

TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, DECEMBER 8, 2022

10:30 A.M.

CALL TO ORDER: Set for 10:30 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by DDG 1055 BHI, LLC, to construct a 9-unit Multi-Family Development to be located at 1055 93 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

December 8, 2022

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Application by DDG 1055 BHI, LLC, to construct a 9-unit Multi-Family Development to be located at 1055 93 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: DDG 1055 BHI, LLC

Folio: 13-2227-001-2780

Property Address: 1055 93 Street

Zoning District: RM-2 Medium High Density

Legal Description: Lot 13, Block 14

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

Ayanidys Martinez

ATTACHMENTS

1.	BHI 1055 93 St MFR MMPA DRC Staff Report #3 Dec 5 2022
2.	SPR22-000026 Site Plan Application
3.	1055 93 Street _Code Comment Responses _R2
4.	1055 93rd Street _Drainage Calcs _SS
5.	SmartVent
6.	1055 93 Street DRC 3rd Review 12.8.2022

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

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

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

Date: December 5th, 2022

Subject: Site Development Plan Application – DRC Review #3
Proposed 9 DU Multi-family Residential Complex
1055 93rd Street
Bay Harbor Islands Acct. No. SPR22-000026
MMPA Acct. No. 01-0702-1144

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1055 93rd Street
Legal Description: Lot 13 of Block 14, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Carl Levin Architecture + Design, as agent for the property owner, DDG 1055 BHI LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit mid-rise residential development located at 1055 93rd Street. The proposed dwelling units range from 1,440 to 2,527 square feet of A/C space plus balconies.

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1055 93rd Street – 9 DU Multifamily Residential Complex
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The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site on top of a grade level parking area. The building floors above the parking garage form a single enclosed structure. The proposed new building is 7-stories in height (6 floors of residential use) over a one (1) story parking area @ 65-feet above BFE + 1' FBC freeboard which meets Code. One (1) main driveway connection to 93rd Street is proposed. The driveway is shown as a two-way driveway that is twenty-three (23) feet in width which meets the Code minimum. The driveway provides access to the under-building parking garage area and one exterior parking space (guest / lobby drop-off / delivery). All parking spaces, except one grade level guest space, will be in the under-building parking area. The plan includes a tentative Fire Department staging area in the street adjoining the site (typical). It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking as some others had done; however, there are four (4) parallel parking spaces in the Town swale. The Town's Code requires that all re-development must completely remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics.

The second floor provides a common courtyard and landscape area on the east side / middle of the building. Two (2) units are also on this floor. The units have access from a common enclosed hallway on the west side of building. One unit is on the front of the building and other unit is on the rear. On the 5th floor, the southern half of the building has a pool, outdoor kitchen and sundeck area. An amenity room and bathroom are provided adjacent to the pool / rec area within the building. On the building rooftop an additional rooftop pool / deck was added since the original submission. The revised plans for these added features meet Code requirements.

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

The adjoining / nearby development sites currently include a 6-story multi-family residential complex @ 69 DU / 67 DUA to the immediate north. To the immediate east is a one-story quad multi-family residential complex @ 4 DU / 15 DUA. To the immediate west is a one-story triplex, @ 3 DU / 12 DUA. To the south across 93rd Street is the 7-story Stuart House multi-family residential complex @ 54 DU / 52 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other

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modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

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

PROJECT REVIEW HISTORY

The Town's DRC initially reviewed this application at their October 13th, 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 November 10th, 2022 meeting but due to an apparent plan drafting error related to the use of NAVD / NGVD land elevations, which appeared to result in a below grade parking garage floor, the application was deferred again to allow the applicant's design team to revise the drawings. It was later discovered one of the project architects (NY based) mistakenly used NAVD land elevations, but the plans stated NGVD (parking garage floor was always designed at existing average lot grade with no depression). The Town received revised plans to correct this error on November 23rd, 2022. MMPA finds the latest revised plans meet all minimum Zoning Code criteria (Bldg. Official to confirm flood elevations).

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Based on the site size a maximum of nine (9) DU could be built on this site. The applicant is requesting 9 DU; therefore, the proposed land use / density is consistent with the Complan designation.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of the main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present. See comments below.

PLATTING

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

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

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

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

The plan includes a proposed tentative Fire Department staging area in the street adjoining the site which is typical. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

As related to the site parking facilities, Sec. 23-24(d)(4) requires that for all parking garages the building façades must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors unless the Design Review Board (DRB) approves equivalent screening. However, the Code also allows parking spaces to extend out from under a building into yard areas or be constructed totally in yards areas, subject to compliance with setbacks, screening and landscaping requirements. This project includes under-building parking garage spaces, but portions of some parking spaces extend out from under the building (east side), and a front yard guest space. The plans show that the north / south parking garage façades as solid walls with no openings (except at entry gate). Along the sides where the parking extends out from under the building into the side yards the parking spaces are proposed to be screened from the adjoining sites with a solid white 6' tall aluminum metal fence along each side lot line, with landscaping on the inside of the fences. A detail on the proposed aluminum fence is included. This design will comply with minimum Code requirements.

SITE PLAN / MISC. COMMENTS

Following are comments based on the latest revised plans dated / signed November 23rd, 2022, submitted to the Town for consideration:

- 1) Sec. 23-24(d)(4) requires exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to provide some parking spaces that extend out from under the building but are screened from adjoining sites. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the DRB staff report. If the DRB does not approve the request the project design will have to be adjusted.

APPLICATION FOR SITE PLAN REVIEW

Vacant Lot



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

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Folio # 13-2227-001-2780

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 75.0' x 100.0' 7,500 SF (0.17 acres)

Project Description New Construction - Condo Units 9

Owner(s) Name DDG 1055 BHI LLC

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email lee@redhoek.com

Signature of Owner *[Signature]*

Name of Applicant (if different from owner) Jack Tawil

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email jack@redhoek.com

Signature of Applicant *[Signature]*

Name of Representative Jack Tawil

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email jack@redhoek.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received SPR22-000026 By *[Signature]*

Process Number 9/29/22 Fee Paid \$3,000 OF 1313

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

11/22/22

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

RE: **1055 93rd Street**
Site Plan Review Submission, Revision 2
CODE COMMENT RESPONSES

1. Show a complete flood legend (finished floor elevation, lowest elevation of equipment, flood zone, panel number, base flood elevation, highest crown of road, lowest and highest adjacent grades, etc). as per FBC 107.3.5.2 on all areas below BFE plus 1.

RESPONSE: Please refer to the new FLOOD INFORMATION and LEGEND that has been added to A-05. The site grading has been adjusted by taking the average elevation of the site as our garage finished floor elevation at the elevator lobby — 5.20' NGVD — and all other building elevations have been adjusted accordingly.

2. Clarify what materials will be used (flood resistance), clarify if flood vents are being used as per ASCE 24, etc. Clarify for storage units.

RESPONSE: Please refer to the new SHEET NOTES and DRAWING KEY added to A-11; as well as, the plan note that states, '8" CMU or poured in place concrete wall with 5/8" smooth stucco finish, painted. Typical for all Level 1 interior and garage walls'

Flood vents for all of the enclosed areas below the BFE+1 are also shown on A-11. Please also refer to the FLOOD VENT CALCULATION and the attached ICC-ES Certification report for the SMARTVENT flood vent we are specifying for the project.

3. Page A-11 shows FFE of 3.6 NGVD. Survey shows adjacent grade on all levels higher than FFE. This condition meets the definition of a basement. Basements are prohibited for this type of structure in ASCE 24 and FEMA Bulletins.

RESPONSE: In the previous submission the design team made the mistake of using the NAVD datum for the plans/sections and the NGVD datum on the Survey. This is what accounted for the +/-18" deep "basement". This has been corrected and we are currently using NGVD throughout the project. The site grading has been adjusted by taking the average elevation of the site as our garage finished floor elevation at the elevator lobby — 5.20' NGVD — and all other building elevations have been adjusted accordingly. Please refer to the Site Plan on A-05, flood plans on A-11 to A-18, elevations on A-21 to A-23, and the building section on A-41.

If you have any questions regarding our submission, please don't hesitate to call us at 305-442-3118 or email us at carl@cla-d.com for further clarification.

Sincerely,

Digitally signed
by Carl D Levin
Date:
2022.11.22
16:14:49-05'00'
Carl D Levin
Architect

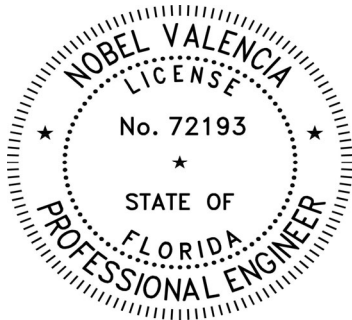


Civil Engineers

DRAINAGE CALCULATIONS

1055 93rd Street

1055 93rd Street, Bay Harbor Islands, FL.



**Nobel
Valencia**

Digitally signed by
Nobel Valencia
Date: 2022.11.14
16:33:29 -05'00'

By: Nobel Valencia, P.E.

11/14/2022

COEFFICIENT OF RUNOFF

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

DESIGN PARAMETERS

EXFILTRATION TRENCH FOR CATCH BASINS (ON-SITE)				GENERAL			
Rainfall Depth (in) 10 year/24 Hr	R=	6.74	inches	Total Area of Site (Acres)	=	0.26	Acres
Hydraulic conductivity, (K) cfs / ft²-ft.head *				Flood Zones	=	"AE"	
Test #1		2.68E-04		Base Flood Elevation (FEMA)	=	8.00	NGVD
Test #2				Dade County Flood Criteria	=	5.00	NGVD
	Average	2.68E-04		Water Table Elevation (October H.W.)	=	2.00	NGVD
Depth to Water Table (feet) **	(H ₂)	3.00	feet	Design Storm	=	10 year/24hr	
Non-Saturated Trench Depth (feet) **	(D _u)	1.30	feet	Time of Concentration (min.)	=	15	
Saturated Trench Depth (feet) **	(D _s)	12.00	feet				
Width (feet)	(W)	4	feet				
* Information Provided By:	Dynatech Engineering Corp						
* Test Conducted on :	7/26/2022						
** Refer to Exfiltration Trench Diagram							

FORMULAS

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

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

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

DRAINAGE STRUCTURES AREAS

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

EXFILTRATION TRENCH CALCULATIONS

DRAINAGE AREA NUMBER		ON-SITE	-	-	-	-	-	-	-	-	-
Area (Sq Feet)	A	11250	0	0	0	0	0	0	0	0	0
Volume Treated (acre-inch)	V	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trench Width (Feet)	W	4	4	4	4	4	4	4	4	4	4
Hydraulic Conductivity, K	K	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04
Depth to Water Table	H ₂	3	3	3	3	3	3	3	3	3	3
Non-Saturated Trench Depth (feet)	D _u	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Saturated Trench Depth (feet)	D _s	12	12	12	12	12	12	12	12	12	12
Length of Trench Required (ft)	L	65.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Min. Length of Trench Used (ft)	L	75	0	0	0	0	0	0	0	0	0

PROJECT NAME **1055 93rd Street**
ON-SITE Drainage
PROJECT LOCATION **1055 93rd Street, Bay Harbor Islands, FL.**
DATE **October 22, 2022**

C FACTOR FOR IMPERVIOUS AREA	0.9
C FACTOR FOR PERVIOUS AREAS	0.3
ACRES OF IMPERVIOUS AREAS	0.22
ACRES OF PERVIOUS AREAS	0.04
LINEAR FEET OF FRENCH DRAIN PROVIDED	75.00
RATE OF EXFILTRATION PER LINEAR FOOT	0.021
WEIGHTED COEFFICIENT OF RUN-OFF	0.81
STORAGE AVAILABLE IN SYSTEM (C.F. PER 1000)	0.20
TOTAL DRAINAGE AREA	0.26

TIME TO GENERATE ONE INCH OF RUN-OFF IN MINUTES

VOLUME OF ONE INCH OF RUN-OFF IN C.F.	938
DESIGN STORM EVENT	10 Year/24 Hr
INITIAL TIME OF CONCENTRATION	15
TIME TO GENERATE ONE INCH OF RUN-OFF	11.34
TOTAL TIME TO GENERATE ONE INCH OF RUN-OFF	26.34

MASS DIAGRAM FOR 5 YEAR STORM

TIME MIN.	INT I/H	RUN-OFF C.F.S.	CUM-RUN. C.F. X 1000
0	0.00	0.00	0.00
5	7.39	1.55	0.46
10	6.74	1.41	0.85
15	6.20	1.30	1.17
20	5.74	1.20	1.44
25	5.34	1.12	1.67
30	4.99	1.04	1.88
40	4.42	0.92	2.22
50	3.96	0.83	2.49
60	3.59	0.75	2.70
90	2.80	0.59	3.17
120	2.30	0.48	3.46
150	1.95	0.41	3.67
180	1.69	0.35	3.82
240	1.34	0.28	4.03
360	0.94	0.20	4.26
480	0.73	0.15	4.39
720	0.50	0.10	4.53
1080	0.34	0.07	4.62
1440	0.26	0.05	4.67

TIME MIN.	EXF. C.F.S.	CUM-EXF+ST CUBIC FEET X 1000	STORAGE	TOTAL
0	1.57	0.00	0.20	0.20
5	1.57	0.47	0.195	0.67
10	1.57	0.94	0.195	1.14
15	1.57	1.41	0.195	1.61
20	1.57	1.88	0.195	2.08
25	1.57	2.36	0.195	2.55
30	1.57	2.83	0.195	3.02
40	1.57	3.77	0.195	3.96
50	1.57	4.71	0.195	4.91
60	1.57	5.65	0.195	5.85
90	1.57	8.48	0.195	8.67
120	1.57	11.30	0.195	11.50
150	1.57	14.13	0.195	14.33
180	1.57	16.96	0.195	17.15
240	1.57	22.61	0.195	22.80
360	1.57	33.91	0.195	34.11
480	1.57	45.22	0.195	45.41
720	1.57	67.82	0.195	68.02
1080	1.57	101.74	0.195	101.93
1440	1.57	135.65	0.195	135.84

SUMMARY OF ACCUMULATED INFLOWS AND OUTFLOWS

TIME MIN.	CUM-RUN	CUM-EXF--ST CUBIC FEET X 1000	OVERF.
0	0.00	0.20	-0.20
5	0.46	0.67	-0.20
10	0.85	1.14	-0.29
15	1.17	1.61	-0.44
20	1.44	2.08	-0.64
25	1.67	2.55	-0.88
30	1.88	3.02	-1.14
40	2.22	3.96	-1.75
50	2.49	4.91	-2.42
60	2.70	5.85	-3.14
90	3.17	8.67	-5.51
120	3.46	11.50	-8.03
150	3.67	14.33	-10.65
180	3.82	17.15	-13.33
240	4.03	22.80	-18.77
360	4.26	34.11	-29.84
480	4.39	45.41	-41.02
720	4.53	68.02	-63.49
1080	4.62	101.93	-97.31
1440	4.67	135.84	-131.18



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 26, 2022

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

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

Dear Mr. Asherian:

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

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

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

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

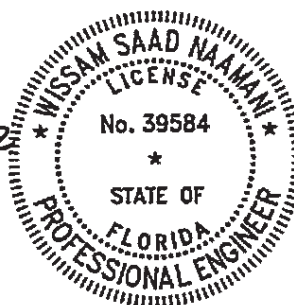
Re: 1055 -93rd Street, Bay Harbor Island, FL

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

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

Sincerely yours,


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



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

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

PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

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

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

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

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

Water Table 4' Below existing ground surface.

SUBSURFACE INVESTIGATION

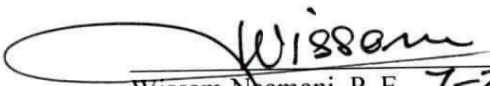
Depth Below Ground Surface

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

Soil Description

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

Sincerely yours,


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



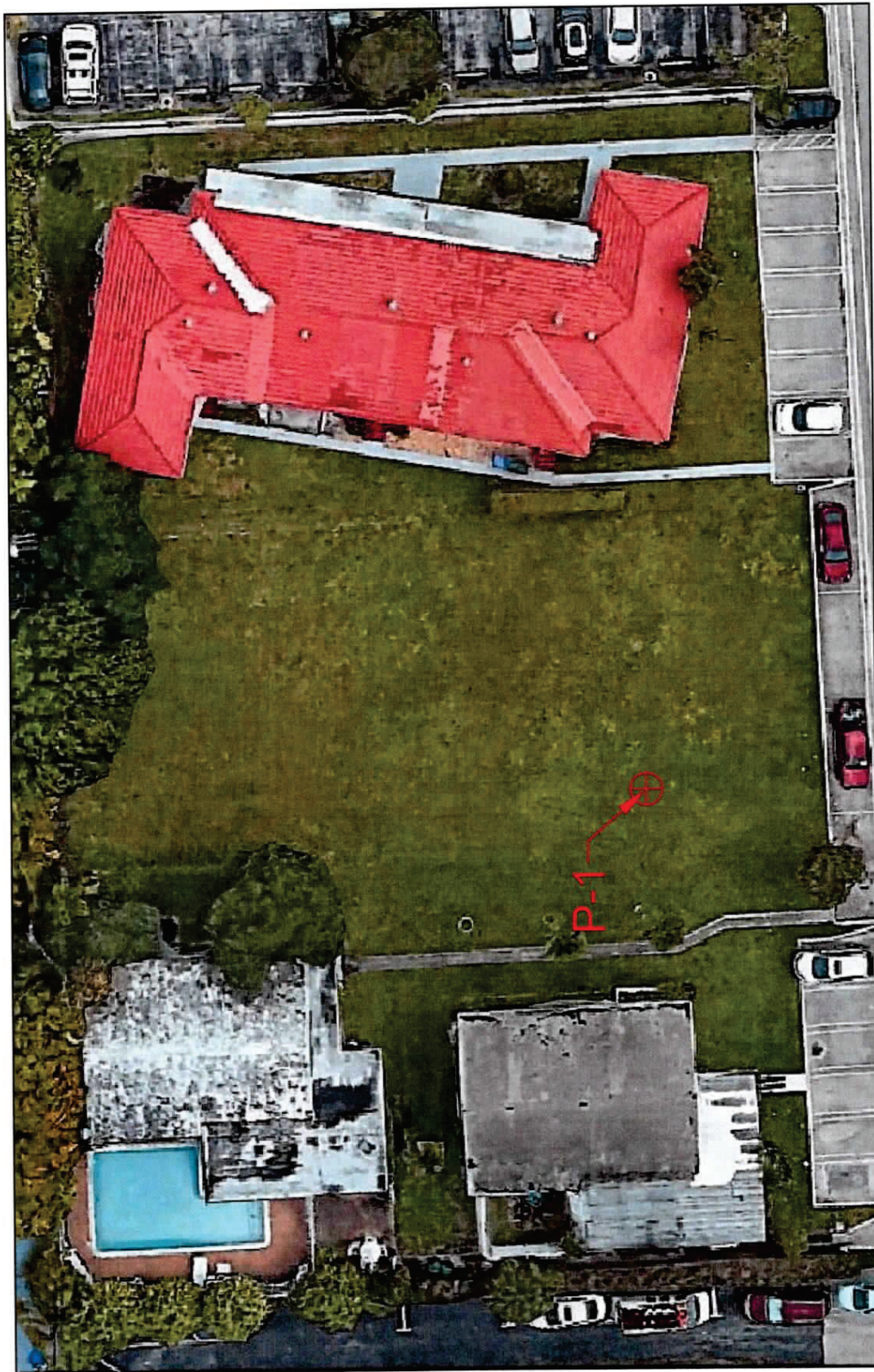
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAMANI, P.E. ON
THE DATE ADJACENT TO THE SEAL.

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

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

SITE PLAN

PERCOLATION TESTS



⊕ PERCOLATION TEST LOCATION

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



Most Widely Accepted and Trusted

ESR-2074

Reissued 02/2021

Revised 04/2021

This report is subject to renewal 02/2023.

ICC-ES Evaluation Report

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520;
#1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**



*"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"*



ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.



ICC-ES Evaluation Report

ESR-2074

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2021, 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is

fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.

- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

- 5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

- 7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
430 ANDBRO DRIVE, UNIT 1
PITMAN, NEW JERSEY 08071
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT®	1540-510	15 ³ / ₄ " X 7 ³ / ₄ "	200
FloodVENT® Overhead Door	1540-524	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT® Overhead Door	1540-514	15 ³ / ₄ " X 7 ³ / ₄ "	200
Wood Wall FloodVENT®	1540-570	14" X 8 ³ / ₄ "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 ³ / ₄ "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m²

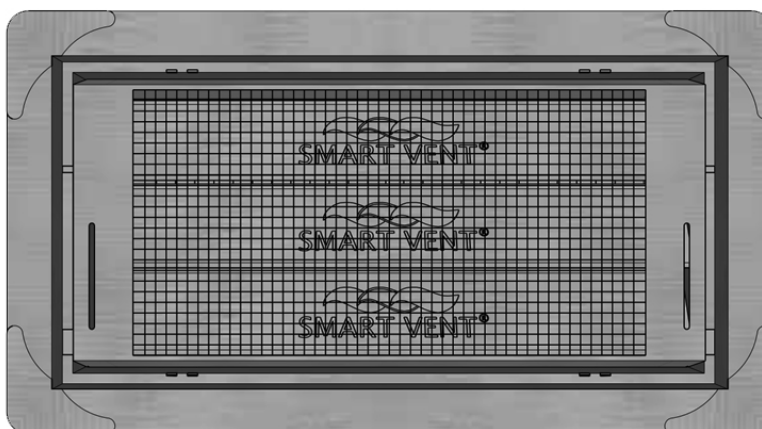


FIGURE 1—SMART VENT: MODEL 1540-510

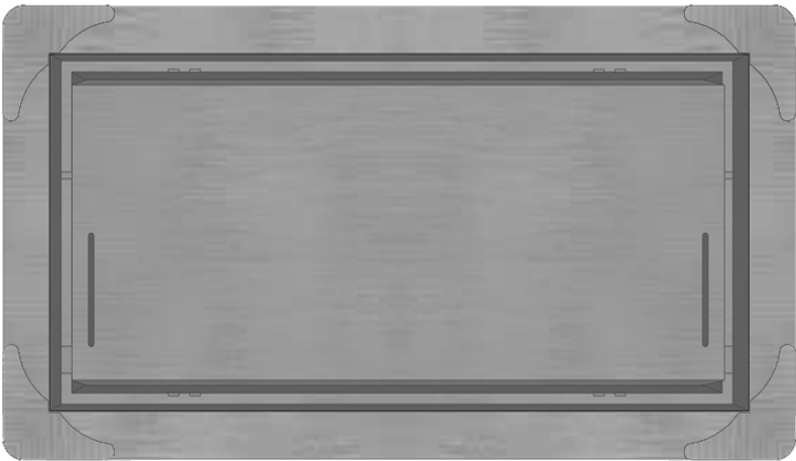


FIGURE 2—SMART VENT MODEL 1540-520

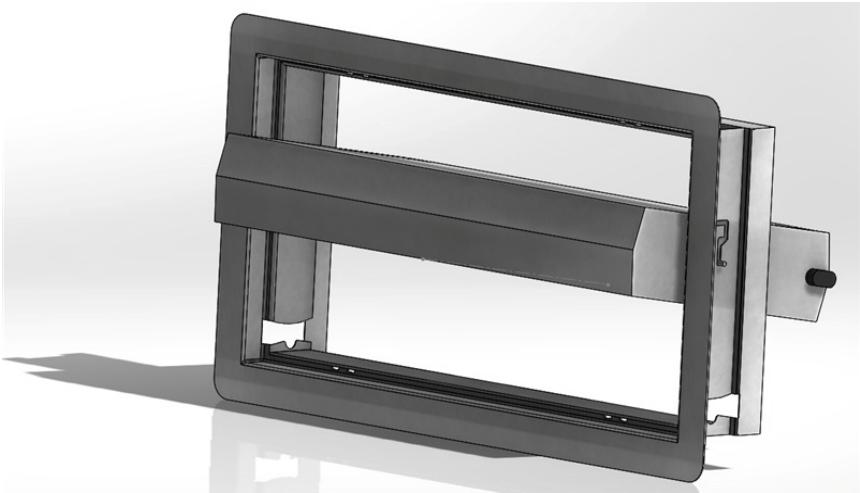


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

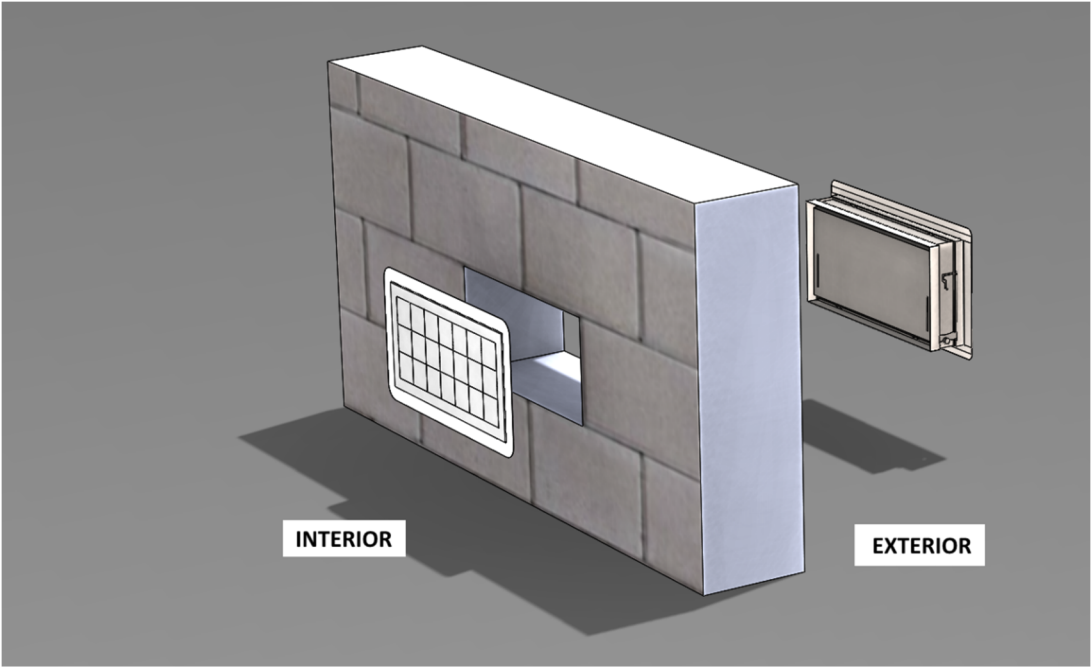


FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

■ 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

■ 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2021 and revised April 2021.

