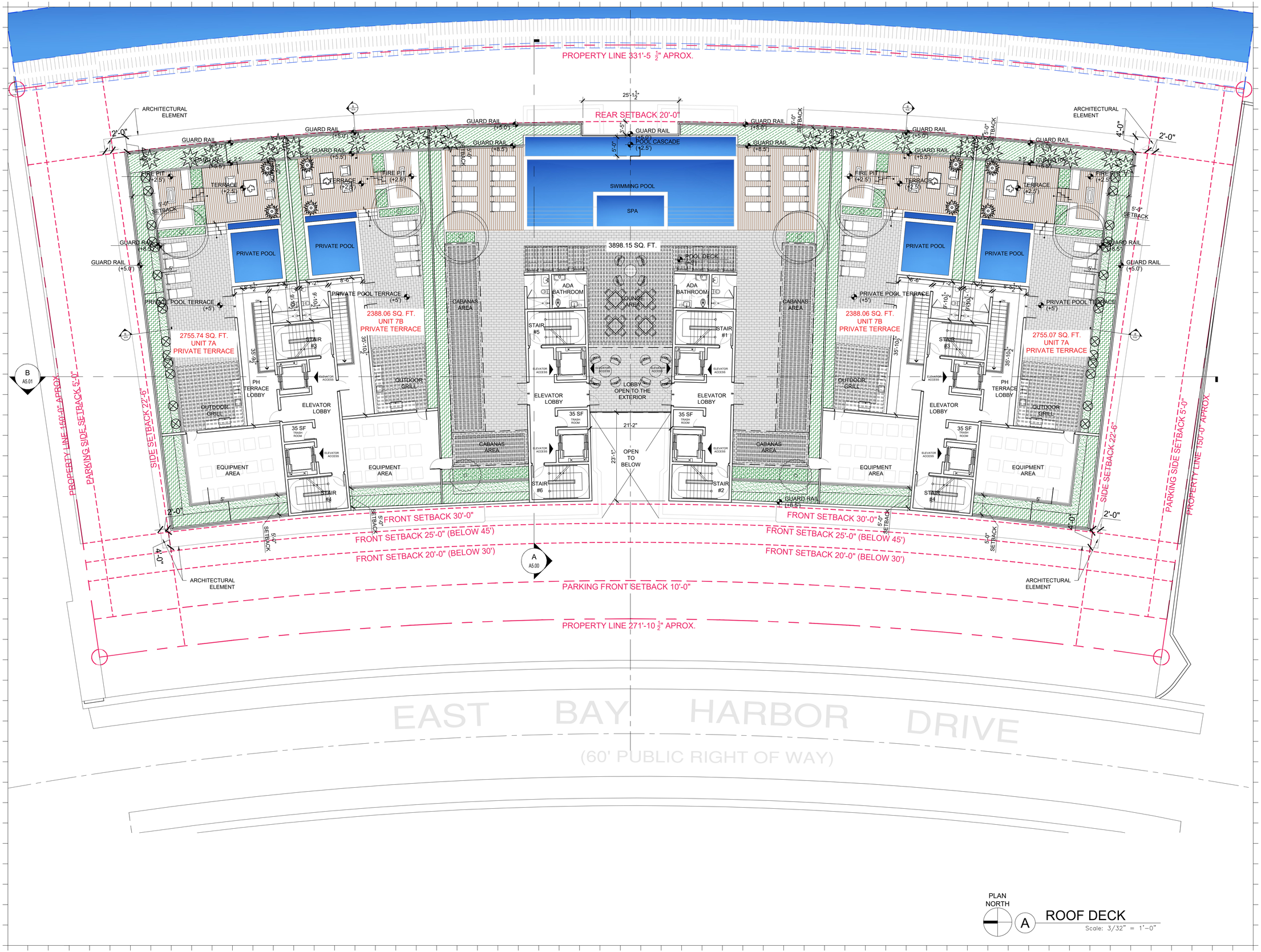
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LEVEL 7 - PENTHOUSES

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PLAN NORTH

A ROOF DECK

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

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K O B I K A R P

ROOF DECK

Date	11-11-2022	Sheet No.	A3.08
Scale			
Project	0000		







A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING
DARK
METALLIC COLOR



D TRANSPARENT
GLAZING



E ALUM LOUVERS & PRIVATE
FENCES
DARK METALLIC COLOR

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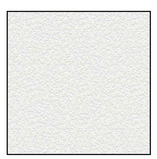
MATERIALS BOARD

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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

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

Rev.	Date	Rev.	Date

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K O B I K A R P

BUILDING COLOR ELEVATION - WEST

Date	11-11-2022	Sheet No.	A4.01
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

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

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K O B I K A R P

BUILDING COLOR ELEVATION - SOUTH

Date	11-11-2022	Sheet No.	A4.02
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Project	0000		





A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

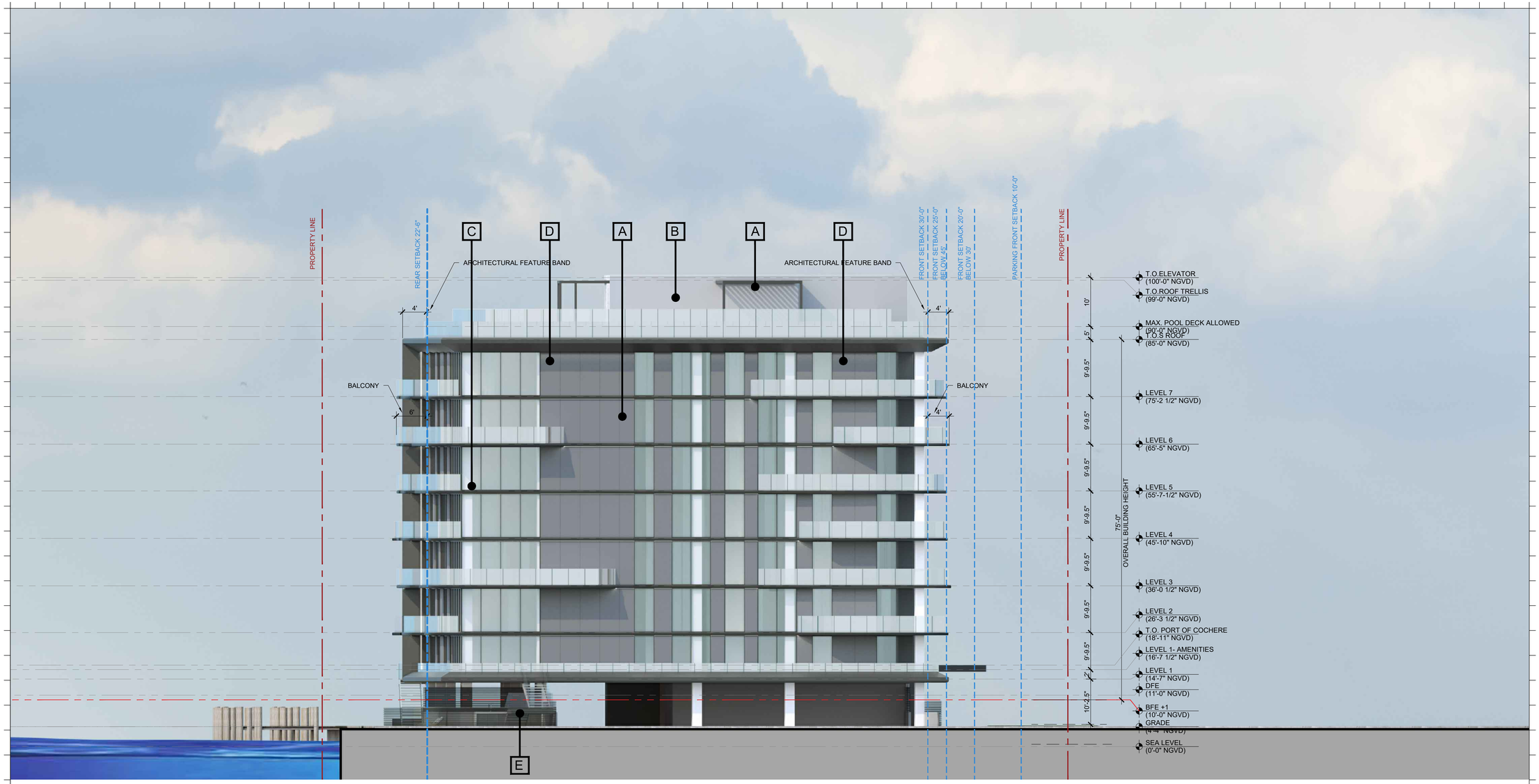
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KOBI KARP
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K O B I K A R P

BUILDING COLOR ELEVATION - EAST

Date	11-11-2022	Sheet No.	A4.03
Scale			
Project	0000		





A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

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

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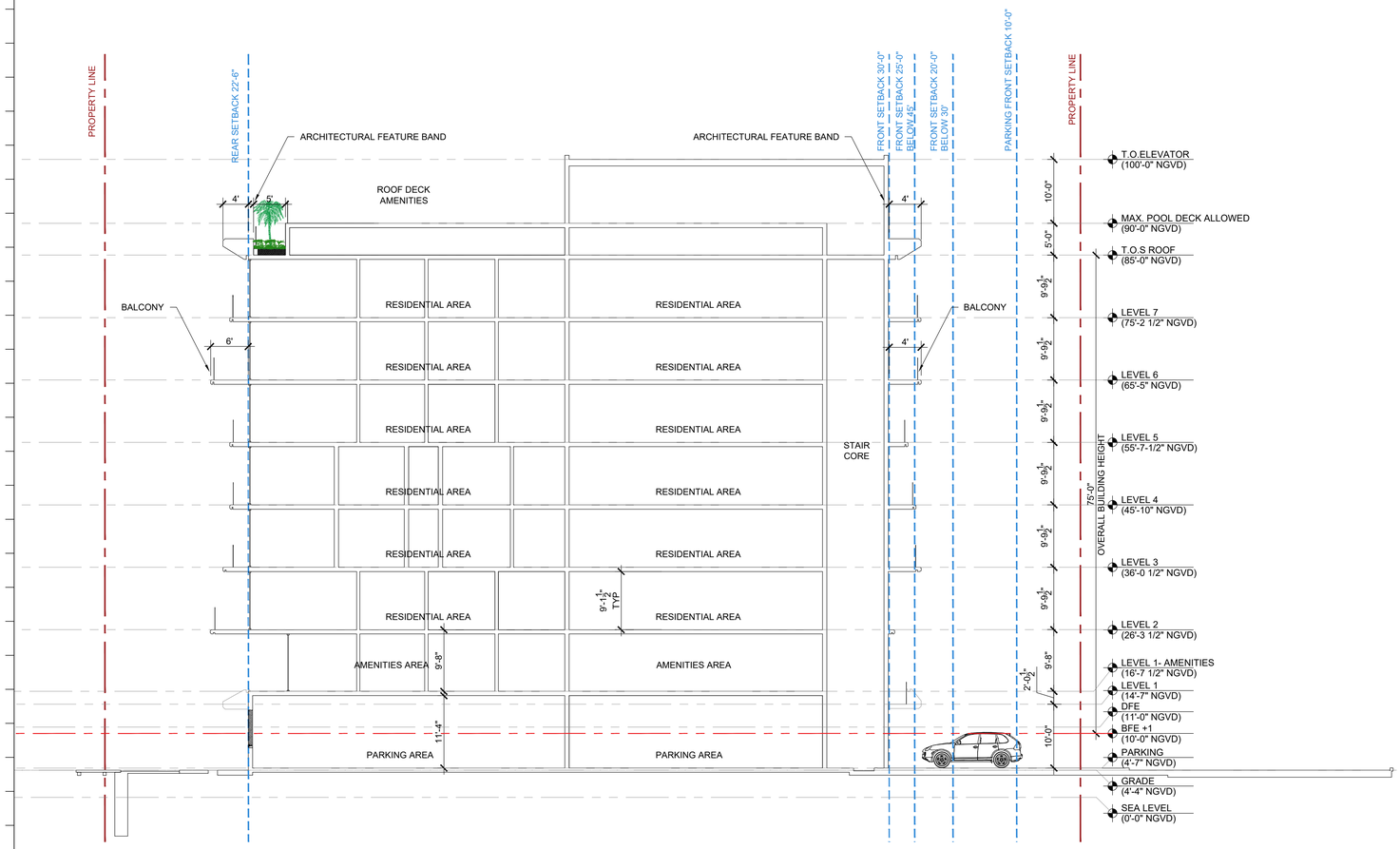
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K O B I K A R P

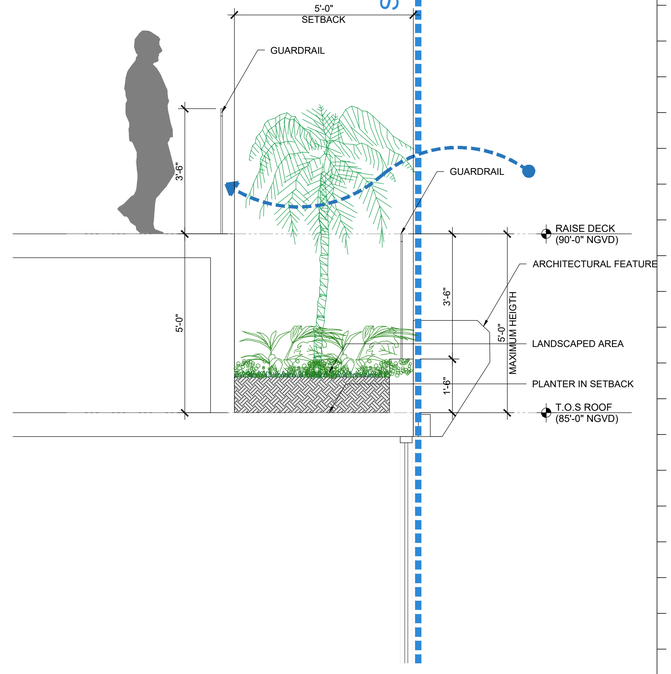
BUILDING COLOR ELEVATION - NORTH

Date	11-11-2022	Sheet No.	A4.04
Scale			
Project	0000		



A BUILDING SECTION

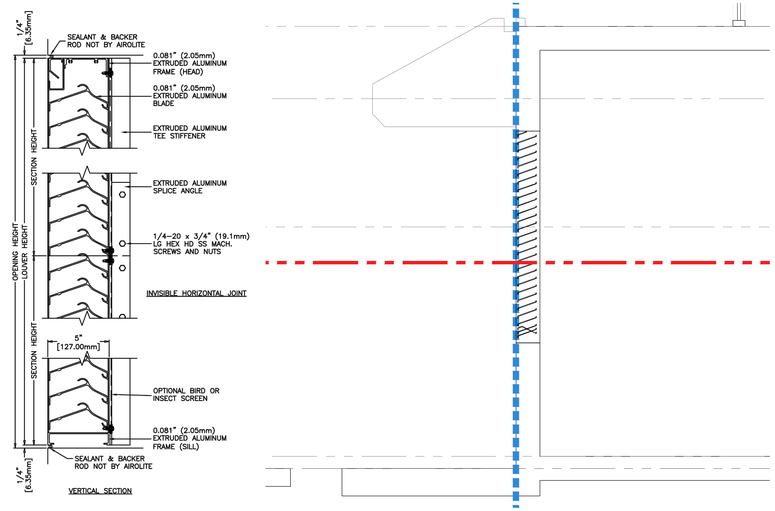
SCALE: 3/32" = 1'-0"



B POOL DECK DETAIL

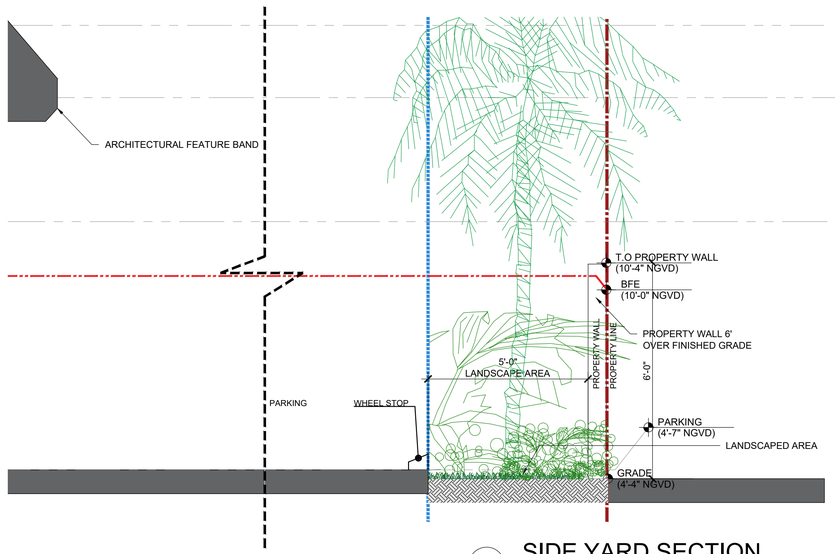
SCALE: 1/2" = 1'-0"





C LOUVERS DETAIL @ BACKYARD

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



D SIDE YARD SECTION

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

Rev.	Date	Rev.	Date

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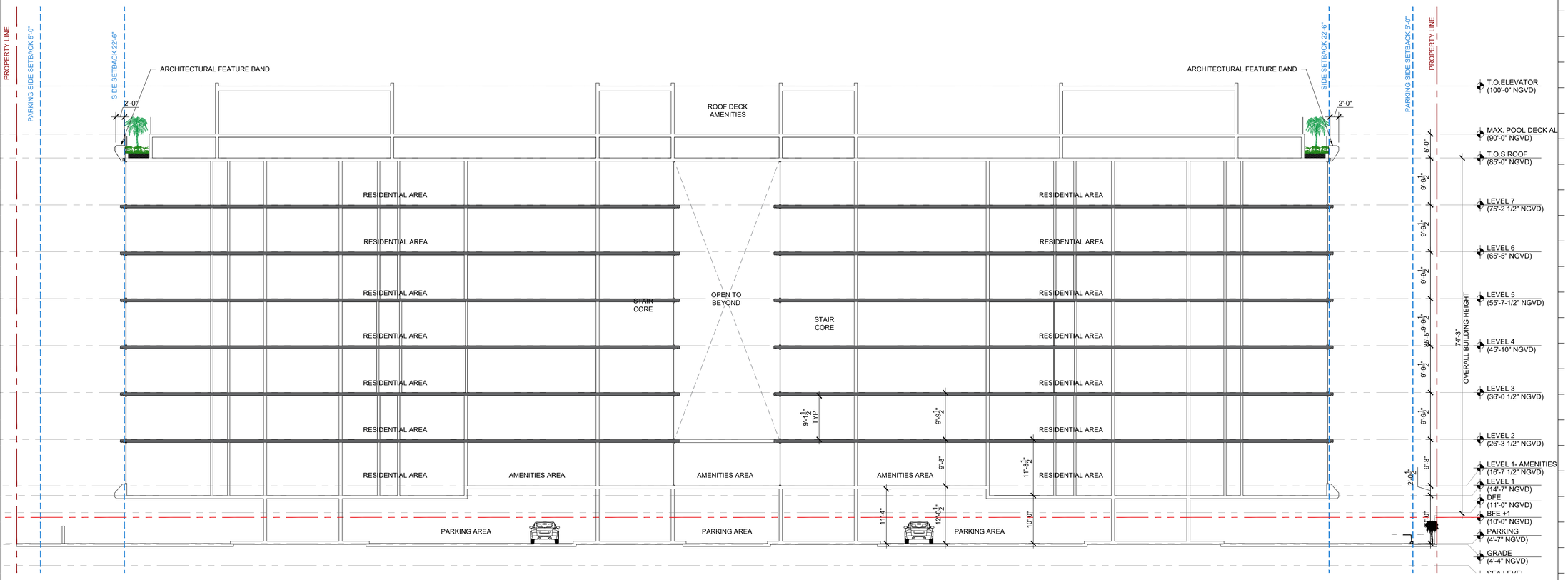
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KOBI KARP
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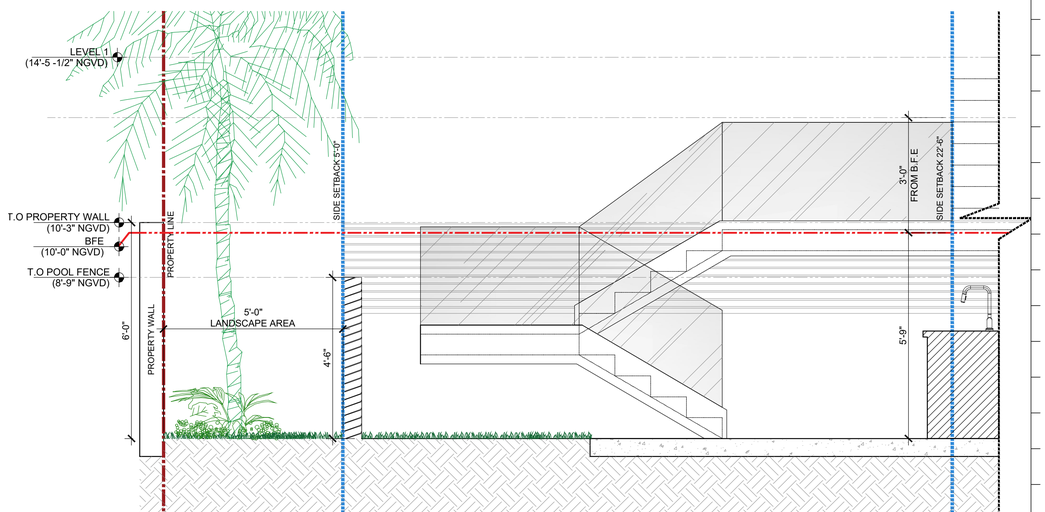
BUILDING SECTION "A"

Date	11-11-2022	Sheet No.	A5.00
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Project	0000		



A BUILDING SECTION

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



B ENLARGE SEMIPRIVATE POOL DTL

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

Rev.	Date	Rev.	Date

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K O B I K A R P

BUILDING SECTION "B"

Date	11-11-2022	Sheet No.	A5.01
Scale			
Project	0000		



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PRODUCT DATA

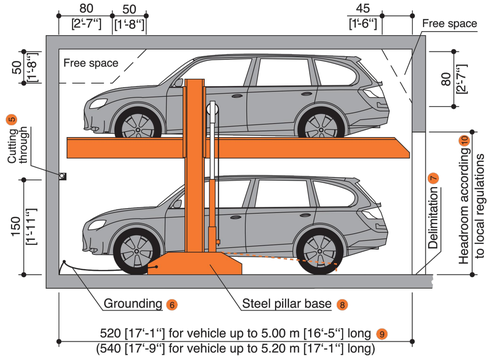
singlevario 2061

2000 kg [1] / 2600 kg [2]

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

Page 1 Section Car data
Page 2 Height dimensions
Page 3 Function Width dimensions without door
Page 4 Width dimensions without door
Page 5 Width dimensions without door
Page 6 Width dimensions with door Approach
Page 7 Load plan
Page 8 Installation
Page 9 Electrical installation
Page 10 Technical data
Page 11 To be perfor-med by the customer
Page 12 Description

Garage without door (basement garage)



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

Dimensions

All space requirements are minimum finished dimensions.

Tolerances for space requirements $^{+3}_{0}$ [$^{+1"}_{0}$] [3]

EB (single platform) = 2 vehicles

Dimensions:	cm [ft]	(1 cm = 0,393 in)
Weights:	kg [lbs]	(1 kg = 2.2 lbs)
Forces:	kN [lbf]	(1 kN = 224.8 lbf)
Temperature:	°C [°F]	(0° C = 32° F)

Suitable for

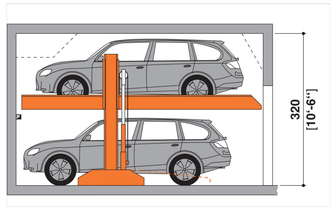
Standard passenger cars:
Limousine, Station Wagon, SUV, Van according to clearance and maximum surface load.

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

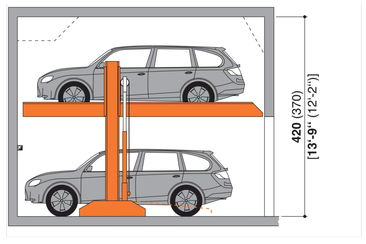
Clearance profile

Height dimensions

See page 2 for all height dimensions.