ICC-ES Evaluation Report

ESR-2074 FBC Supplement

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 *Florida Building Code—Building*
- 2020 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code-Residential*, provided the design requirements are determined in accordance with the *Florida Building Code-Building* or the *Florida Building Code-Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code*® meet the requirements of the *Florida Building Code-Building* or the *Florida Building Code-Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2021 and revised April 2021.



BHI 1055 93RD ST
SITE PLAN REVIEW SUBMISSION
NOV 23, 2022

1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DRAWING LIST

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

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

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

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

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

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

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

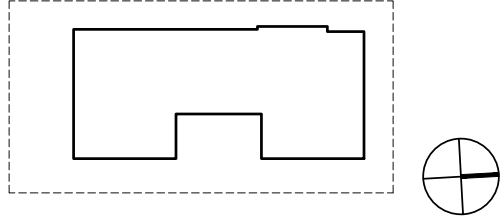
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN



PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
02 ISSUE FOR SITE PLAN REVIEW	10.27.2022
03 ISSUE FOR SITE PLAN REVIEW	11.23.2022

NOT FOR CONSTRUCTION

STAMP

DRAWN BY CHECK BY

PROJECT NUMBER
2211

TITLE
COVER SHEET

DRAWING NO.

T-01

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

LEGAL DESCRIPTION:
LOT 13, BLOCK 14, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

SURVEYOR'S NOTATIONS: **NONE**

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

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

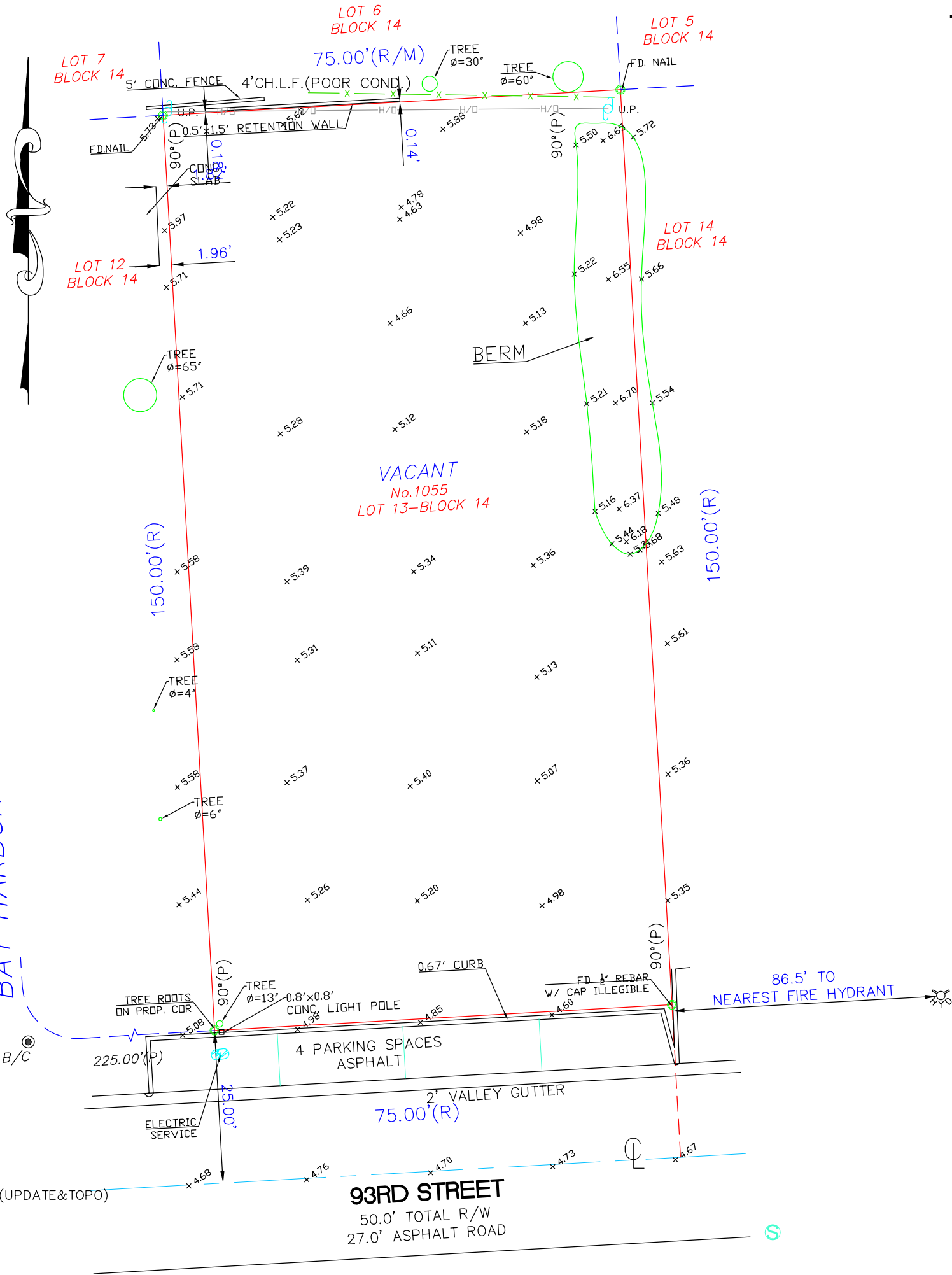
THE SUBJECT PROPERTY DOES LIE
IN A SPECIAL FLOOD HAZARD AREA

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



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

BAY HARBOR TERR.



TOPOGRAPHIC SURVEY

SCALE: 1"= 20'

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

SET NAIL & DISK ELEV= 4.31' NGVD29

LEGEND OF SYMBOLOGY

X 99.99 = SPOT ELEVATION IN NGVD29

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

LEGEND OF SURVEY ABBREVIATIONS

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

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

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

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

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

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

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

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

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

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

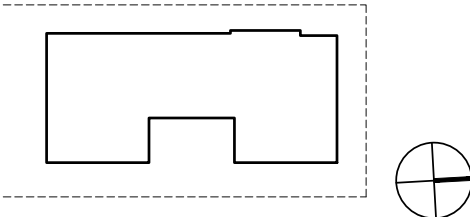
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
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MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
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3832 SHIPPING AVE.
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DOB APPROVAL SCAN

KEY PLAN



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2211

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A-01

PAGE No. ____ OF ____

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

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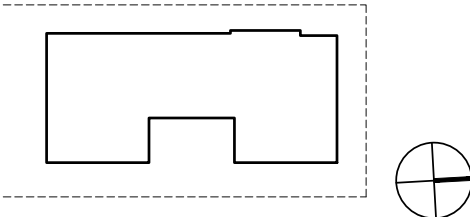
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1 EXTERIOR RENDERING
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REDHOEK + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

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PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-899-9885

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

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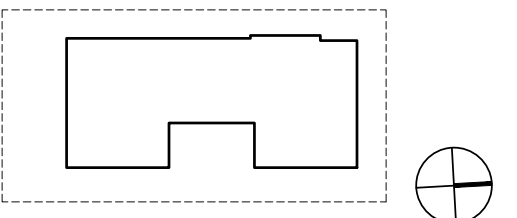
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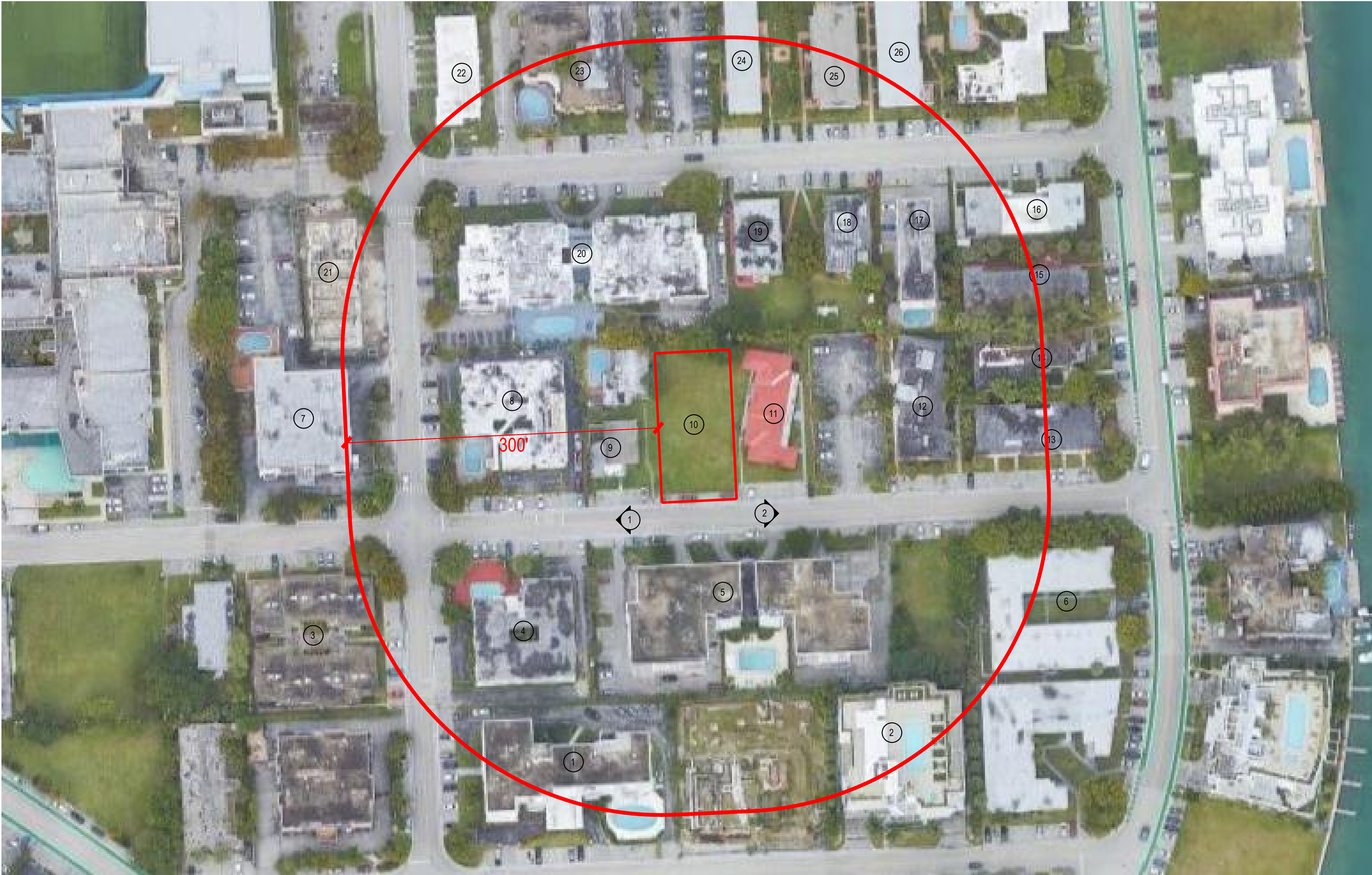
A-03

E No.	CF
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ADJACENT LAND USES

ADDRESS	STORIES	LAND USES (DWELLING UNITS)
1. 1075 92ND STREET	6	RESIDENTIAL (28 D.U.)
2. 1025 92ND STREET	8	RESIDENTIAL (42 D.U.)
3. 9260 BAY HARBOR	2	RESIDENTIAL (16 D.U.)
4. 1080 93RD STREET	4	RESIDENTIAL (24 D.U.)
5. 1050 93RD STREET	7	RESIDENTIAL (54 D.U.)
6. 9270 E BAY HARBOR DR	2	RESIDENTIAL (24 D.U.)
7. 9300 BAY HARBOR	7	RESIDENTIAL (24 D.U.)
8. 9300 E BAY HARBOR DR	2	RESIDENTIAL (26 D.U.)
9. 1025 93RD STREET	2	RESIDENTIAL (7 D.U.)
11. 1045 93RD STREET	1	RESIDENTIAL (2 D.U.)
12. 1065 93RD STREET	1	RESIDENTIAL (2 D.U.)
13. 1075 93RD STREET	4	RESIDENTIAL (12 D.U.)
14. 9350 E BAY HARBOR DR	2	RESIDENTIAL (8 D.U.)
15. 9370 E BAY HARBOR DR	2	RESIDENTIAL (12 D.U.)
16. 9390 E BAY HARBOR DR	3	RESIDENTIAL (10 D.U.)
17. 1020 94TH STREET	5	RESIDENTIAL (12 D.U.)
18. 1030 94TH STREET	2	RESIDENTIAL (4 D.U.)
19. 1040 94TH STREET	2	RESIDENTIAL (8 D.U.)
20. 1080 94TH STREET	6	RESIDENTIAL (70 D.U.)
21. 9350 BAY HARBOR TER		UNDER CONSTRUCTION
22. 1085 94TH STREET	1	RESIDENTIAL (6 D.U.)
23. 1065 94TH STREET	3	RESIDENTIAL (21 D.U.)
24. 1043 94TH STREET	2	RESIDENTIAL (8 D.U.)
25. 1035 94TH STREET	2	RESIDENTIAL (6 D.U.)
26. 1025 94TH STREET	1	RESIDENTIAL (12 D.U.)



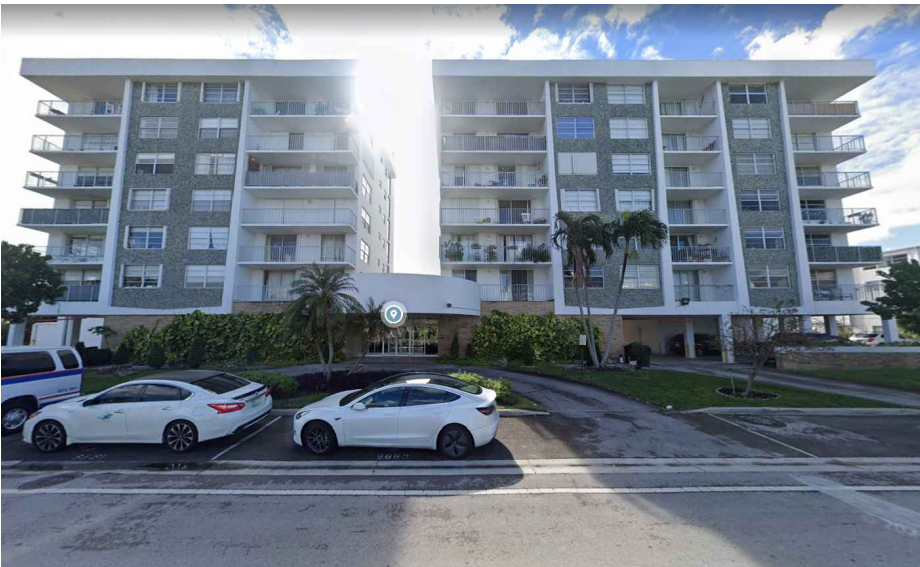
2 SITE PHOTOGRAPH



1. EAST STREET VIEW



2. WEST STREET VIEW



5. 1050 93RD STREET



9. 1025 93RD STREET



10. SUBJECT PROPERTY



11. 1045 93RD STREET

1 CONTEXT PHOTOGRAPHS

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

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

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T: 972-50-888-2629

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

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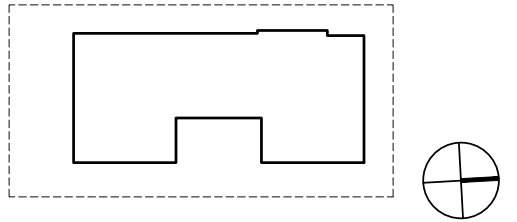
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DEVELOPMENTAL IMPACT ANALYSIS

2020 U.S. CENSUS:	2.60 PERSONS PER HOUSEHOLD		
EXISTING PROPERTY INFORMATION:			
0 LIVING UNITS, 0 STORIES			
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 0 D.U. =	0 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 0 D.U. =	0 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 0 D.U. =	0 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 0 D.U. =	0 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 0 D.U. =	0 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 0 D.U. =	0 TRIPS P.M. PEAK
9 LIVING UNITS, 7 STORIES			
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 9 D.U. =	4,683 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 9 D.U. =	3,650.4 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 9 D.U. =	10.76 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 9 D.U. =	48.96 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 9 D.U. =	17.64 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 9 D.U. =	21.51 TRIPS P.M. PEAK
POTABLE WATER:	4,683 GAL PER DAY - 0 GAL PER DAY =	4,683 GAL PER DAY DIFFERENCE	
SANITARY SEWER:	3,650.4 GAL PER DAY - 0 GAL PER DAY =	3,650.4 GAL PER DAY DIFFERENCE	
SOLID WASTE:	01.76 GAL PER DAY - 0 GAL PER DAY =	01.76 GAL PER DAY DIFFERENCE	
TRAFFIC:	48.96 TRIPS - 0 TRIPS =	48.96 TRIPS DIFFERENCE	
	17.64 TRIPS A.M. PEAK - 0 TRIPS =	17.64 TRIPS A.M. PEAK DIFFERENCE	
	21.51 TRIPS P.M. PEAK - 0 TRIPS =	21.51 TRIPS P.M. PEAK DIFFERENCE	

UNIT MIX CHART

UNIT / # OF BEDROOMS	REQUIRED:	PROVIDED:	TOTAL AREA:	SELLABLE AREA:
2A / 2	1,150 SF	1,433 SF	LEVEL 1 (PARKING GARAGE): 6,380 SF	-
2B / 3	1,350 SF	2,074 SF	LEVEL 2: 4,668 SF	3,507 SF
3A / 3	1,350 SF	1,981 SF	LEVEL 3: 5,058 SF	4,153 SF
3B / 3	1,350 SF	2,172 SF	LEVEL 4: 5,058 SF	4,207 SF
4A / 3	1,350 SF	1,981 SF	LEVEL 5: 2,707 SF	1,512 SF
4B / 3	1,350 SF	2,226 SF	LEVEL 6: 2,930 SF	2,389 SF
5A / 2	1,150 SF	1,512 SF	LEVEL 7: 2,810 SF	2,273 SF
6A / 3	1,550 SF	2,389 SF	ROOF: 478 SF	-
7A / 3	1,350 SF	2,273 SF	GRAND TOTAL:	30,089 SF

OF UNIT BREAKDOWN

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

AREA BREAKDOWN

SETBACK REQUIREMENTS

ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	LEVEL 1: 24'-0" LEVEL 2: 25'-2" LEVEL 3: 25'-2" LEVEL 4: 25'-2" LEVEL 5: 58'-0" LEVEL 6: 55'-2" LEVEL 7: 55'-2"
SIDE YARD SETBACK:	BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT MAXIMUM SETBACK: 20'
REAR YARD SETBACK:	BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT
OFF-STREET PARKING SETBACK:	5'-0"

FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00
COMMUNITY NUMBER:	120637
PANEL NUMBER:	1208660144
SUFFIX:	L
BASE FLOOD ELEVATION:	8.00' NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	14.53' NGVD
BUILDING ELEVATIONS ARE BASED ON: ELEVATION DATUM USED:	CONSTRUCTION DRAWING NGVD 1929
A) TOP OF BOTTOM FLOOR:	5.20' NGVD
B) TOP OF THE NEXT HIGHER FLOOR:	14.53' NGVD
C) BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	N/A
D) ATTACHED GARAGE (TOP OF SLAB):	5.20' NGVD
E) LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING:	14.53' NGVD
F) LOWEST ADJACENT GRADE NEXT TO BUILDING:	5.18' NGVD
G) HIGHEST ADJACENT GRADE NEXT TO BUILDING:	5.18' NGVD
H) LOWEST ADJACENT GRADE AT LOWEST ELEVATION OF DECK OR STAIRS, INCLUDING STRUCTURAL SUPPORT:	N/A
I) HIGHEST CROWN OF ROAD:	4.76' NGVD

SITE REQUIREMENTS

ALLOWED / REQUIRED:	PROPOSED:
LOT AREA:	11,250 SF (0.258 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 0.258 X 34 = 8.8 (9 UNITS)
BUILDING HEIGHT:	65'-0"
BUILDING LENGTH:	120'-0"
LANDSCAPE REQUIREMENTS:	MIN. 20 PERCENT LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 1ST FLOOR: 11,250 SF x 20% = 2,250 SF 2,332 SF (20.4%)
BUILDING ROOF DESIGN:	MIN. 15 PERCENT OF FLAT ROOF DECK SHALL BE LANDSCAPED 2ND FLOOR: 1,246 SF x 15% = 186.9 SF 5TH FLOOR: 2,120 SF x 15% = 318 SF ROOF: 1,269 SF x 15% = 190 SF

PARKING REQUIREMENTS

REQUIRED:	PROPOSED:
RESIDENTIAL:	2 PS PER DWELLING UNIT (9 UNITS X 2PS = 18 PS)
PARKING PER FLOOR:	17 STANDARD PS + 1 ACCESSIBLE PS = 18 PS

PROJECT DESCRIPTION

LEGAL DESCRIPTION:	LOT 13, BLOCK 14, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	13-227-001-2780
PROJECT NAME:	BH1 1055 93rd ST
PROJECT ADDRESS:	1055 93rd STREET, BAY HARBOR ISLANDS, FL 33154
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLAND
ZONING:	RM-2 (MULTIPLE FAMILY DISTRICT, NON-WATERFRONT LOTS)
OCCUPANCY CLASSIFICATION:	R-2 AS PER FBC 2020 SECTION 310.4
GROSS LOT AREA:	11,250 SF (0.258 ACRES)
BASE FLOOD ELEVATION:	8' NGVD
DESIGN FLOOD ELEVATION:	8'+1' = 9' NGVD
BUILDING HEIGHT:	65'-0"
BUILDING STORIES:	7
DEVELOPER:	REDIOCK + PARTNERS 138 PIONEER STREET BROOKLYN, NY 11231 T: 718.852.8162
DESIGNER:	FAB 314 ARCHITECTURE WORKSHOP HAYESOD STREET 2 #121 TEL AVIV-YAPO, 6816721, IL T: 972-50-888-2629
ARCHITECT:	PLISKIN ARCHITECTURE PLLC 233 BROADWAY, SUITE 2030 NEW YORK, NY 10079 T: 212-999-9885
ARCHITECT:	CARL LEVIN ARCHITECTURE + DESIGN 3380 MARY STREET, SUITE 135 COCONUT GROVE, FL 33133 T: 305 442 3118
CIVIL:	NGA ENGINEERS INC. 11231 SW 88TH ST., UNIT D-114 MIAMI, FL 33176 T: 305 200 6701
LANDSCAPE:	STRATA LANDSCAPE ARCHITECTURE 1906 TIGERTAIL AVE MIAMI, FL 33133 T: 305 747 9336
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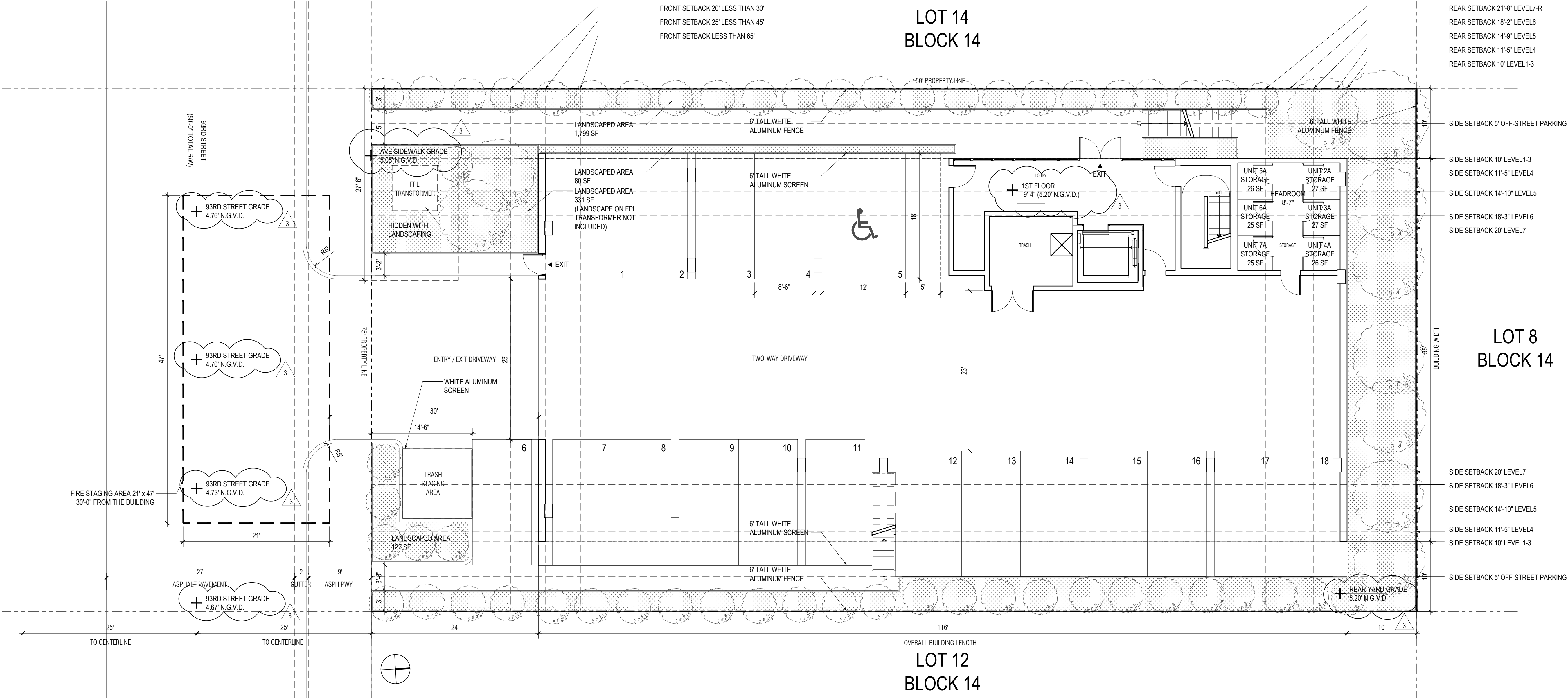
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SITE PLAN AND
ZONING INFORMATION

DRAWING NO.

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

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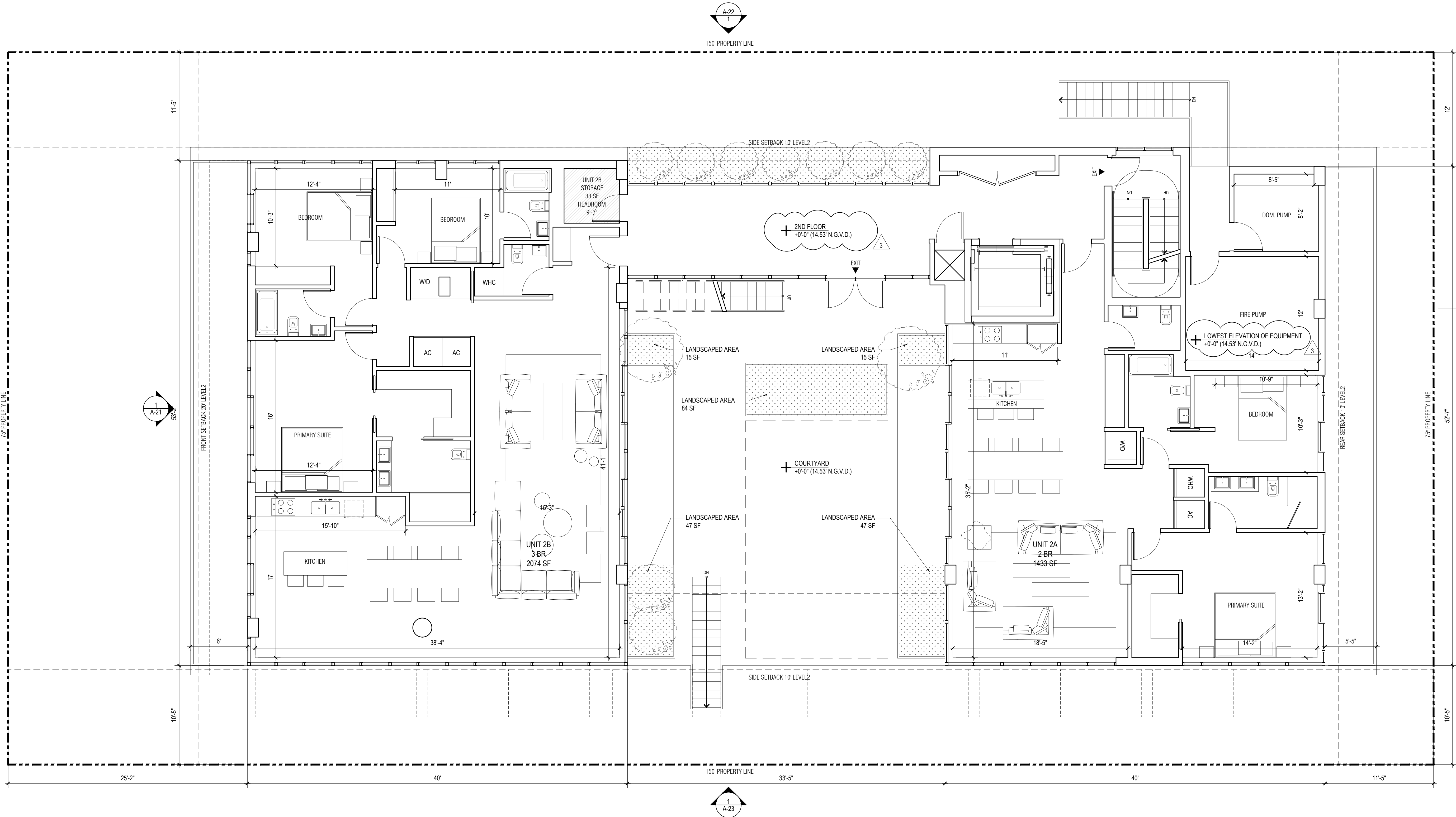
PROJECT NUMBER
2211

TITLE
2ND FLOOR
FLOOR PLAN

DRAWING NO.

A-12

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

BH 1055 93RD ST
1055 93RD STREET,
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DEVELOPER:
REDDEX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

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

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

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

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

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

LIGHTING:
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DOB APPROVAL SCAN

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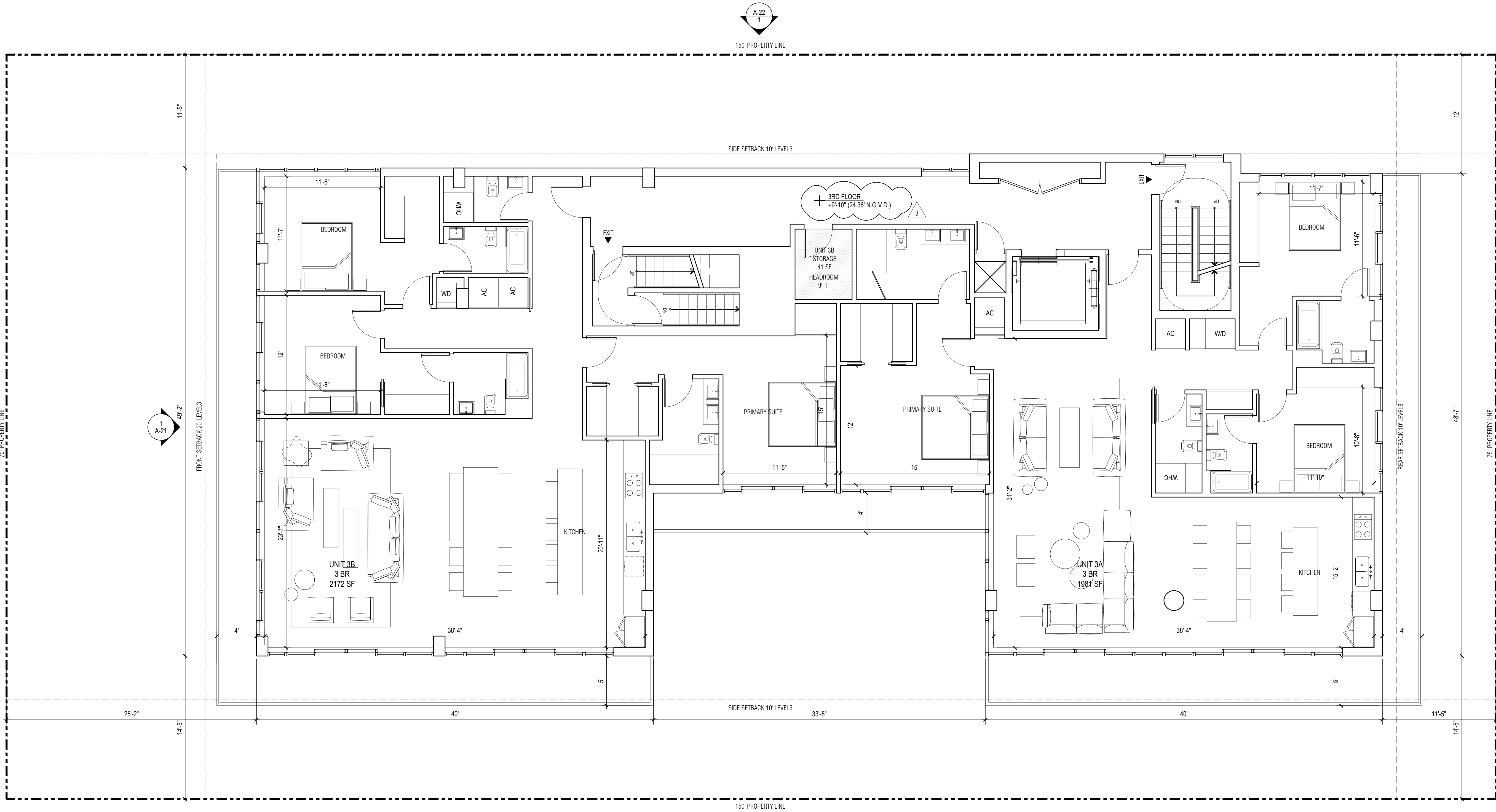
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TITLE
3RD FLOOR
FLOOR PLAN

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T: 718.852.8162

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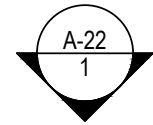
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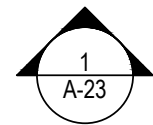
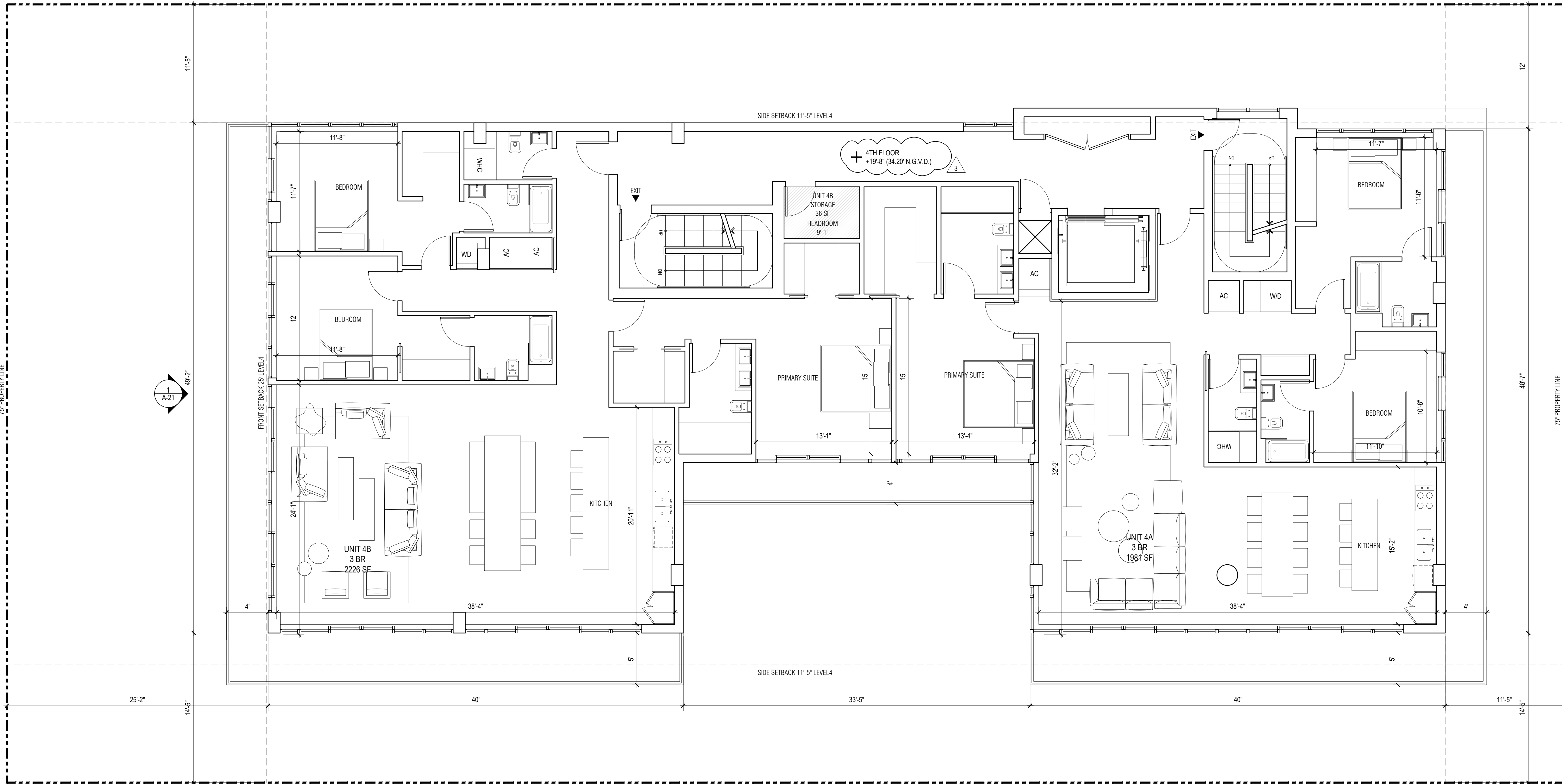
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150' PROPERTY LINE



150' PROPERTY LINE

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

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

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

CIVIL:
NGA ENGINEERS INC.
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MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
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LIGHTING:
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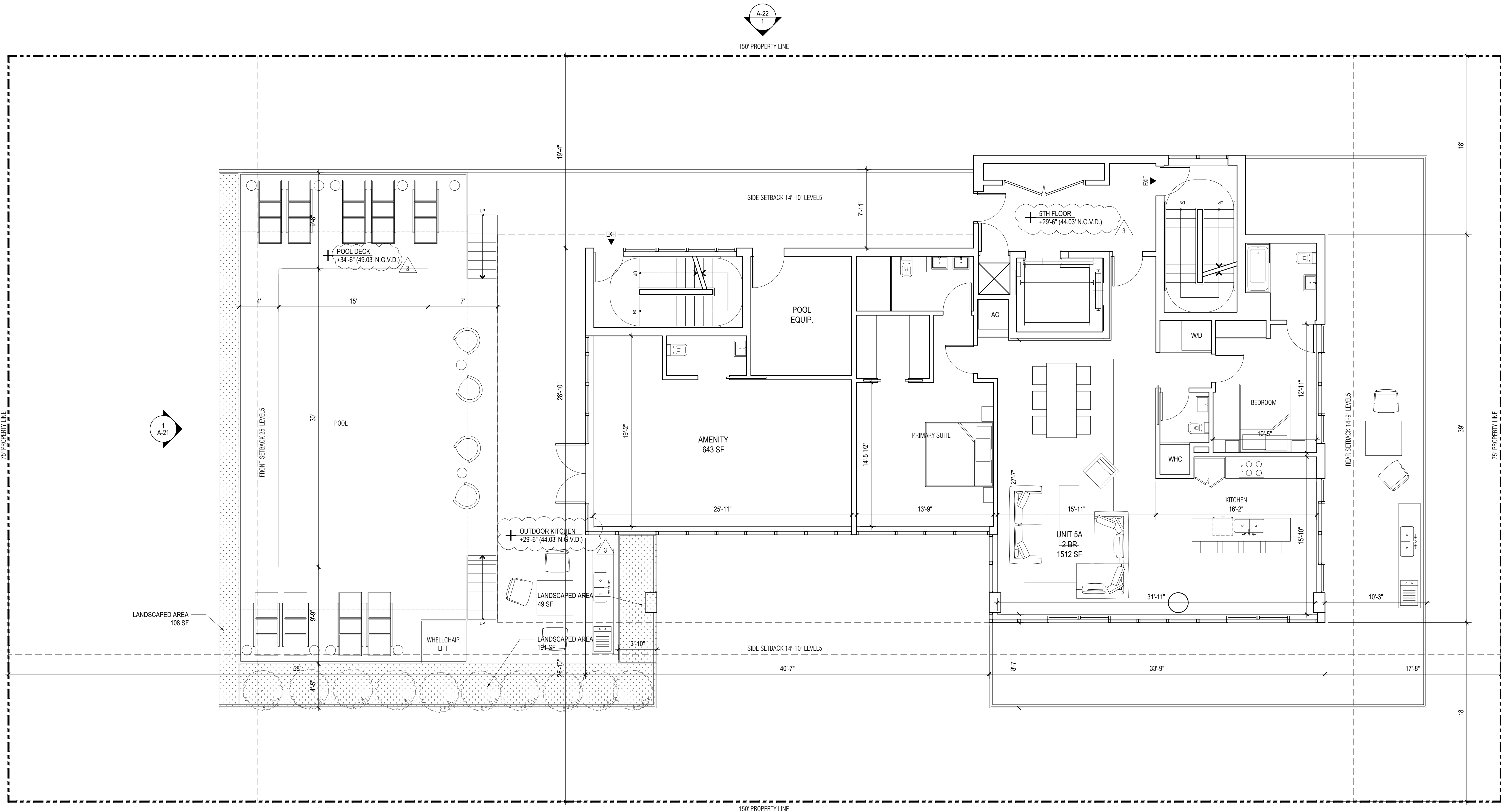
PROJECT NUMBER
2211

TITLE
5TH FLOOR PLAN

DRAWING NO.

A-15

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1 5TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"

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A-16

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BROOKLYN, NY 11231
T: 718.852.8162

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

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

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11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
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LANDSCAPE:
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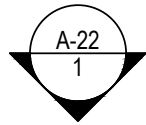
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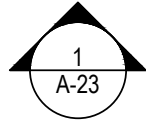
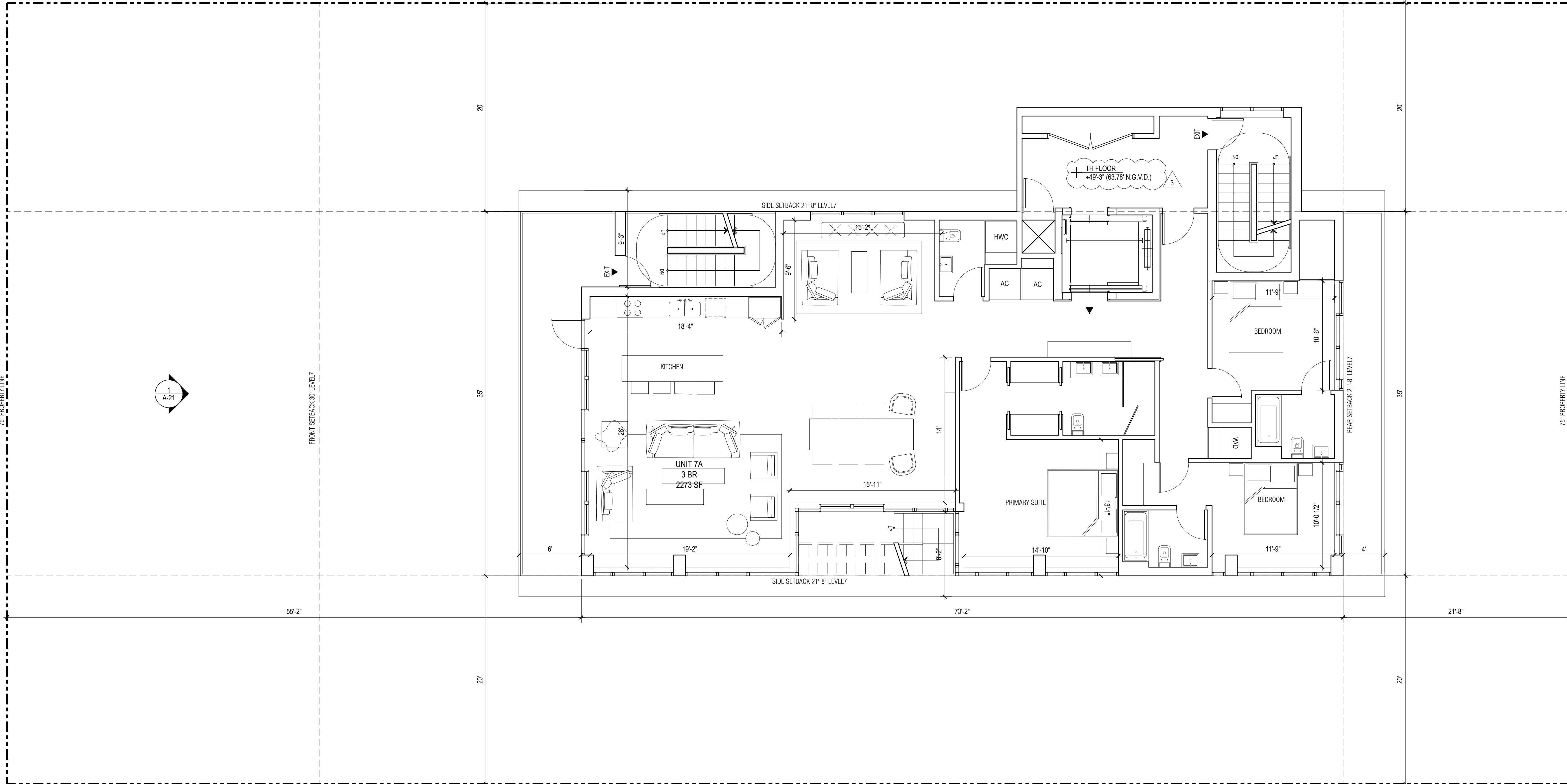
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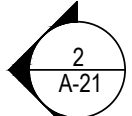
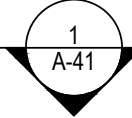
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150' PROPERTY LINE



150' PROPERTY LINE



1 7TH FLOOR PLAN
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BROOKLYN, NY 11231
T: 718.852.8162

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

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

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

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

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

LIGHTING:
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DOB APPROVAL SCAN

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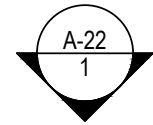
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2211

TITLE
ROOF PLAN

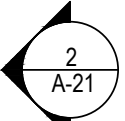
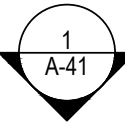
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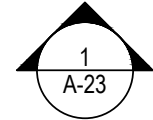
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150' PROPERTY LINE



75' PROPERTY LINE



150' PROPERTY LINE

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

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138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

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FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
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PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3330 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
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T: 305 200 6701

LANDSCAPE:
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MIAMI, FL 33133
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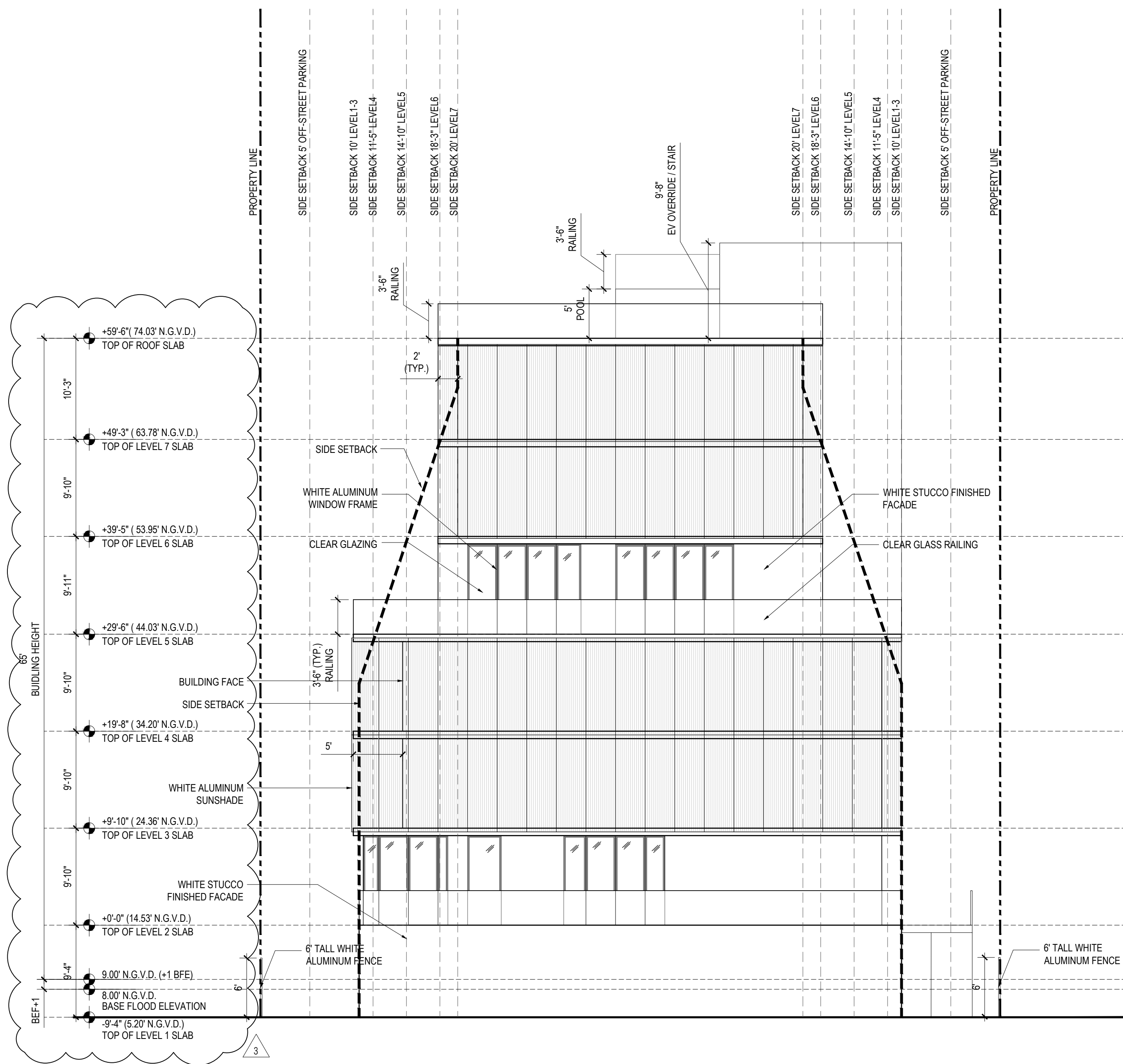
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BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