Smallest type



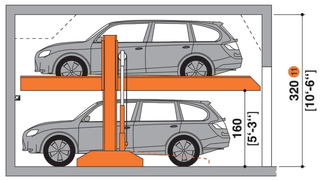
Biggest type

1 Standard type
2 Special system: maximum load for extra charge.
3 To follow the minimum finished dimensions, make sure to consider the tolerances according to VOB, part C (DIN 18330 and 18331) and the DIN 18202.
4 Car width for platform width 230 cm [7'-7"]. If wider platforms are used it is also possible to park wider cars.
5 For dividing walls: cutting through 10 x 10 cm [4" x 4"].
6 Potential equalization from foundation grounding connection to system (provided by the customer).
7 In compliance with DIN EN 14010, 10 cm [4"] wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see „Load Plan" Page 7)
8 Variable steel pillar bases in two sizes (see „Load Plan" Page 7).
9 For convenient use of your parking space and due to the fact that the cars keep becoming longer we recommend a length of 540 cm [17'-9"].
10 Must be at least as high as the greatest car height + 5 cm [+ 2"].

Page 1 Section Car data
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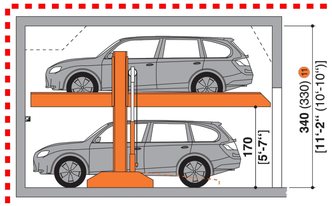
Height dimensions for garage without door (basement garage)

2061-160 [5'-3"]



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

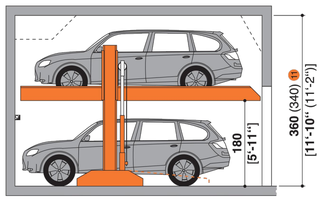
2061-170 [5'-7"]



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

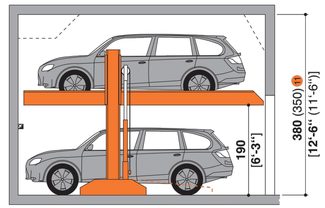
MECHANICAL LIFT
SELECTED MODEL
2061-170 [5'-7"]

2061-180 [5'-11"]



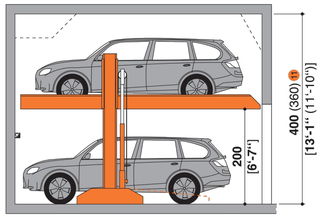
Height	Car height upper level	Car height lower level
360 [11'-10"]	**170 [5'-7"]**	**170 [5'-7"]**
(340) [11'-2"]	150 [4'-11"]	170 [5'-7"]

2061-190 [6'-3"]



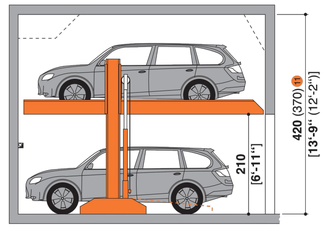
Height	Car height upper level	Car height lower level
380 [12'-6"]	**180 [5'-11"]**	**180 [5'-11"]**
(350) [11'-6"]	150 [4'-11"]	180 [5'-11"]

2061-200 [6'-7"]



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

2061-210 [6'-11"]



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

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

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K O B I K A R P

MECHANICAL LIFT SPECS

Date	11-11-2022	Sheet No.	A6.00
Scale			
Project	0000		

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

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

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

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

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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Consultant: Photometrics.
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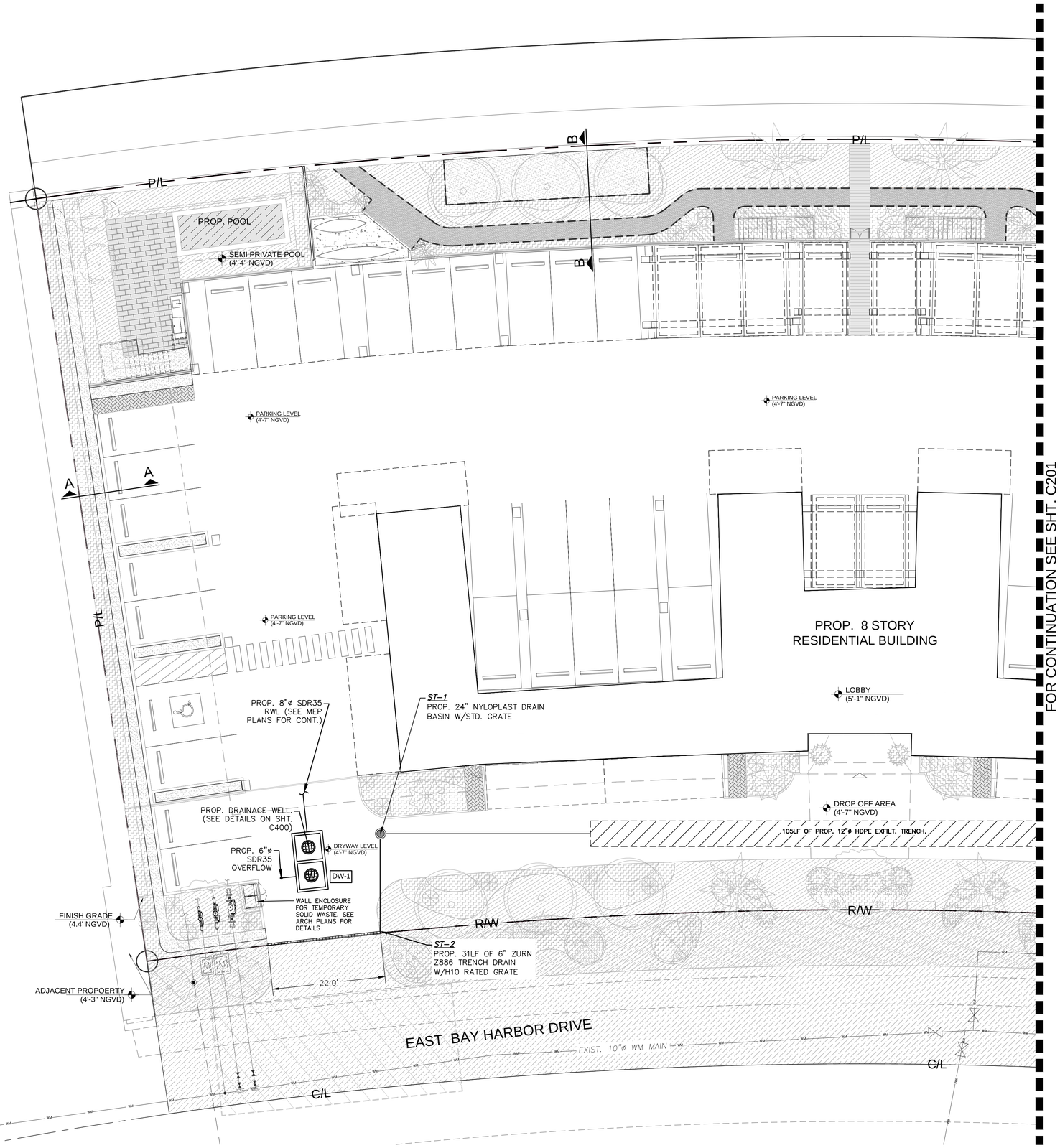
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GENERAL NOTES AND SPECIFICATIONS

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



GRAPHIC SCALE

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(IN FEET)
1" = 10'

LEGEND:

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

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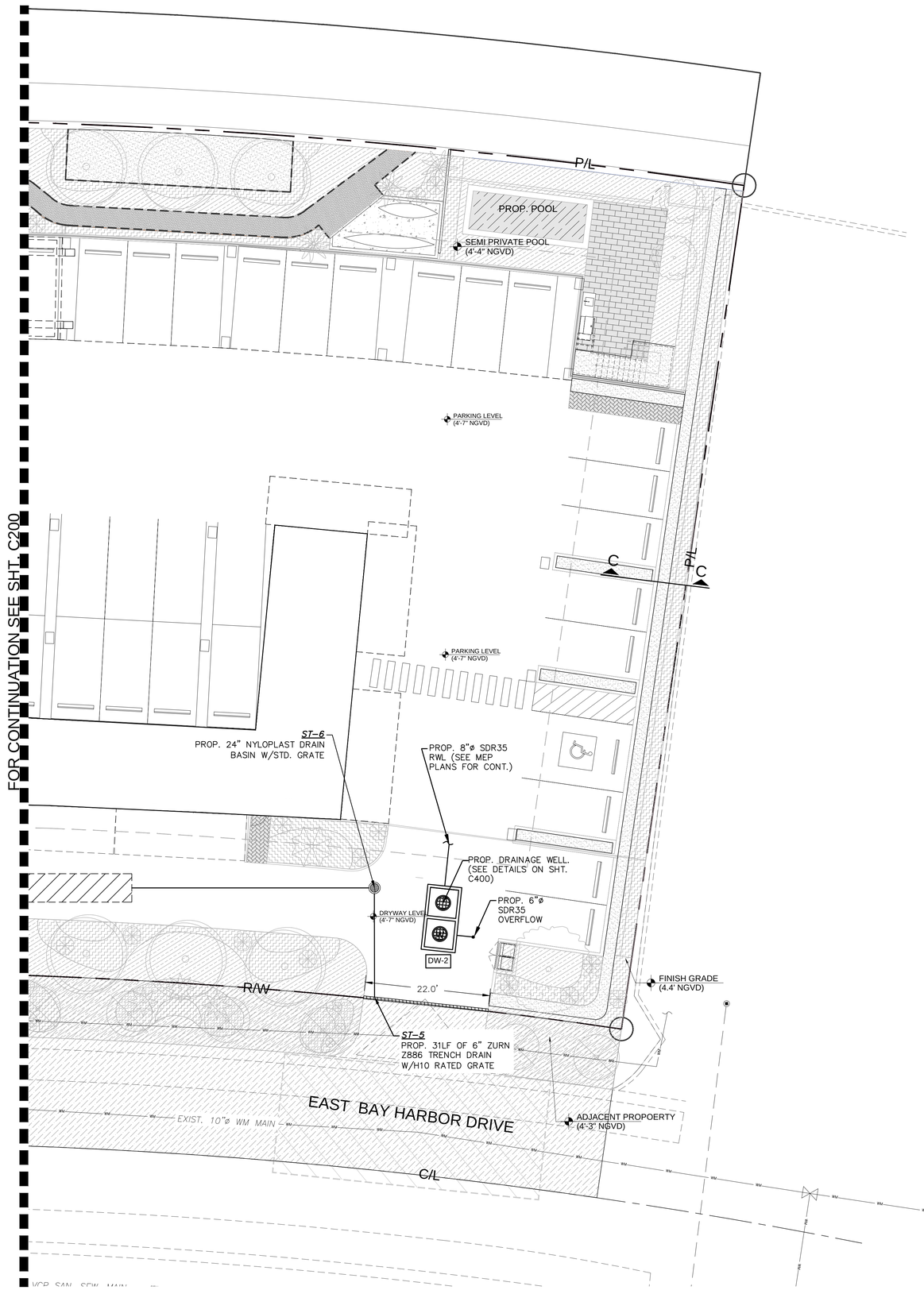
KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

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

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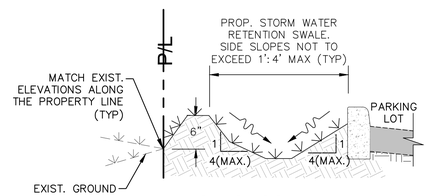
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(IN FEET)
1" = 10'

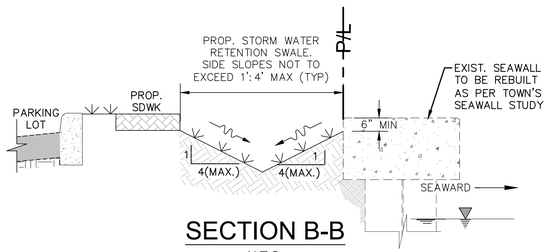
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- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
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- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



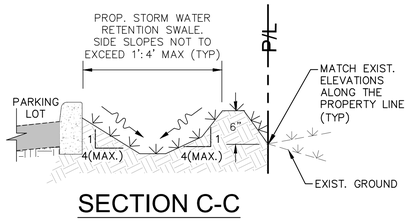
SECTION A-A

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SECTION B-B

N.T.S.



SECTION C-C

N.T.S.

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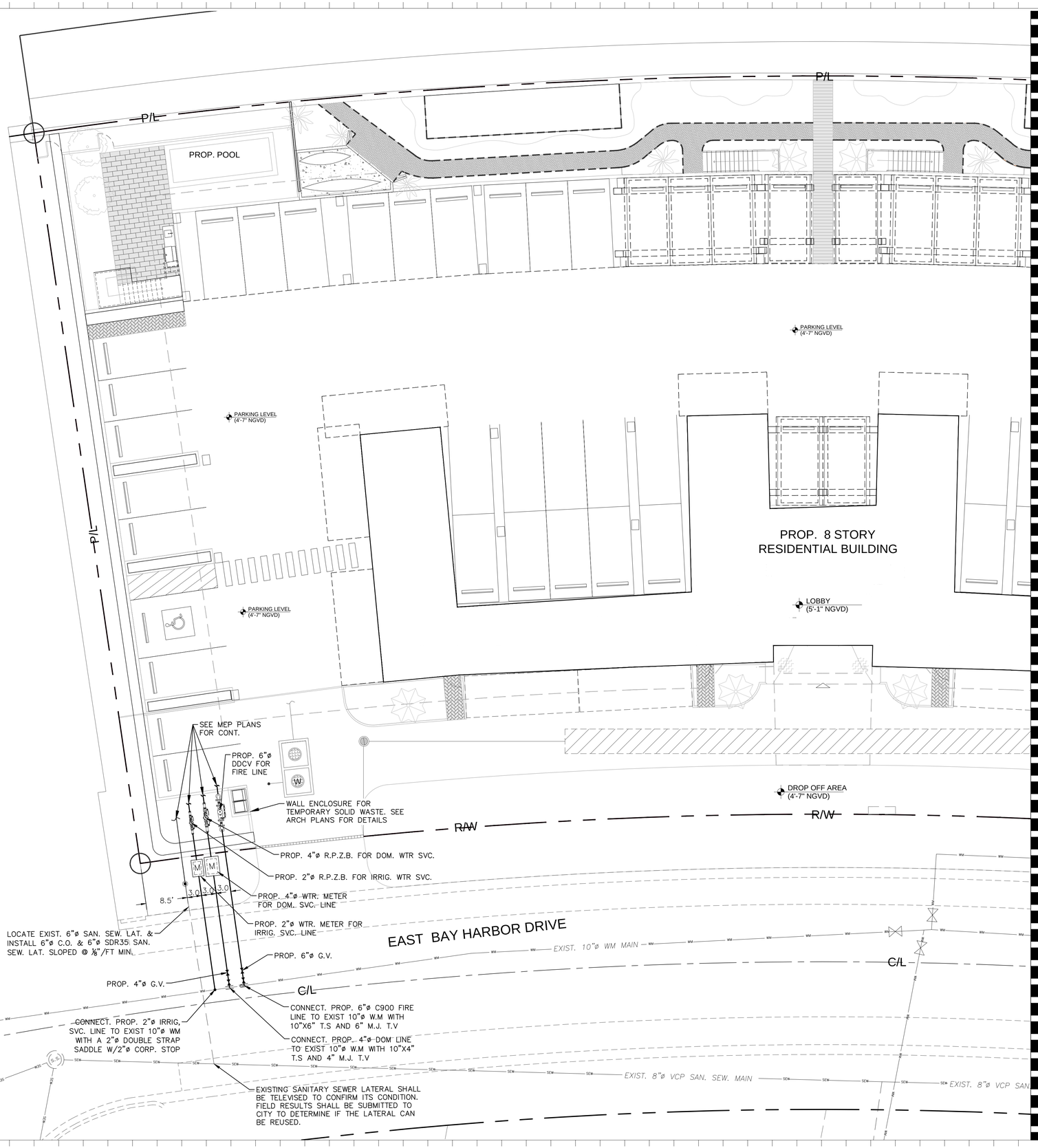
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PAVING, GRADING AND DRAINAGE PLAN

Date	09-29-2022	Sheet No. C201
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GRAPHIC SCALE

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(IN FEET)
1" = 10'

LEGEND:

- R/W — P — R/W LINE / PROPERTY LINE
- C — C/L — CENTER LINE
- EXISTING CURBING
- 4.1 — EXISTING ELEVATIONS (NGVD)

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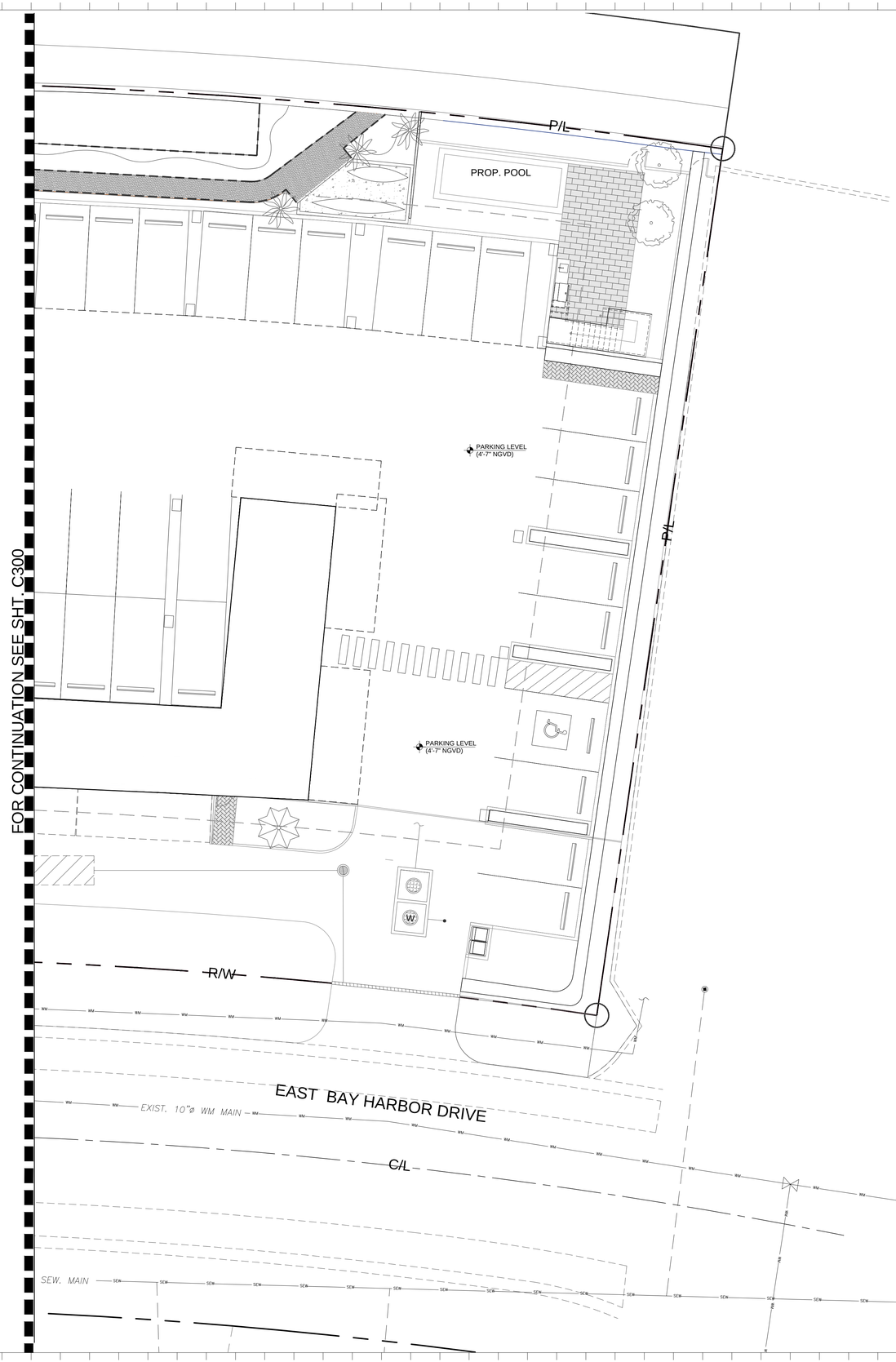
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WATER AND SEWER PLAN

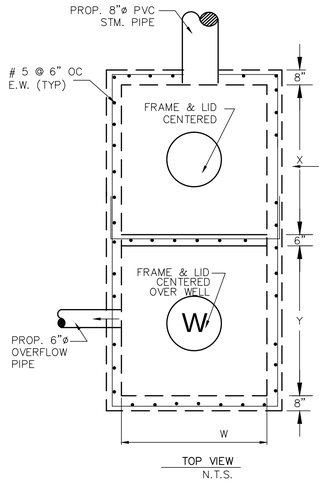
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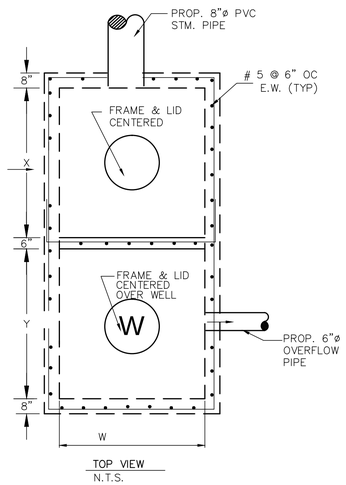
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P/L
PROP. POOL
PARKING LEVEL
(4'-7" NGVD)
P/L
PARKING LEVEL
(4'-7" NGVD)
W
R/W
EAST BAY HARBOR DRIVE
EXIST. 10"ø WM MAIN
C/L
SEW. MAIN
FOR CONTINUATION SEE SHT. C300

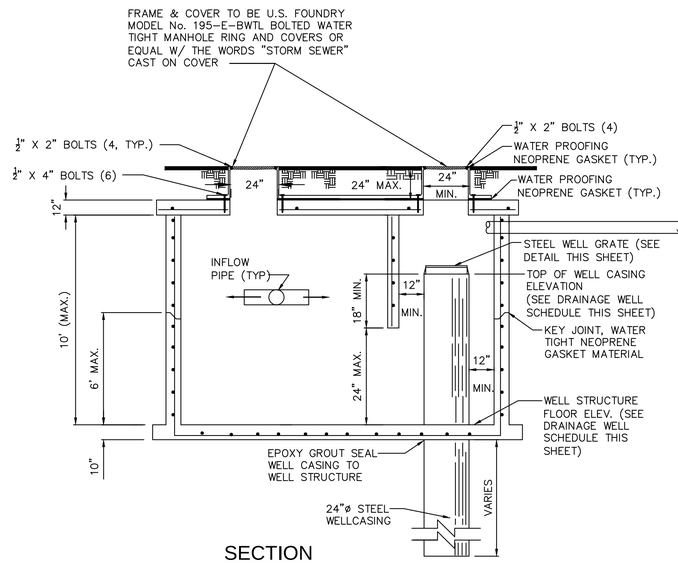

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DW-1



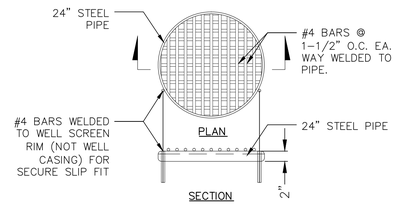
DW-2



SECTION

STORM DRAINAGE DISPOSAL WELL

N.T.S.