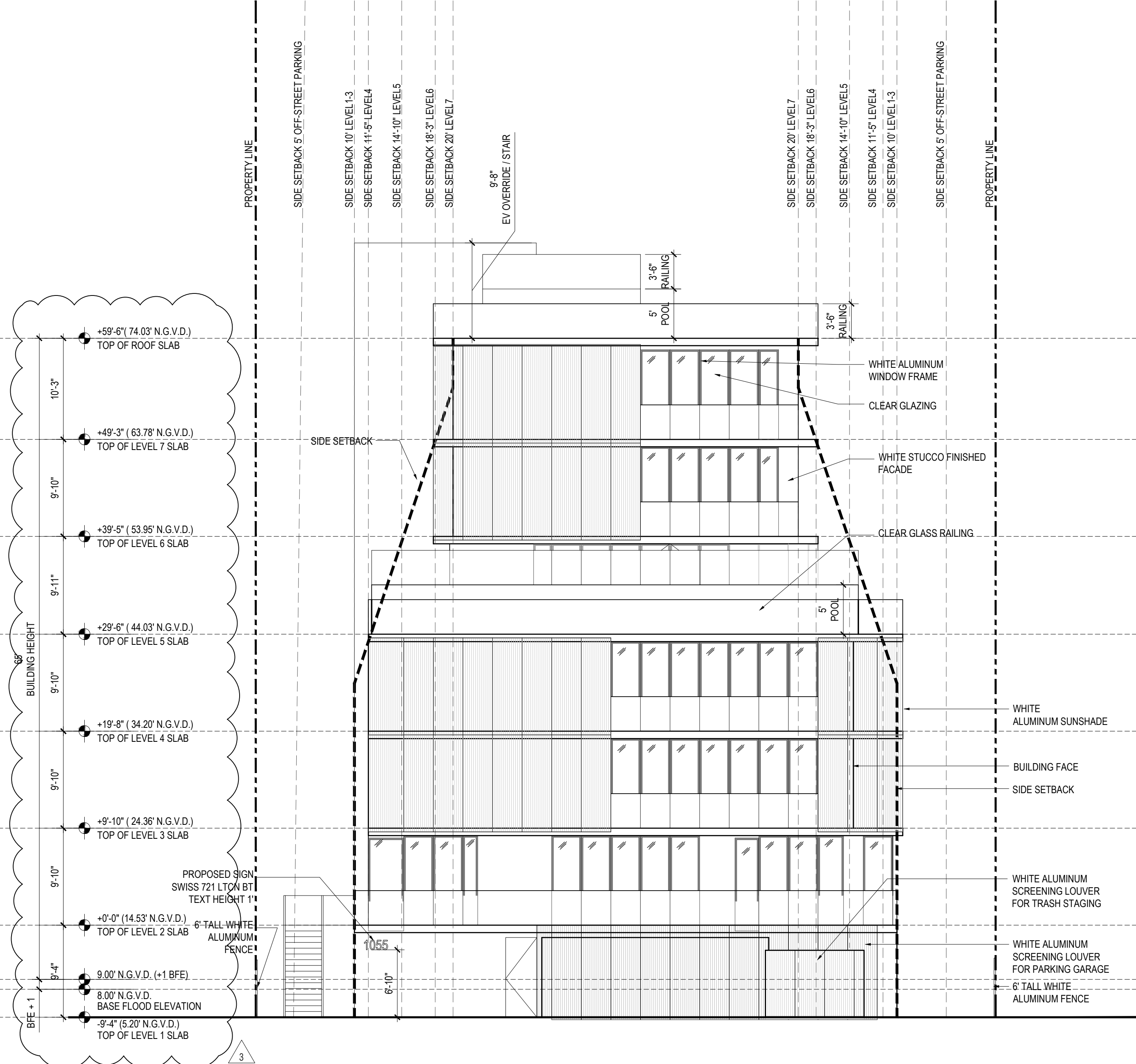
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2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"



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

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1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

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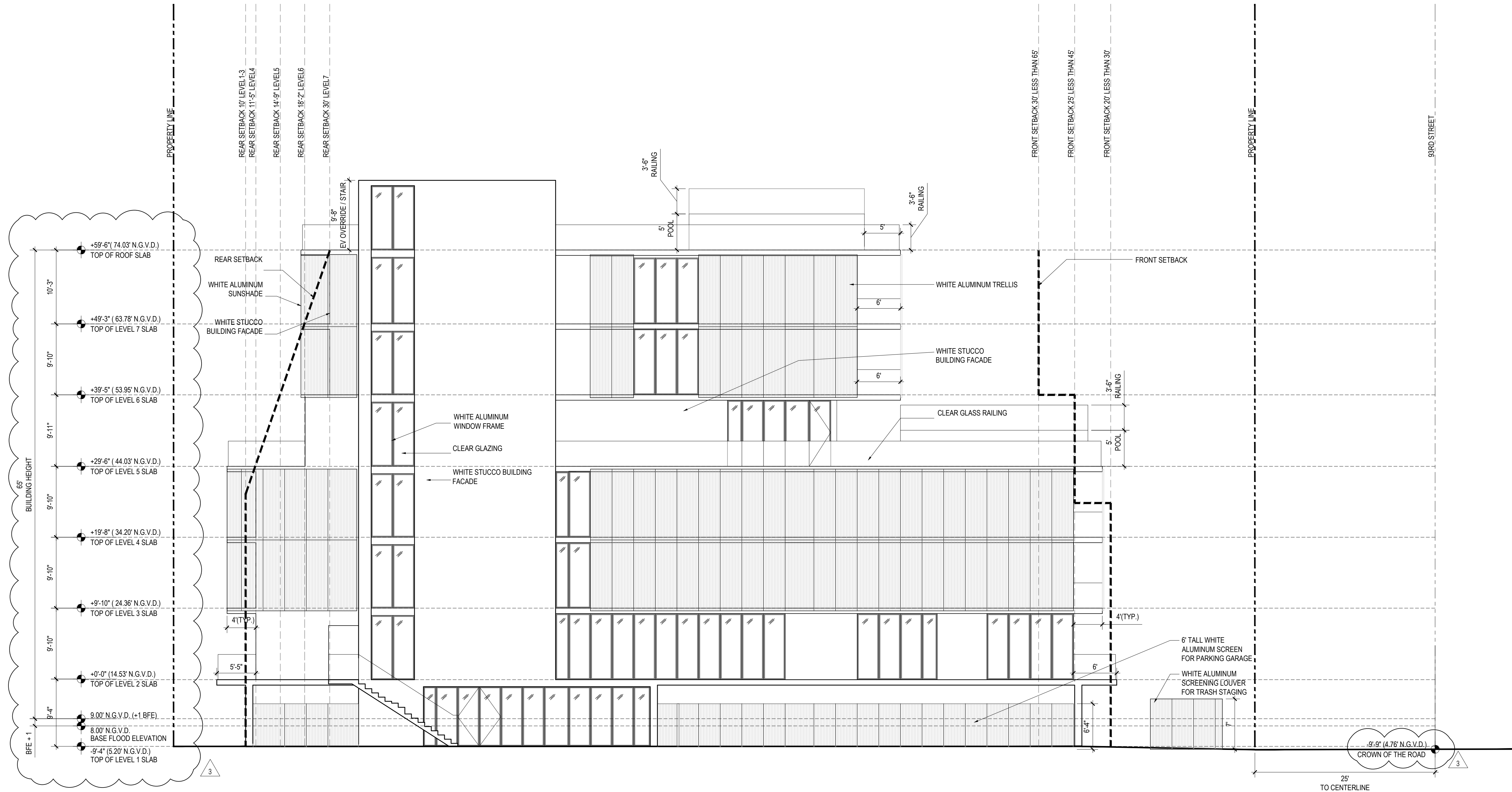
TITLE
BUILDING ELEVATION
WEST

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

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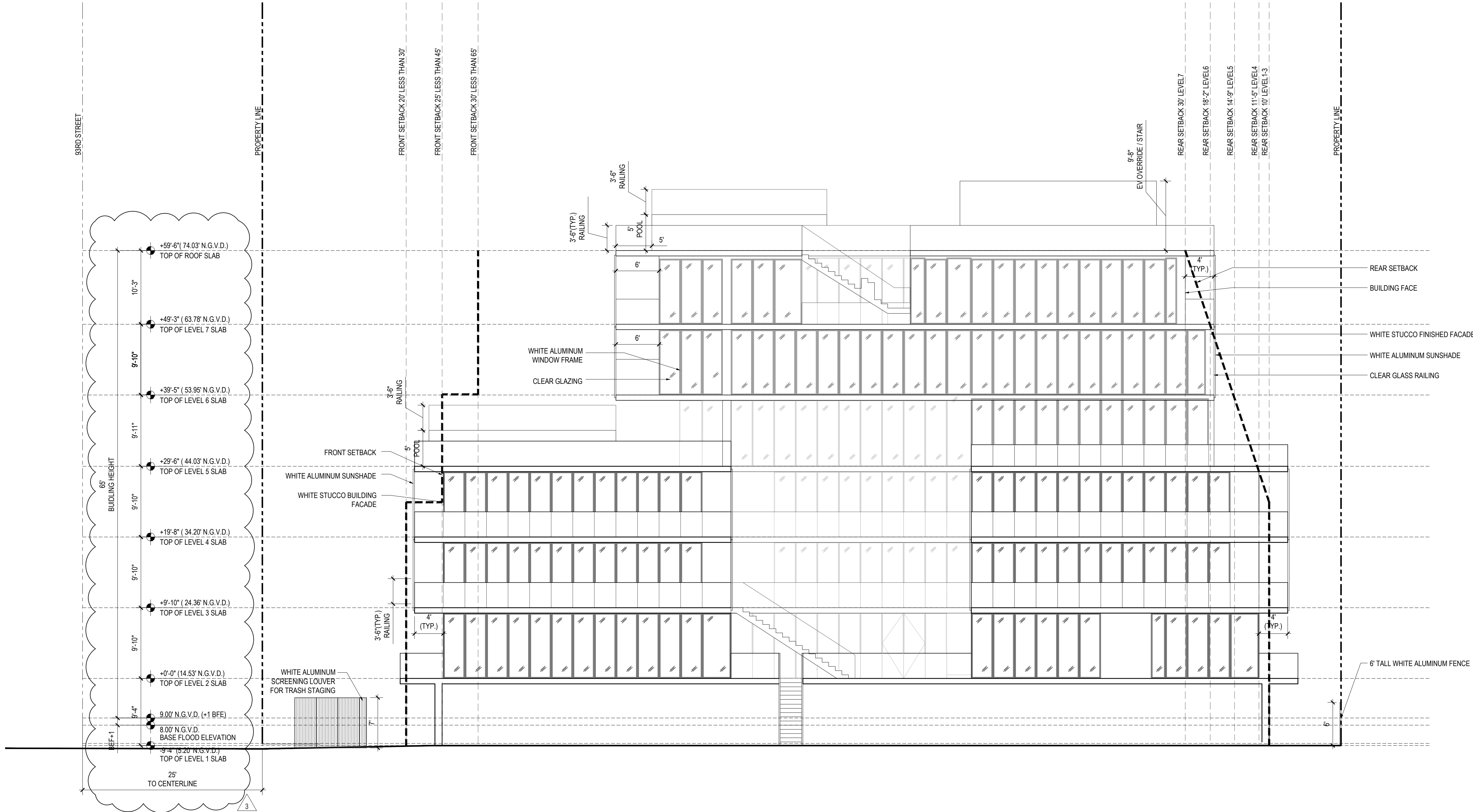
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TITLE
BUILDING ELEVATION
EAST

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A-23

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

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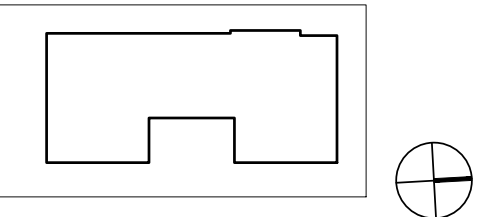
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
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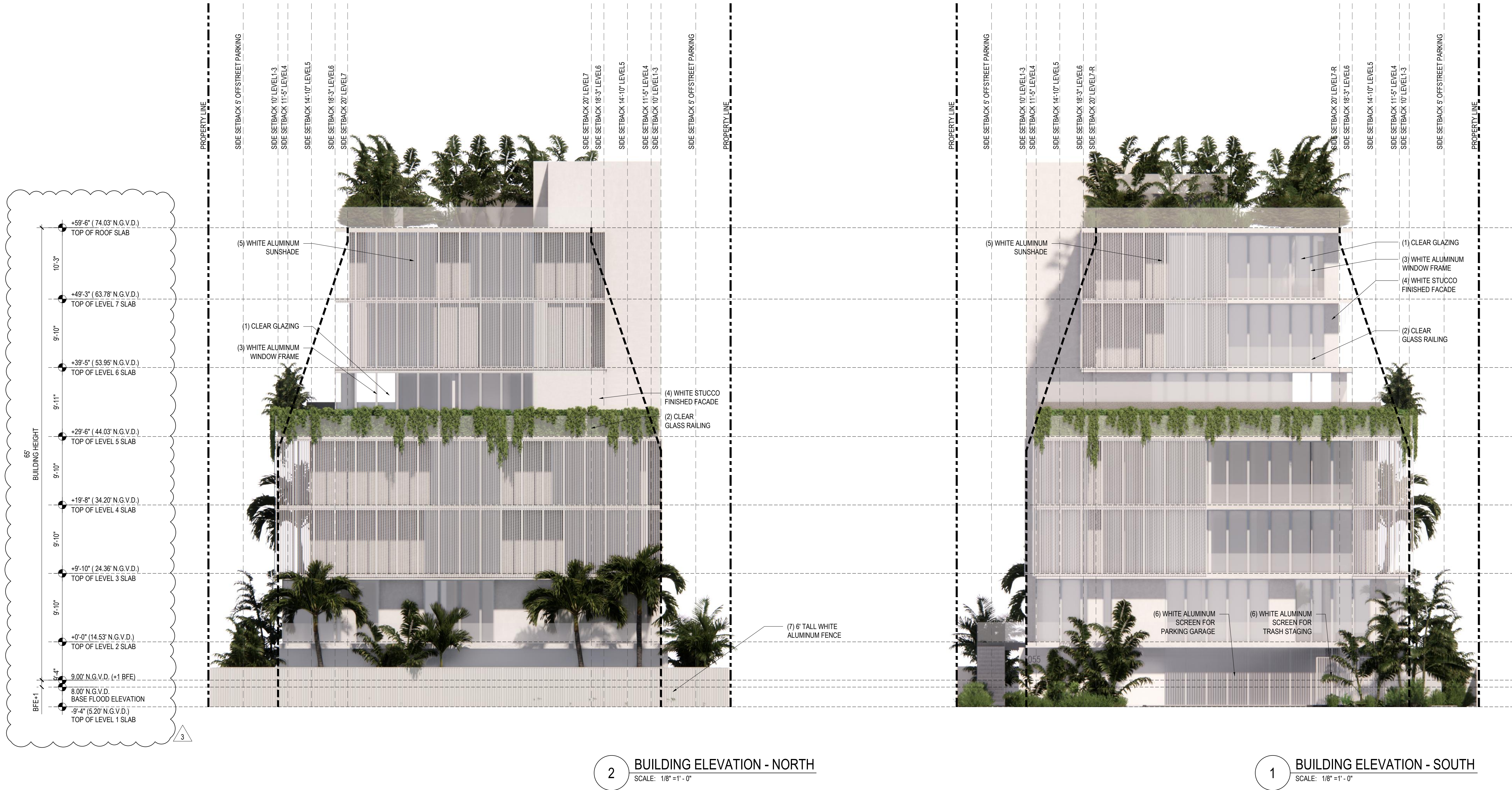
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COLORED BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

A-31

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

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



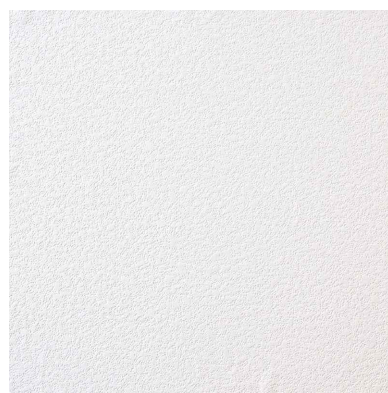
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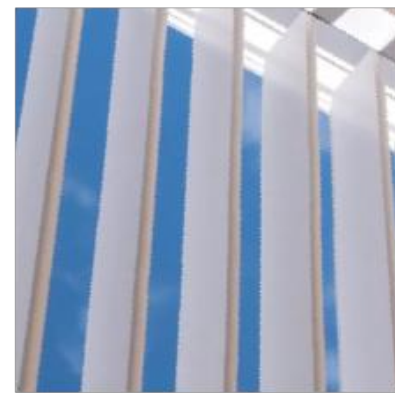
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(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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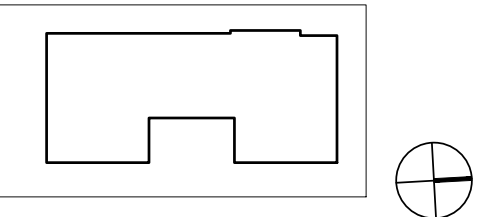
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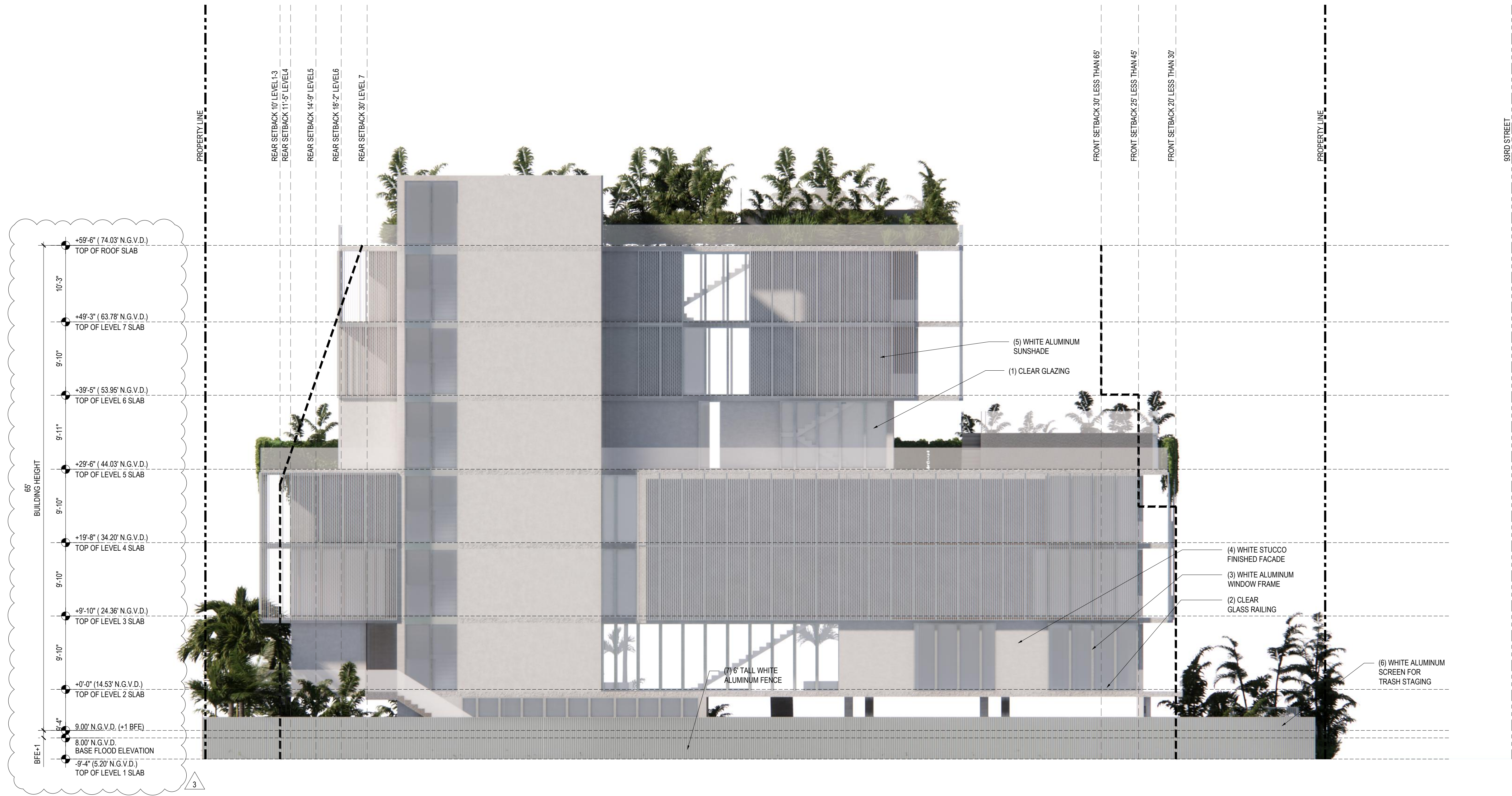
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WEST

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



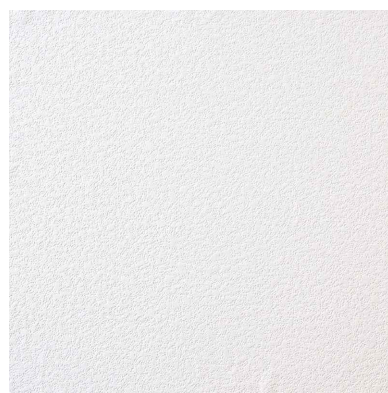
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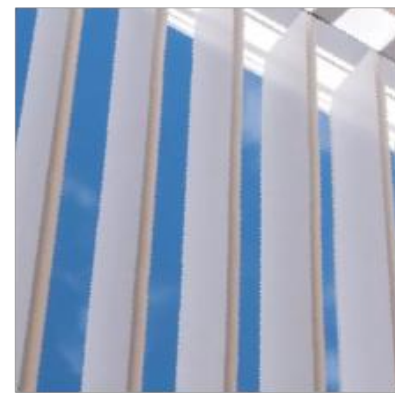
(2) CLEAR GLASS RAILING



(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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

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

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

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

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

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

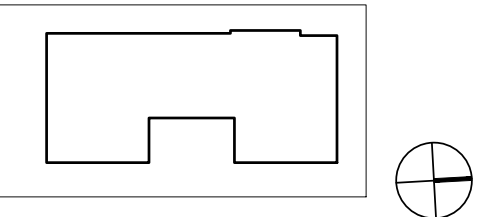
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN



PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
02 ISSUE FOR SITE PLAN REVIEW	10.27.2022
03 ISSUE FOR SITE PLAN REVIEW	11.23.2022

NOT FOR CONSTRUCTION

STAMP

DRAWN BY CHECK BY

PROJECT NUMBER
2211

TITLE
BUILDING ELEVATION
EAST

DRAWING NO.

A-33

PAGE No. OF

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



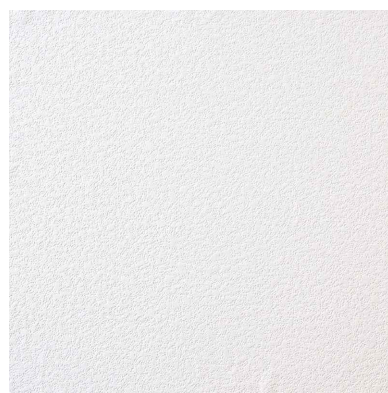
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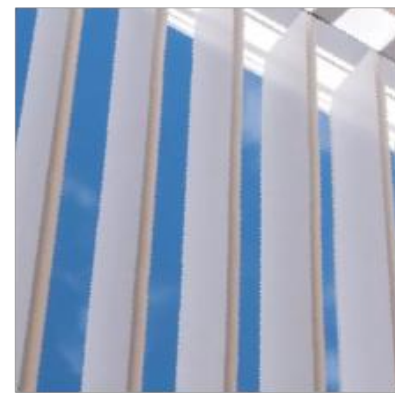
(2) CLEAR GLASS RAILING



(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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BAY HARBOR ISLANDS, FL 33154

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

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-699-9885

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

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

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
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PROJECT NUMBER
2211

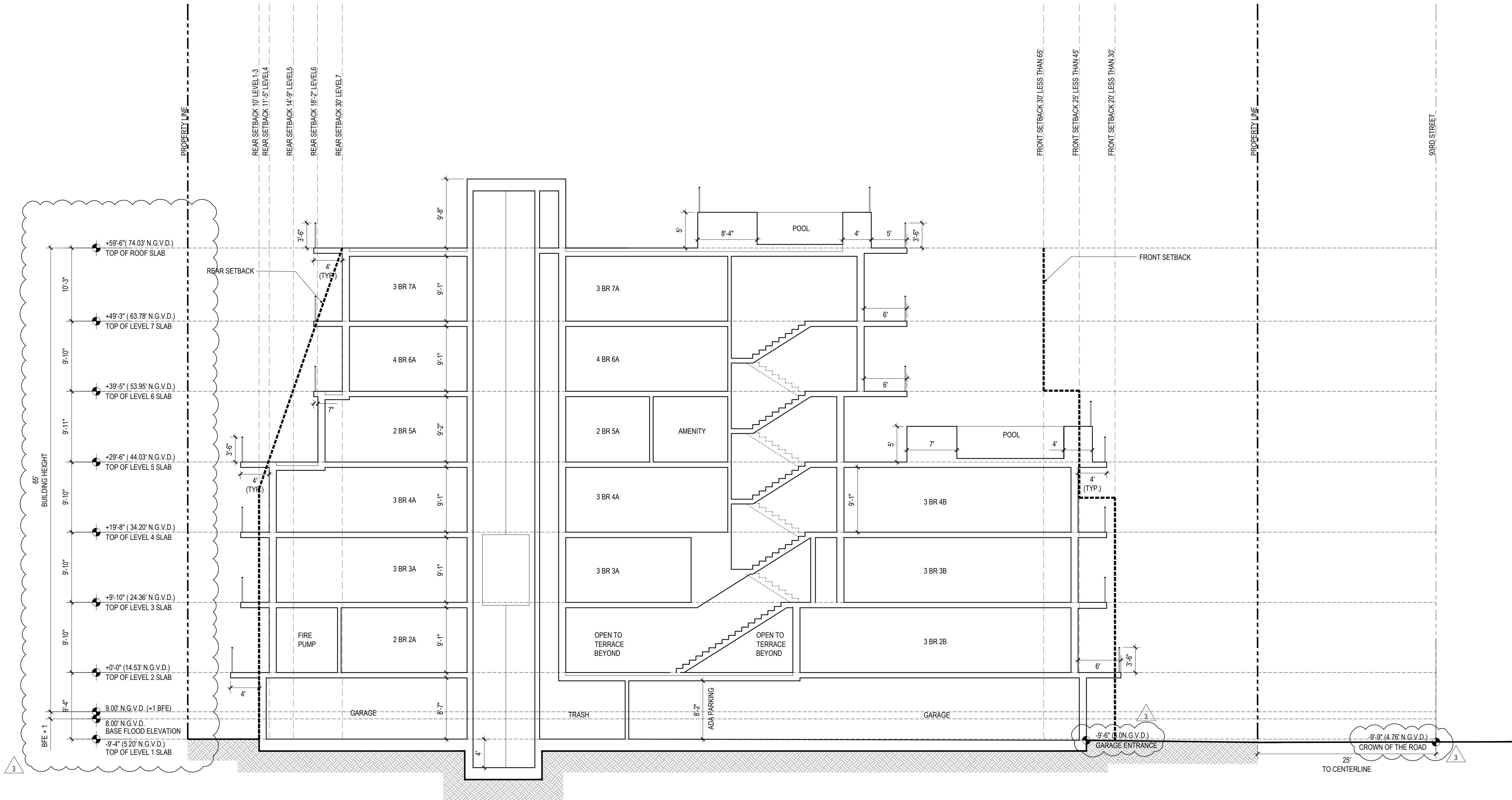
TITLE
BUILDING SECTION

DRAWING NO.

A-41

PAGE No. 1 OF 1

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

INDEX OF SHEETS

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

DEMOLITION NOTES:

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

TRENCH SAFETY ACT

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

SITE DATA

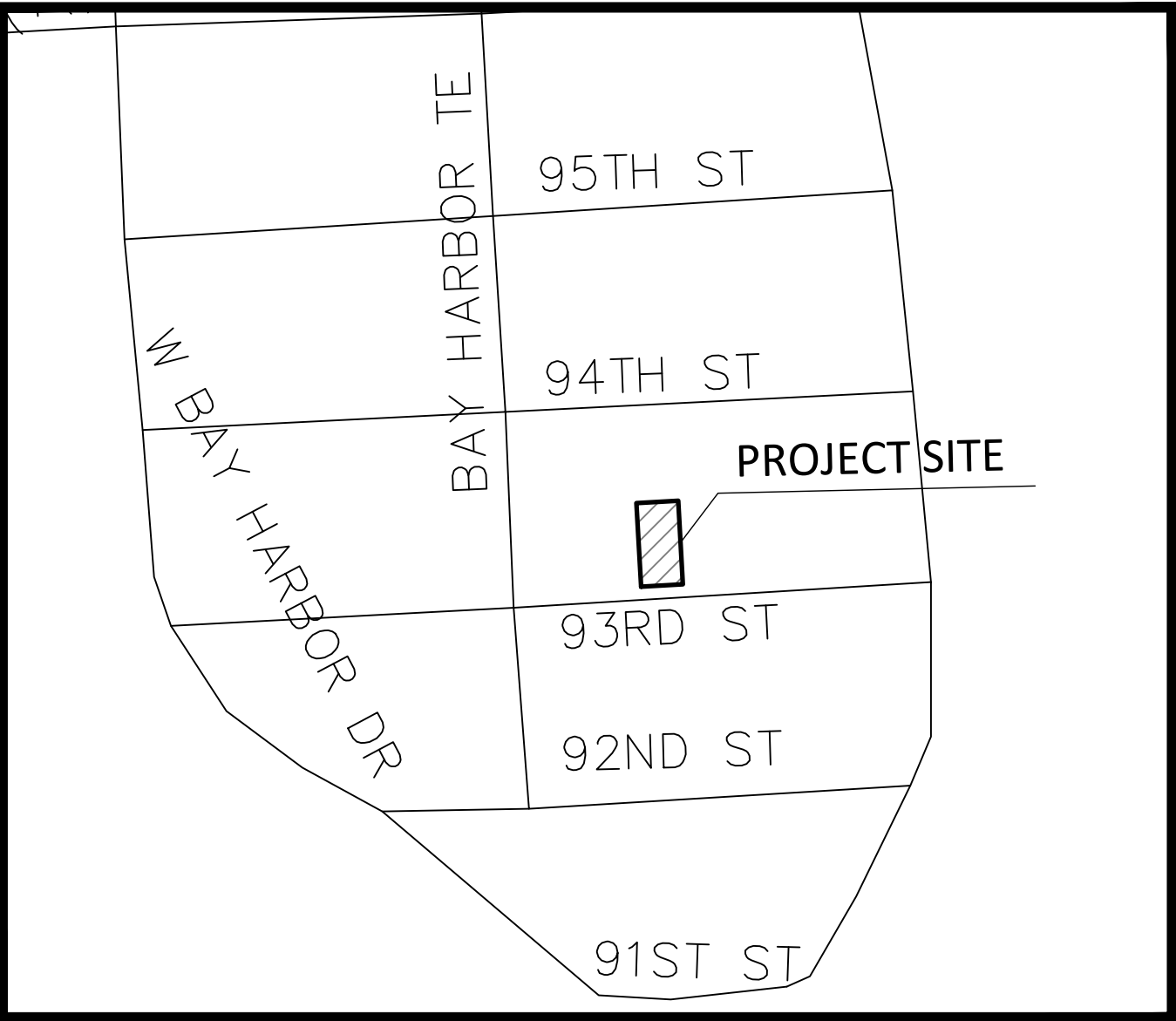
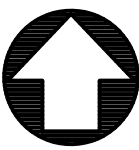
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD

UNDERGROUND DIGGING NOTE:

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

GENERAL NOTES:

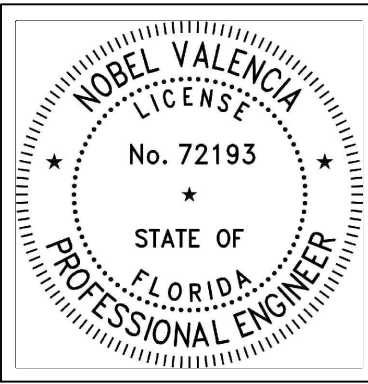
1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.
2. THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY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



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



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11/20/2022

ENGINEER'S CERTIFICATION:



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



Civil Engineers

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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

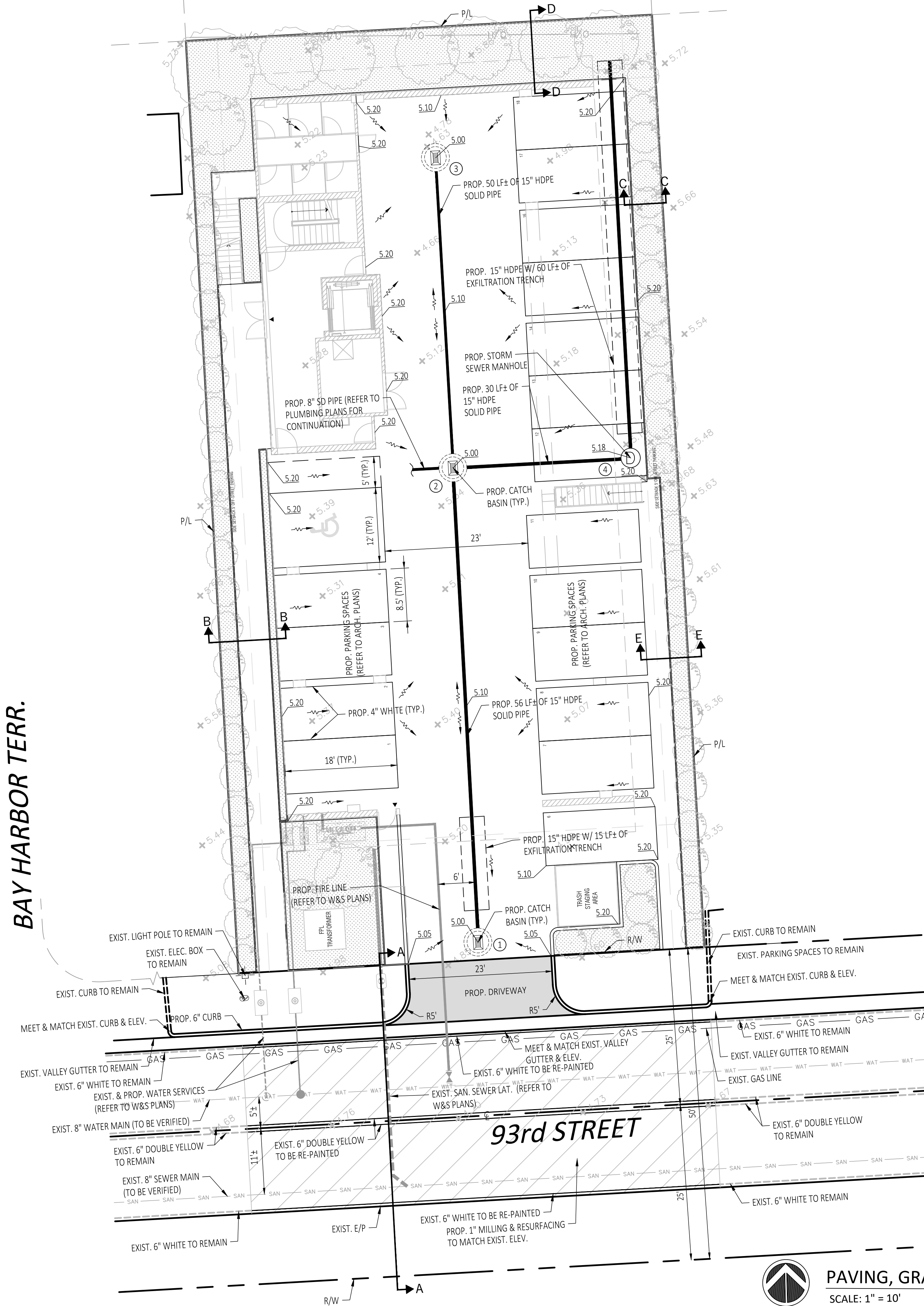
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Cover Sheet

SHEET No.

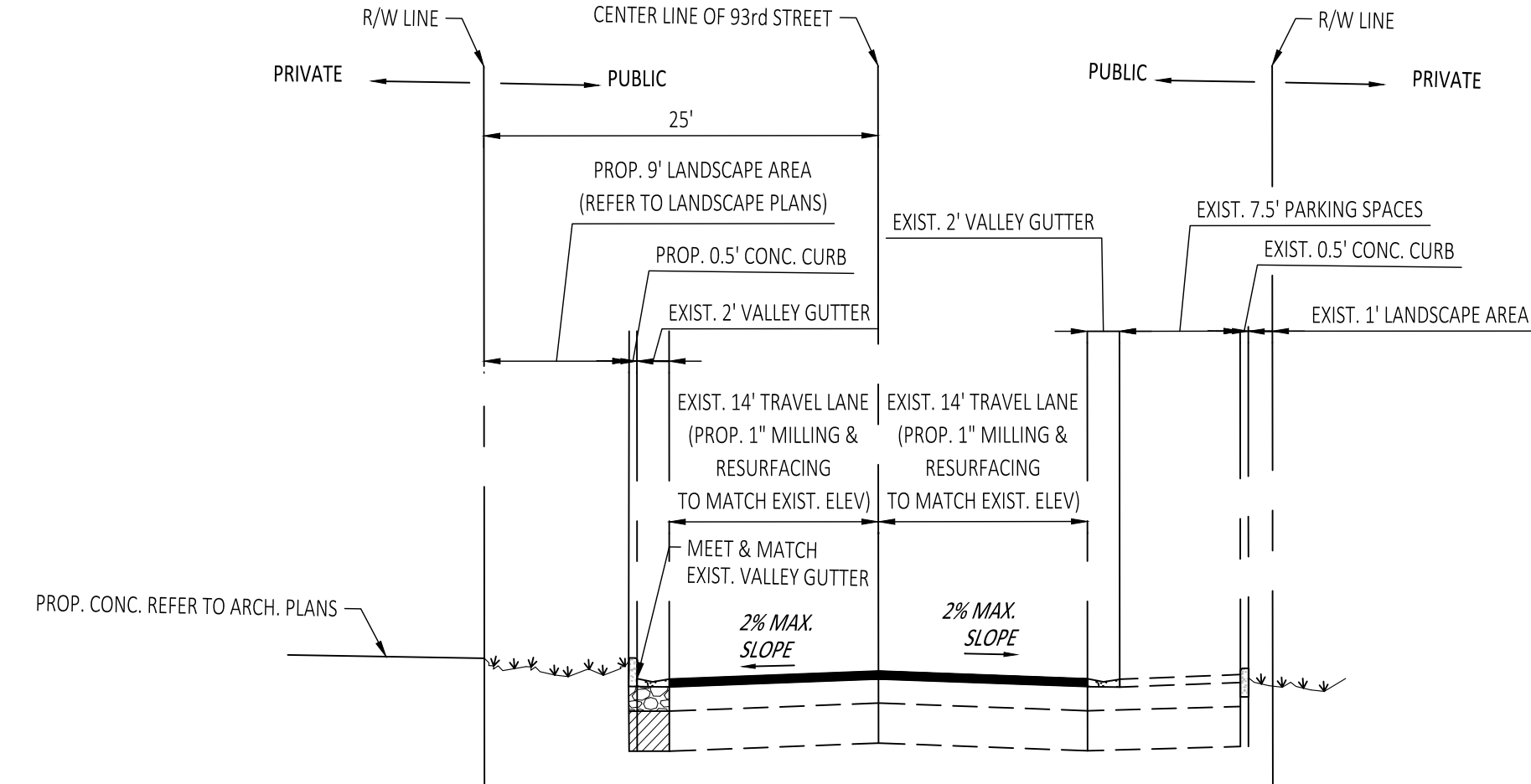
PD-1

BAY HARBOR TERR.



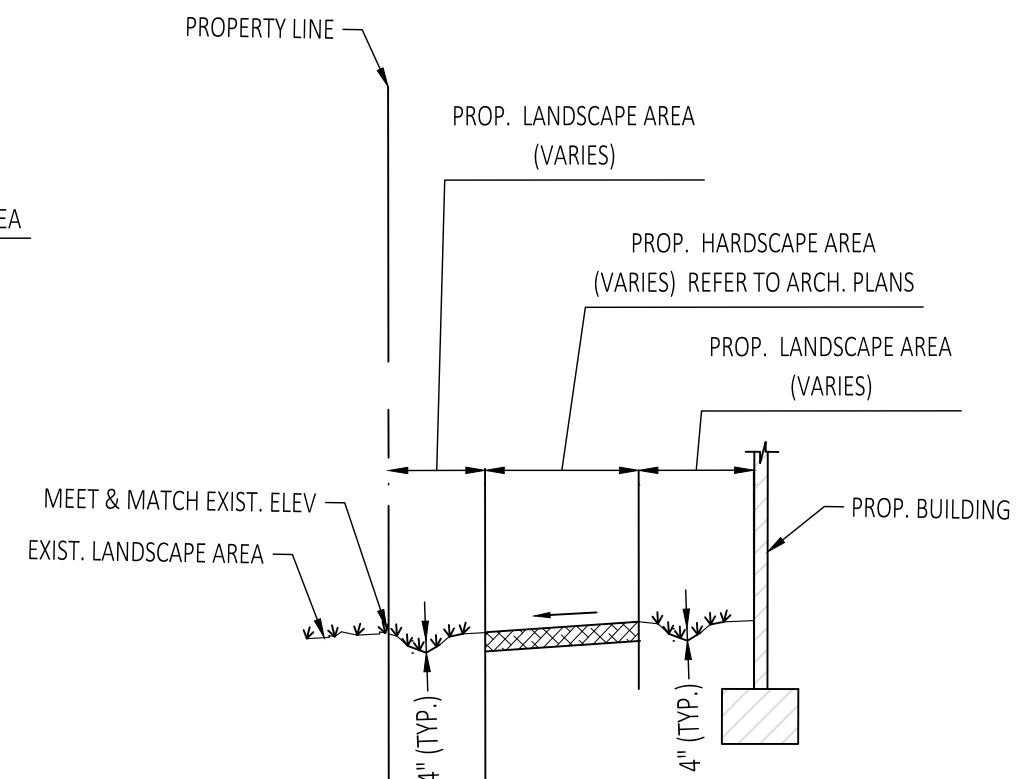
PAVING, GRADING, DRAINAGE PLAN & DETAILS

SCALE: 1" = 10'



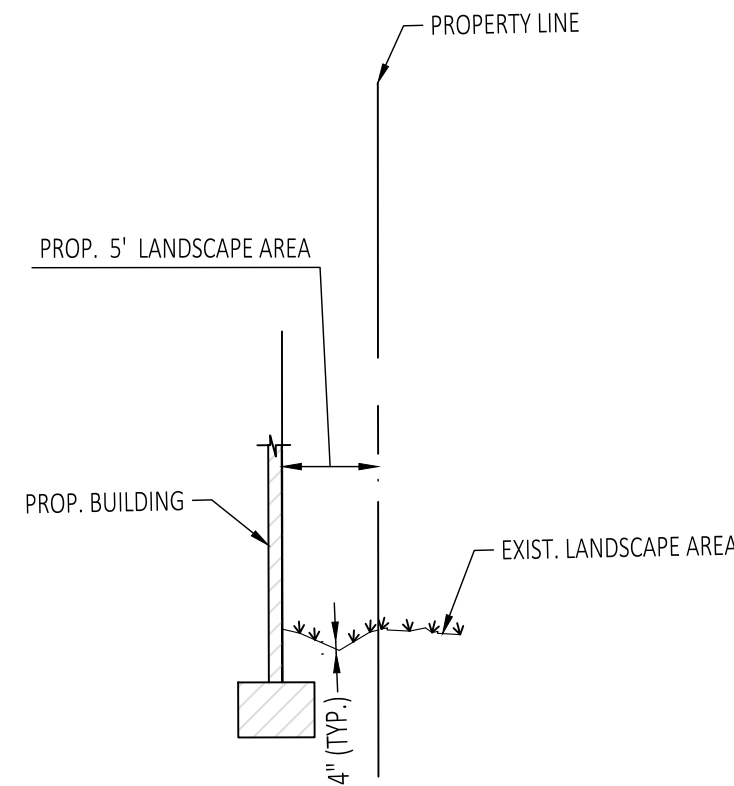
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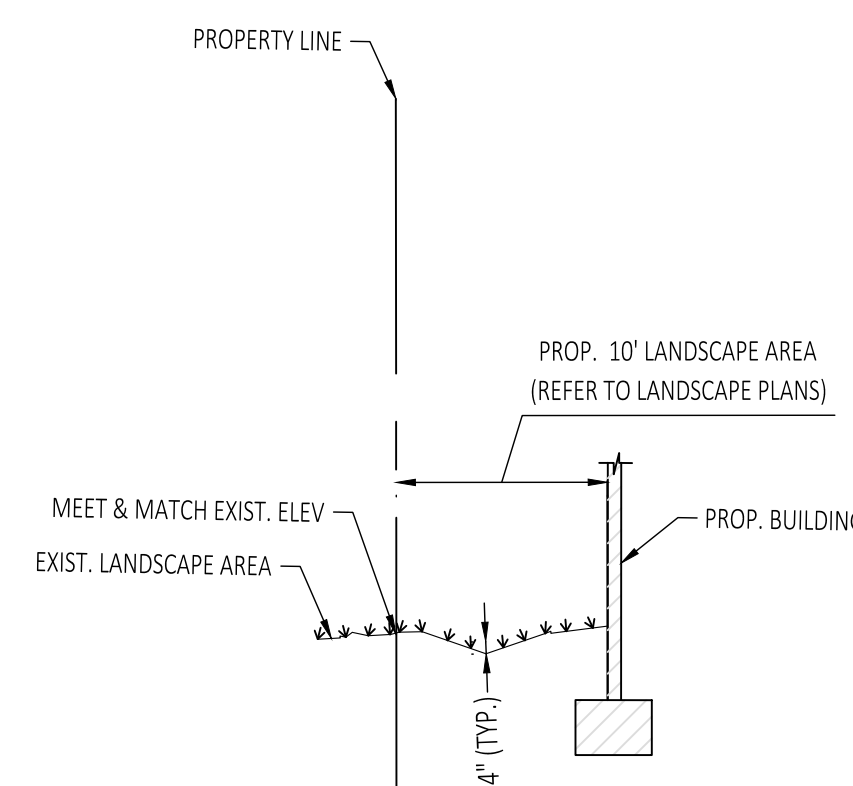
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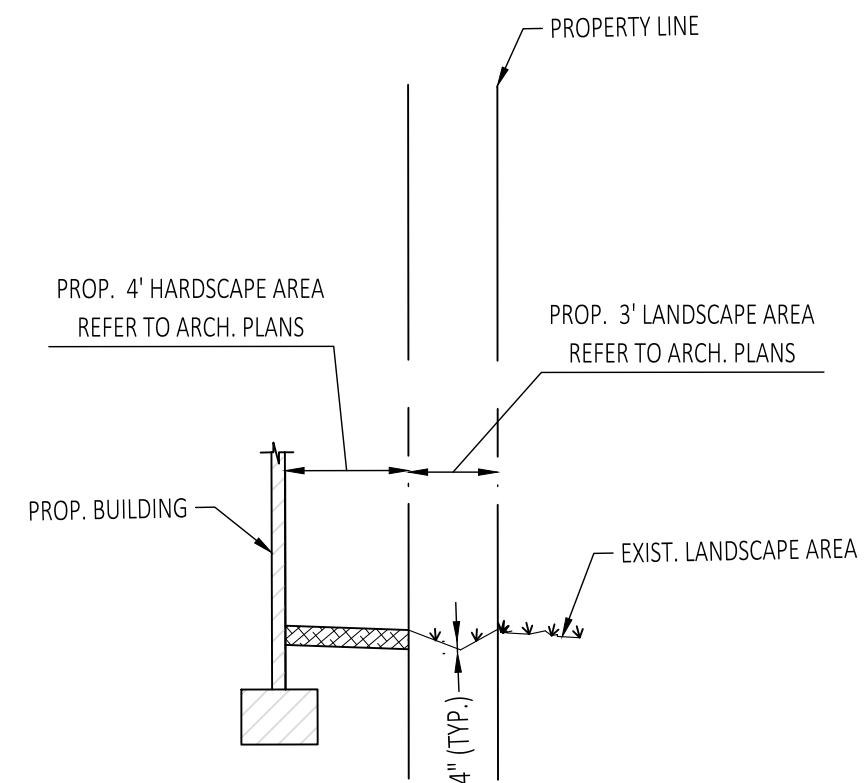
TYPICAL SECTION C-C

NOT TO SCALE



TYPICAL SECTION D-D

NOT TO SCALE



TYPICAL SECTION E-E

NOT TO SCALE

TYPICAL SECTIONS

NOT TO SCALE

DRAINAGE STRUCTURE SCHEDULE

STRUCT. No.	SIZE	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.	STRUCTURE TYPE
			N	W	S	E		
CB-1	48"	5.00	1.00*	—	—	—	(-)2.50	TYPE "P", USF 4700-6223
CB-2	48"	5.00	1.00	1.00	1.00*	1.00	(-)2.50	TYPE "P", USF 4700-6223
CB-3	48"	5.00	—	—	1.00	—	(-)1.00	TYPE "P", USF 4700-6223
MH-4	48"	5.18	1.00*	1.00	—	—	(-)2.50	TYPE "P", USF 310

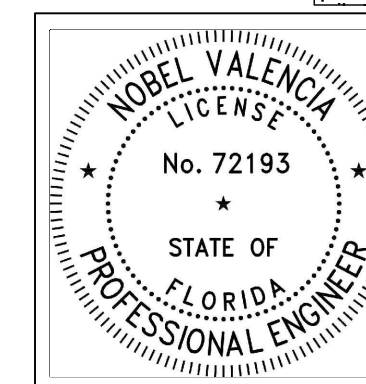
* BAFFLE REQUIRED

SITE DATA

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

LEGEND

- 9.0 PROPOSED ELEVATION (NGVD)
- +10.00 EXISTING ELEVATION (NGVD)
- DIRECTION OF FLOW
- ① PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- PROPOSED FRENCH DRAIN
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT



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Civil Engineers

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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

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

PD-2



Civil Engineers

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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