STEEL WELL GRATE DETAIL

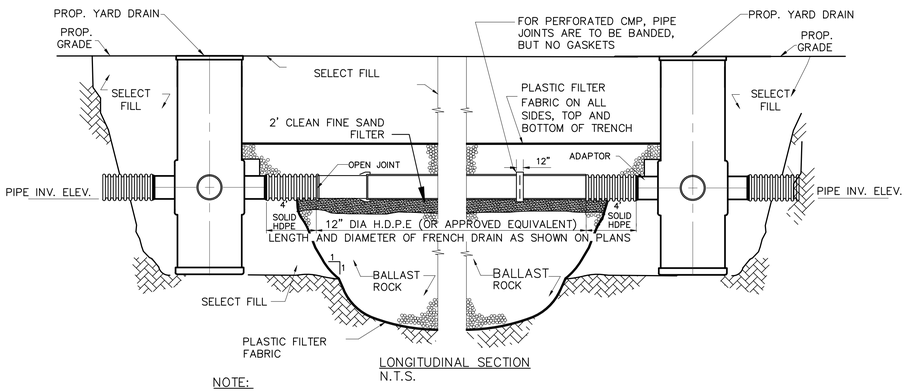
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NOTES FOR DRAINAGE WELL :

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

DRAINAGE WELL SCHEDULE

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



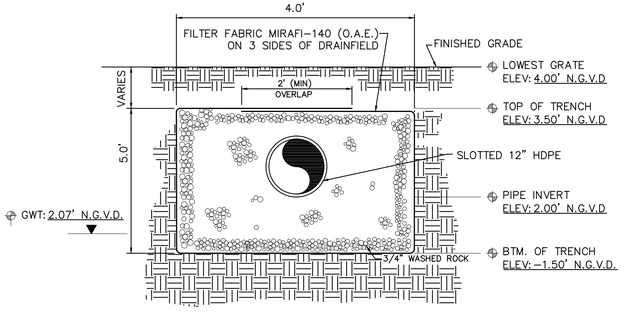
LONGITUDINAL SECTION

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NOTE:

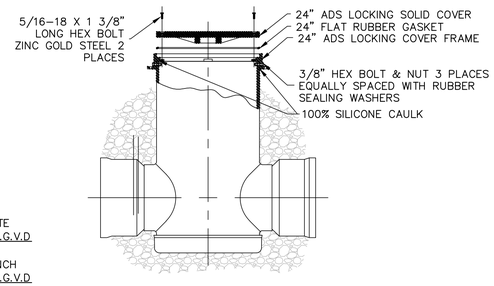
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

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



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE

N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

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CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-253-5252 (Cell) , 786-518-2308 (Office)
Email: wlugo@oceanengineerngmc.com

Rev.	Date	Rev.	Date

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ZONING

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

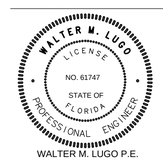
Owner: PPG Development LLC.
Name PPG Development LLC.
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Tel: Tel: (305) 534-9099
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Consultant: Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
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Architect:
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WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

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

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

SHEET INDEX

10143 E BAY HARBOR DR		x = SHEET SUBMITTED		• = SHEET REVISED			
SHEET #		DRC 08/25/2022		DRC REVISION 1 09/29/2022		DRC REVISION 2 10/25/2022	
L-0	COVER SHEET + SHEET INDEX	X		X		X	
L-1	TREE DISPOSITION PLAN	X		X		X	
L-1.1	TREE DISPOSITION SCHEDULE	X		X		X	
L-1.2	TREE MITIGATION PLAN AND SCHEDULE	X	•	X		X	
L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	•	X	•	X	
L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X	•	X	•	X	
L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	•	X	•	X	
L-5.1	UNDERSTORY PLANTING PLAN GROUND FLOOR	X	•	X	•	X	
L-5.2	PLANTING PLAN ROOFTOP	X	•	X	•	X	
L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X	•	X	•	X	
L-5.4	PLANTING DETAILS	X		X		X	
L-5.5	GENERAL LANDSCAPE NOTES	X		X		X	

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10143 E BAY HARBOR DR RESIDENCE

BAY HARBOR, FL

SITE ADDRESS:
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LA 6667311
STATE OF FLORIDA
10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER SHEET + SHEET INDEX

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N/A

PROJ. N°:
2229

SHEET N°:
L-0

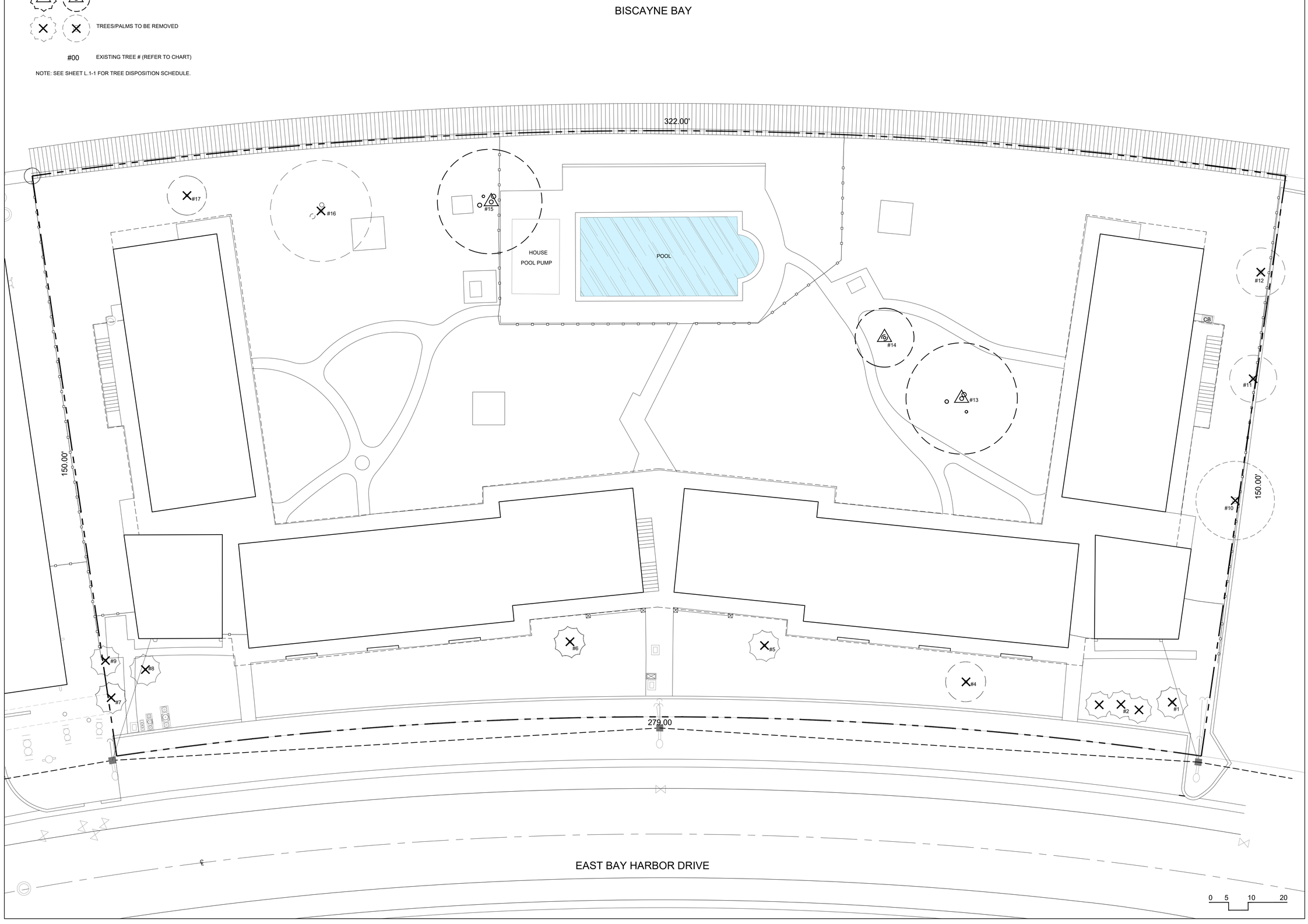
LEGEND:

TREES/ PALMS TO RELOCATE

TREES/PALMS TO BE REMOVED

#00 EXISTING TREE # (REFER TO CHART)

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



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TREE DISPOSITION PLAN

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

PROJ. N°:
2229

SHEET N°:
L-1

TREE DISPOSITION SCHEDULE - 10143 E BAY HARBOR DR										
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CRZ (ft)	TPZ (ft)	DISPOSITION	CONDITION	CANOPY TO MITIGATE (sqft)
1	*Sabal palmetto*	SABAL PALM	10.7	25	8	10	10	REMOVE	FAIR	50.24
2	*Adonidia merrillii*	TRIPLE CHRISTMAS PALM	5.9, 6.1, 6.3	20	7	10	6	REMOVE	GOOD	38.465
3	*Adonidia merrillii*	CHRISTMAS PALM	7.3	20	7	7	7	REMOVE	GOOD	38.465
4	*Terminalia buceras*	BLACK OLIVE	9.1	16	10	9	9	REMOVE	GOOD	78.5
5	*Livistona chinensis*	CHINESE PALM	9.1	25	8	9	9	REMOVE	GOOD	50.24
6	*Livistona chinensis*	CHINESE PALM	9.1	20	8	9	9	REMOVE	GOOD	50.24
7	*Sabal palmetto*	SABAL PALM	10.1	35	8	10	TREE BOX	REMOVE	FAIR	50.24
8	*Sabal palmetto*	SABAL PALM	7.9	30	8	8	TREE BOX	REMOVE	FAIR	50.24
9	*Sabal palmetto*	SABAL PALM	8.8	30	8	9	TREE BOX	REMOVE	FAIR	50.24
10	*Bischofia japonica*	BISCHOFIA	23	45	20	23	TREE BOX	REMOVE	INVASIVE	NOT REGULATED
11	*Bischofia japonica*	BISCHOFIA	13	45	12	13	TREE BOX	REMOVE	INVASIVE	NOT REGULATED
12	*Bischofia japonica*	BISCHOFIA	13	45	12	13	TREE BOX	REMOVE	INVASIVE	NOT REGULATED
13	*Coccoloba sp*	TRIPLE SEA GRAPE	11, 13.4, 8	25	15	34	TREE BOX	RELOCATE	GOOD	
14	*Coccoloba sp*	SEA GRAPE	17.7	25	15	18	TREE BOX	RELOCATE	GOOD	
15	*Coccoloba uvifera*	TRIPLE SEA GRAPE	12.7, 8, 13.4	25	15	33	TREE BOX	RELOCATE	GOOD	
16	*Coccoloba sp*	DOUBLE SEA GRAPE	13.4, 15.4	25	15	28	TREE BOX	REMOVE	GOOD	176.625
17	*Callistemon citrinus*	BOTTLE BRUSH	8.1	12	10	8	8	REMOVE	FAIR	78.5
								TOTAL REQUIRED MITIGATION POINTS:		712

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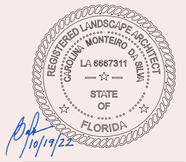
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TREE DISPOSITION SCHEDULE

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PROJ. N°:
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SHEET N°:
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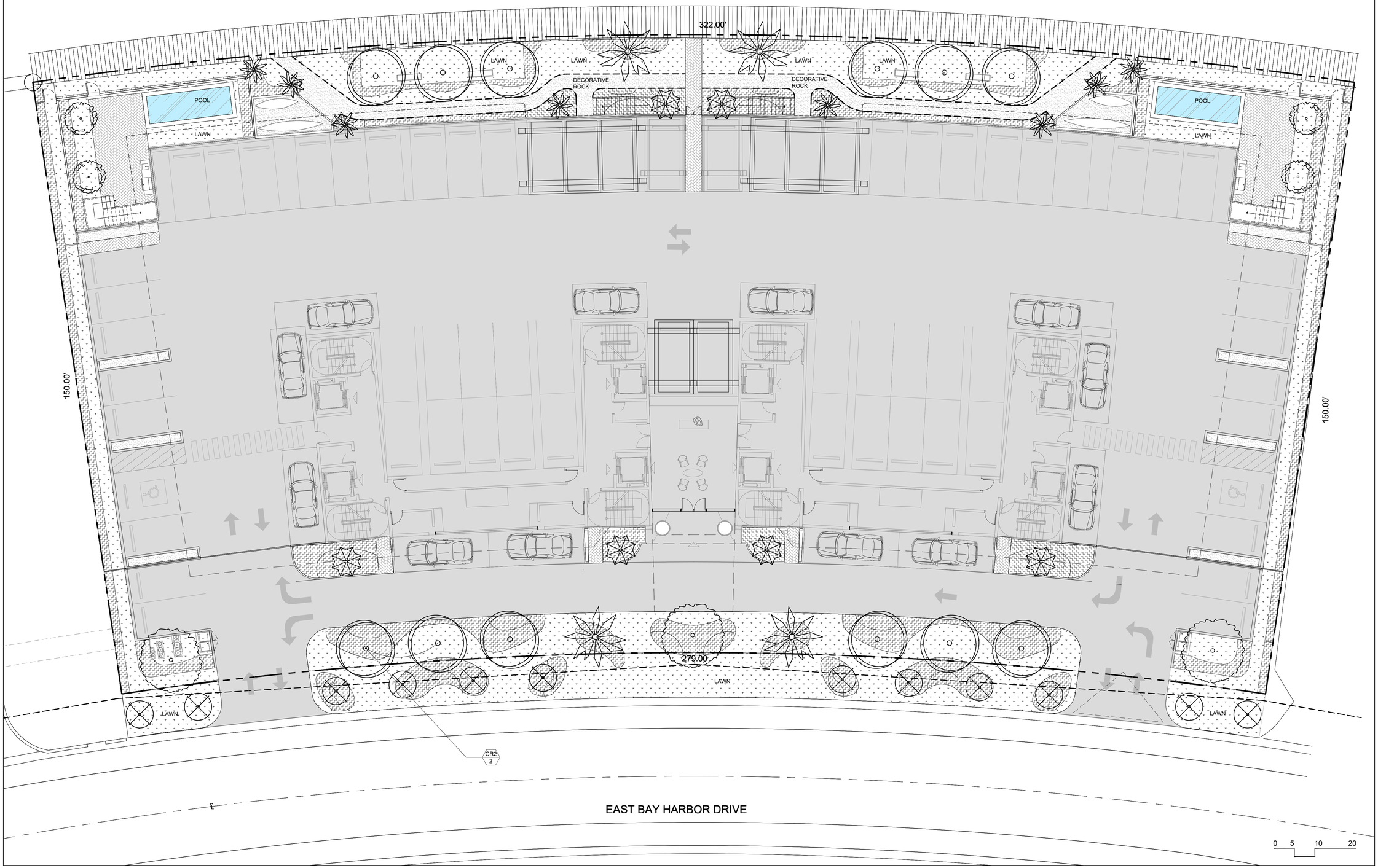
LEGEND:

XX
XX PROPOSED TREES FOR MITIGATION

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

MITIGATION SUMMARY:

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



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TREE MITIGATION PLAN AND SCHEDULE

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

PROJ. N°:
2229

SHEET N°:
L-1.2

BISCAYNE BAY

CLUSIA HEDGE
LIGUSRTUM TREE
PRIVACY GATE
SKY VINE ON TRELLIS/FENCE
CLUSIA HEDGE
PHILODENDRON WEEKS ACCENT
PHILODENDRON XANADU
THATCH PALM
AUTOGRAPH TREE
MUHLY GRASS
SEABREEZE BAMBOO
PHILODENDRON XANADU
SWISS-CHEESE PLANT
GIANT DIOON ACCENT
TEDDY BEAR PALM
MUHLY GRASS
AMERICAN OIL PALM
WART FERN
PHILODENDRON XANADU
THATCH PALM
PHILODENDRON WEEKS ACCENT
AUTOGRAPH TREE
MUHLY GRASS
PHILODENDRON XANADU
THATCH PALM
PHILODENDRON WEEKS ACCENT
CLUSIA HEDGE
SKY VINE ON TRELLIS/FENCE
PRIVACY GATE

322.00'

POOL
LAWN
DECORATIVE ROCK
POOL
LAWN

150.00'

150.00'

CRABWOOD HEDGE
PHILODENDRON WEEKS ACCENT
PHILODENDRON XANADU
TEDDY BEAR PALM
GROUND ORCHID
PHILODENDRON XANADU

GIANT DIOON WITH ASIATIC JASMINE IN POT

279.00

LAWN

CRABWOOD HEDGE
PHILODENDRON WEEKS ACCENT
PHILODENDRON XANADU
TEDDY BEAR PALM
GROUND ORCHID
PHILODENDRON XANADU
RELOCATED SEAGRAPE TREE
PHILODENDRON WEEKS ACCENT
SILVER BUTTONWOOD TREE

SILVER BUTTONWOOD TREE
RELOCATED SEAGRAPE TREE
PHILODENDRON WEEKS ACCENT
SPIDER LILY ACCENTS
AUTOGRAPH TREE
SILVER BUTTONWOOD TREE
SILVER SAW PALMETTO ACCENT
SILVER BROMELIAD ACCENT
OYSTER PLANT
RELOCATED SEAGRAPE TREE
AMERICAN OIL PALM
PHILODENDRON BURLE MARX
GIANT DIOON ACCENT
GROUND ORCHID
AUTOGRAPH TREE
PHILODENDRON XANADU
WART FERN
SILVER SAW PALMETTO ACCENT
LIRIOPE
SPIDER LILY ACCENTS
SILVER BUTTONWOOD TREE

EAST BAY HARBOR DRIVE

0 5 10 20

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STATE OF FLORIDA

10/19/22

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DRAWING TITLE:

ILLUSTRATIVE PLAN GROUND FLOOR

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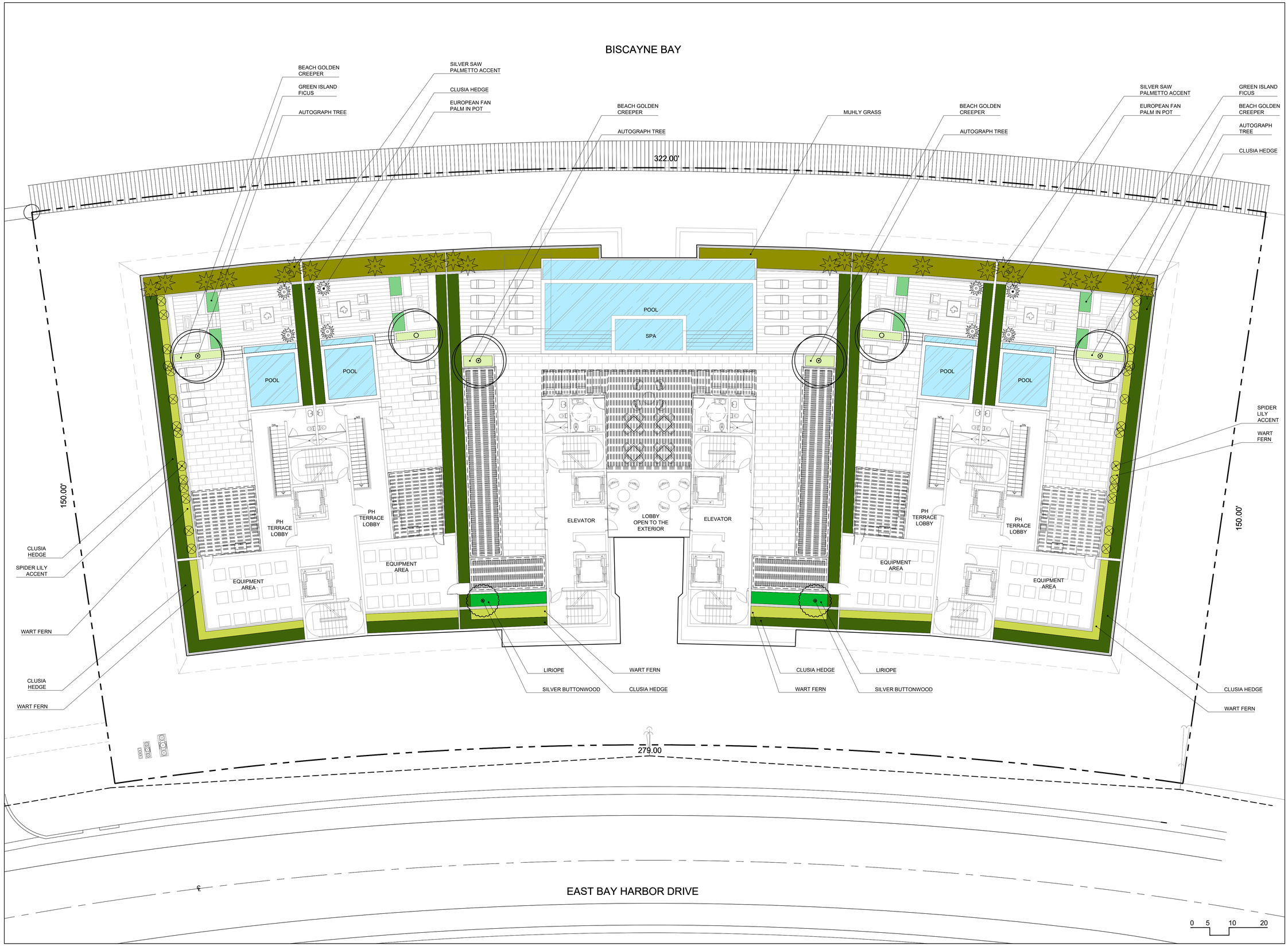
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PROJ. N°:
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SHEET N°:
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ILLUSTRATIVE PLAN ROOFTOP

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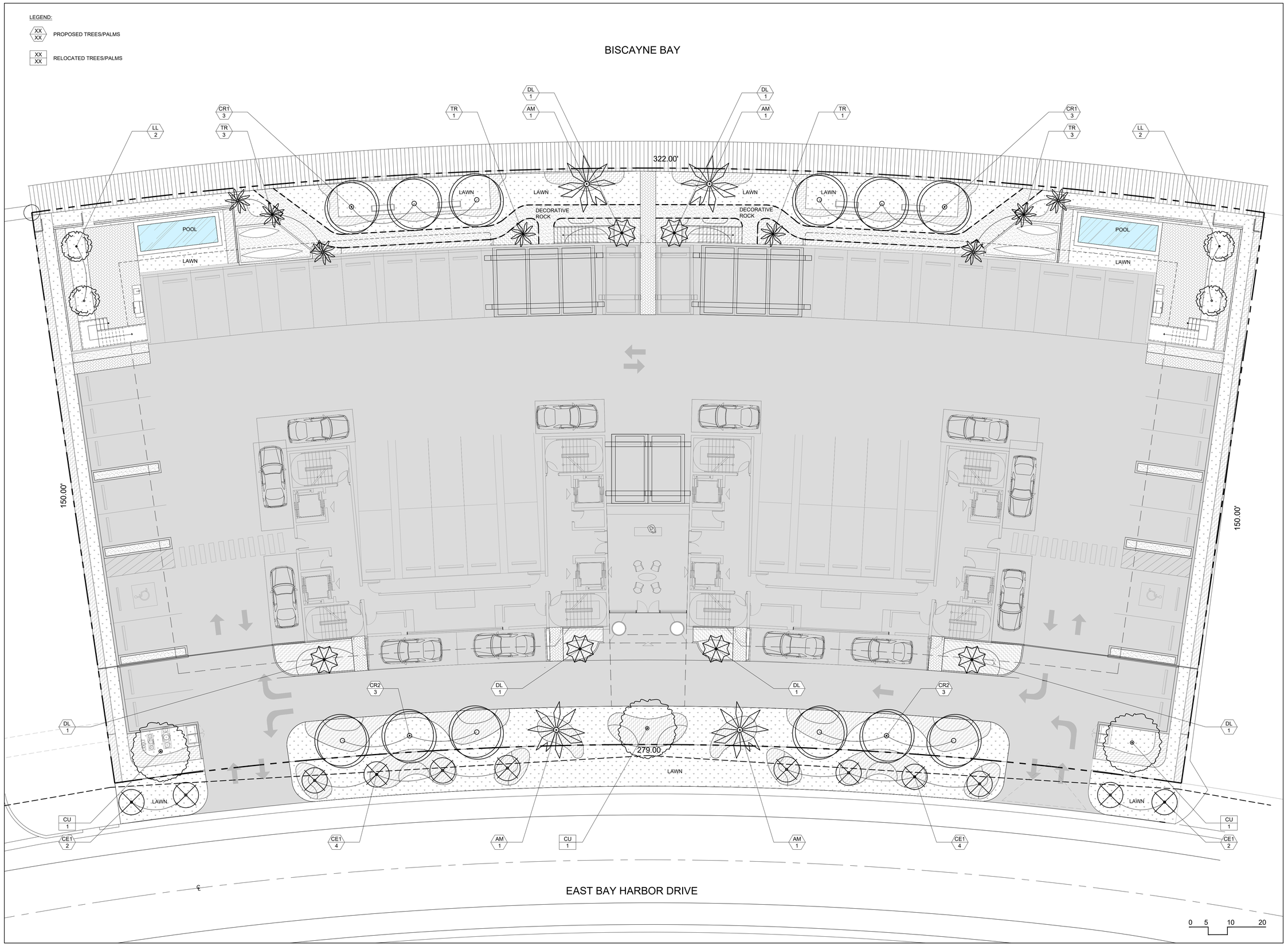
PROJ. N°:
2229

SHEET N°:
L-2.1

LEGEND:

XX / XX — PROPOSED TREES/PALMS

XX / XX — RELOCATED TREES/PALMS



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STATE OF FLORIDA

10/19/22

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DRAWING TITLE:

CANOPY PLANTING PLAN GROUND FLOOR

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

PROJ. N°: 2229

SHEET N°: L-5

LEGEND:

XX
XX PROPOSED PLANTS

BISCAYNE BAY

322.00'

150.00'

150.00'

279.00

POOL

POOL

LAWN

DECORATIVE ROCK

DECORATIVE ROCK

EAST BAY HARBOR DRIVE

℄

0 5 10 20

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BAY HARBOR, FL

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DRAWING TITLE:

UNDERSTORY PLANTING PLAN GROUND FLOOR

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

PROJ. N°: 2229

SHEET N°: L-5.1

LEGEND:

XX XX PROPOSED PLANTS

BISCAYNE BAY

322.00'

150.00'

279.00

EAST BAY HARBOR DRIVE

POOL

SPA

POOL

POOL

POOL

POOL

PH TERRACE LOBBY

PH TERRACE LOBBY

ELEVATOR

LOBBY OPEN TO THE EXTERIOR

ELEVATOR

PH TERRACE LOBBY

PH TERRACE LOBBY

EQUIPMENT AREA

EQUIPMENT AREA

EQUIPMENT AREA

EQUIPMENT AREA

MCA 105, FMI 8, FMI 8, SRE 6

ELI 34, CGU2 15, CGU2 15, CHU 4

ELI 34, MCA 95, FMI 8, FMI 8

SRE 2, CR2 2, SRE 4

MCA 84

MCA 84

SRE 2, CR2 2, SRE 4

ELI 34, MCA 95, FMI 8, FMI 8

ELI 34, CGU2 15, CGU2 15, CHU 4

MCA 105, FMI 8, FMI 8, SRE 6

CR2 1, ELI 40, CGU2 34

CR2 1, ELI 40, CGU2 34

PSC 70, HLI 14

PSC 70, HLI 14

PSC 48, CGU2 26

PSC 25, CGU2 12, CGU2 33

CGU2 40, CGU2 1, CE2 1

LMU 72, PSC 28, CGU2 12

LMU 72, PSC 28, CGU2 12

CGU2 40, CGU2 1, CE2 1

PSC 25, CGU2 12, CGU2 33

PSC 48, CGU2 26

0 5 10 20

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DRAWING TITLE:

PLANTING PLAN ROOFTOP

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DRC REVISION 2	10/25/2022

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

PROJ. N°:
2229

SHEET N°:
L-5.2

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

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

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

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

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

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

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

Net Lot Area 1.03 **Acres /** 45,000 **SF**

			Required		Provided	
I. Open Space Requirement						
1. Net Lot Area =	45000 SF	x 20% = 9000 SF	20% / 9000 SF		21.69% / 9,764.12 SF	
(BHI - Sec. 23-11)						
2. Maximum Lawn Area Allowed						
(MDC - Sec. 18A-6(A)(5))						
a. Req. open space	9000 SF	x 60% = 5400 SF	60% Max / 5400 SF		54.16% / 4,875 SF	
II. Shade Trees						
A. Required						
1. 28 shade trees/acre:	28 x 1.03	acres = 28.92562	29		29	
(Min. 12' in height / 4' clear wood / 2 1/2" caliper)					25 trees + 4 groups of 3 palms	
(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.			15		21	
# of shade tree req.	29	x 50% = 15				
(BHI - Sec. 24-16(a)(2))						
3. Drought Tolerant and Low Maintenance Species Require - 50% Min.			15		21	
# of shade tree req.	29	x 50% = 15				
(MDC - Sec. 18A-6(C)(11)(b))						
Tree Species						
1. Number of shade trees required						
(from Sec. (II)(A)(1) above)			29			
2. Number of shade species required			6		7	
(BHI - Sec. 24-16(a)(2))						

* See Following Table.