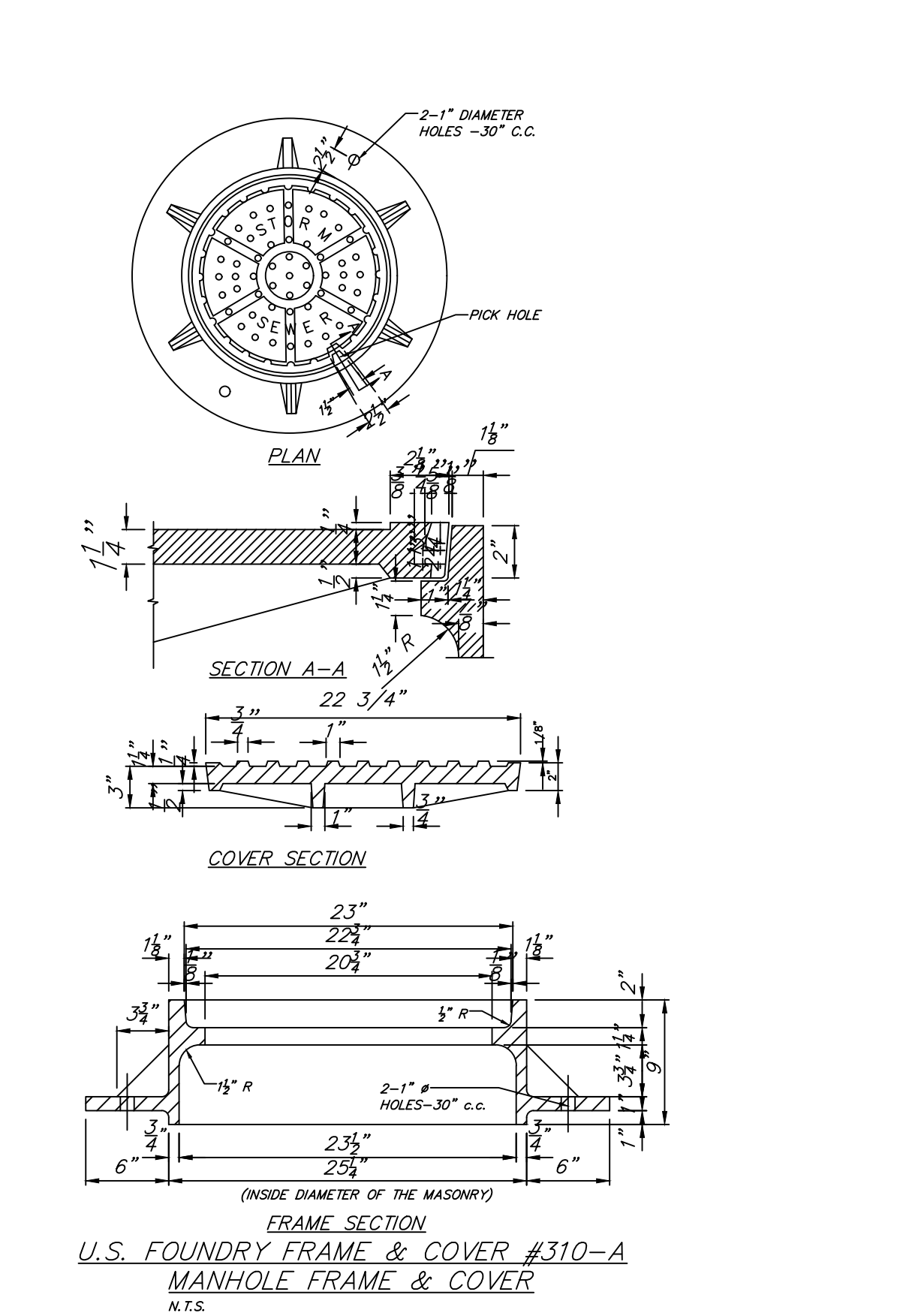
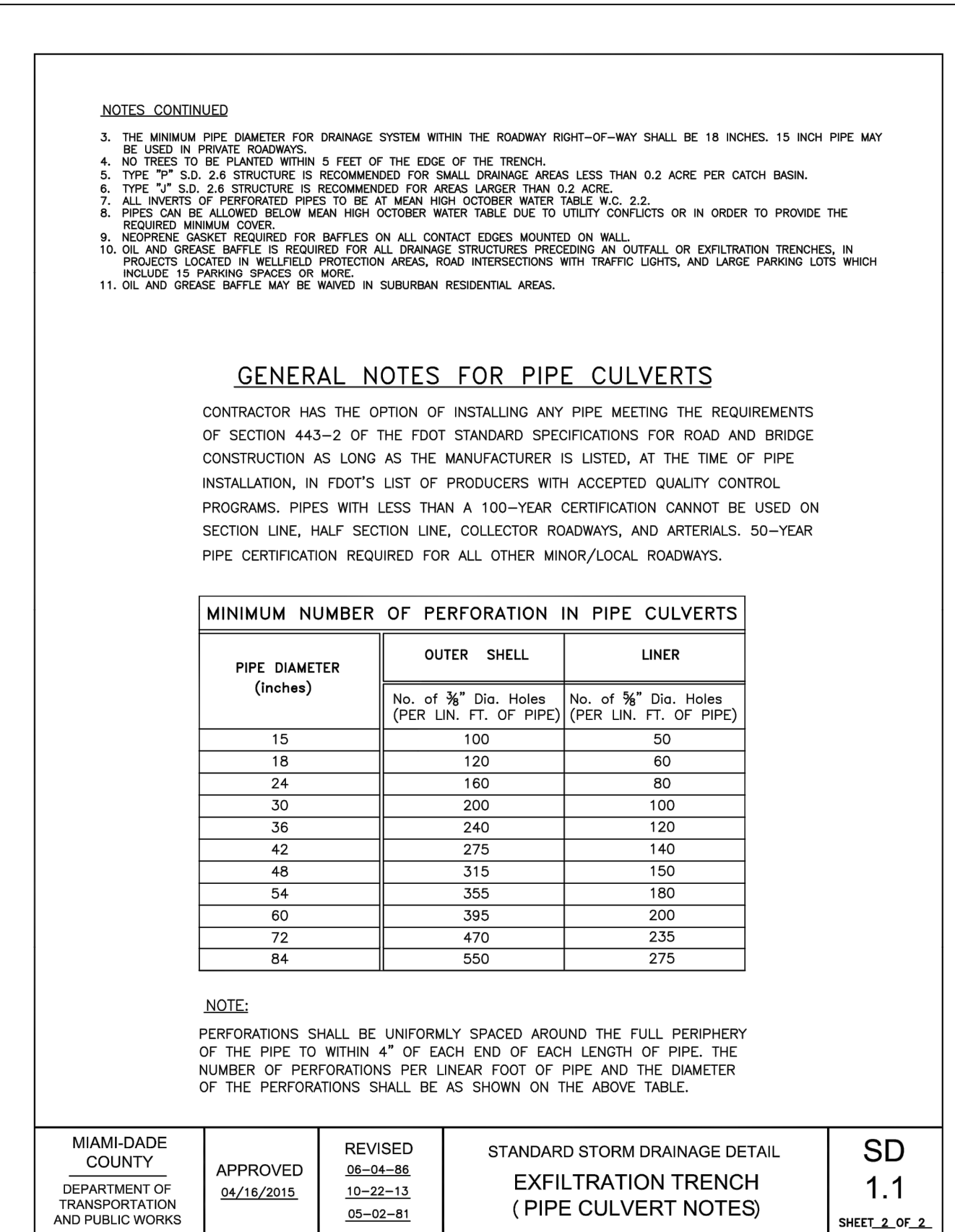
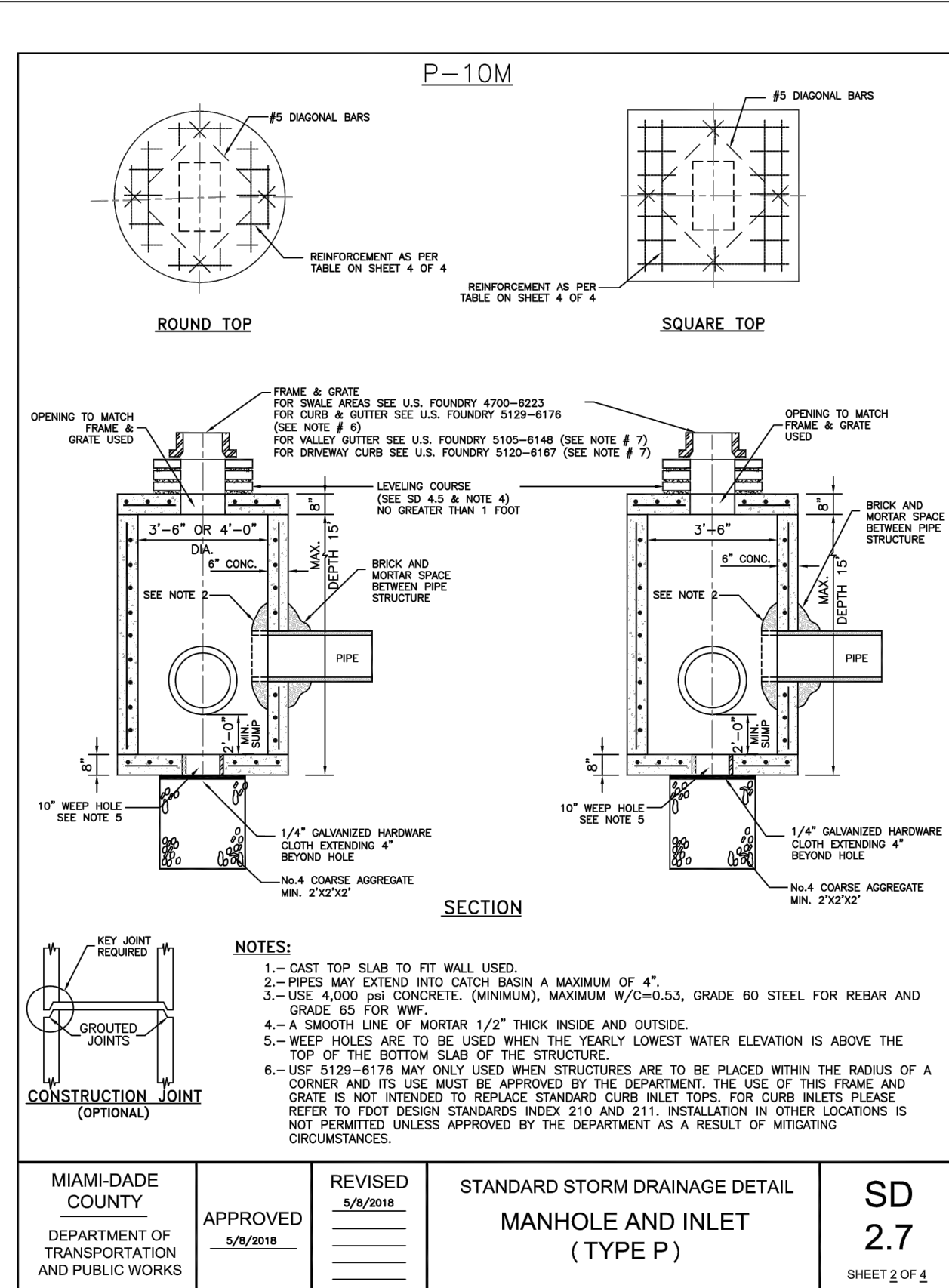
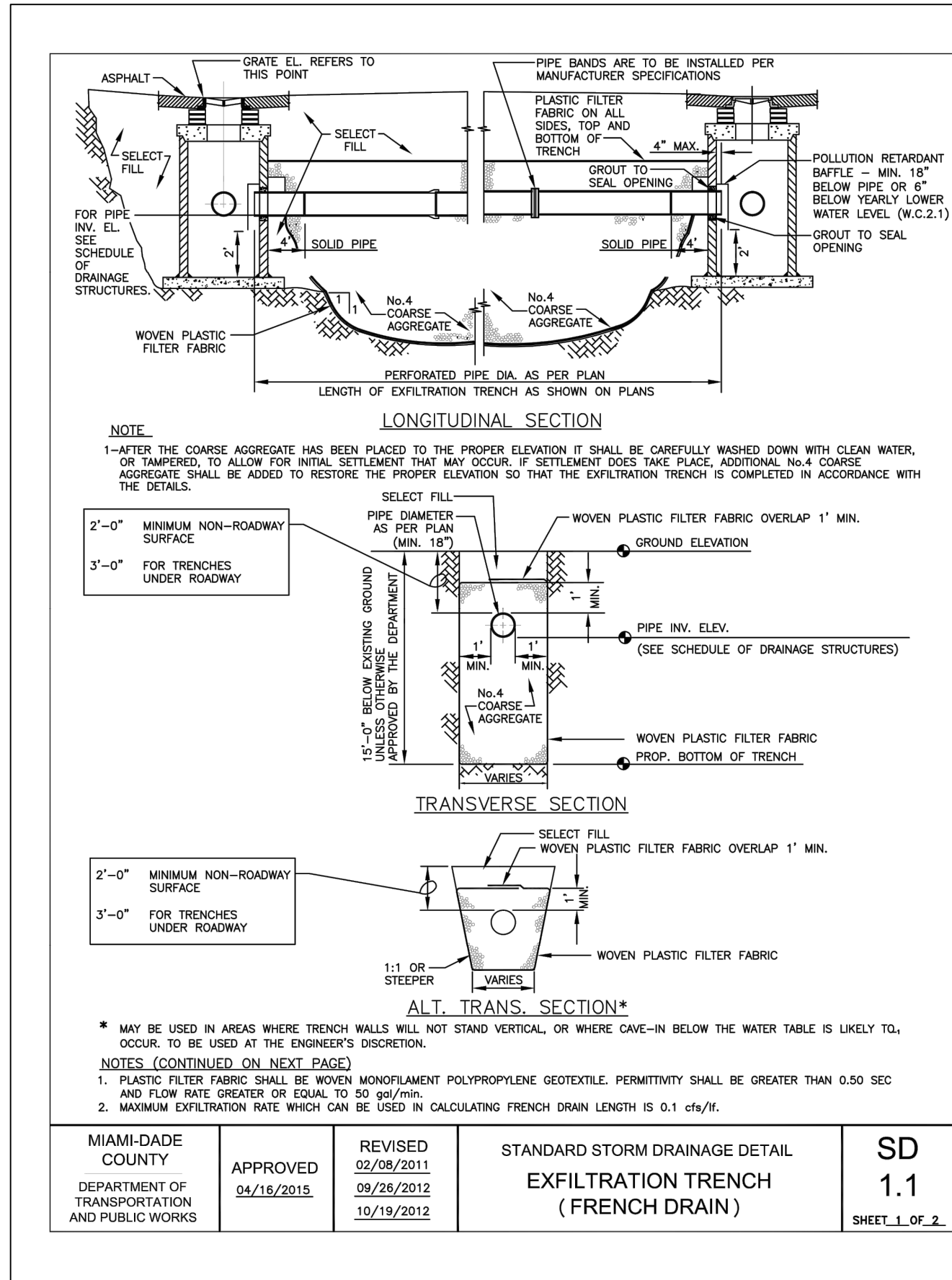
DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:
Drainage &
Pavement Details

SHEET No.

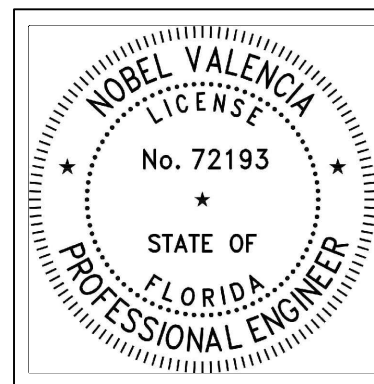
PD-3

3 OF 3



TRAFFIC NOTES & STANDARDS

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



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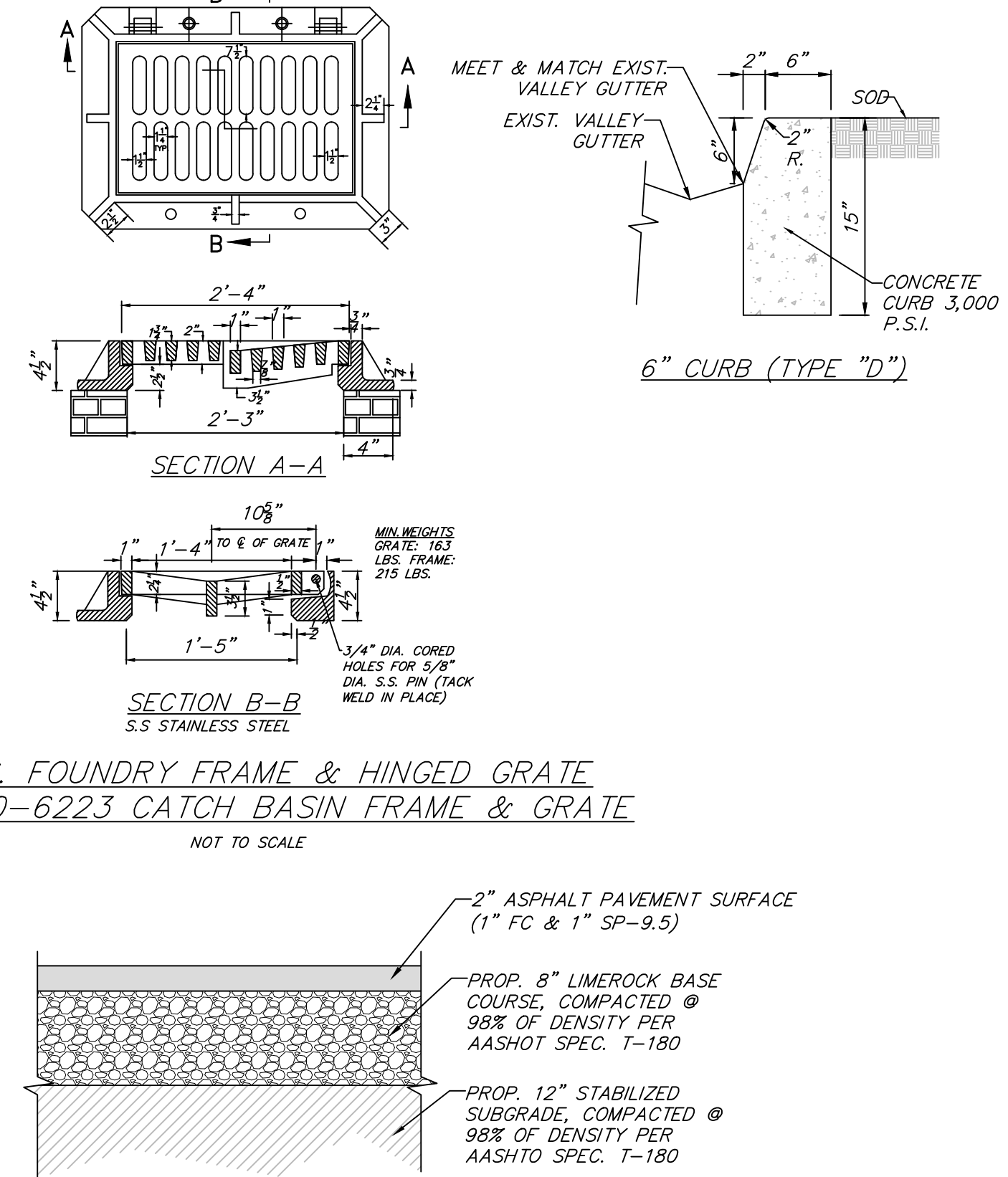
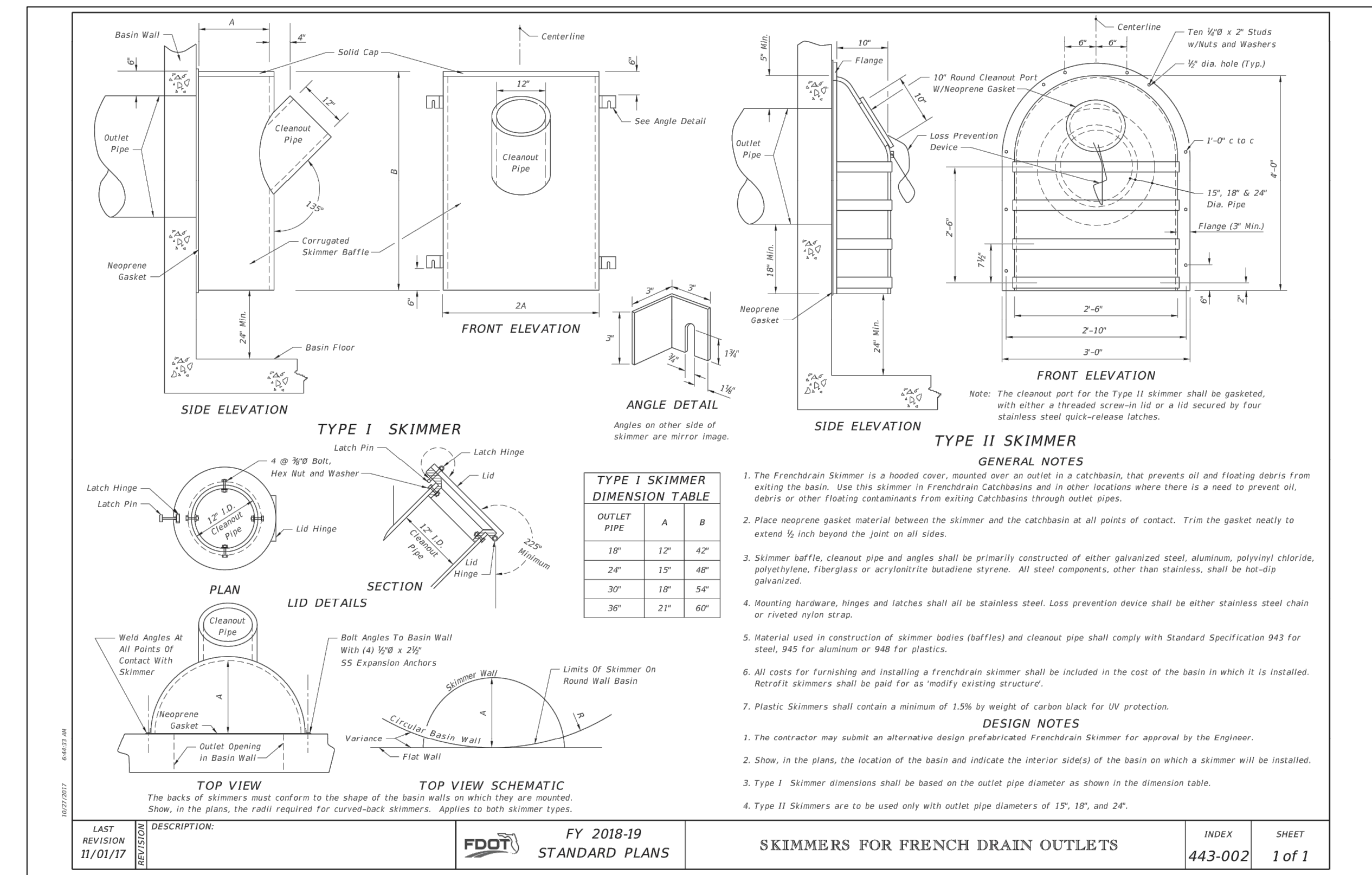
11/20/2022

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



TYPICAL ASPHALT PAVEMENT
DETAIL

NOT TO SCALE

INDEX OF SHEETS

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

DEMOLITION NOTES:

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4.- ALL EXISTING DRAINAGE IMPROVEMENTS WITHIN THE LIMITS OF WORK, IF ANY, SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, AND FRENCH DRAINS.

RER-DERM WATER-SEWER GENERAL NOTES:

1. A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE TOP OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
A) THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
B) THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
C) THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THIS DISTANCE CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS, WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
A) THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
B) THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
3. AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWERS.
4. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
A) RESIDENTIAL LAND USES. FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
B) NON-RESIDENTIAL LAND USES. TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
C) ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
5. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
6. FORCEMAIN SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE DUCTILE IRON, C-900 PVC, HDPE OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
7. THE MAXIMUM ALLOWABLE EXFILTRATION/LEAKAGE RATE OF FORCE MAIN SANITARY SEWERS SHALL BE:
A) DUCTILE IRON, C-900 PVC, HDPE AND PVC PIPE. THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
B) REINFORCED CONCRETE PRESSURE PIPE. HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
C) ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
8. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
9. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS.
10. IF ANY AREA OF THE WORK SITE IS FOUND TO CONTAIN BURIED SOLID WASTE AND/OR GROUND OR GROUND WATER CONTAMINATION, THE FOLLOWING SHALL APPLY:
A) ALL WORK IN THE AREA SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION MUST BE PROVIDED TO THE APPROPRIATE AGENCIES.
B) IMMEDIATELY NOTIFY THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION (EMRD). THE EMRD CAN BE CONTACTED AT (305) 372-6700.
C) IF CONTAMINATED SOILS AND/OR BURIED SOLID WASTE MATERIAL IS EXCAVATED DURING CONSTRUCTION, THEN THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. BE ADVISED THAT THE LANDFILL OWNER/OPERATOR IS THE FINAL AUTHORITY ON DISPOSAL AND MAY HAVE REQUIREMENTS BEYOND THOSE PROVIDED BY HEREIN. IF DISPOSAL WITHIN A MIAMI-DADE COUNTY OWNED LANDFILL (CLASS 1 LANDFILL) IS APPROPRIATE AND SELECTED, PLEASE CONTACT THE MIAMI-DADE COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT AT (305) 594-6666 FOR INFORMATION.
D) THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOIL MANAGEMENT PLAN FROM THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION. THE EMRD CAN BE CONTACTED AT (305) 372-6700.
11. PUMPS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS FOR CLASS I, GROUP D, DIVISION 1 LOCATIONS (EXPLOSION PROOF).
12. THE CONTRACTOR IS ADVISED THAT A TREE REMOVAL/RELOCATION PERMIT MAY BE REQUIRED PRIOR TO THE REMOVAL AND/OR RELOCATION OF TREE RESOURCES. PRIOR TO REMOVING OR RELOCATING ANY TREES, THE CONTRACTOR SHALL NOTIFY THE TREE AND FOREST RESOURCES SECTION OF DERM AT (305) 372-6574 OR VIA E-MAIL AT: TFRS@MIAMIDADE.GOV , OR CONTACT THE MUNICIPALITY WITH TREE ORDINANCE JURISDICTION TO OBTAIN ANY REQUIRED PERMITS. THOSE TREES NOT INTERFERING WITH THE CONSTRUCTION SHALL BE PROTECTED IN PLACE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24-49.5 OF THE MIAMI-DADE CODE.
13. PLEASE NOTE THAT THE DEMOLITION, REMOVAL, AND/OR DISTURBANCE OF EXISTING UNDERGROUND UTILITIES THAT CONTAIN ASBESTOS- CEMENT PIPES (ACP) ARE SUBJECT TO THE PROVISIONS OF 40 CFR-61 SUBPART M. THEREFORE, PURSUANT TO THE PROVISIONS OF 40 CFR-61-145, A NOTICE OF DEMOLITION OR ASBESTOS RENOVATION FORM MUST BE FILED WITH THE AIR QUALITY MANAGEMENT DIVISION (AQMD) OF DERM, AT LEAST TEN (10) WORKING DAYS PRIOR TO STARTING OF ANY WORK. NOTE THAT THE BACKFILLING AND BURIAL OF CRUSHED ACP WOULD CAUSE THESE LOCATIONS TO BE CONSIDERED ACTIVE DISPOSAL SITES AND SUBJECT TO 40 CFR-61.154, AND 40 CFR-61.151 A YEAR AFTER PROJECT COMPLETION. EXISTING STANDARD OPERATING PROCEDURES, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY CRITERIA, MUST BE FOLLOWED AND IMPLEMENTED TO MINIMIZE ANY POTENTIAL RELEASE OF FUGITIVE EMISSIONS, ESPECIALLY DURING PROJECT CONSTRUCTION ACTIVITIES. THE AQMD CAN BE CONTACTED VIA EMAIL AT ASBESTOS@MIAMIDADE.GOV OR (305) 372-6925.

REV 04/30/2018

GENERAL NOTES:

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

THE FOLLOWING ARE REQUIREMENTS PER DEPARTMENT OF HEALTH:

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OR WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

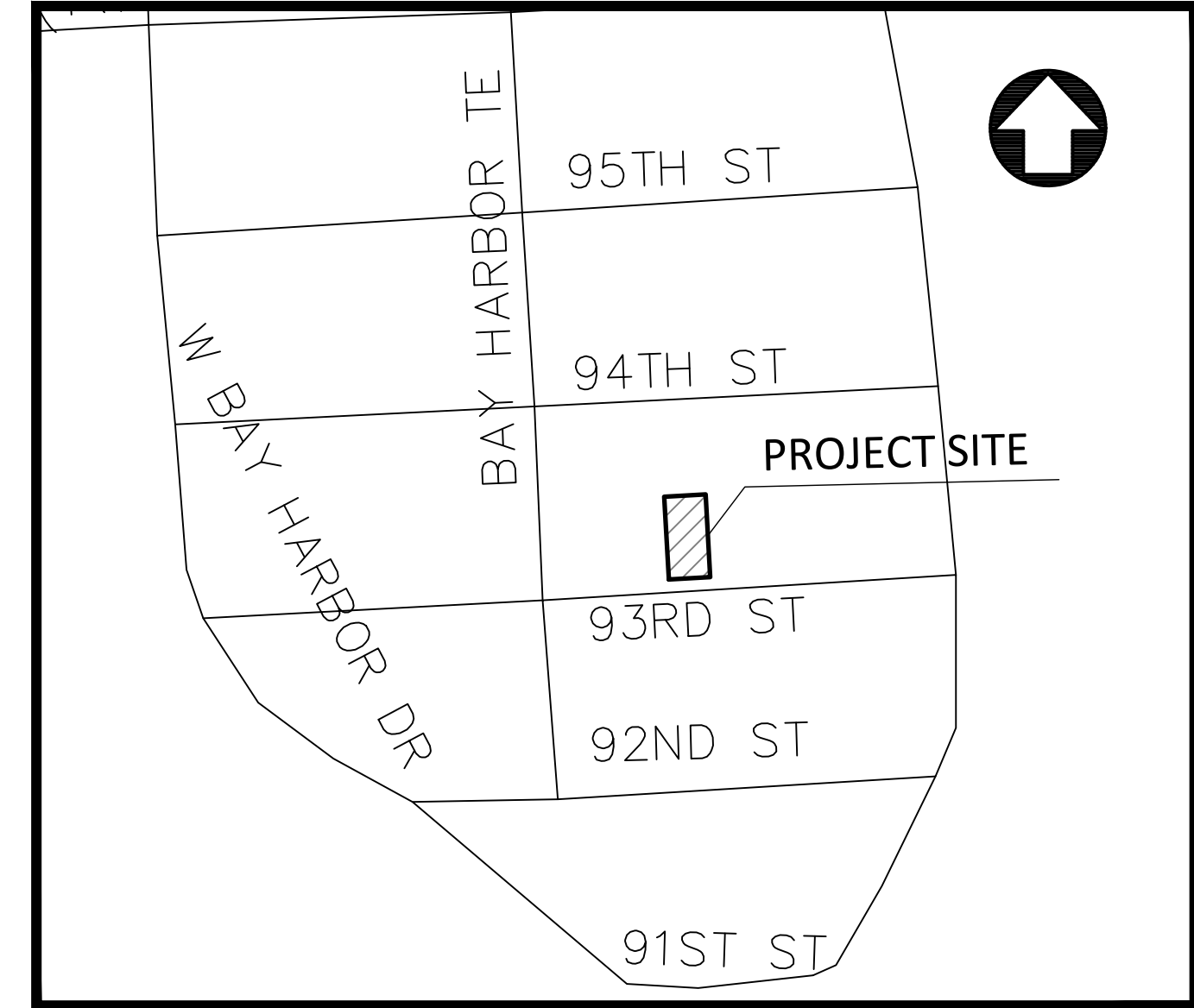
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TRENCH SAFETY ACT:

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

UNDERGROUND DIGGING NOTE:

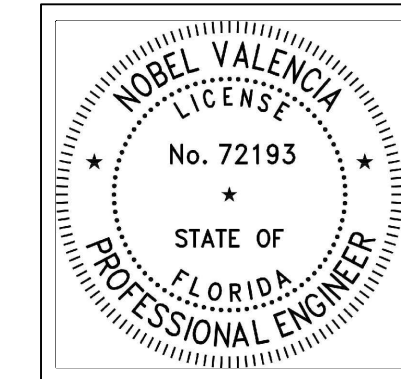
CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING. CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES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

NOTE:

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED:

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT.

2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES



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11/20/2022

ENGINEER'S CERTIFICATION:

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



Civil Engineers

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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

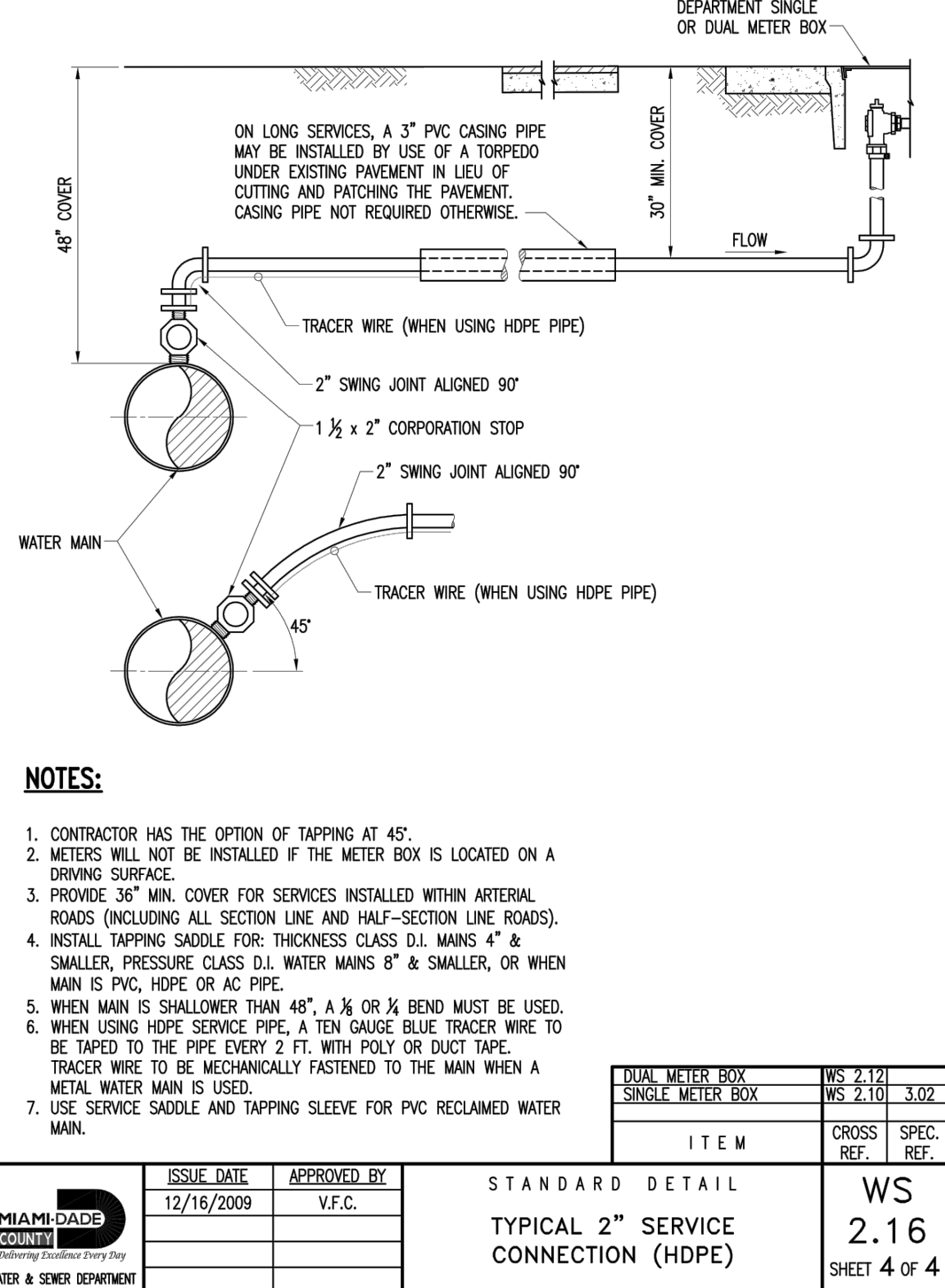
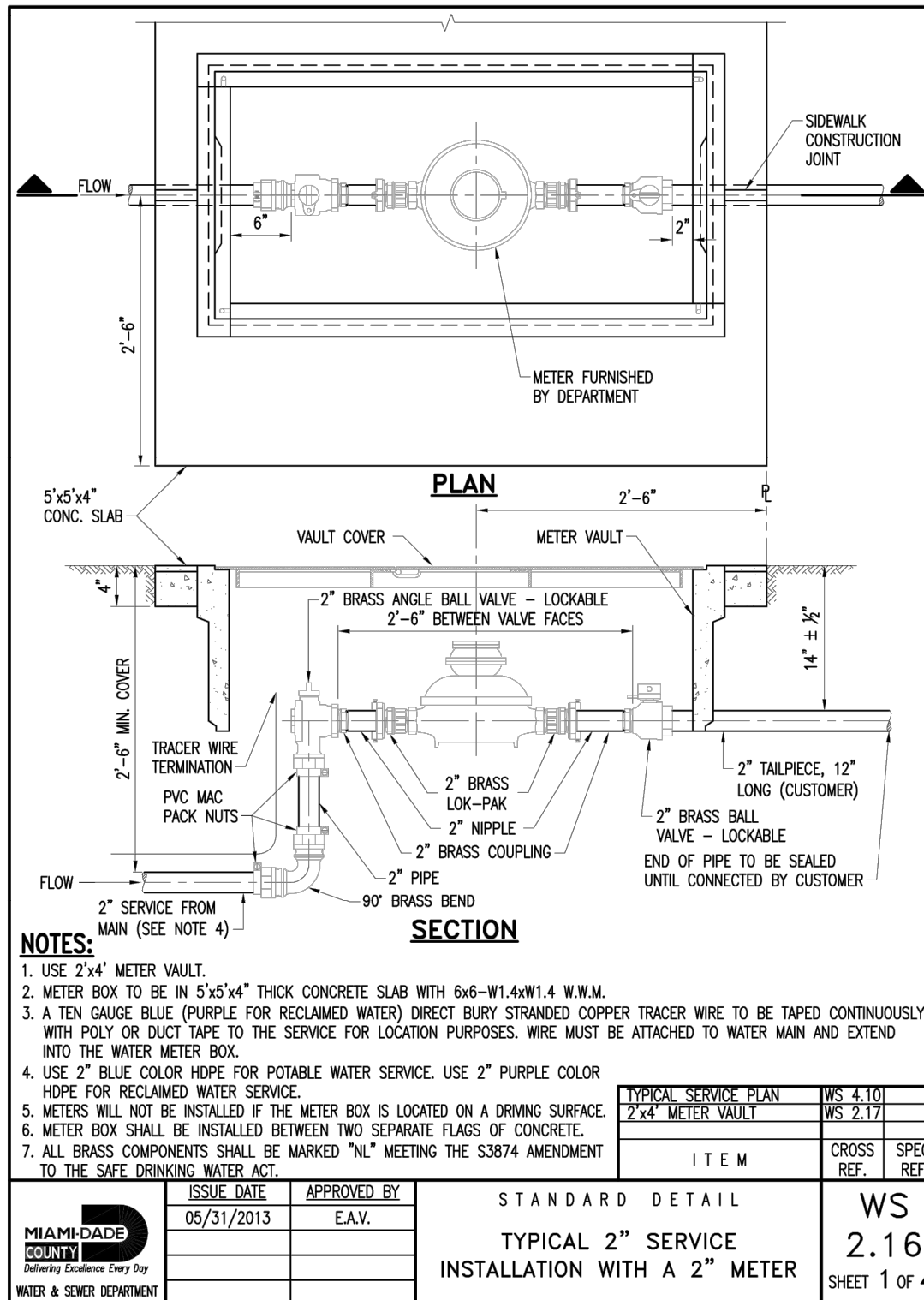
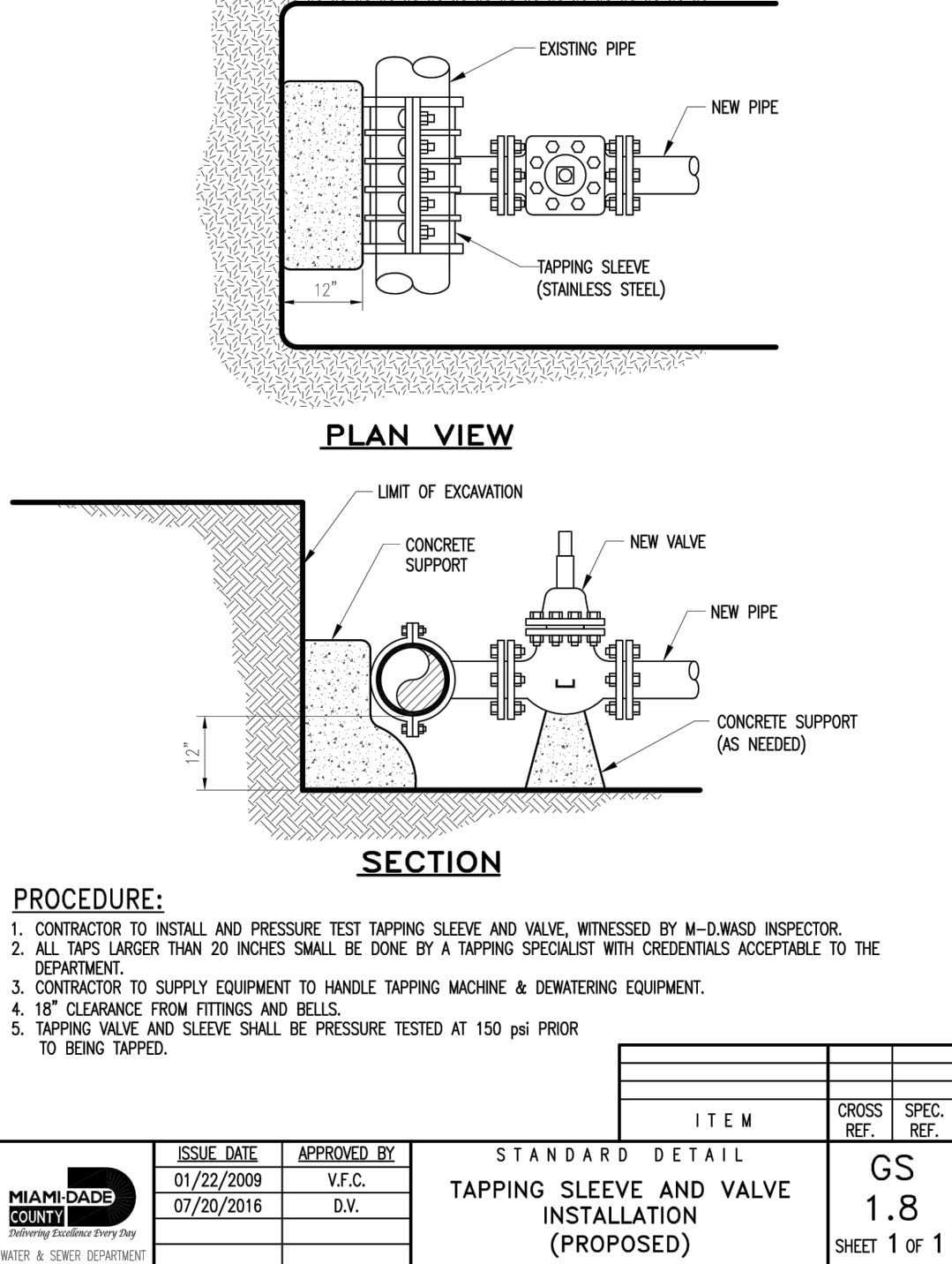
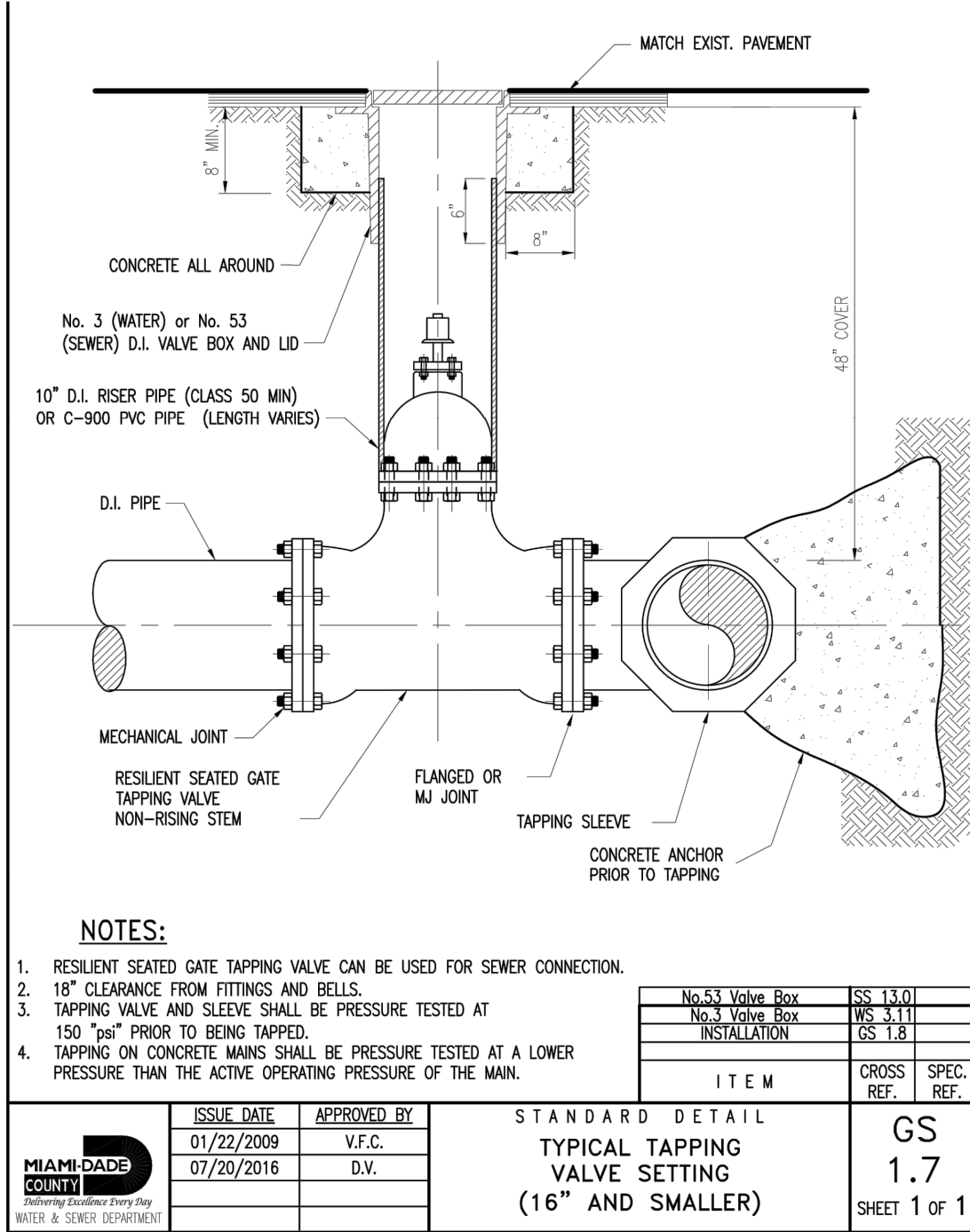
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PROJECT No. 2022.104
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CHECKED BY: N.V.
SCALE: AS SHOWN

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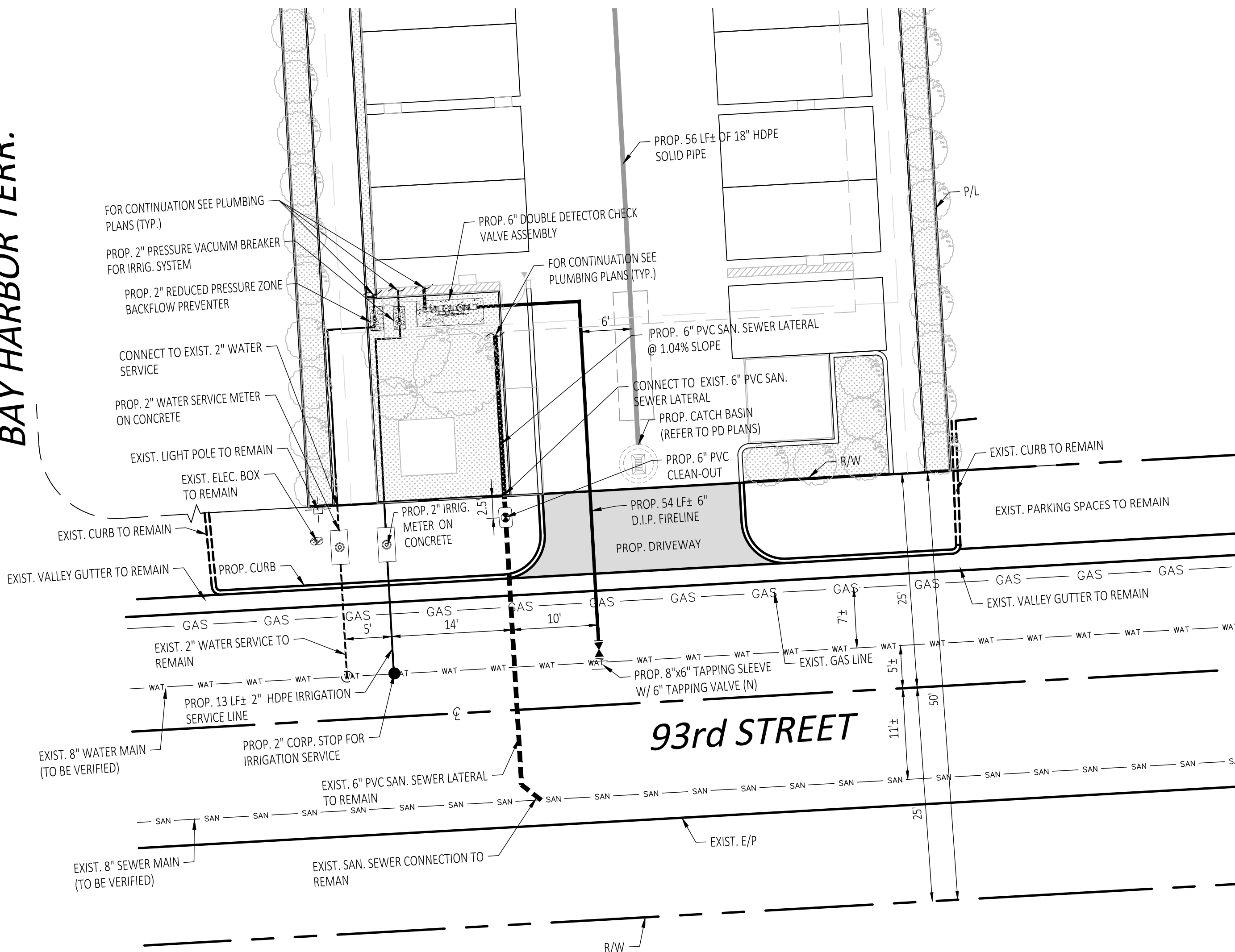
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WS-1

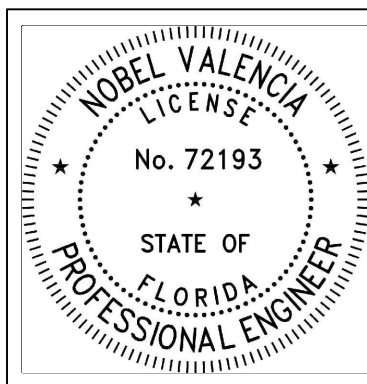


BAY HARBOR TERR.