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required 29
(from Sec. (II)(A)(1) above)
3. Shade tree heights requireed:

12 ft. -	25	% or 7	shade trees
14-16 ft. -	0	% or 0	shade trees
16-18 ft. -	50	% or 15	shade trees
18-20 ft.	25	% or 7	shade trees

Size of Tree Species in Relationship to Building Height

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

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

III. Street Trees	**Required**	**Provided**
1. Street Trees @ 1:35'	8	12
Width of lot 279 / 35'= 8		
(Street tree species determined by Street Tree Master Plan)		
(Street trees do not count toward required on site shade trees)		
(BHI - Sec. 24-16(a)(2)(a))		
IV. Shrubs Required	**Required**	**Provided**
1. 10 shrubs required per shade tree	290	888
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)		
(BHI - Sec. 24-16(a)(2)(d))		
2. Native Species Required - 30% Min.	87	196
(MDC - Sec. 18A-6(D)(1)(a))		
3. Drought Tolerant and Low	145	196
Maintenance Species Required - 50% Min.		
(MDC - Sec. 18A-6(D)(1)(b))		

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

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

VIII. Florida friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potablewater supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate

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BAY HARBOR, FL

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SEAL:

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10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

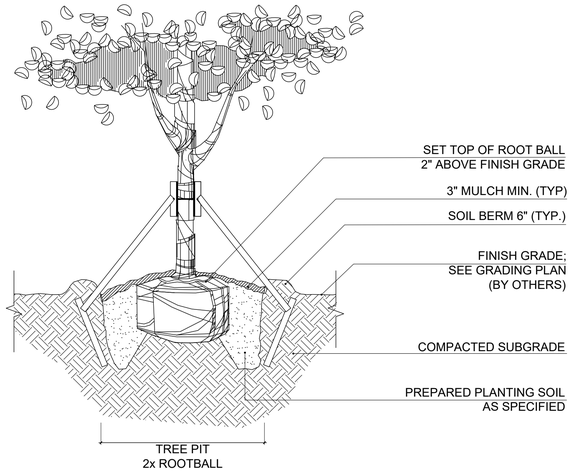
PLANTING SCHEDULE + LANDSCAPE LEGEND

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REVISIONS:

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

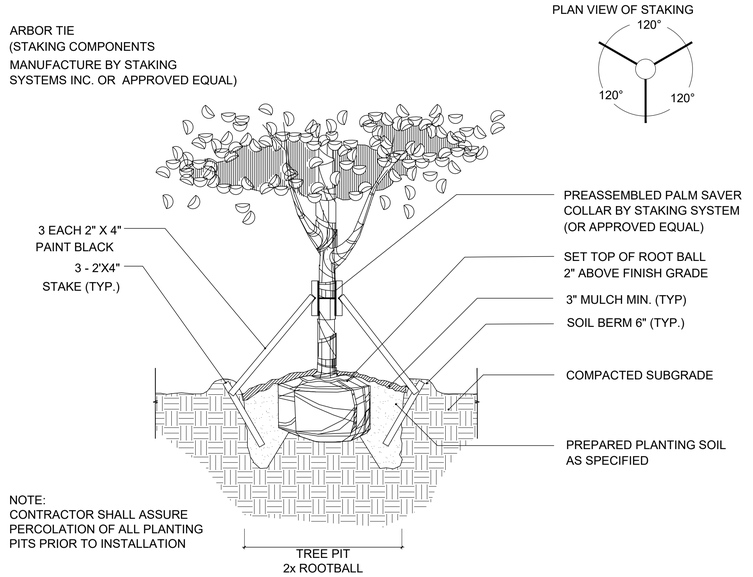
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PROJ. N°: 2229
SHEET N°: L-5.3



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

1 SPECIMEN TREE PLANTING DETAIL

SCALE: N.T.S.



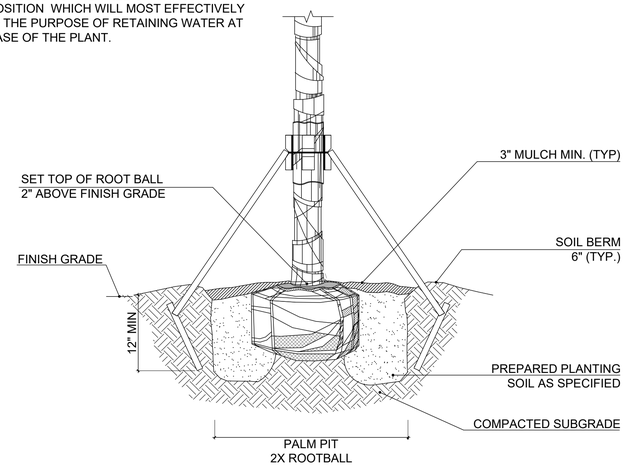
NOTE:
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2 SPECIMEN TREE STAKING DETAIL

SCALE: N.T.S.

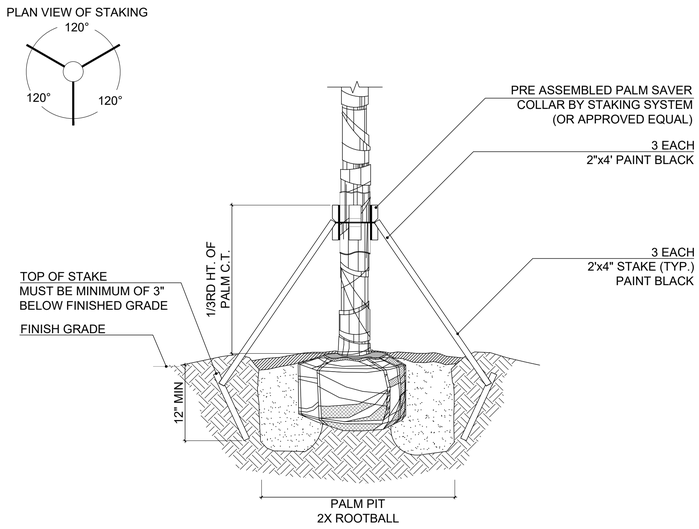
NOTES:

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



3 PALM PLANTING DETAIL

SCALE: N.T.S.

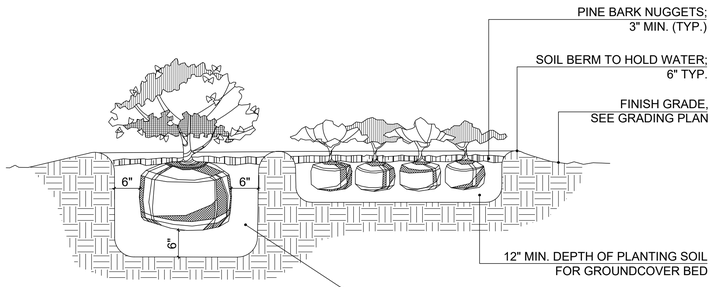


NOTES:

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2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL

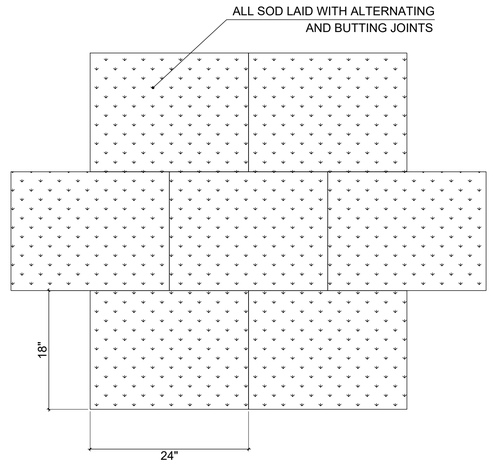
SCALE: N.T.S.



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

5 SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.



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

6 SOD PLANTING DETAIL

SCALE: N.T.S.

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PLANTING DETAILS

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DRC REVISION 2	10/25/2022

SCALE: N/A

PROJ. N°: 2229

SHEET N°: L-5.4

LANDSCAPE NOTES

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

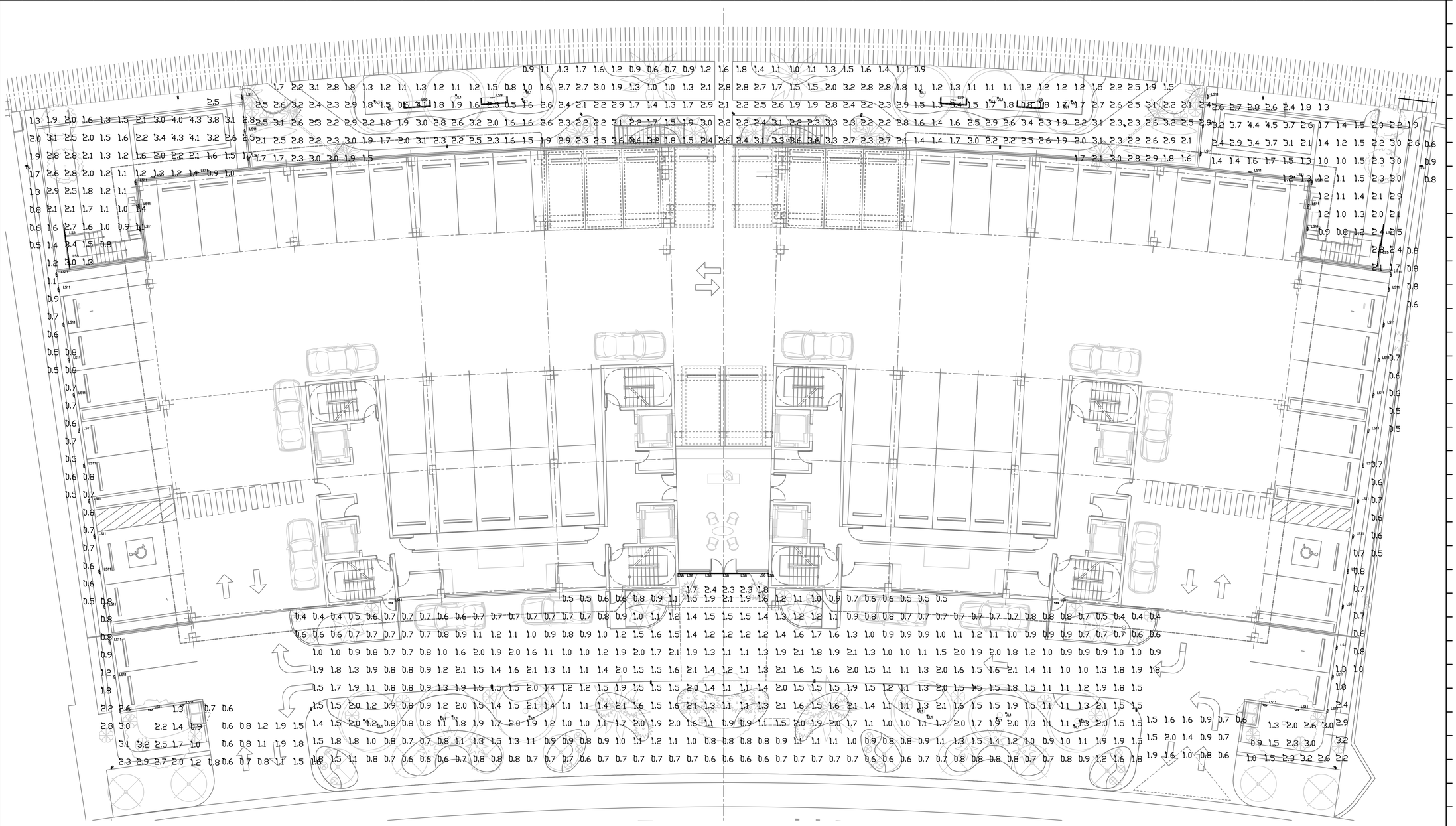
2. TREE PROTECTION:
i. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
ii. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A-300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD AND DECAYED WOOD, REMOVAL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

3. TREE RELOCATION:
3.a. RELOCATIONS, GENERAL: TRANSPLANTING SHALL CONSIST OF ON-SITE TRANSPLANTING OF EXISTING PLANT MATERIALS FROM PROPOSED CONSTRUCTION AREAS TO PERMANENT POSITIONS AS NOTED ON DRAWINGS.
i. ALL PLANTING, TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL, AT MINIMUM, BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF ANSI A-300 STANDARDS.
ii. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
iii. OAK TREE ROOT BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING
iv. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY THE LANDSCAPE ARCHITECT
v. NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT 24 HRS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.
vi. MATERIALS TO BE TRANSPLANTED SHALL BE ROOT PRUNED A MINIMUM OF SIX MONTHS PRIOR TO RE-LOCATION.
vii. CONTRACTOR SHALL MAINTAIN TRANSPLANTED MATERIALS DURING CONSTRUCTION PERIOD BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, PRUNING, AND OTHER HORTICULTURAL PRACTICES.
viii. OWNER AND/OR LANDSCAPE ARCHITECT SHALL REGULARLY INSPECT THE RELOCATED MATERIALS TO ENSURE THAT ALL HORTICULTURAL PRACTICES ARE BEING ADHERED TO. OWNER SHALL SUBMIT A WRITTEN REPORT TO LANDSCAPE CONTRACTOR NOTIFYING HIM OF ANY DEFICIENCIES FOUND DURING THE MAINTENANCE PERIOD. ANY LOSS OF PLANT MATERIALS DUE TO THE NEGLIGENCE OF THE LANDSCAPE CONTRACTOR SHALL RESULT IN THE REPLACEMENT OF THE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. SAID PLANT MATERIALS SHALL BE REPLACED WITH THE SAME SPECIES OF EQUAL SIZE.
3B. QUALITY ASSURANCE:
i. THE SUPERVISORS FOR TRANSPLANTING EXISTING TREES, PALMS AND/ OR SHRUBS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
ii. CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL
iii. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF WORK
iv. CONTRACTOR SHALL VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED IN THE DRAWINGS.
v. VERIFY PERCOLATION RATES AND SOILS ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.
vi. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT
3C. PREPARATION:
i. FERTILIZATION AND WATERING:
a. INJECT FERTILIZER MIXTURE WITHIN 24 HRS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION
b. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE PLANT MATERIAL TO BE RELOCATED
ii. CROWN PRUNING:
a. DO NOT REDUCE CROWN DIMENSIONS; TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY
b. REMOVE SEED PODS FROM SABAL PALMS, AND ALL BUT THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN REGULAR PATTERN.
c. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. ONLY DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME
iii. ROOT PRUNING:
a. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
b. PROVIDE A MIN OF 10" OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER MEASURED AT 12" ABOVE GRADE.
c. TREES WITH A CALIPER MORE THAN 12" SHALL BE ROOT PRUNED BY HAND.
d. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEMS IN THIRDS, 8 WEEKS APART.
3D. SUBMITTALS:
i. SUBMIT A LIST OF EQUIPMENT, PROCEDURES AND LABOR FORCE USED FOR TRANSPLANTING THE WORK.
ii. ARBORIST MUST PROVIDE TO THE OWNER WEEKLY REPORTS INCLUDING:
a. SITE ACTIVITIES SUMMARY AND CONDITIONS RELATING TO ALL TREES ON SITE
b. EVALUATION OF EACH TREE'S CONDITION
c. RECOMMENDATIONS FOR SURVIVABILITY OF RELOCATED TREES
iii. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, CONDITIONERS AND INJECTION EQUIPMENT INFORMATION.
3E. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE
ii. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL
iii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE. RATE OF WATER APPLICATION: A MINIMUM OF 20 GALLONS/ INCH CALIPER PER APPLICATION.
iv. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
v. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
vi. FOR TREES THAT WILL BE RELOCATED, IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY REESTABLISHED AT THE NEW PLANTING SPACE.
vii. A TENSIOMETER SHALL BE USED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE NOTED IN ARBORIST'S REPORT.
3F. TRANSPLANTING OPERATIONS:
i. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING:
a. ROOT PRUNE ONE THIRD OF BALL AT A TIME.
b. THIN OUT THE INTERIOR CROWN OF DICOTS, IN A SIMILAR SEQUENCE, TO COMPENSATE FOR ROOT LOSS, LEAVING THE ENTIRE CANOPY INTACT.
c. LEAVE MONOCOT LEAVES ALONE, ALLOWING PLANT TO BALANCE ITSELF. PROTECT GROWING POINT AS REQUIRED.
d. AFTER ROOT PRUNING, BACKFILL WITH GOOD ORGANIC ROOTING MEDIUM. FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH AND USE 'ROOT STIMULATOR AND STARTER' BY GREEN LIGHT OR APPROVED EQUAL.
e. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
f. BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FORM (+/-1 YEAR).
g. AT THE TIME OF PLANTING, FILL AIR POCKETS TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS MOIST, ALIVE AND HEALTHY. USE SOIL NEEDLE FOR WATERING NEW TRANSPLANT. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.
3G. EQUIPMENT:
i. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT FITTING AND SHARP BLADES.
ii. TREES TO BE RELOCATED IN EXCESS OF 12" CALIPER SHALL BE RELOCATED VIA BOX OR OTHER APPROVED METHOD.
3H. DIGGING AND MOVING:
i. DIG PITS TO A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND BOTTOMS.
ii. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAIN AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
iii. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY LANDSCAPE ARCHITECT IF BALL DEPTH VARIES FOR SPECIFIED DEPTH.
iv. PLACE TREES IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES.
v. PLANT TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
vi. ALL TRANSPLANTED TREES SHALL BE WATERED IN, SANDED, MULCHED, AND UNTIED ON THE SAME DAY.
vii. STAKE OR BRACE RELOCATED TREES/ PALMS AS SHOWN ON THE DRAWINGS.
viii. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
3I. POST RELOCATION:
i. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE
ii. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS AND UNDAMAGED.
3J. GUARANTEE:
i. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AND APPROVED BY THE LANDSCAPE ARCHITECT. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTEE PERIOD
ii. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4. MATERIALS
4A. SUBMITTALS:
i. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, AT LEAST FOURTEEN (14) WORKING DAYS PRIOR TO ITS INTENDED DELIVERY TO THE SITE. UPON APPROVAL OF SUBMITTALS, DELIVERY OF MATERIALS MAY BEGIN.
a. MULCH - ONE (1) CUBIC FOOT
b. ROOT STIMULATOR - ONE (1) CONTAINER
c. FERTILIZER - ONE (1) CONTAINER
d. TOPSOIL - ONE (1) CUBIC YARD
e. PLANTS - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER FOR APPROVAL PRIOR TO TAGGING.
f. TREES - ONE PHOTOGRAPH W/ CLEARLY LEGIBLE MEASURING ROD OF ACTUAL CONTRACTOR PRE-TAGGED TREES. UPON APPROVAL OF TREE SUBMITTAL, LANDSCAPE CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE TO SCHEDULE TREE TAGGING.
g. PLANTING MIX - ONE (1) CUBIC YARD
4B. MULCH:
i. MULCH TYPE: PINE BARK MINI NUGGETS
ii. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION.
iii. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE A MINIMUM OF 2" OF MULCH IMMEDIATELY AFTER PLANTING.
iv. MULCH SHALL BE MAINTAINED BELOW THE ELEVATION OF ADJACENT FINISHED SURFACES AND SWEPT CLEAR OF PATHS.
4C. FERTILIZER:
i. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
ii. FERTILIZER SHALL BE ORGANIC IN MATERIAL CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN EQUAL PERCENTAGES OF PLANT FOOD BY WEIGHT, IN THE FOLLOWING FORM:
iii. CONTAINERIZED MATERIAL (I.E. SHRUBS, VINES, GROUND COVERS) SHALL RECEIVE A GRANULAR SUCH AS 'TRI-NITE' OR APPROVED EQUAL.
iv. SPECIMENS SHALL RECEIVE TIME-RELEASED FERTILIZER, SUCH AS OSMOCOTE, OR APPROVED EQUAL.
v. THIS INSTRUCTION SHALL SUPERSEDE OTHER NOTES REGARDING FERTILIZERS ON THE DRAWINGS OR DETAILS.
4D. PLANTS:
i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS AND CITED HEREIN. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS.
ii. ALL PLANTS SHALL BE FLORIDA GRADE NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. TREES AND SHRUBS SHALL HAVE PRONOUNCED SYMMETRY OF FOLIAR CROWN. PLANTS JUDGED TO BE NOT IN ACCORDANCE WITH THESE STANDARDS WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE OF THE WORK AND REPLACED AT THE CONTRACTOR'S EXPENSE.
iii. ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF THEIR RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO FINAL BID ACCEPTANCE.
4E. PLANTING MIX:
i. PLANTING MIX SHALL BE 70/30 MIX. 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% EVERGLADES PEAT).
ii. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATION AT ANY TIME DURING EXECUTION OF WORK.
4F. SOD:
i. SELECTION:
a. GRASS SPECIES: *Zoysia japonica.*
b. AMERICAN SOD PRODUCERS ASSOCIATION GRADE: NURSERY GROWN OR APPROVED. FIELD GROWN SOD IS NOT ACCEPTABLE.
c. FURNISHED IN PADS: 18" X 24" X 1" THICK EXCLUDING TOP GROWTH AND THATCH.
d. NOT STRETCHED, BROKEN OR TORN.
e. UNIFORM TO MOWED HEIGHT WHEN HARVESTED.
f. INSPECTED AND FOUND FREE OF DISEASES, NEMATODES, PESTS, AND PEST LARVAE.
g. UNIFORM IN COLOR, LEAF TEXTURE, AND DENSITY.
h. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 24 HOURS.
i. BEGIN INSTALLATION OF SOD AFTER COMPLETION OF PRECEDING WORK (I.E. EARTH WORK, UNDERGROUND SPRINKLER SYSTEM, SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, ETC.)
ii. INSTALLATION:
a. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING
b. CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS HEREIN
c. BEGIN SODDING AT BOTTOM OF SLOPES
d. LAY FIRM ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS
e. LAY ALL ROWS WITH ALTERNATING AND ABUTTING JOINTS.
f. DO NOT STRETCH OR OVERLAP ROWS
g. ROLL SOD, EXCEPT PEGGED AREAS, WITH ROLLER WEIGHING NO MORE THAN 100LBS PER FOOT OF ROLLER WIDTH.
h. DURING ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
iii. SOIL PREPARATION:
a. PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS.
b. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED.
iv. SOIL ENGINEERING:
a. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
b. KEEP SOD MOIST DURING FIRST WEEK AFTER PLANTING.
c. AFTER FIRST WEEK, SUPPLEMENT RAINFALL TO PRODUCE A TOTAL OF 2" PER DAY.
d. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL PLANT MATERIAL.

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

6. EXECUTION
6A. INSPECTION:
i. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING.
ii. DO NOT PROCEED WITH INSTALLATION OF MATERIALS OR PLANTS IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED TO THE SATISFACTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
6B. PREPARATION:
i. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
ii. STAKE OR MARK WITH PAINT THE PROPOSED LOCATION OF ALL TREES AND PALMS TO BE PLANTED.
iii. EXCAVATE PLANT BEDS.
iv. ENSURE ALL PLANTING AREAS ARE FREELY DRAINING.
v. PROVIDE PLANT MATERIALS, FERTILIZER, SOD, PLANTING MIX, AND INCIDENTAL MATERIALS AS SPECIFIED.
vi. SET PLANTS, BACKFILL, AND GUY OR BRACE PLANTS AS REQUIRED.
vii. COMPLETE INCIDENTAL WORK RELATED TO PLANTING OPERATIONS, AND AS SPECIFIED.
6C. APPLICATION:
i. FINISH SUB-GRADE: UPON ACCEPTANCE OF ROUGH GRADING ELEVATIONS, ESTABLISH FINE SUB-GRADE WITH SMOOTH AND EVEN FINISH. REMOVE ROCKS EXCEEDING ONE (1) INCH DIAMETER, STICKS, DEBRIS, DELETERIOUS MATERIAL, GRASS AND SOIL CLODS, AND VEGETATION.
6D. EXCAVATION:
i. EXCAVATIONS IDENTIFIED AS HAVING POTENTIAL UTILITY OR SERVICE LINE CONFLICTS SHALL BE EXCAVATED WITH HAND TOOLS TO DETERMINE THE LOCATION OF, AND AVOID DAMAGE TO, SUCH UTILITIES.
ii. EXCAVATE TREE AND PALM PLANTING PITS A MINIMUM OF 24" GREATER IN DIAMETER THAN THE ROOT BALL, AND MINIMUM OF 12" DEEPER THAN VERTICAL DEPTH OF THE ROOT BALL. TEST SOIL FOR QUALITY OF PERCOLATION. IF DRAINAGE IS INADEQUATE, CREATE UNDERGROUND SEEPAGE/DRAINAGE. NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. BUDGET SHOULD ALLOCATE AN ALLOWANCE TO COVER THIS POSSIBILITY AND SHOULD BE PART OF THE ORIGINAL BID.
iii. BARRICADE OR MARK EXCAVATIONS TO PREVENT HAZARDS TO MECHANICAL EQUIPMENT, VEHICLES, AND PEDESTRIANS.
6E. PLANTING:
i. SET TREES IN VERTICAL POSITION WITH THE TOP OF THE ROOT BALL FLUSH WITH THE ADJACENT, FINISH GRADE. AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE.
ii. SET PLANT IN UPRIGHT POSITION IN CENTER OF PLANTING PIT AND PLACE SPECIFIED PLANTING MIX UNDER AND AROUND THE ROOT BALL. FOR BURLAPPED ROOT BALLS, CUT TOP 1/3 OF BURLAP AWAY FROM ROOT BALL, AND TURN DOWN INTO THE SIDE OF THE PLANTING PIT, BEFORE PLACING PLANTING MIX AROUND THE ROOT BALL.
iii. PROPER 'JETTING IN' SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. 'JET STICK' OR EQUAL IS RECOMMENDED.
iv. PRUNE TREES, REMOVING NO MORE THAN 1/3 OF TWIGS AND BRANCHES, WHILE MAINTAINING THE UNIFORM CHARACTER AND SHAPE OF THE TREE. REMOVE ALL DEAD, DISEASED, RUBBING, AND DYING BRANCHES. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS AFTER PRUNING.
v. EARTH SHALL BE BANKED AT EDGE OF EACH PLANTING PIT TO FORM A WATERING SAUCER APPROXIMATELY 6" IN DEPTH. FLUSH PLANTING SOIL INTO PLACE WITH SLOW HOSE STREAM UNTIL AIR POCKETS ARE ELIMINATED AROUND ROOT BALL, AND PIT IS FILLED WITH PLANTING MIX TO TOP OF ROOT BALL.
vi. PLACE MULCH IN LOOSE MEASURE 2" MIN. LAYER WITHIN EACH WATERING SAUCER.
vii. IF PLANTING IS PERFORMED AFTER SOD PLACEMENT, PROPER PROTECTION SHALL BE PROVIDED AND DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
viii. TREE GUYING: FOR MATERIALS TO 12' IN HEIGHT, A MINIMUM OF FOUR WOVEN ANCHOR STRAP LINES EACH AT NINETY DEGREES FROM AND CONNECTED TO TREE TRUNK AND ANCHORED BELOW GRADE WITH PRESSURE TREATED STAKES. SECURE TREE AGAINST MOVEMENT IN WIND.
ix. TREE BRACING: FOR MATERIALS GREATER THAN 12' IN HEIGHT, A MINIMUM OF THREE 2X4 APPEARANCE GRADE BRACES, SET AT 60 DEGREES TO THE GROUND PLANE, EQUIDISTANT AROUND THE TRUNK OF THE TREE, AND SECURED INTO THE GROUND PLANE WITH ONE, 12" #4 REBAR OR ½" GALVANIZED PIPE PASSING THROUGH EACH SUCH 2X4 BRACE, DRIVEN INTO THE GROUND, AND SET FLUSH WITH THE TOP OF THE BRACE. SECURE EACH ANGLED BRACE TO ONE 12" LONG 2X4 VERTICAL BLOCK OVER FOUR LAYERS OF BURLAP. SECURE BLOCKS WITH TWO METAL OR PLASTIC STRAPS, ONE 3" FROM THE TOP AND ONE 3" FROM THE BOTTOM OF EACH BLOCK. NAIL BRACE TO BLOCK WITH FOUR 16D NAILS. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION AND BRACING DETAILS. BRACES TO BE PAINTED WITH BENJAMIN MOORE 2118-10 UNIVERSAL BLACK, FLAT/MATTE EXTERIOR.
x. THERE WILL BE NO PLANT MATERIAL PLANTED INTO ROOT BALLS OF TREES AND PALMS.
xi. SHRUBS AND GROUND COVERS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWING AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
6F. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE.
ii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.
iii. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
iv. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
v. ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL UTILIZE WELL AND/OR DOMESTIC WATER SUPPLY. IF DOMESTIC WATER IS USED, A BACKFLOW PREVENTER SHALL BE INSTALLED.
vi. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM 50% OVERLAP.
vii. IRRIGATION S



Calculation Summary - Bay Harbor Ground Level				
Location of Lighting Fixtures	Average Maintained	Maximum	Minimum	Max/Min
Entry Drive	1.23	2.4	0.4	6.00
North Drive Entry	1.13	2.1	0.6	3.50
North Side Landscape	1.86	3.3	0.7	4.71
North Side Path	1.17	3.5	0.5	7.00
North Side Semi-Private Area	2.06	4.8	0.7	6.86
South Drive Entry	1.23	3.7	0.6	6.17
South Side Landscape	1.98	3.3	0.7	4.71
South Side Path	1.15	3.4	0.5	6.80
South Side Semi-Private Area	2.05	4.8	0.7	6.86
Waterside Paths	2.07	4.1	0.5	8.20

Luminaire Schedule - Bay Shore Ground Level

Symbol	Label	Description	Tag	LLF	Luminaire Lumens	Total Watts	(MANUFAC)	(LUMCAT)	Mounting Height	IES Class	BUG Rating
	Uplighting accent for large palm trees		UL1	0.800	362	121.8	BEGA Converted by LUMCat V 15.09.2016 / H.R.		0.2	N.A.	B0-U3-G0
	ACL-R3-X-5G1350-30-XX-UNV-HS_1	ACL-R3-X-5G1350-30-XX-UNV-HS		0.800	1612	48	Selux Corporation	ACL-R3-X-5G1350-30-XX-UNV-HS	10	Type III	B0-U0-G1
	ACL-R1-X-5G1350-30-XX-UNV-HS	ACL-R1-X-5G1350-30-XX-UNV-HS		0.800	1667	48	Selux Corporation	ACL-R1-X-5G1350-30-XX-UNV-HS	10	Type II	B0-U0-G1
	ACL-RSS-X-5G1350-30-XX-UNV	ACL-RSS-X-5G1350-30-XX-UNV		0.800	2374	312	Selux Corporation	ACL-RSS-X-5G1350-30-XX-UNV	10, 12	Type VS	B1-U0-G0
	wall mounted sconce over doors-walls for path	HESS FD3000K 12_77300_0	LS11	0.800	129	400	HESS Lichtform Copyright LUMCat	12.77300.0	8	Type VS	B0-U1-G0
	handrail lighting	LR5_LR6-GPI-LED-FROSTED-3000K-90-48	LS5	0.200	456	74.24	COLE LIGHTING	LR5/LR6-GPI-LED-FROSTED-3000K-90-48	4	Type VS	B0-U0-G0
	ACL-R3-X-5G1350-30-XX-UNV-HS	ACL-R3-X-5G1350-30-XX-UNV-HS	LS1	0.800	1612	48	Selux Corporation	ACL-R3-X-5G1350-30-XX-UNV-HS	10	Type III	B0-U0-G1
	entry linear accent lighting	VarioLED_1300_Nexus_HD6_V822_	LS8	0.400	412	94.848	LED Linear USA	VarioLED_1300_Nexus_HD6_V822_CL_IP20_1216	3.151, 7.012, 10.924, 14.855, 17	N.A.	N.A.
	under bench	TLISV-5_0-30-DRY-STD-DF-ST	LS9	0.200	359	19.2	D-Tran	TLISV-5_0-30-DRY-STD-DF-ST	2.5	Type VS	B0-U2-G1

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Rev.	Date	Rev.	Date

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
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GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

KOBI KARP

LANDSCAPE PHOTOMETRIC PLAN

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

Schnackel engineers
800-281-0903 www.schnackel.com

SE-KOBA_220672



Calculation Summary					
Lighting Fixture Location	Average Maintained	Maximum	Minimum	Avg/Min	Max/Min
Cabana Area; Dining Area	1.44	5.4	0.3	4.80	18.00
Plants 1	0.35	1.0	0.1	3.50	10.00
Plants 2	1.03	2.5	0.1	10.30	25.00
Plants 3	0.75	1.9	0.2	3.75	9.50
Plants 4	0.43	2.0	0.1	4.30	20.00
Plants 5	0.28	0.9	0.1	2.80	9.00
Plants 6	0.68	3.0	0.0	N.A.	N.A.
Pool Area	0.09	0.3	0.0	N.A.	N.A.
Private Roof Terrace 1	1.38	3.0	0.3	4.60	10.00
Private Roof Terrace 2	1.11	3.6	0.1	11.10	36.00
Private Roof Terrace 3	1.37	6.4	0.1	13.70	64.00
Private Roof Terrace 4	1.54	6.6	0.1	15.40	66.00
Storage Room 1	17.06	22.0	11.5	1.48	1.91
Storage Room 2	17.31	22.0	11.0	1.57	2.00

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	78	Uplighting for large palm trees	Single	BEGA Converted by LUMCat V 15.09.2016 / HA	UL1	0.800	362	5.8	452.4
	24	Storage Room	Single	WHSPR 2X4 3000LM 35K 80CRI SVC	RL1	0.800	3086	25.4	609.6
	214	recessed mounted roof level steplight	Single	PSCS4-L27-WHT; FMP-PSCS4-4-5.51INCH=5.51INCH=CRN-WHT	LS3	0.800	62	1	214
	7	rigid stem mounted trellis lighting; dimmed to 50%	Single	LALC-DB-FL-SG350-TS-	LS6	0.400	3096	33.1	231.7
	26	over doors of cabanas	Single	~~B2230-R2FV-T2B-19528~~	LS7	0.800	173	3	78
	26	under bench lighting; dimmed to 20%	Single	YL1SV-5_0-30-DRY-STD-DF-ST	LS9	0.200	359	4.8	124.8

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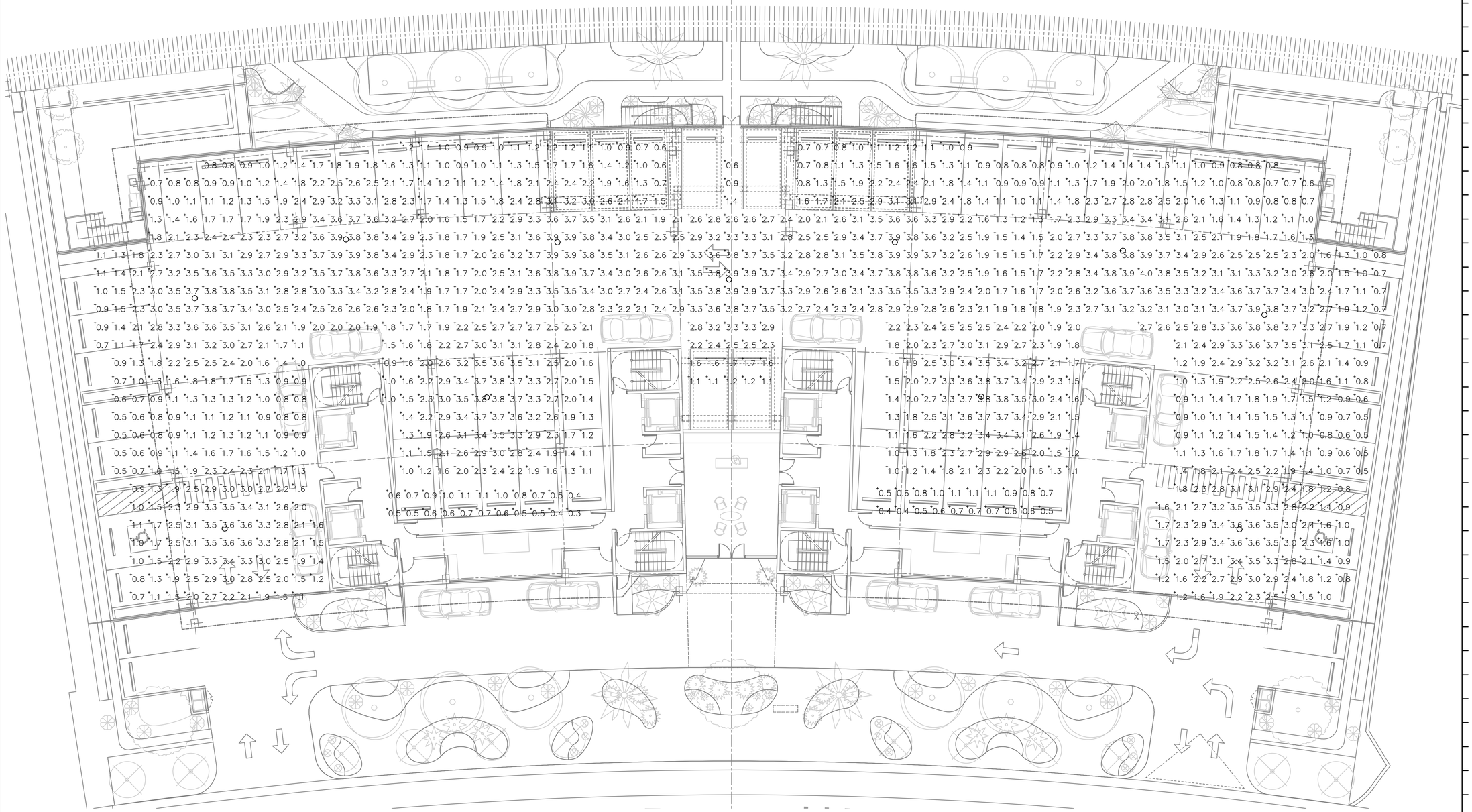
KOBI KARP

ROOF PHOTOMETRIC PLAN

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

Schnackel engineers
New York ■ Connecticut ■ Florida ■ Los Angeles ■ Seattle ■ Arizona
305-381-0963 www.schnackel.com

SE JOB#: 220872



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	A	13	VCPG LED P3 30K T5W MVOLT	VCPG LED WITH P3 - PERFORMANCE PACKAGE, 3000K, T5W OPTIC TYPE		VCPG_LED_P3_30K_T5W_MVOLT.ies	Absolute	0.80	43.37

STATISTICS

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

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

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

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

Consultant:
Name
Address
Address
Tel:
Email

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

GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

KOBI KARP

PARKING GARAGE PHOTOMETRIC PLAN

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

Schnackel engineers
800-381-0903 www.schnackel.com

SE-10BH_220672

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

Drive-over in-grade luminaires to illuminate ground surfaces

Housing: Constructed of .125" thick machined stainless steel welded to a stainless steel bottom mounting plate. Trim/Clamping ring is heavy, machined bronze.

Enclosure: Top enclosure is constructed of copper free die-cast aluminum alloy secured by two (2) captive socket head stainless steel screws. Clear, borosilicate housing lens with molded one piece, high temperature silicone rubber gasket. Symmetrical reflector and internal lamp shield are included.

Electrical: 3.4W LED luminaire on a 24V DC circuit. 6 total system watts. Remote 24V DC driver required. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order. Inner housing pre-wired with ten (10) feet of 12 AWG wire and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided (by contractor).

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder-coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

UL Listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,000lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Weight: 3.0 lbs.

Luminaire Lumens: 8
Tested in accordance with: LM-79-08

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



Single 180° light sector					
Lamp		T	A	B	C	D
88673*	3.4W LED	39°	4¼	3¼	3¼	1⅛

*Remote driver required

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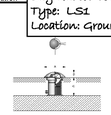
BEGA Installation and Technical Information **88 673**

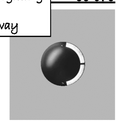
Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

Tools Required:

3mm hex key
Flathead screwdriver, small

Dimensions
A: 4-3/4 "
B: 3-1/2 "
C: 3-3/4 "
D: 1-1/8 "

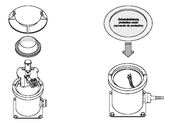




Protection Class: IP67

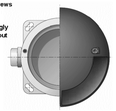
Weight: 3.1 lbs.

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



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

NOTE: Faceplate screws are NOT adjacent on centerline! Adjust orientation accordingly for desired light output direction.





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

Lamp: 3W LED, 24V DC

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

Remote 25W LED Driver and box	19 580
Remote 50W LED Driver and box	19 581

Replacement Parts

Description	Part No
Top cover	223214
Glass	112744.2
Gasket	83001795
LED Module (3000K)	(3x) LED-0304/830
LED Module (4000K)	(3x) LED-0304/840

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

BEGA Installation and Technical Information **88 673**

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

Product Safety Warnings:

THIS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INSTALLATION CODE BY A PERSON FAMILIAR WITH THE CONSTRUCTION AND OPERATION OF THE PRODUCT AND THE HAZARDS INVOLVED. SUITABLE FOR WET LOCATIONS.
MIN 90°C SUPPLY CONDUCTORS.

CE PRODUIT DOIT ÊTRE INSTALLÉ SELON LE CODE D'INSTALLATION PERTINENT, PAR UNE PERSONNE QUI CONNAÎT BIEN LE PRODUIT ET SON FONCTIONNEMENT AINSI QUE LES RISQUES INHERENTS. CONVIENT AUX EMPLACEMENTS MOUILLÉS.
LES FILS D'ALIMENTATION 90°C MIN.

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

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

19580 LED Remote Driver 25 Watts

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

Enclosure: UL rated NEMA "3R" rain tight steel box, finished gray. Enclosure must be mounted per NEC and local requirements. Provided with two knockout conduit entries in the bottom; suitable for ½", ¾", or 1" conduit.
Electrical: LED driver rated for 25W maximum load, 0.9 PF; suitable for 24 V DC LED luminaires. Universal input voltage 120V-277 V, 50/60 HZ. -20°C minium start temperature. UL recognized class 2.
NOTE: Maximum Wire Length for Voltage Drop:
#12 AWG: 234 ft.
#14 AWG: 147 ft.
NOTE: For wiring distances over 32 feet in length, EMI (Electromagnetic Interface) can become a factor causing decreased lighting performance. Twisted shielded pair wires and Ferrite coils at end of wiring runs are recommended for consistent performance.

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



	A	B	C
19580 Remote driver	6¼	4¾	6

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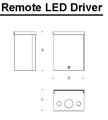
BEGA Installation and Technical Information **Remote 24V installation** **19 580 Remote LED Driver**

Tools Required: **For 24V LED luminaires**

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

Suitable for wet locations.

Dimensions
A: 8"
B: 6-1/4"
C: 4-3/8"



Notice to Installer for LED remote wiring:
1. DISCONNECT POWER BEFORE INSTALLATION AND/OR REMOVAL OF THE UNIT.
2. UL rated NEMA 3R rain tight steel box supplied with enclosed driver.
3. Install in accordance with national and local electric codes.
   Input voltage: 120V-277V
   Output DC: 24V
   Max. output load: 25W
   Min. supply wire: 18 AWG
   Min. remote temp: -20° C

NOTE: The maximum wire distance before EMI (Electromagnetic Interference) can become a factor is 32 feet. For longer runs, to minimize EMI effects, the use of twisted shielded pair wires and Ferrite Coils at the beginning and end of the secondary line is suggested.

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

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

Replacement Parts

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

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

Date: _____ Customer: _____
Project: _____
Type: _____

selux

Arca LED Gen5



Order Code: ACL - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

Pole Order Code: _____ - _____ - _____ - HC - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

	Series	Height	Finish	Helicoil Pair	Options	Helicoil Locations

ACL	Series	ACL Arca LED				
	Optics	R1 Type I	R2 Type II	R3 Type III	R4 Type IV	R5R Type V (Round)	R5S Type V (Square)	*Max 4 heads (SB4)
	Mounting	S1 Single	S2 Double	SBX[1] Sistema Mount	W Wall Mount		
	Light Engine	SG1350 Single LED 1,446/2,026lm	SG1530 Single LED 1,566/2,540lm	SG1800 Single LED 1,566/3,463lm	SG2350[1] Double LED 4,890/5,461lm	SG2530[1] Double LED 7,296/8,159lm	SG2800[1] Double LED 9,094/9,900lm	* Based on RI distribution and 3000K CCT [1]Only available with S1 and S2 mounting
	CCT	27'K 2700K	30' 3000K	35* 3500K	40 4000K	50* 5000K		*2700K and 5000K Q4 Approved * Consult factory for lead time
	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color	
	Voltage	UNV[1] 120V-277V	120 120V	240 240V	277 277V	347[1,3] 347V	480[1,3] 480V	*Max 3 heads (SB3) 5005K, 5035K, 5088K, 5035K coma with (4sp) driven transformer in hand-hole [1]5.3A2350 coma with (4sp) driven transformer in Hand hole *Type I, II, III, and IV only [1]347, 5.3A, 5.3L, or HE only. Cannot be combined [3]IP3 or HE only. Cannot be combined
	Options	DM[1] Dimming (0-10V)	HS[1] House Side Shield					

Product Modifications
Please list modifications/requirements for review by factory:

Approvals

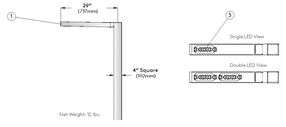
Date:

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

selux

Arca LED

ACL-R2-S1



Specifications

1. Luminaire Cover - Two piece high pressure die cast housing, made of low copper aluminum alloy. Toolless latch allows easy access to light engine and gear tray components.

2. Gasketing - (not shown) UV and ozone-resistant, silicone gasket between fixture housing and lens base provide IP65 level ingress protection.

3. LED Array - High Flux LEDs mounted to metal core PCB and attached to external heat sink for maximum LED performance and life. CCT tolerance within a 3 step binning for 2700K, 3000K, 3500K, 4000K and 5000K, CRI minimum 80. LED array has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours. Exposed face rated to IP65.

4. LED Optics - Technical Optics (R1, R2, R3,R4, R5S, and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro-house side shield available for distributions types I, II, III and IV.

5. LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP66.

6. Surge Protection - (not shown) Designed to protect luminaire from electrical surge (20kA).

7. Power Cord - (not shown) Pre-installed at factory. Power cords are specified to fit the length of the pole specified with the luminaire.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL) Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Arca LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LED tested to IP65 and IEINA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature, ARCA LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F). NRTL Listed for wet location (i.e. UL, CSA) Visit selux.us for our LED End of Life recycling policy.

NRTL Listed (i.e. UL, CSA)

For Buy American compliance on poles, please consult the factory.

Arca LED

Mounting

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

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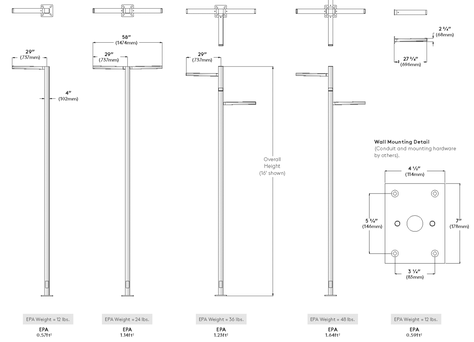
Single (S1)
Single pole top mount
(Helicoil Location: 08)

Double (S2)
Double pole top mount
(Helicoil Location: 08-00)

Triple (SB3)
Die cast aluminum Sistema lateral bracket secured in pole side.
(Helicoil Location: 18-2A-32)

Quadruple (SB4)
Die cast aluminum Sistema lateral bracket secured in pole side.
(Helicoil Location: 18-2A-32-4C)

Wall Mount (W)
Die cast aluminum single luminaire mount and steel mounting plate secured to wall with ¼" flat head screws.



EPA Weight < 12 lbs.	EPA Weight > 24 lbs.	EPA Weight < 36 lbs.	EPA Weight < 48 lbs.	EPA Weight < 12 lbs.
EPA 0.52ft²	EPA 1.56ft²	EPA 1.23ft²	EPA 1.64ft²	EPA 0.34ft²

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

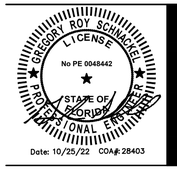
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Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

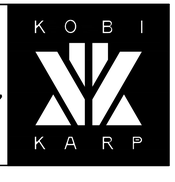
Consultant: Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

Consultant: Photometrics.
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Email Email:Info@cladlandscape.com

Consultant:
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Address
Tel:
Email

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





LIGHTING CUT SHEETS

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

Schnackel engineers
Structural ■ Civil ■ Los Angeles ■ Seattle ■ Portland
800-281-0963 www.schnackelusa.com

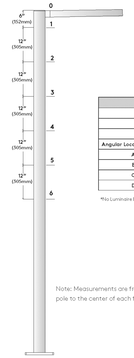
SE_JOB#_220672

Arca LED

Mounting Detail

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

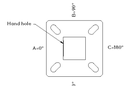
selux



Mounting Configuration								
Height Code		0	1	2	3	4	5	6
Distance from Top of Pole		0.0'	0.7'	1.9'	2.9'	3.9'	4.9'	5.9'
Angular Location Code	Clockwise From Handhole							
A	0°							
B	90°							
C	180°							
D	270°							

*No Luminaire Below 7.5'

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



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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

Arca LED

Square Pole Motion Sensor

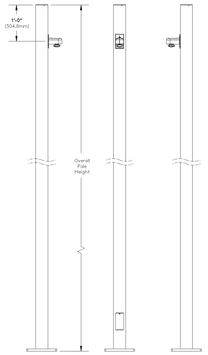
The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes built-in photocell. Sensor comes pre-installed in cast aluminum housing painted to match pole finish.

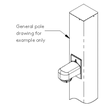
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

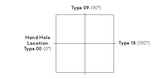
Series	Hand Hole Orientation	Dim Level	Photocell Feature	Voltage
MS Motion Sensor	00 0° Clockwise from Hand Hole 09 90° Clockwise from Hand Hole 18 180° Clockwise from Hand Hole 27 270° Clockwise from Hand Hole	D0 (Off) D1 (1V=10%) D3 (1V=30%) D5 (1V=50%)	Y Yes N No	UNV (100-347VAC single phase or 208/230/480VAC phase-to-phase)

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





Sensor angular orientation from hand hole 0°
90° increments clockwise around pole (Type 00, 09, 18, 27)



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

(For coverage details refer to wattstopper FSP-321 spec sheet at www.wattstopper.com)

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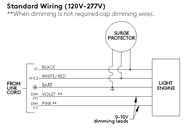
Arca LED

Arca LED Gen5 502 — Single LED Module Wiring

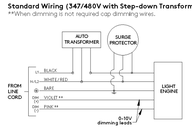
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

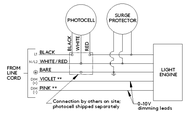
Standard Wiring (120V-277V)
**When dimming is not required cap dimming wires.



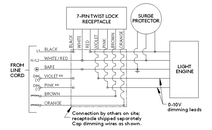
Standard Wiring (347/480V with Step-down Transformer)
**When dimming is not required cap dimming wires.



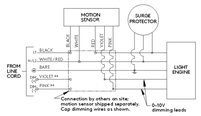
Photocell Option (TLRP) Wiring
**When dimming is not required cap dimming wires.



7-Pin Twist Lock Receptacle Option (TLR) Wiring



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



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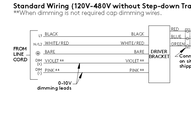
Arca LED

Arca LED Gen5 502 — Double LED Module Wiring - S1

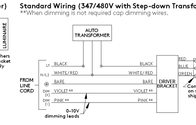
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

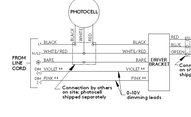
Standard Wiring (120V-480V without Step-down Transformer)
**When dimming is not required cap dimming wires.



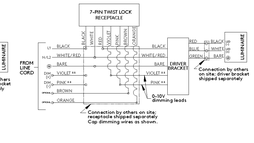
Standard Wiring (347/480V with Step-down Transformer)
**When dimming is not required cap dimming wires.



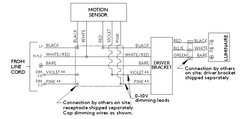
Photocell Option (TLRP) Wiring
**When dimming is not required cap dimming wires.



7-Pin Twist Lock Receptacle Option (TLR) Wiring



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



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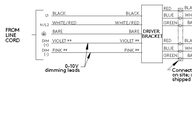
Arca LED

Arca LED Gen5 502 — Single LED Module Wiring - S2

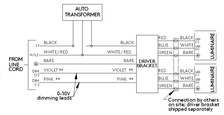
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

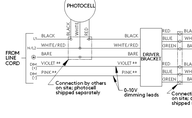
Standard Wiring (120V-480V without Step-down Transformer)
**When dimming is not required cap dimming wires.



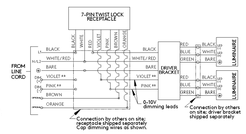
Standard Wiring (347/480V with Step-down Transformer)
**When dimming is not required cap dimming wires.



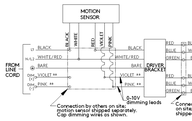
Photocell Option (TLRP) Wiring
**When dimming is not required cap dimming wires.



7-Pin Twist Lock Receptacle Option (TLR) Wiring



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



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

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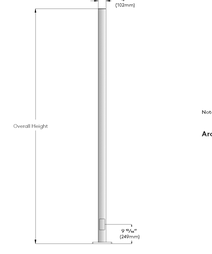
Arca LED

Pole Information

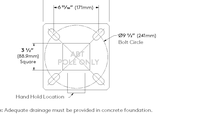
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

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Arca Pole
Square Straight Aluminum

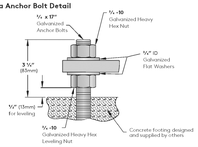


Note
Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown.



Note: Adequate drainage must be provided in concrete foundation.

Arca Anchor Bolt Detail



Pole Data Chart

Pole Series	Bolt Circle	EPA Information: Basic Wind Speed (MPH) 85	90	100	110	120	130	140	150	160	170	180	Height
A-A40-250	ø9 ½"	19.2	16.7	12.8	10.0	7.9	6.4	4.8	3.7	2.8	2.1	1.5	8
		15.7	11.7	8.7	6.4	4.6	3.3	2.2	1.3	0.6	-	-	10
		11.6	8.1	5.6	3.7	2.2	1.1	-	-	-	-	-	12
		8.7	5.3	3.1	1.5	-	-	-	-	-	-	-	14
		4.2	1.0	1.0	-	-	-	-	-	-	-	-	16
		2.0	0.9	-	-	-	-	-	-	-	-	-	18

Finish		Helicoil Inserts	
WH	White	HC1	1 Pair
BK	Black	HC2	2 Pair
BL	Satin Matte Black	HC3	3 Pair
BZ	Bronze	HC4	4 Pair
SV	Silver		
SP	Specify Premium Color		

Options	
BC	Base Cover
TLR	Twist Lock Receptacle with Photocell, 7-Pin Mounting Cap
TLRP	Twist Lock Receptacle with 7-Pin Mounting Cap
TLRLL	Twist Lock Receptacle with 7-Pin Lutron Limelight Sensor
MS	Pole Mounted Motion Sensor. See page 5 for order code.
REC	GFCI Receptacle with weather-proof cover
REC2	GFCI Receptacle with weather-proof cover, padlockable in-use cover
REC3	USB & Duplex Receptacle with weatherproof cover
REC4	USB & Duplex Receptacle with weatherproof padlockable in-use cover

*Weatherproof cover intended for portable tools or other portable equipment connected to the outlet only when attended. For other requirements please consult factory.

NOTES:
1) Maximum EPA ratings certified in accordance with AASHTO 2013 (LTS-6) for 5-s gust wind speeds based on Allowable Stress Design (ASD) analysis
2) Consult factory for equivalent Load and Resistance Factor Design (LRFD) wind speeds
3) Rated performance is dependant upon the pole being properly attached to a supporting foundation of adequate design

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Arca LED

Optional Accessories

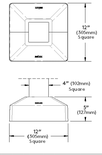
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

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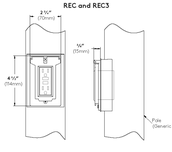
TLRP,TLR, and TLRLL
3-pin twist-lock receptacle with photocell, 7-pin twist-lock receptacle with shorting cap, and 7-pin twist-lock receptacle with Lutron Limelight module.



Base Cover (BC)
Optional Base Cover for A-A40 poles only.

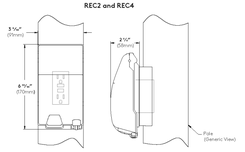


REC and REC3



Cover shown in the closed position

REC2 and REC4



Cover shown in the closed position

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC3) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC4) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

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Arca LED

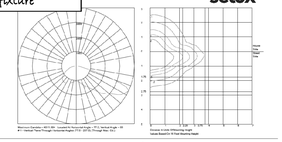
Photometry

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

selux

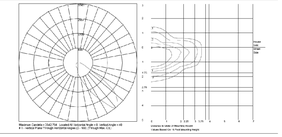
R1 / 61W LED / 3000K CCT

Catalog #: ACL-R1-X-502550-30-XX-120
Report #: 132122115
Delivered Lumens: 7579
Efficacy: 124
IES classification: Type II
Maximum candela of 4015.3 at 65° from vertical
BUG Rating: B2-U0-G2



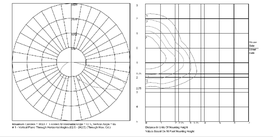
R1 with HS/ 61W LED / 3000K CCT

Catalog #: ACL-R1-X-502550-30-XX-120-HS
Report #: 132122115
Delivered Lumens: 5347
Efficacy: 86
IES classification: Type II
Maximum candela of 3542.8 at 40° from vertical
BUG Rating: B2-U0-G1



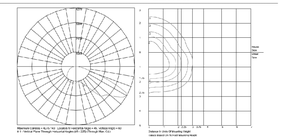
R2 / 61W LED / 3000K CCT

Catalog #: ACL-R2-X-502550-30-XX-120
Report #: 132122117
Delivered Lumens: 7352
Efficacy: 120
IES classification: Type III
Maximum candela of 3853.7 at 65° from vertical
BUG Rating: B2-U0-G2



R3 / 61W LED / 3000K CCT

Catalog #: ACL-R3-X-502550-30-XX-UNV
Report #: 152122137
Delivered Lumens: 7286
Efficacy: 119
IES classification: Type III
Maximum candela of 4275.1 at 60° from vertical
BUG Rating: B2-U0-G1



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Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

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

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

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

Consultant:
Name
Address
Address
Tel:
Email

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



KOBI KARP

LIGHTING CUT SHEETS

Date	08-24-2022	Sheet No.	PH-4.10
Scale	NO SCALE		
Project	0000		

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SE_JOB#_230672

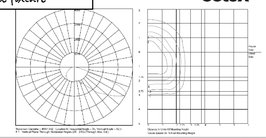
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

Arca LED
Photometry

selux

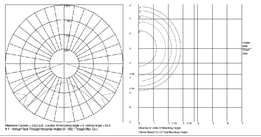
R4 / 61W LED / 3000K CCT

Catalog #: ACL-R4-X-502530-30-XX-UNV
Report #: 1512122L17
Delivered Lumens: 7435
Efficacy: 122
IES classification: Type III
Maximum candela of 4998 at 62.5° from vertical
BUG Rating: B2-U0-G1



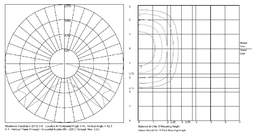
R5R / 61W LED / 3000K CCT

Catalog #: ACL-R5R-X-502530-30-XX-120
Report #: 1512122L17
Delivered Lumens: 7515
Efficacy: 123
IES classification: Type V
Maximum candela of 2322.4 at 65.2° from vertical
BUG Rating: B3-U0-G1



R5S / 61W LED / 3000K CCT

Catalog #: ACL-R5S-X-502530-30-XX-UNV
Report #: 1512122L17
Delivered Lumens: 7472
Efficacy: 122
IES classification: Type VS
Maximum candela of 2513.1 at 42.5° from vertical
BUG Rating: B2-U0-G1



Rev. 20220622

OW2480 PASSAGE (cont.)

Mullion Mount with Remote Power Supply

VISA LIGHTING

PASSAGE PRODUCT FAMILY

- OW2680 – 57" – Mullion Mount with Remote Power Supply
- OW2682 – 57" – 2 X 4 Junction Box Mount with Integral Power Supply
- OW2684 – 72" – Mullion Mount with Remote Power Supply
- OW2686 – 72" – 2 X 4 Junction Box Mount with Integral Power Supply

SUGGESTED VARIATIONS

- Custom colors

See Visalighting.com/products/Passage for more information

FINISHES

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.
For more information about our finishes visit visalighting.com/Finishes

Powder Coat Paint Finishes (Standard)

AGGY Agate Grey	**ALGN** Alpine Green	**BJBG** Baja Beige	**BMAT** Bronze Matte	**BRNZ** Bronze	**BSIL** Blade Silver	**CVBL** Cove Blue		
DEGR Deoro Gold	**GLWT** Glacier White	**GSIL** Graphite Siver	**HBGR** Harbor Grey	**JTBK** Jet Black	**OCBL** Ocean Blue	**SHGR** Shoreline Grey		
SBGN Sagebrush Green	**SLGR** Slate Grey	**SSTP** Sierra Taupe	**TRCN** Terracotta Canyon	**TRWT** Traffic White	**VRLK** Velvet Black	**VNRD** Vineyard Red		

Wood Sublimated Metal Finishes (Premium)

MCA Mediterranean Cherry Metal Based Wood Alternative	**NOA** Natural Oak Metal Based Wood Alternative

WOOD SUBLIMATED METAL FINISH



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Recessed wall luminaire - shielded

BEGA

Application
Recessed wall luminaire with shielded light distribution for glare-free illumination of ground surfaces, building entrances, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.3 lbs

Electrical

Operating voltage	120–277V AC
Minimum start temperature	-30° C
LED module wattage	4.8 W
System wattage	7.0 W
Controllability	0–10V dimmable
Color rendering index	Ra> 80
Luminaire lumens	468 lumens (4000K)
LED service life (L70)	50,000 hours

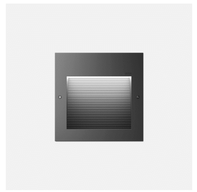
LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:





Recessed wall luminaire - shielded

	LED	A	B	C
24 203	4.8 W	7⅞	7⅛	6¾

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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Rev. 20220622

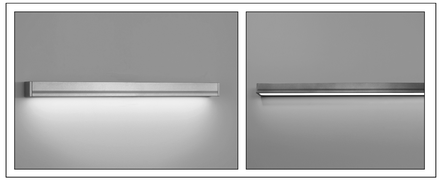
OW2480 PASSAGE™

Mullion Mount with Remote Power Supply

VISA LIGHTING

Visalighting.com/products/Passage

Type: Project: Location:



DIMENSIONS

Depth is measured from wall to front of fixture
L = Length H = Height D = Depth

L	51-1/4"	(946 mm)
H	2-1/2"	(64 mm)
D	2-1/2"	(64 mm)



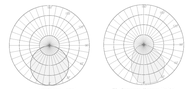
FEATURES

- High or low lumen output
- Luminous or Forward Throw output
- Modular design for replacement of LED source or driver
- Remote power supply included (suitable for indoor, Type IC)
- Optional dual circuit switching
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Window mullion mount; minimum mullion width 2.5"
- Tamper resistant fasteners
- Polycarbonate diffuser
- No VOC powder coat paint finish; metal based sublimated wood look finish
- ETL Listed for wet location mounting 4' above grade

RELATIVE SCALE DRAWING



PHOTOMETRICS



LUM (Luminous Lens) FT (Forward Throw Optic)

IP65 ADA Compliant ETL Listed 5 Year Warranty

Rev. 20220622

OW2480 PASSAGE (cont.)

Mullion Mount with Remote Power Supply

VISA LIGHTING

Fill in shaded boxes using information listed below

OW2480 – MVOLT

MODEL	SOURCE[1]	VOLTAGE	OPTIC[2]	FINISH	OPTION[3]
	L50K(H) L50K(L) L95K(H) L95K(L) L40K(H) L40K(L)	MVOLT	LUM FT	See last page for finish order codes	DS

SOURCE[1] (Select one)
Dimmable 0-10V to 1%. Minimum 0/10%, within 5-step MacAdam.

Source	CCT	Delivered Lumens	Delivered Lumens	Power (Watts)
L50K(H)	5000K	2700	1900	40
L50K(L)	5000K	900	650	14
L95K(H)	9500K	2700	1900	40
L95K(L)	9500K	900	650	14
L40K(H)	4000K	2700	1900	40
L40K(L)	4000K	900	650	14

VOLTAGE

MVOLT	120-277V, 50/60 Hz

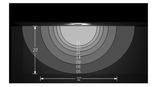
OPTIC[2] (Select one)

LUM	Luminous Lens
FT	Forward Throw Optic

OPTION[3]
⚠ Option availability may be interdependent with other options

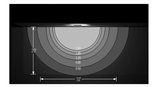
DS	Dual circuit switching (includes 2 drivers). Lumen output and wattage is split in half for each circuit

PATH OF EGRESS – LUMINOUS LENS



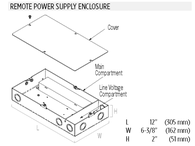
OW2480 – H Downlight, Mounted at 10' AFF, .70 light loss factor used

PATH OF EGRESS – FORWARD THROW



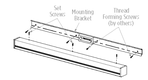
OW2486 – H Downlight, Mounted at 10' AFF, .70 light loss factor used

REMOTE POWER SUPPLY ENCLOSURE



L	12"	(305 mm)
W	6-5/8"	(162 mm)
H	2"	(51 mm)

MULLION MOUNTING DETAIL



Date: Customer:
Project:
Type:

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux

Lanova LED Catenary



Order Code: LALC

LALC	Series								
		LALC Lanova LED Catenary							
	Optics	R1 Type I	R2 Type II	R3 Type III	R3W Type III Wide	R4 Type IV	R5S Type V Square	R5R Type V Round	R5Q Type V Rectangular	DB Diffuse Bowl
	Cylinder	CL Clear-long	FL[1] Frosted-Long	CT Clear-Tapered Cylinder						*136 optics only.
	Light Engine	SG150[2] 1500-2500m	SG250[2] 2400-2700m	SG350 3600-3700m	SG450 4700-5400m					* Not Available with CM, HL30, or HL50. ** Based on R2 distribution and 3000K CCT.
	Feed Cord Detail	TS* T-Splice (with 2' cord)	FCxx Feed Cord without Splice Box (specify in 1' increments (1-30'))		ES* End-Splice (with 2' cord)					* See pages 2-3 for details.
	CCT	27** 2700K	30* 3000K	35* 3500K	40 4000K	50* 5000K				* 3700K and 3000K IDA Approved. •Consult factory.
	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color			
	Voltage	UNV[1] 120-277V	120[1] 120V	240 240V	277 277V	347[1,4] 347V	480[1,4] 480V			* Not available with HL30 or HL50. ** Requires stepdown transformer, 40/45 only.
	Options	DM Dimming (0-10V)	HL30[1,3] Hi-Lo Switching low output 30%	HL50[1,3] Hi-Lo Switching low output 50%	HS* House Side Shield					* 120, 240, and 277V only. * Not available with DM option. * Type I, II, III, and IV only.

Product Modifications
Please list modifications/ requirements for review by factory:

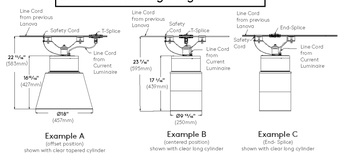
Approvals

Date:

Lanova LED Catenary

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux



Net Weight (19.5 lbs)
EPA = 0.68 ft²

For layouts refer to the Catenary Design Guide at selux.us

Specifications

Luminaire Housing/Hanger - Die cast aluminum housing made from low copper marine grade aluminum. Hanger bracket made from stainless steel with stainless steel hardware. Hanger Bracket provides 360° rotation and 15° tilt in either direction.

Gasketing - Continuous UV resistant silicone gasket provides weatherproofing, dust and insect control at all fixture connections.

LED Array - High Flux LEDs mounted to metal core PCB and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance within a 3 step binning for 2700K, 3000K, 3500K, 4000K, and 5000K. CRI minimum 80. LED light engine has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours.

T-Splice (TS) & End-Splice (ES) - Luminaire will come with 2' of UV resistant black SJ feed cord pre-installed in factory. Additional feed cord supplied by others to connect to T-Splice or End-Splice connector. Use two metal zip ties, supplied by others, to secure T-Splice or End-Splice connector to cable.

LED Optics - Clear or half frosted UV stabilized acrylic outer cylinder creates the optical chamber. Technical Optics (R1, R2, R3, R3W, R4, R5S, R5R and R5Q) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Diffuser Bowl (DB) option made of highly diffuse UV stabilized acrylic hides LED source and provides a pleasant/soft light quality.

LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP65 and includes a 5 Year warranty.

Surge Protector - Independent surge protector device designed to protect luminaire from electrical surge up to 20kA.

Power Cord - UV resistant black SJ power cord pre-installed at factory. Please specify power cord length available in 1' increments from 9' – 30'.

Finish - Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Lanova LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire tested to IP65 and LM-79 standards. LEDs tested to LM-80 standards.

Luminaire suitable for ambient temperatures from 40°C (104°F) maximum to -40°C (-40°F) minimum.

NRTL Listed (i.e. UL, CSA)

Straight Cylinder (CL and FL) is IK08 rated.

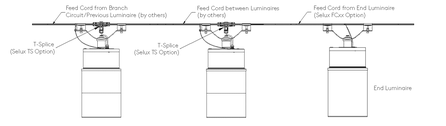
Visit selux.us for our LED End of Life recycling policy.

Lanova LED Catenary

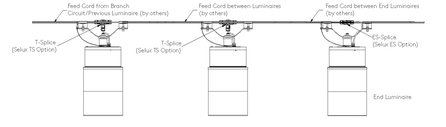
Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux

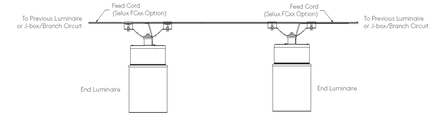
Feed Cord Detail - Scenario 1
(TS): T-Splice for mid-run luminaires and (FCxx) Feed Cord without T-Splice option for end luminaire



Feed Cord Detail - Scenario 2
(TS) T-Splice or (ES) End-Splice for all luminaires



Feed Cord Detail - Scenario 3
(FCxx) Feed Cord without splice box for all luminaires



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Rev.	Date	Rev.	Date

ZONING

100% Submission

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

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

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

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

Consultant:
Name
Address
Address
Tel:
Email

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

GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

KOBI KARP

LIGHTING CUT SHEETS

Date	08-24-2022	Sheet No.
Scale	NO SCALE	PH-4.20
Project	0000	

Schnackel engineers
Structural Mechanical Civil Hydraulic & Sanitary Systems
800-281-0963 www.schnackelpe.com

SE_JOB#_220672

Lanova LED Catenary

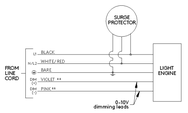
Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux

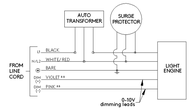
Electrical Specifications									
CCT	3000K								
CYLINDER	Clear Cylinder						Frosted Cylinder		
OPTICS	Asymmetric			Symmetric			Diffuse Symmetric		
Light Engine/ Electrical Specs	Delivered Lumens (lm)	Wattage (W) 120-277 / 347-480	Efficacy (lm/W)	Delivered Lumens (lm)	Wattage (W) 120-277 / 347-480	Efficacy (lm/W)	Delivered Lumens (lm)	Wattage (W) 120-277 / 347-480	Efficacy (lm/W)
50150	1316	14.2 / 18	92.9	1488	14.2 / 18	105.0	1327	14.2 / 18	93.5
50250	2193	23.6 / 27	92.9	2480	23.6 / 27	105.0	2211	23.6 / 27	93.5
50350	3070	33.1 / 35	92.9	3471	33.1 / 35	105.0	3096	33.1 / 35	93.5
50450	3948	42.5 / 44	92.9	4465	42.5 / 44	105.0	3981	42.5 / 44	93.5

Wiring Diagrams

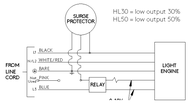
Standard Wiring (120V-277V)
**When dimming is not required cap dimming wires.



Standard Wiring (347/480V with Step-down Transformer)
**When dimming is not required cap dimming wires.



Hi-Lo Switching Option (HL) Wiring HL30 & HL50 Only
120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below (i.e. HL30 or HL50). For other combinations, consult factory.



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

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Lanova LED Catenary

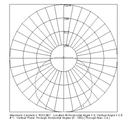
Photometry

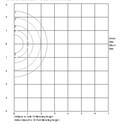
DB / 42.5W LED / 3000K CCT

Catalog #: LALC-DB-FLN-50450-30-XXI-120
Maximum candela of 1024 at 2.5° from vertical.
Mounting Height = 16' (4.87m)
3981 Delivered Lumens
94 Lumens per Watt
BI-US-02

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

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Wall luminaire - directed light

BEGA

Bay Harbor Towers Exterior Lighting
Type: LS7
Location: Over cabana doors

Application
Wall luminaire with directed light. As individual luminaires with low mounting height, they can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights they can be used as wall luminaires next to doors or for lighting small wall areas.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 0.9lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20° C
LED module wattage	2.1W
System wattage	3.0W
Controllability	Dimming not available
Color rendering index	Ra > 90
Luminaire lumens	172 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number = **K4**
☐ 3500K - Product number = **K35**
☐ 3000K - Product number = **K3**
☒ 2700K - Product number = **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☒ Silver (SLV) ☐ CUS :



Wall luminaire - directed light						
	LED		A	B	C	Required wiring box
22215	☐☐☐	2.1 W	3½	3¼	2¾	**10928**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Phone +49 2065 94322-100 · info@led-linear.com
Edition: Tuesday, 23. August 2022 - Reserve technical changes.
Online: https://www.led-linear.com/products/xoolight-ip67

LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

Area: **Outdoor Luminaires**
Category: **Rigid light lines**
Mounting: **Pendant / Recessed / Surface-mounted, horizontal**



Sleek design luminaire for general lighting manufactured to length. Available as pendant, surface and recessed.

- Pleasing form factor of 42 mm x 62 mm.
- 3 Different mounting possibilities for homogeneity throughout a building. It is therefore possible to utilize the same product at different locations using different construction types.
- Freely scalable up to 4 m.

Detailed specification text in download section.

DIMENSIONS & AVAILABLE LENGTHS

With trim



Without trim





Fixture build to length (not field cutable): L = (N x 62.5 mm) + 21 mm; N = 1 _ (as follows); L_{min} = 84 mm; HD6/HD10/HD15: Nmax = 64; L_{max} = 4,021 mm; HD25: Nmax = 48; L_{max} = 3,021 mm

TECHNICAL SPECIFICATIONS

Certifications

Key Features

Recessed · Surface Mounted / Ceiling · Pendant

Technical Data/Performance

Static White · IP67 · Lifetime · 0ver0ctDiv · Photometrical code · 5DCM3 · CIE S 025 compliant · LM80 compliant · Rewire Next (RNX) · UV protected

Resistant to solvents · Saltwater resistant · Temporary immersion protection · Compliant with EU ECODESIGN guidelines

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Rev.	Date	Rev.	Date

ZONING

100% Submission

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

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

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

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

Consultant:
Name
Address
Address
Tel:
Email

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

GREGORY ROY SCHNACKEL · LICENSE · No PE 0048442 · STATE OF FLORIDA · PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

K O B I K A R P

LIGHTING CUT SHEETS

Date	08-24-2022	Sheet No.
Scale	NO SCALE	PH-4.30
Project	0000	

Schnackel engineers
Structural Electrical Civil Inspections & Certification
800-281-0963 www.schnackel.com

SE JOB# 220672

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

ELECTRICAL & OUTPUT DATA

Voltage	24 Volt (23 V_{min}, 25 V_{max})
Case Temperature (T_{Case} & T_{Case})	T_{Case} = 25°C, T_{Case} = specific, see Table below
Storage Temperature (T_{Stor} & T_{Stor})	T_{Stor} = -30°C, T_{Stor} = 85°C
Ambient Temperature (T_{Amb} & T_{Amb})	T_{Amb} = 25°C, T_{Amb} = specific, see Table below

XOOLIGHT™ White High Efficiency HD IP67	HD6	HD10	HD15	HD25
Power (W/m)[A]	6	10	15	25
Efficacy (lm/W)[A]	138	138	147	144
max. length (m)	4.03	4.03	4.03	3.03
CRI / R9 (up to)	96 / 81	96 / 81	86 / 36	86 / 36
Temperature To-point ($T_{C-Point}$)[B]	70°C	70°C	70°C	75°C
max. ambient temp. (T_{Amb})	50°C	50°C	50°C	45°C

low output ... high output

XOOLIGHT™ White High Efficiency HD IP67		HD6	HD10	HD15	HD25
Color temperature[C]		luminaire lumens/meter (lm/m)[A]			
Order Code	Delivered CCT				
W820	2,400K	480	800	1280	2090
W822	2,700K	560	940	1790	2890
W825	3,000K	570	950	1890	3070
W827	W927 3,500K 3,400 K	590	980	1980	3220
W830	W930 3,900K 3,800 K	710	1180	1890	3070
W835	W935 4,600K 4,400 K	740	1240	1980	3220
W840	W940 5,500K 5,600 K	760	1270	2030	3290
W850	7,200K	830	1380	2210	3600

! To configure the specific luminaire please use the online configurator.
Please note: The orange values are CRI 90 specifications.

[A]The given data are typical values. Due to tolerances of the production process and the electrical components, photometric values and electrical power can vary up to 10%
[B]The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.
[C]In case of IP67 products, tolerances in the color temperature can occur.
! **Note:** -40% luminous flux at opal and - 25% with diffuser cover.

AVAILABLE OPTICS

IP67 without lenses only and with opal encapsulation on top



XOOLIGHT™ White High Efficiency HD IP67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

ORDER CODE

Example:
XOOLIGHT HYD HD6 W820/ -A-B5-T IP67

CONFIGURE NOW!

Options for the order code:	Your selections ! :
LED type	
HD6 (6 W/m)	☐ HD6
HD10 (10 W/m)	☐ HD10
HD15 (15 W/m)	☐ HD15
HD25 (25 W/m)	☐ HD25
Color temperature	
2,400 K	☐ W820
2,700 K	☐ W822
3,000 K	☐ W825
3,500 K / 3,400 K	☐ W827 / W927
3,900 K / 3,800 K	☐ W830 / W930
4,600 K / 4,400 K	☐ W835 / W935
5,500 K / 5,600 K	☐ W840 / W940
7,200 K	☐ W850
Please note: The orange values are CRI 90 specifications.	
Length	
L_{max}: 84 mm	☐ 0084
L_{max}: 4021 mm	☐ 4021
Fixture build to length (not field cutable): L = (N x 62.5 mm) + 21 mm; N = 1 _ (as follows); L_{min} = 84 mm; HD6/HD10/HD15: Nmax = 64; L_{max} = 4,021 mm; HD25: Nmax = 48; L_{max} = 3,021 mm	
Profile color	
Anodized Al-Silver	☐ A
White powder coated	☐ W
Cable Feed	
Back side, 2 m (through mounting channel)	☐ BS
Front side, 2 m (through cord caps)	☐ FS
Trim	
Trimless	☐ T
Recessed	☐ R





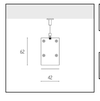
XOOLIGHT™ White High Efficiency HD IP67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

MOUNTING

1. Pendant



Mounting accessories



VarioPendant 42421/4262 C
Pendantset for VarioContour 42421/4262
Art.-#: 13000106



VarioCANOPY Square Mounting set (optional) for pendant ceiling installations on concrete ceilings
Art.-#: 16000347

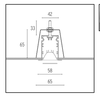
Description
Pendant set for installations directly on the ceiling. 2 m wire is outside on site.

Pendant set with screws for installations directly on the ceiling. Recommended to use every 1 m.

Example of application



2. Recessed



Mounting accessories



VarioClamp Vario Contour 42628
Recessed clamp for Vario Contour 42628
Art.-#: 13000080

Description
The clamps can be adjusted in height to properly fit the thickness of the ceiling by tightening up the screw bolt before clicking the light insert in.

Example of application



3. Surface-mounted, horizontal



Mounting accessories
No additional accessories are required for this mounting option

Description
Special designed mounting profile for surface-mounting options. Holes have to be drilled at site.

Example of application



XOOLIGHT™ White High Efficiency HD IP67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

POWER SUPPLY UNIT (PSU) & CONTROLS

Recommended PSU

VarioPSU 24V/90W IP67, 0-10V Black
Art.-#: 16000154



Dimensions (L x H x W):	**171 mm x 63 mm x 37.5 mm**
Electrical Class:	**SK II**
LED Drive:	**CV**
Voltage (V):	**24 V**
Rated Power (W):	**90 W**
Input Voltage (Vac):	**90 -305**
Region:	**WR**
Certificates:	**ENEC, UL**
Schutzart:	**IP67**
Indoor/Outdoor:	**Outdoor**

Recommended Control

IN.finite CASAMBI 2Ch CV
Art.-#: 16000267 EVO



Dimensions (L x H x W):	**188 mm x 21 mm x 30 mm**
Channels	**2**
Dimming Options	**Casambi BLE**
Dimming:	**PWM (f ~ 1400Hz)**
Dimming Curve	**Lin/Log-free conf.**
Dimming Range	**100% - 0%**
Voltage (V):	**12-50V**
Certificates:	**tbd**
Schutzart:	**IP10**
Indoor/Outdoor:	**Indoor**

Dimming



VOLTAGE DROP INFORMATION FOR THE FEED-IN LINE (PSU / CONTROL TO FIXTURE)

0.34 mm² / AWG 22

XOOLIGHT™ White High Efficiency HD IP67	HD6	HD10	HD15	HD25
Product run Length	max. cable length between PSU / Control unit and the luminaire			
1 m	32.3 m	19.4 m	12.9 m	7.7 m
2 m	16.1 m	9.7 m	6.4 m	3.8 m
3 m	10.7 m	6.4 m	4.3 m	2.5 m
4 m	8 m	4.8 m	3.2 m	-
5 m	-	-	-	-

1.5 mm² / AWG 15

XOOLIGHT™ White High Efficiency HD IP67	HD6	HD10	HD15	HD25
Product run Length	max. cable length between PSU / Control unit and the luminaire			
1 m	142.8 m	85.6 m	57.1 m	34.2 m
2 m	71.4 m	42.8 m	28.5 m	17.1 m
3 m	47.6 m	28.5 m	19 m	11.4 m
4 m	35.7 m	21.4 m	14.2 m	-
5 m	-	-	-	-

Calculation refers to the cable configuration on site.
The information listed in the table is only refers to the conductor-based voltage drop of max. 0.85V at 24V DC input voltage.

Regarding the electromagnetic combability (EMC) the maximum cable length is defined by the power supply manufacturer.
A cable length between power supply and planned product longer than indicated by the datasheet of the power supply is possible. However the electromagnetic combability can then be influenced by the conditions of the installation site. There is no data on electromagnetic compatibility for longer cable lengths, which might lead to the necessity of an evaluation of the electromagnetic compatibility by a third party.
Datasheets and mounting instructions of the components in combination with the planned product must be carefully read and followed.

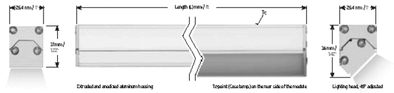
Bay Harbor Towers Exterior Lighting
Type: LS9
Location: Under Bench

XOOLUM™ HYDRA White IP67



24 V compact modular linear LED luminaire in IP67 with adjustable luminaire head (60°). Full polyurethane encapsulation with an opal polyurethane top layer offering a premium water proof (rating 6bar/m), UV resistance (no colouration or increase in absorption), chemical durability against virtually all and protection against abrasion. The absence of air gap between the encapsulation material and the optics reduced the cleaning and maintenance costs. Robust housing made from extruded and anodized aluminium profile and pressed aluminium end caps available in silver or black matte (colour remains for pendant version). Delivered with 2m (6.56') open end black cable. Ideal solution for general, accent or lighting around the exhaust environment. Light source assembled solely state of the art automated lead free (RoHS production process). Supporting LED Linear™ TL Assembly Technology - circuit board technology. In combination with ceramic LED packages a thermal resistivity of 18.5 K/W is achieved for an optimal heat dissipation (junction to point) which guaranteed an outstanding lifetime of >40,000 hrs L80/B10. Perfect high quality (phosphor LED) with 3 step MacAdams (SDCM) binning conformed to Target CCT. Even the body with an extruded photometric inside of 170±2(2) remains in exceptional color consistency over the called lifetime. Premium color rendition with a CRI of 95 and the 30 step tech. ™VOLT™ XD reducing a remarkable light quality. Excellent light intensity all along the luminaire length is obtained thanks to active current regulation specified by individual integrated circuits (IC) on each chip. Protected against electrostatic discharge 4,000 V and polarity reversed. Fully IP67 dimmable for frequency higher than 12 kHz according to IEC/TS 61547 standard. Engineered and produced in Germany.

Dimensions & available lengths



Fixtures build to length (not field cuttable):
Lmax 182 mm: Lmin 4,000 mm (H06 & 10 fixtures); Lmin 5,000 mm (H06 & 10 fixtures)
Lmax 121 mm: Lmin 3,000 mm (H15 & H25)
in 62.5 mm (2.46") increments.

Electrical & output data

Voltage	24 Volt (23 V_{min}, 25 V_{max})
Temperature*	T_{case} = 25°C / 77°F, T_{amb} = specific, see Table below.
Storage temperature	T_{stor} = -30°C / -22°F, T_{max} = 85°C / 185°F
Ambient temperature	T_{amb} = -25°C / -13°F, T_{amb} = specific, see Table below.
CRI / R9	up to 95 / up to 45

XOOLUM™ HYDRA	H06	H10	H05	H025
Power (W/m)**	6 / 1.8	10 / 3.1	15 / 4.6	25 / 7.6
Efficacy (lm/W @ 4100 K)	52	51	55	53
max. length (m/ ft)	4 / 13.1	4 / 13.1	4 / 13.1	3 / 9.8
Temperature Tc point (T_{max})*	60°C / 140°F	60°C / 140°F	60°C / 140°F	45°C / 113°F
Ambient Temperature (T_{amb})	40°C / 104°F	40°C / 104°F	40°C / 104°F	30°C / 95°F

Color temperature	Color temperature delivered (kelvin of fixture)	H06 low output	H06	H10	H05	H025 high output
			Lumen emitter (lm/ft)* / Lumen/Watt (lm/W)*			
Color Code	Delivered CCT					
W820	2,000 K	2,400 K	180 / 54	300 / 90	480 / 145	770 / 234
W822	2,200 K	2,700 K	210 / 64	360 / 109	540 / 164	880 / 267
W825	2,500 K	3,000 K	230 / 69	390 / 118	620 / 188	1010 / 307
W827	W927 2,700 K	3,000 K 3,000 K	270 / 81	500 / 151	660 / 200	1070 / 325
W830	W930 3,000 K	3,900 K 3,000 K	280 / 85	360 / 109	700 / 212	1140 / 346
W835	W935 3,500 K	4,600 K 4,000 K	220 / 66	360 / 109	730 / 222	1190 / 362
W840	W940 4,000 K	5,200 K 5,000 K	230 / 70	370 / 112	750 / 228	1220 / 371
W850	5,000 K	7,200 K	310 / 93	510 / 154	820 / 249	1330 / 404

*The given data are typical values. Due to tolerances of the production process and the electrical components, photometric values and electrical power can vary up to 10%
**The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.
***In case of IP67 products, tolerances in the color temperature can occur.

For actual data, further options and detailed information, please visit our website www.led-linear.com

Bay Harbor Towers Exterior Lighting
Type: LS9
Location: Under Bench

Order code

Your order code:	XOOLUM HYD	HD__	W__	____	____	____	____	____	IP67
Order code example:	XOOLUM HYD	HD25	W1	27	2010	S	A	BS	IP67

LED Type
HYDRA H06 ..... H06
HYDRA H010 ..... H10
HYDRA H05 ..... H05
HYDRA H025 ..... H025

Color rendering
+90 1
+95 (only H06/H10) 2

Color temperature (kelvin of fixture) / LED Type rated
2,400 K ..... 2,000 K 20
2,700 K ..... 2,500 K 22
3,000 K ..... 2,500 K 25
3,500 K 3,900 K ..... 2,700 K 27
3,900 K 3,900 K ..... 3,000 K 30
4,600 K 4,900 K ..... 3,500 K 35
5,200 K 5,400 K ..... 4,000 K 40
7,200 K ..... 5,000 K 50

Length
L_{min} 182 mm (7.17")
L_{max} 4,021 mm (158.3"); H025: 3,021 mm (118.9"), in 62.5 mm (2.46") increments

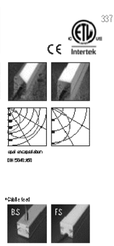
Profile color
Silver ..... S
Black ..... B

Options
Non adjustable ..... NA
Adjustable ..... A

Cable feed*
Back side, 2 m (6.56') (through mounting channel) ..... BS
Front side, 2 m (through end caps) ..... FS

Ingress protection
IP67 ..... IP67

*Cable feed





Please choose your accessories

☑ Fixture comes with 2 m (6.56') open end cable.

Mounting	Art. Nr.
☑ no further accessories required, fixture has a profile – mounting channel	

Mounting (optional)	Art. Nr.	
☐ XOOLUM™ 90° Swivel Angle Set +/- 45°	EQ200088	
☐ Valo Pendant 60° Slide Silver	EQ200157	
☐ Valo Pendant 60° Slide Black	EQ200158	

Recommended power supply	Art. Nr.
☐ Power Supply MAXI IP67	MAXI150

Recommended control unit	Art. Nr.
☐ Control System Multi-pAD White	MOOOO4 016

For more cable length between driver and fixture please visit www.cadnetwork.com/Cable-length.

For actual data, further options and data tabl information, please visit our website www.led-linear.com

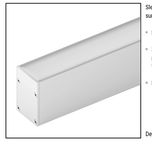
LED Linear™ GmbH · Dr.-Alfred-Herrhausen-Allee 20 · 47228 Duisburg · Germany
Phone +49 2065 94322-100 · info@led-linear.com
Edition: Tuesday, 23. August 2022 - Reserve technical changes.
Online: https://www.led-linear.com/products/xoolight-ip67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

XOOLIGHT™ White High Efficiency HD IP67

Area: **Outdoor Luminaires**
Category: **Rigid light lines**
Mounting: **Pendant / Recessed / Surface-mounted, horizontal**



Sleek design luminaire for general lighting manufactured to length. Available as pendant, surface and recessed.

- Pleasing form factor of 42 mm x 62 mm.
- 3 Different mounting possibilities for homogeneity throughout a building. It is therefore possible to utilize the same product at different locations using different construction types.
- Freely scalable up to 4 m.

Detailed specification text in download section.

DIMENSIONS & AVAILABLE LENGTHS



Fixture build to length (not field cutable): L = (N x 62.5 mm) + 21 mm; N = 1 ... (as follows); L_{min} = 84 mm; H06/H10/H015: Nmax = 64; L_{max} = 4,021 mm; H025: Nmax = 48; L_{max} = 3,021 mm

TECHNICAL SPECIFICATIONS

Certifications

Key Features

Recessed · Surface-mounted / Ceiling · Pendant

Technical Data/Performance

Static White · IP67 · Lifetime · GeoBin2by · Photometrical code · ISO7001 · ISO13485 · CIE S-025 compliant · LM80 compliant · Reel-to-Reel (R2R) · UV protected · Resistant to solvents · Saltwater resistant · Temperature microscope protection · Compliant with EU ECOCODEX guidelines

LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

ELECTRICAL & OUTPUT DATA

Voltage	24 Volt (23 V_{min}, 25 V_{max})
Case Temperature (T_{Case} & T_{Cmax})	T_{Case} = -25°C, T_{Cmax} = specific, see Table below
Storage Temperature (T_{Stor} & T_{Tmax})	T_{Stor} = -30°C, T_{Tmax} = 85°C
Ambient Temperature (T_{Amb} & T_{Amax})	T_{Amb} = -25°C, T_{Amax} = specific, see Table below

XOOLIGHT™ White High Efficiency HD IP67	HD6	HD10	HD15	HD25
Power (W/m)*	6	10	15	25
Efficacy (lm/W)*	138	138	147	144
max. length (m)	4.03	4.03	4.03	3.03
CRI / R9 (up to)	96 / 81	96 / 81	86 / 36	86 / 36
Temperature Tc-point (T_{Cmax})*	70°C	70°C	70°C	75°C
max. ambient temp. (T_{Amax})	50°C	50°C	50°C	45°C

		low output			high output
XOOLIGHT™ White High Efficiency HD IP67		HD6	HD10	HD15	HD25
Color temperature*		luminaire lumens/meter (lm/m)*			
Order Code	Delivered CCT				
W820	2,400K	480	800	1280	2090
W822	2,700K	560	940	1780	2890
W825	3,000K	570	950	1890	3070
W827 W927	3,500K 3,400 K	590	980	1980	3220
W830 W930	3,900K 3,800 K	710	1180	1890	3070
W835 W935	4,600K 4,400 K	740	1240	1980	3220
W840 W940	5,500K 5,600 K	760	1270	2030	3290
W850	7,200K	830	1380	2210	3600

ℹ To configure the specific luminaire please use the online configurator.
*Please note: The orange values are CRI 90 specifications

*The given data are typical values. Due to tolerances of the production process and the electrical components, photometric values and electrical power can vary up to 10%
**The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.
***In case of IP67 products, tolerances in the color temperature can occur.
ℹ **Note:** -40% luminous flux at opal and -25% with diffuse cover.

AVAILABLE OPTICS

IP67 without lenses only and with opal encapsulation on top



LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

ORDER CODE

Example:
XOOLIGHT HYD HD6 W820/ __ -A-BS- IP67

CONFIGURE NOW!

Options for the order code:	Your selections ⊟ :
LED tape	
HD6 (6 W/m)	⊟ HD6
HD10 (10 W/m)	⊟ HD10
HD15 (15 W/m)	⊟ HD15
HD25 (25 W/m)	⊟ HD25
Color temperature	
2,400 K	⊟ W820
2,700 K	⊟ W822
3,000 K	⊟ W825
3,500 K / 3,400 K	⊟ W827 / W927
3,900 K / 3,800 K	⊟ W830 / W930
4,600 K / 4,400 K	⊟ W835 / W935
5,200 K / 5,400 K	⊟ W840 / W940
7,200 K	⊟ W850
Please note: The orange values are CRI 90 specifications.	
Length	
L_{min}: 84 mm	⊟ 0084
L_{max}: 4021 mm	⊟ 4021
Fixture build to length (not field cuttable): L = (N x 62.5 mm) + 21 mm; N = 1 ... (as follows); L_{min} = 84 mm; H06/H10/H15: Nmax = 64; L_{max} = 4,021 mm; H025: Nmax = 48; L_{max} = 3,021 mm	
Profile color	
Anodized Al-Silver	⊟ A
White powder coated	⊟ W
Cable Feed	
Back side, 2 m (through mounting channel)	⊟ BS
Front side, 2 m (through end caps)	⊟ FS
Trim	
Trimless	⊟ T
Recessed	⊟ R





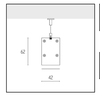
LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

MOUNTING

1. Pendant



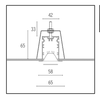
Mounting accessories
VarioPendant 42432/4262 C Pendantset for VarioContour 42432/4262 Art.-#: 13000106
VarioCANOPY Square Mounting set (optional) for pendant ceiling installations on concrete ceilings Art.-#: 16000347

Description
Pendant set for installations directly on the ceiling. 2 m wire is outable on site.
Pendant set with screws for installations directly on the ceiling. Recommended to use every 1 m.

Example of application



2. Recessed



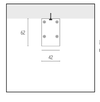
Mounting accessories
VarioClamp Vario Contour 42628 Recessed clamp for Vario Contour 42628 Art.-#: 13000080

Description
The clamps can be adjusted in height to properly fit the thickness of the ceiling by tightening up the screw-bolt before clicking the light insert in.

Example of application



3. Surface-mounted, horizontal



Mounting accessories
No additional accessories are required for this mounting option

Description
Special designed mounting profile for surface-mounting options. Holes have to be drilled at site.

Example of application



LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

POWER SUPPLY UNIT (PSU) & CONTROLS

Recommended PSU

VarioPSU 24V/90W IP67, 0-10V Black
Art.-#: 16000154



Dimensions (L x H x W):	**171 mm x 63 mm x 37.5 mm**
Electrical Class:	**SK II**
LED Drive:	**CV**
Voltage (V):	**24 V**
Rated Power (W):	**90 W**
Input Voltage (Vac):	**90 -305**
Region:	**WR**
Certificates:	**ENEC, UL**
Schutzart:	**IP67**
Indoor/Outdoor:	**Outdoor**

Recommended Control

IN.finite CASAMBI 2Ch CV
Art.-#: 16000057 EVO



Dimensions (L x H x W):	**188 mm x 21 mm x 30 mm**
Channels	**2**
Dimming Options	**Casambi BLE**
Dimming	**PWM (f – 1400Hz)**
Dimming Curve	**Lin/Log/free conf.**
Dimming Range	**100% - 0%**
Voltage (V):	**12-58V**
Certificates:	**tbd**
Schutzart:	**IP10**
Indoor/Outdoor:	**Indoor**

Dimming



VOLTAGE DROP INFORMATION FOR THE FEED-IN LINE (PSU / CONTROL TO FIXTURE)

0.34 mm² / AWG 22

XOOLIGHT™ White High Efficiency HD IP67	HD6	HD10	HD15	HD25
Product run Length	max. cable length between PSU / Control unit and the luminaire			
1 m	32.3 m	19.4 m	12.9 m	7.7 m
2 m	16.1 m	9.7 m	6.4 m	3.8 m
3 m	10.7 m	6.4 m	4.3 m	2.5 m
4 m	8 m	4.8 m	3.2 m	-
5 m	-	-	-	-

1.5 mm² / AWG 15

XOOLIGHT™ White High Efficiency HD IP67	HD6	HD10	HD15	HD25
Product run Length	max. cable length between PSU / Control unit and the luminaire			
1 m	142.8 m	85.6 m	57.1 m	34.2 m
2 m	71.4 m	42.8 m	28.5 m	17.1 m
3 m	47.6 m	28.5 m	19 m	11.4 m
4 m	35.7 m	21.4 m	14.2 m	-
5 m	-	-	-	-

Calculation refers to the cable configuration on site.
The information listed in the table is only refers to the conductor-based voltage drop of max. 0.85V at 24V DC input voltage.

Regarding the electromagnetic combability (EMC) the maximum cable length is defined by the power supply manufacturer.
A cable length between power supply and planned product longer than indicated by the datasheet of the power supply is possible. However the electromagnetic combability can then be influenced by the conditions of the installation site. There is no data on electromagnetic compatibility for longer cable lengths, which might lead to the necessity of an evaluation of the electromagnetic compatibility by a third party.
Datasheets and mounting instructions of the components in combination with the planned product must be carefully read and followed.

Fidenza 150
Wall Mounted Luminaire

.hess

DESCRIPTION

Vertical planes with a slim profile define FIDENZA, adding an unobtrusive linear accent to contemporary interiors and outdoor spaces. The fabricated aluminum luminaire is fully shielded and includes an integral driver with minimal power consumption. FIDENZA emits zero uplight and is suitable for LEED lighting zones 1 through 4 and is Dark Sky compliant. All hardware is stainless steel.



PROTECTED BY PRIMAR®

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

PRODUCT

MODEL	LED MODULE	CCT	VOLT	MOUNTING	FINISH (Primar®)	OPTION
FD150	LED	WW 3000K	UNV 120-277V	W Wall Mount	SG Silver Grey	AP Adapter Plate mounting over 3.5-4" octagon box
		NW 4000K			DG Dark Grey	N None
					GG Graphite Grey	
					MB Matte Black	
					DB Dark Bronze	
					CC (Non Primar) Custom RAL Color	

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Rev. | Date | Rev. | Date

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ZONING

100% Submission

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

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

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

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

Consultant:
Name
Address
Address
Tel:
Email

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

GREGORY ROY SCHNACKEL · LICENSE · No PE 0048442 · STATE OF FLORIDA · PROFESSIONAL ENGINEER · Date: 10/25/22 COA#: 28403

KOBI KARP

LIGHTING CUT SHEETS

Date	08-24-2022	Sheet No.
Scale	NO SCALE	PH-4.40
Project	0000	

Schnackel engineers
Fort Pierce · Miami · Orlando · Los Angeles · Seattle · Toronto
800-281-0963 www.schnackel.com

SE JOB#: 220672

Fidenza 150
Wall Mounted Luminaire

.hess

SPECIFICATIONS

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

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

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

LED DELIVERED LUMENS / SYSTEM WATTS / BUG RATING
3000K: 121 LMS / 8.0 W/5-G
4000K: 155 LMS / 8.0 W/5-G

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

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

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

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

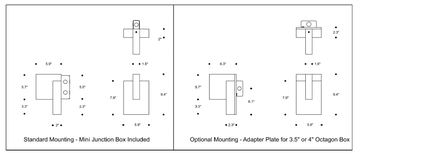
WEIGHT: 6 lbs

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

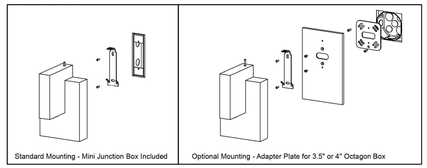
Fidenza 150
Wall Mounted Luminaire
.hess

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.



MOUNTING DETAILS



Fidenza 150
Wall Mounted Luminaire
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EXTERIOR APPLICATION





PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

Type:
Model:
Project:

MODEL 3106 Landscape Series • Up & Accent Lights

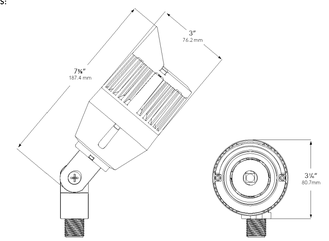
FIXTURE SPECIFICATIONS:

HOUSING:
Die-cast, copper-free aluminum.
SHROUD:
Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket - providing a superior weather tight seal. Door is designed to shed water from the lens surface.
FINISH:
Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.
LENS:
Clear, tempered, shock and heat-resitant, soda-lime glass lens.
LAMP TYPE:
LED Lamp Only - Cree® MT-G2 High Density Array (HEDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27 - (2700K),W - Warm (3000K), 35 - (3500K), N - Neutral (4000K), C - Cool (5000K).
ELECTRICAL:
Input voltage range 9 - 15V AC.

OPTICS:
Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.
MOUNTING:
Injection-molded composite adjustable knuckle with ½" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).
FASTENERS:
All fasteners are stainless steel.
WIRING:
Provided with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

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

DIMENSIONS:



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

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0997 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 3106 Landscape Series • Up & Accent Lights

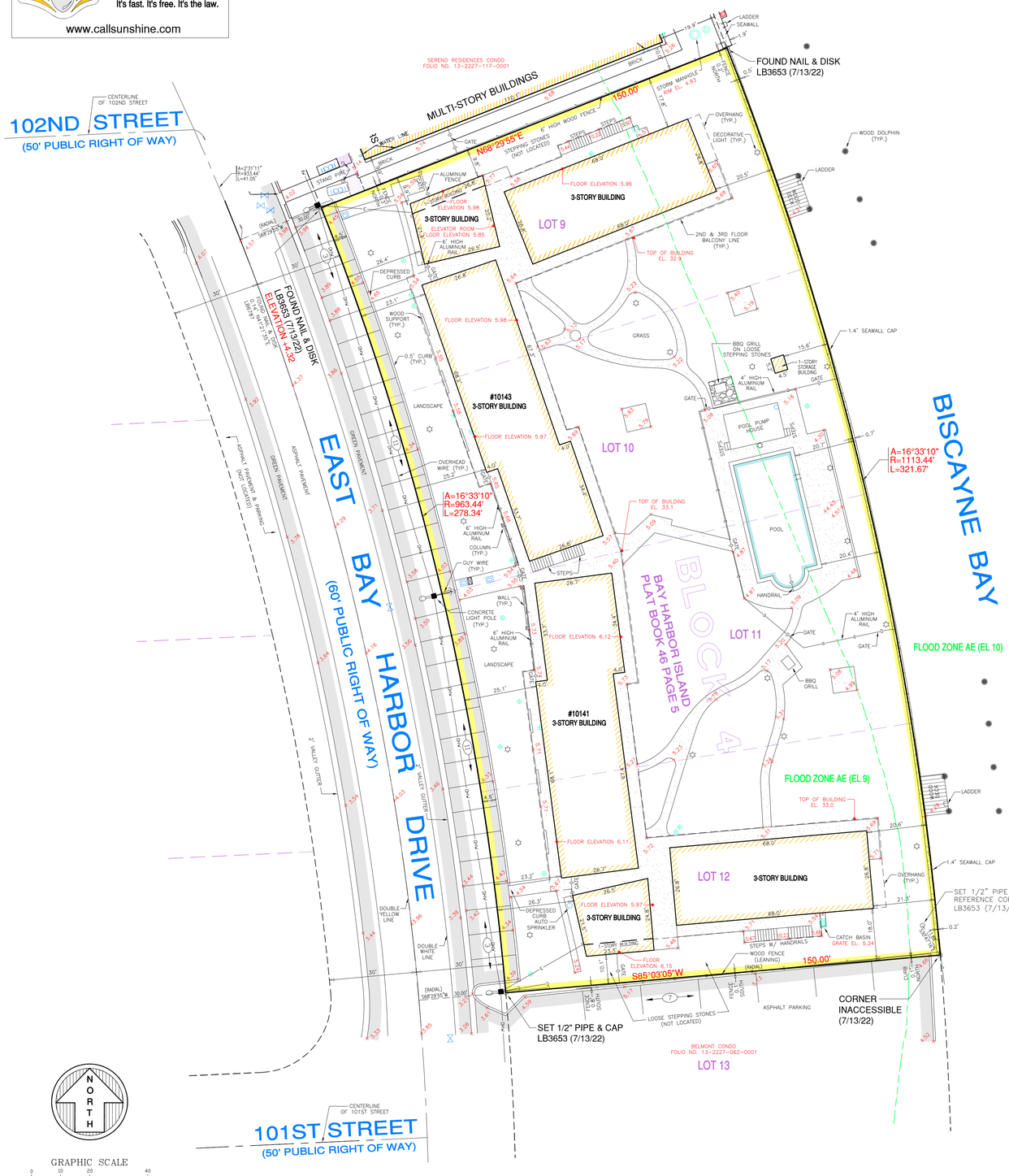
FIXTURE ORDERING INFORMATION

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

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

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
GR - ABS ground stake **WR** - Wall mount canopy **TR** - Tree mount J-box	**3106**	Standard **B** - Black **Z** - Architectural Bronze DZ - Dark Bronze GT - Granite W - White Premium BR - Architectural Brick LZ - Light Bronze SB - Special Bronze GG - Glossy Gray R - Rust HG - Hunter Green WB - Weathered Bronze WI - Weathered Iron GM - Graphite Metallic Hand Finished G - Verde P - Pewter M - Mocha OF - Olde Finish	**4.5** **9.5** **13**

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Zoning Report:

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

Zoning: RM-1, Multiple Family Residential District

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

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

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

Building Height and Floor Height. No building in the RM-1 District and located on Block 4 of the Plat may exceed seventy-five (75) feet in height. Each building level/story shall be a minimum of nine (9) feet in height from floor to ceiling, inside measurement. The term ßevel/story9 refers to any floor within a residential development. Parking garage levels are not included.
Density. The maximum allowable base density is thirty-four (34) dwelling units per acre. The maximum allowable overall density including base density plus TDR units is seventy (70) dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number, and partial units at or above one-half are rounded up. Individual project densities may be increased on a case-by-case basis only through the TDR process, discussed below.

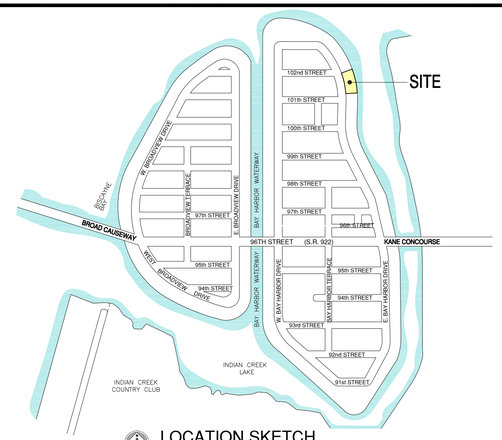
TITLE COMMITMENT REVIEW:

- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic Title Insurance Company File No. 22102698 with a commitment date of July 2, 2022 Easements or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B-II
1-6 Standard Exceptions not addressed.
7. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, and also provide for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant, according to that certain Declaration of Condominium, and the exhibits and attachments thereto recorded in O.R.B. 13577, Page 266, as amended by O.R.B. 16670, Page 234 and O.R.B. 27431, Page 4800.
Encumbers parcel but not subject to location.
8. Dedication of all Drives, Streets, Terraces, together with existing and future planting, trees and shrubbery thereon for the perpetual use of the public as contained on the Plat, recorded in Plat Book 46, Page 5.
Dedication for Right-of-Way shown on survey. Restriction and other matters affect parcel but not subject to location.
9. Easement(s) contained in and reserved in Declaration of Restrictions recorded in Deed Book 2848, Page 69,
Parcel reserved for residential. 20' building setback from rear line/sea wall.
Parcel reserved for residential. 10' building setback to the side lines.
10. Reservations in favor of the State of Florida by and through the Trustees of the Internal Improvement Trust Fund as set forth in the Deed recorded in Deed Book 3128, Page 247. The right of entry and exploration running with the above reservations of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11, F.S. for tracts not exceeding 20 acres.
Encumbers parcel but not subject to location.
11. The nature, extent or existence of riparian rights or littoral rights is not insured.
Not a survey matter.
12. Notwithstanding the legal description in Schedule A, this commitment/policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, and specifically excludes from coverage any seawall, bulkhead or dock structure extending outside the insured lot(s) into the abutting waterway.
Not a survey matter.
13. Rights of the United States of America over any portion of the Land now or formerly submerged, arising by reason of the United States' control over navigable waters in the interest of navigation and commerce.
Not a survey matter.
14. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases or occupancy agreements, if any, without any options to purchase or rights of first refusal with respect to the subject property. (to be shown as a subordinate matter on the loan policy to be issued).
Not a survey matter.
15. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.
Not a survey matter.

LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- 0.5' CURB
- 2.00' CURB & GUTTER
- CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

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

SURVEYOR'S NOTES:

- This site lies in Section 27, Township 52 South, Range 42 East, Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 68°29'55" E for the Northerly line of Lot 9, and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadview Drive.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 45,000 square feet, or 1.033 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.
- There are no plottable easements provided to surveyor.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
- Miami-Dade County Folio No. 13-2227-088-0001 (Bay Harbor Towers Condo Reference only)

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

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

CERTIFICATION TO:

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

SURVEYOR'S CERTIFICATION:

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

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

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

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

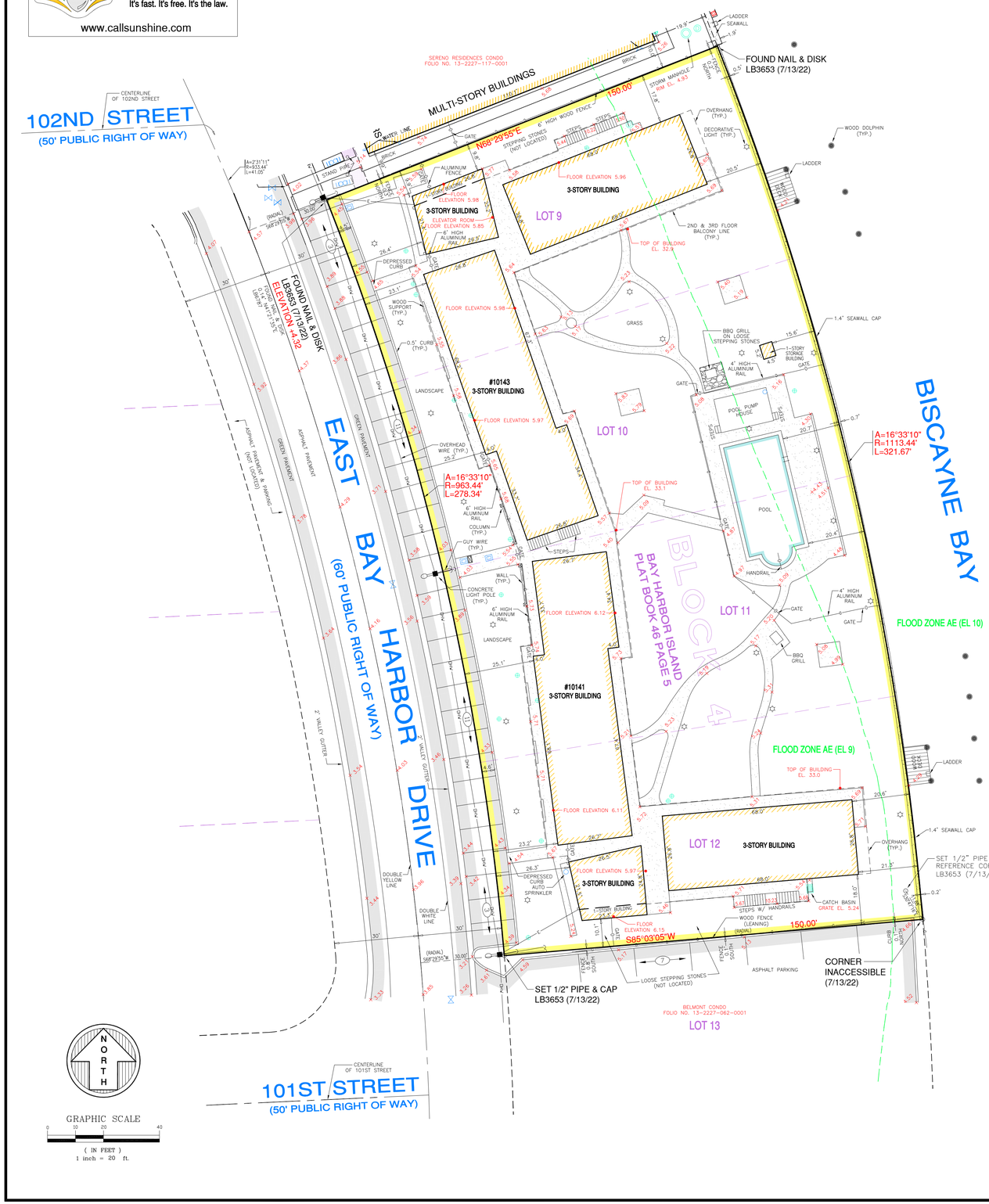
No.	O.N.	Revision Description

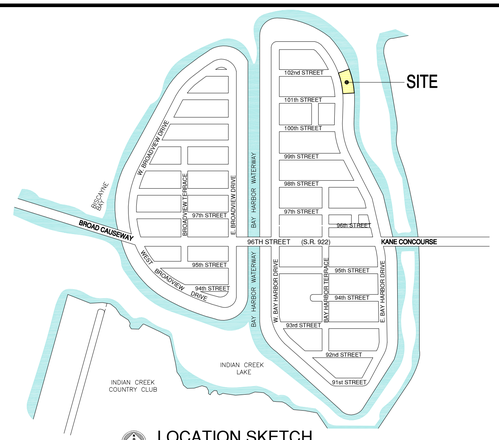
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

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

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

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LOCATION SKETCH
NOT TO SCALE

Zoning Report:

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

Zoning: RM–1, Multiple Family Residential District

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

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

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

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

TITLE COMMITMENT REVIEW:

– Lands shown hereon were abstracted for restrictions, easements and/or rights–of–way of records per Old Republic Title Insurance Company File No. 22102698 with a commitment date of July 2, 2022 Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B–II
1–6 Standard Exceptions not addressed.
7. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, and also provide for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant, according to that certain Declaration of Condominium, and the exhibits and attachments thereto recorded in O.R.B. 13577, Page 266, as amended by O.R.B. 16670, Page 234 and O.R.B. 27431, Page 4800.
Encumbers parcel but not subject to location.
8. Dedication of all Drives, Streets, Terraces, together with existing and future planting, trees and shrubbery thereon for the perpetual use of the public as contained on the Plat, recorded in Plat Book 46, Page 5.
Dedication for Right–of–Way shown on survey. Restriction and other matters affect parcel but not subject to location.
9. Easement(s) contained in and reserved in Declaration of Restrictions recorded in Deed Book 2848, Page 69,
Parcel reserved for residential. 20' building setback from rear line/sea wall.
Parcel reserved for residential. 10' building setback to the side lines.
10. Reservations in favor of the State of Florida by and through the Trustees of the Internal Improvement Trust Fund as set forth in the Deed recorded in Deed Book 3128, Page 247. The right of entry and exploration running with the above reservations of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11, F.S. for tracts not exceeding 20 acres.
Encumbers parcel but not subject to location.
11. The nature, extent or existence of riparian rights or littoral rights is not insured.
Not a survey matter.
12. Notwithstanding the legal description in Schedule A, this commitment/policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, and specifically excludes from coverage any seawall, bulkhead or dock structure extending outside the insured lot(s) into the abutting waterway.
Not a survey matter.
13. Rights of the United States of America over any portion of the Land now or formerly submerged, arising by reason of the United States' control over navigable waters in the interest of navigation and commerce.
Not a survey matter.
14. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases or occupancy agreements, if any, without any options to purchase or rights of first refusal with respect to the subject property. (to be shown as a subordinate matter on the loan policy to be issued).
Not a survey matter.
15. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.
Not a survey matter.

LEGAL DESCRIPTION:

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

SURVEYOR'S NOTES:

– This site lies in Section 27, Township 52 South, Range 42 East, Bay Harbor Islands, Miami–Dade County, Florida.

– All documents are recorded in the Public Records of Miami–Dade County, Florida unless otherwise noted.

– Bearings hereon are referred to an assumed value of N 68°29'55" E for the Northerly line of Lot 9, and evidenced by (2) found nail & disk.

– Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami–Dade County Benchmark No. R–243, Elevation +6.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadview Drive.

– Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

– Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

– Lands shown hereon containing 45,000 square feet, or 1.033 acres, more or less.

– All horizontal control measurements are within a precision of 1:10,000.

– This map is intended to be displayed at the graphic scale shown hereon or smaller.

– Roof overhang not located unless otherwise shown.

– Underground improvements and/or underground encroachments not shown unless otherwise indicated.

– The approximate location of all utilities shown hereon were determined from As–Built plans and/or on–site locations and should be verified before construction.

– The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.

– Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.

– There are no plottable easements provided to surveyor.

– Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.

– Miami–Dade County Folio No. 13–2227–088–0001 (Bay Harbor Towers Condo Reference only)

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

9. Total striped parking spaces within legal description: 28 Regular and 0 Handicap.
Parking spaces were not verified for any applicable requirements.

11. Location of utilities existing on or serving the surveyed property as determined by:
observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
Client has not provided surveyor underground records to plot.

16. There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

17. To the best of our knowledge there are no proposed changes in street right–of–way lines and there is no visible evidence of recent road construction work.

18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.

19. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $2,000,000., to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

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

SURVEYOR'S CERTIFICATION:

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

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

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

STATE OF FLORIDA · DANIEL C. FORTIN · NUMBER 6435 · REGISTERED LAND SURVEYOR

Digitally signed by Daniel C Fortin
DN: c=US, o=Florida, dnQualifier=A01410D0000017F51B204DE001BDE6A, cn=Daniel C Fortin
Date: 2022.07.25 09:20:16 -04'00'

LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- 0.5' CURB
- 2.00' CURB & GUTTER
- CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

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

No.	Revision Description	O.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003663
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

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

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