WATER & SEWER PLAN
SCALE: 1" = 10'

WATER & SEWER DETAILS
NOT TO SCALE



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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:
Water & Sewer Plan & Details

SHEET No.
WS-2



Civil Engineers

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

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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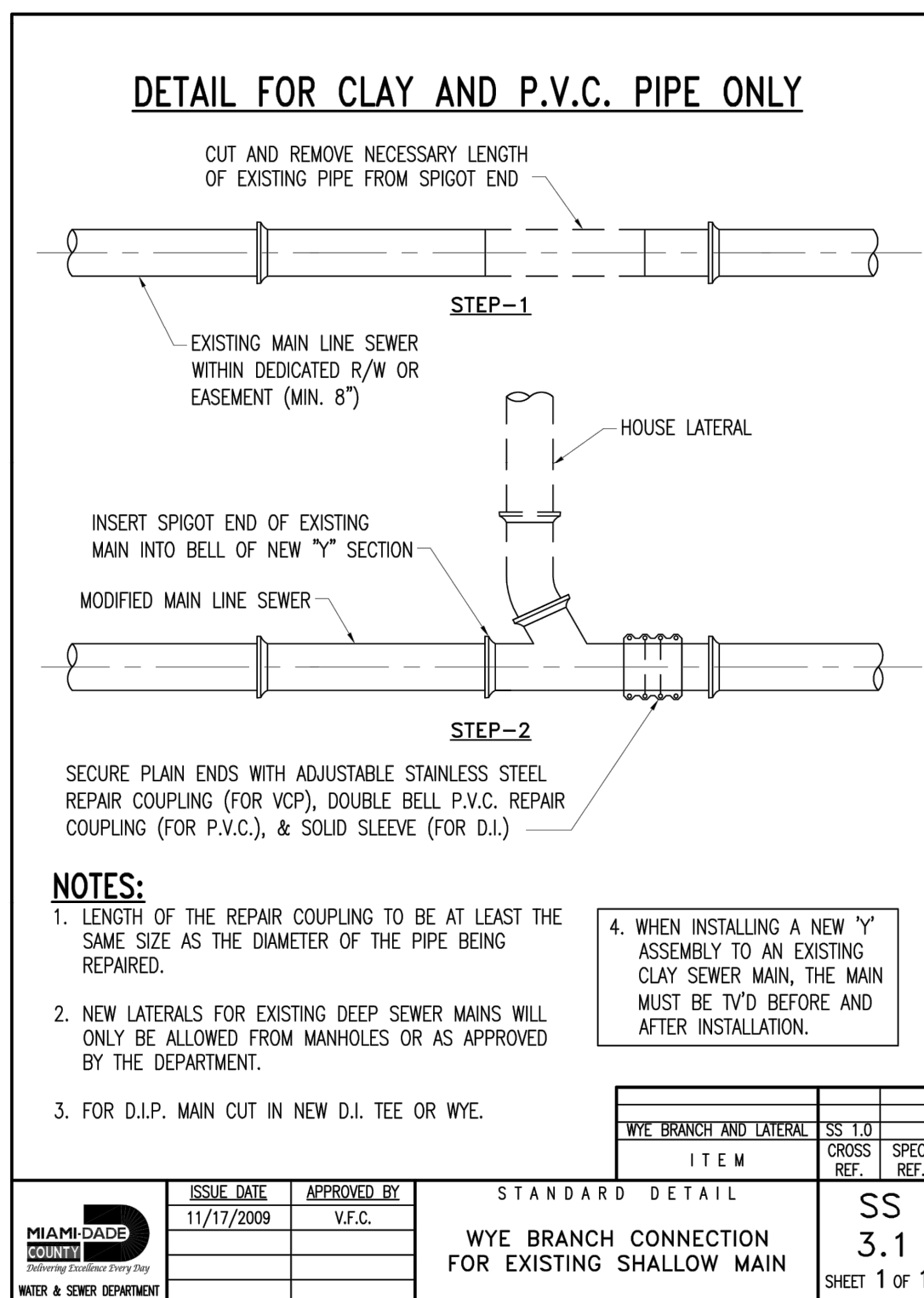
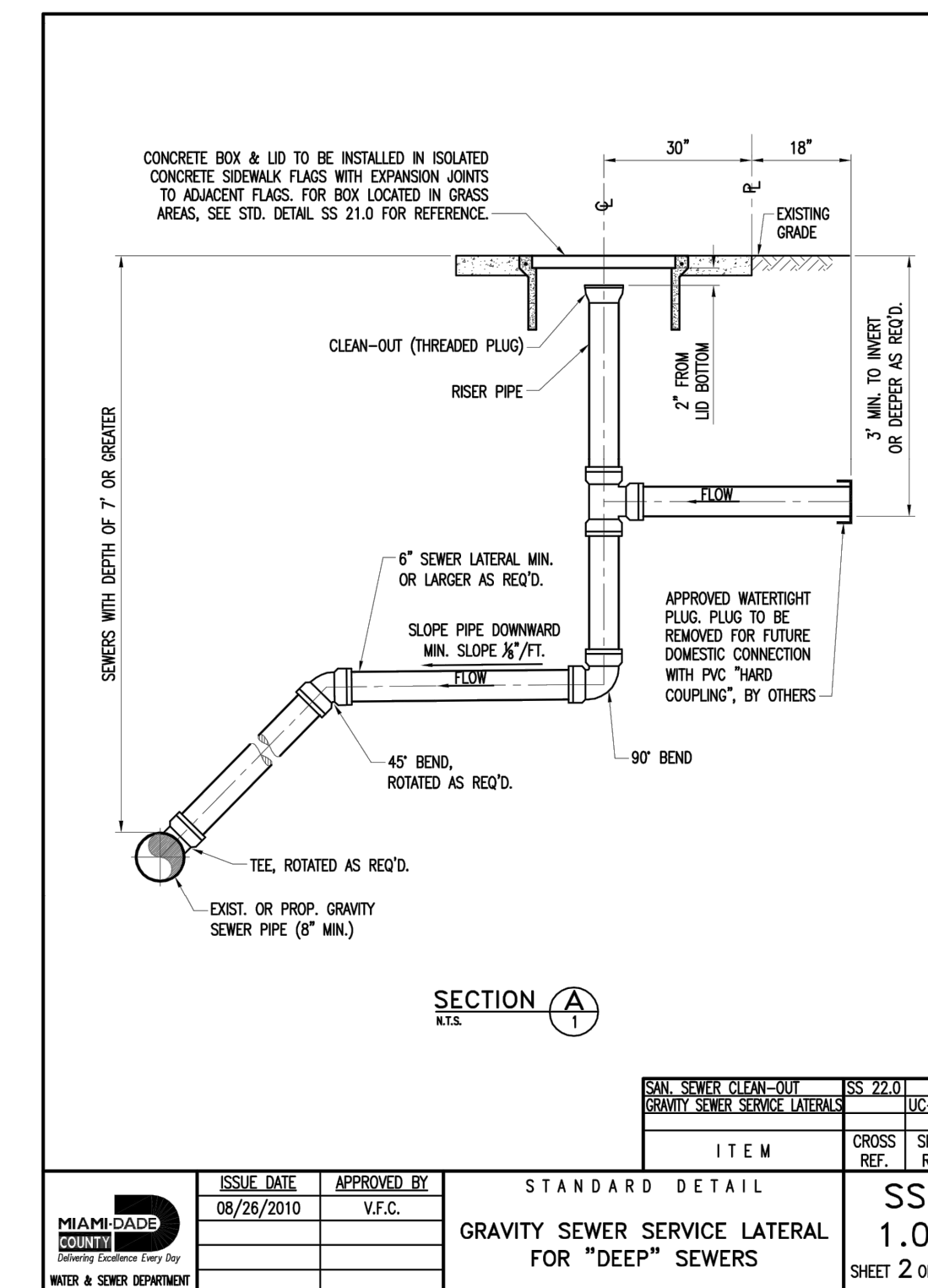
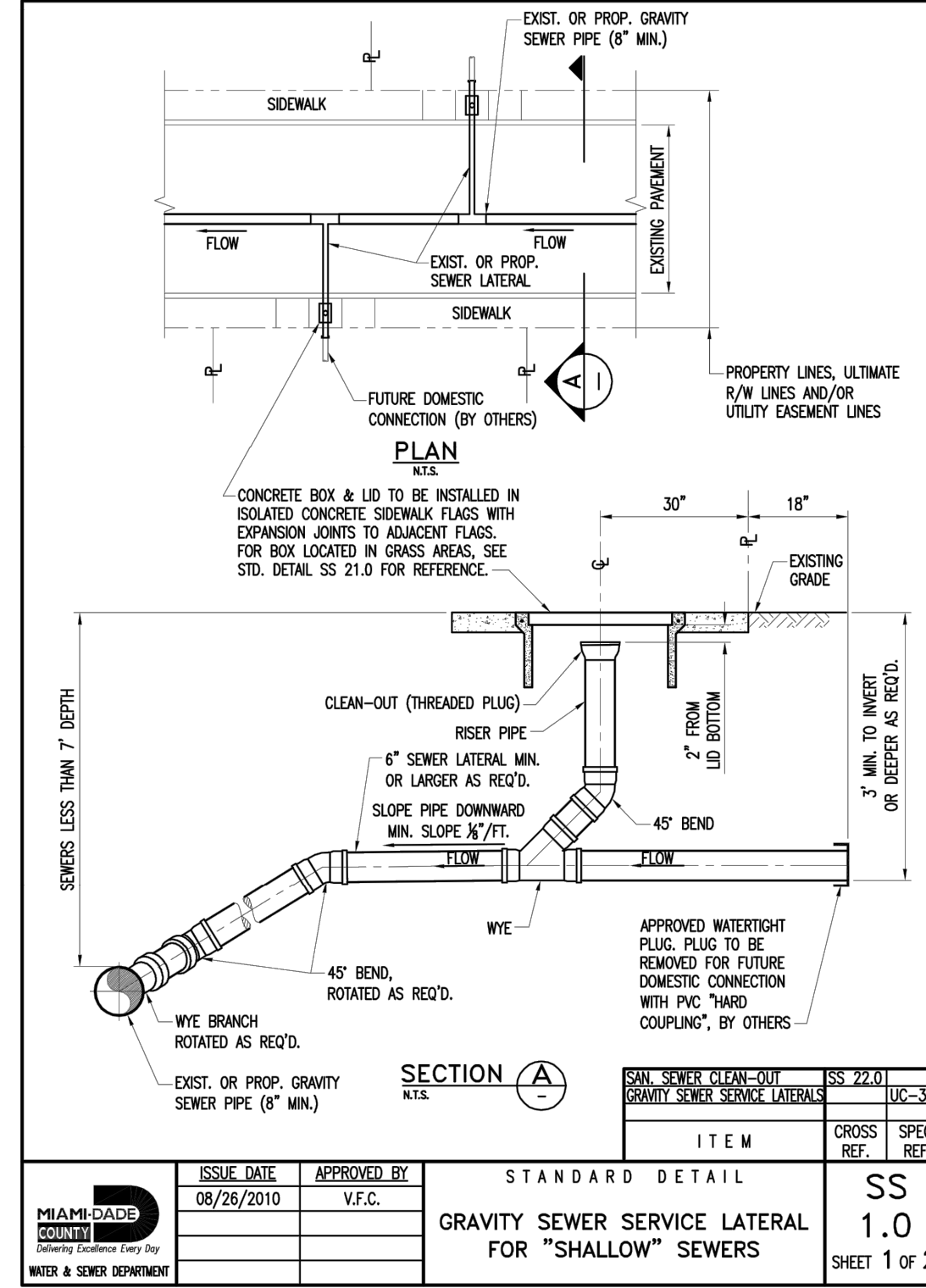
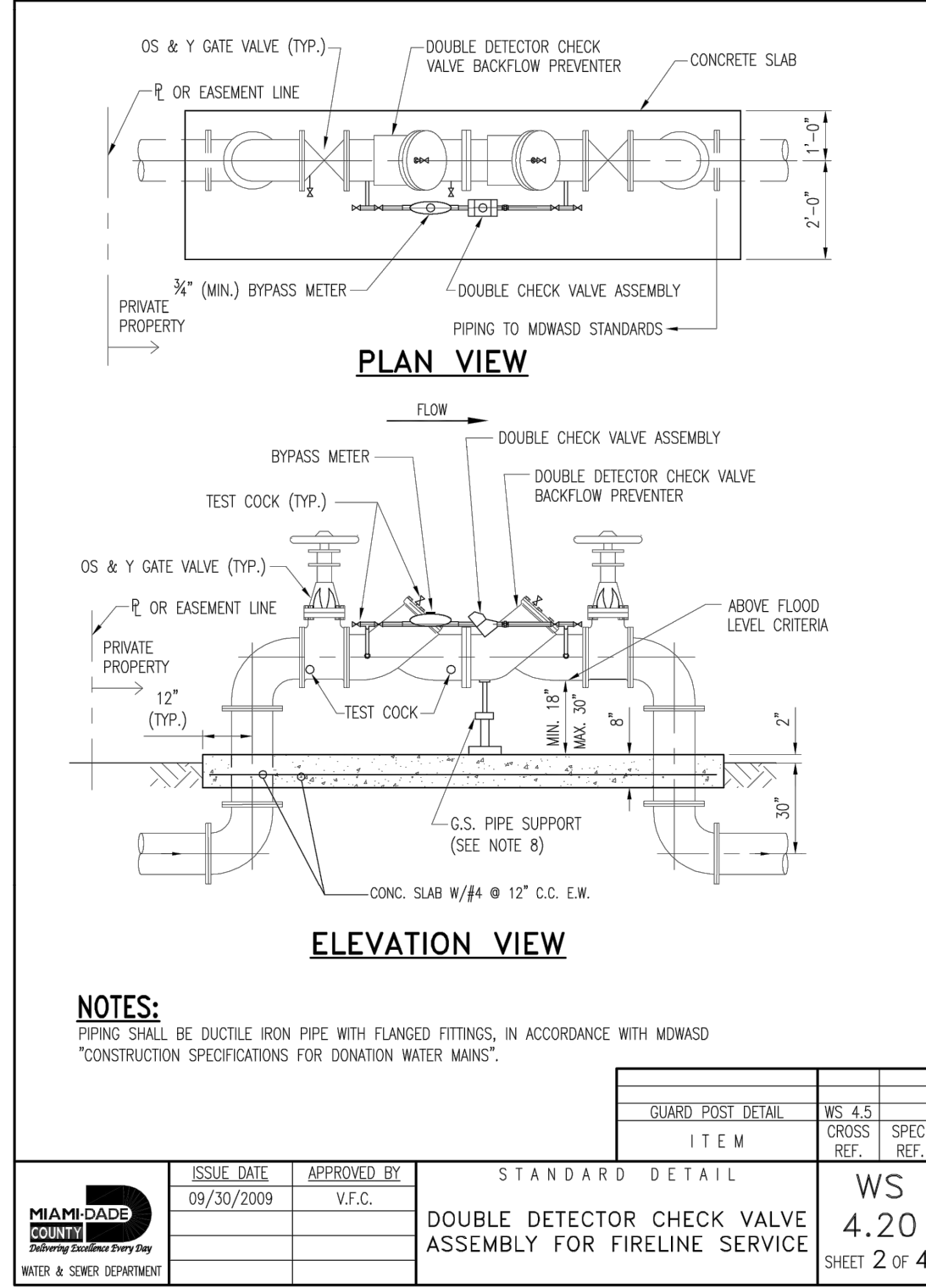
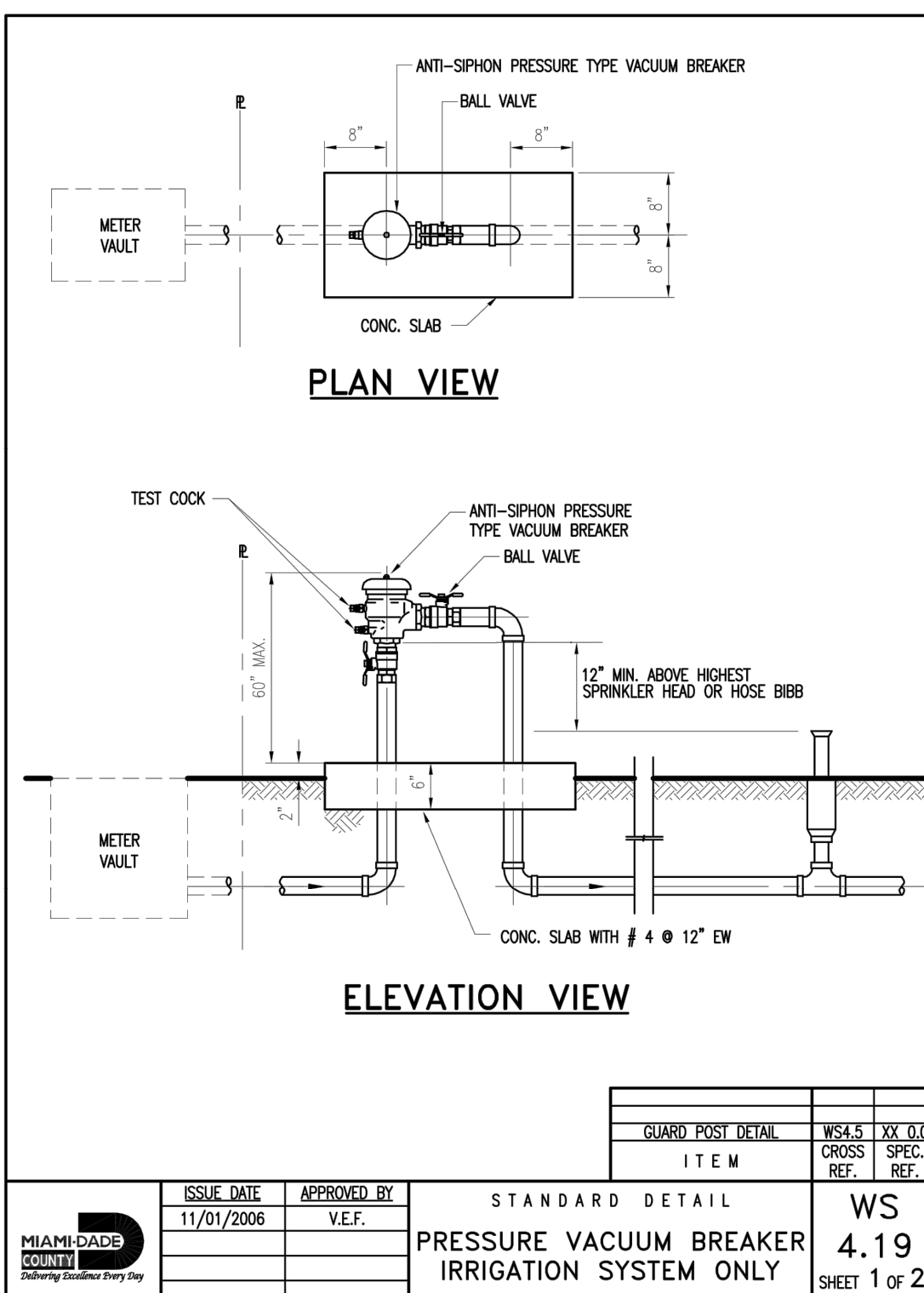
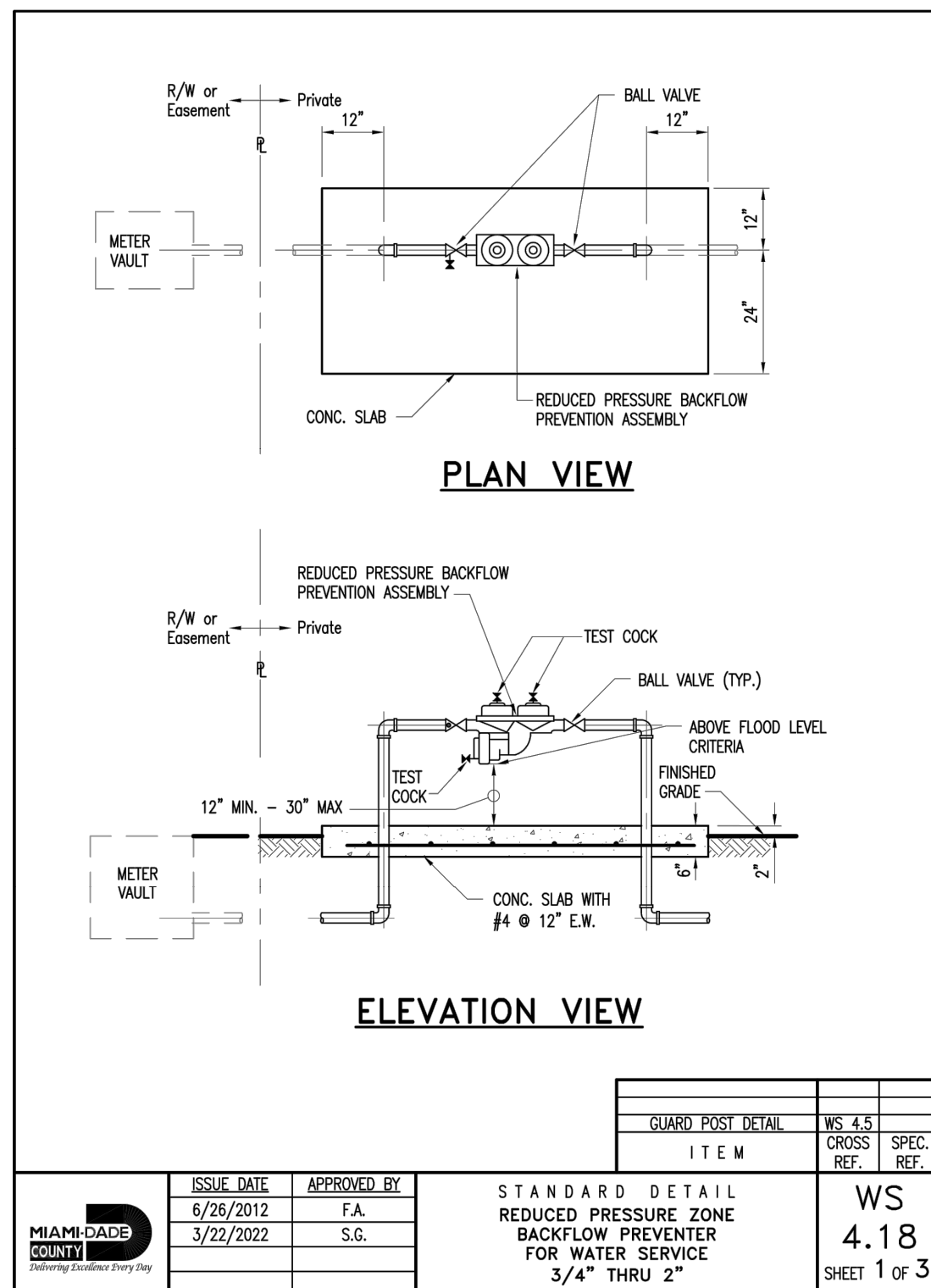
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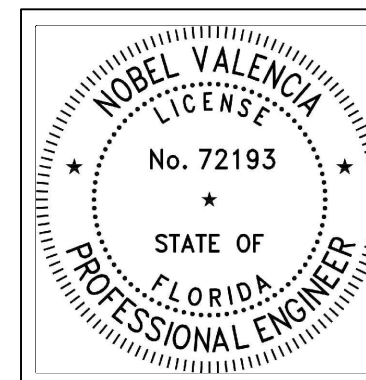
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3 OF 3



WATER & SEWER DETAILS

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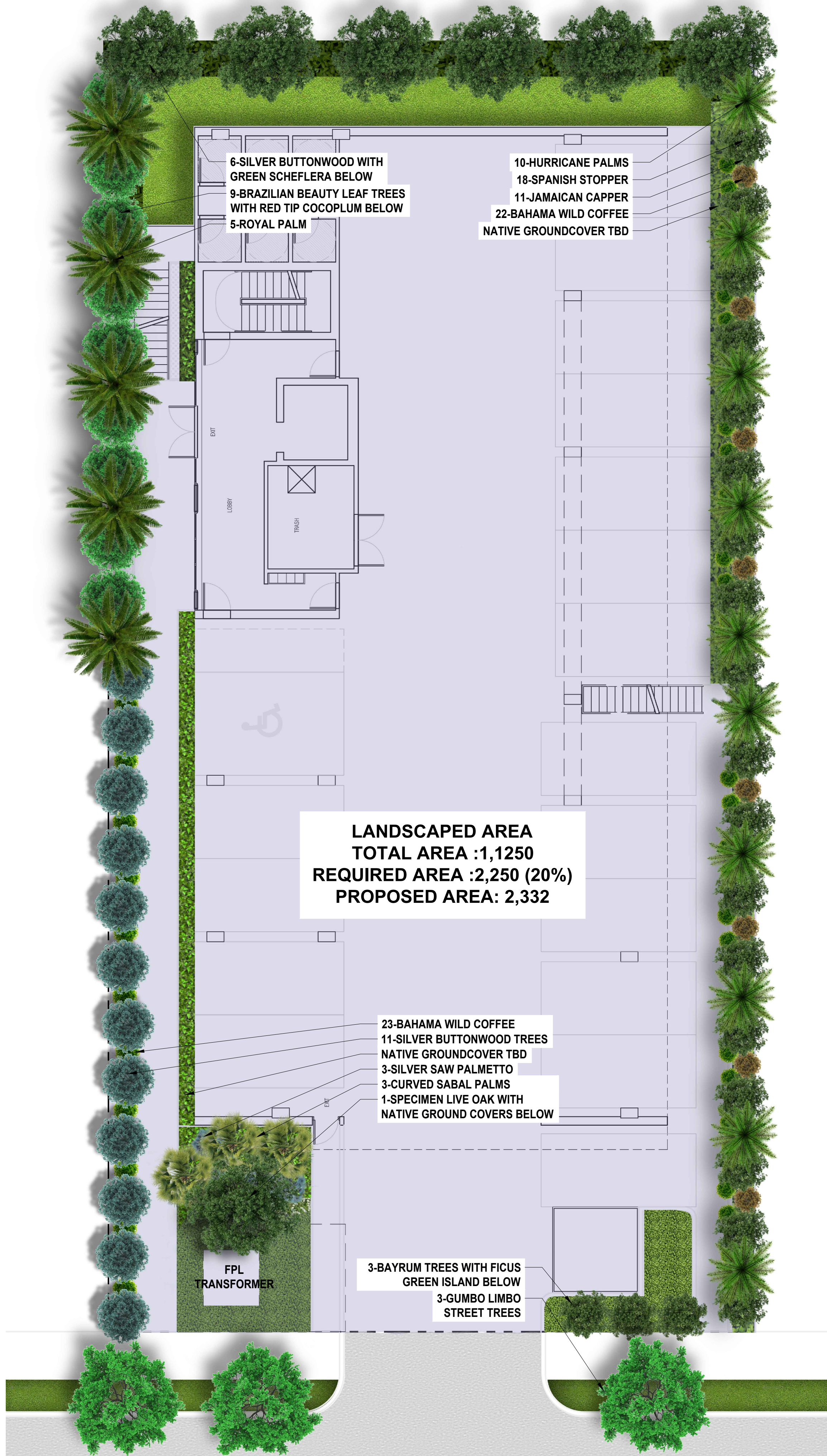
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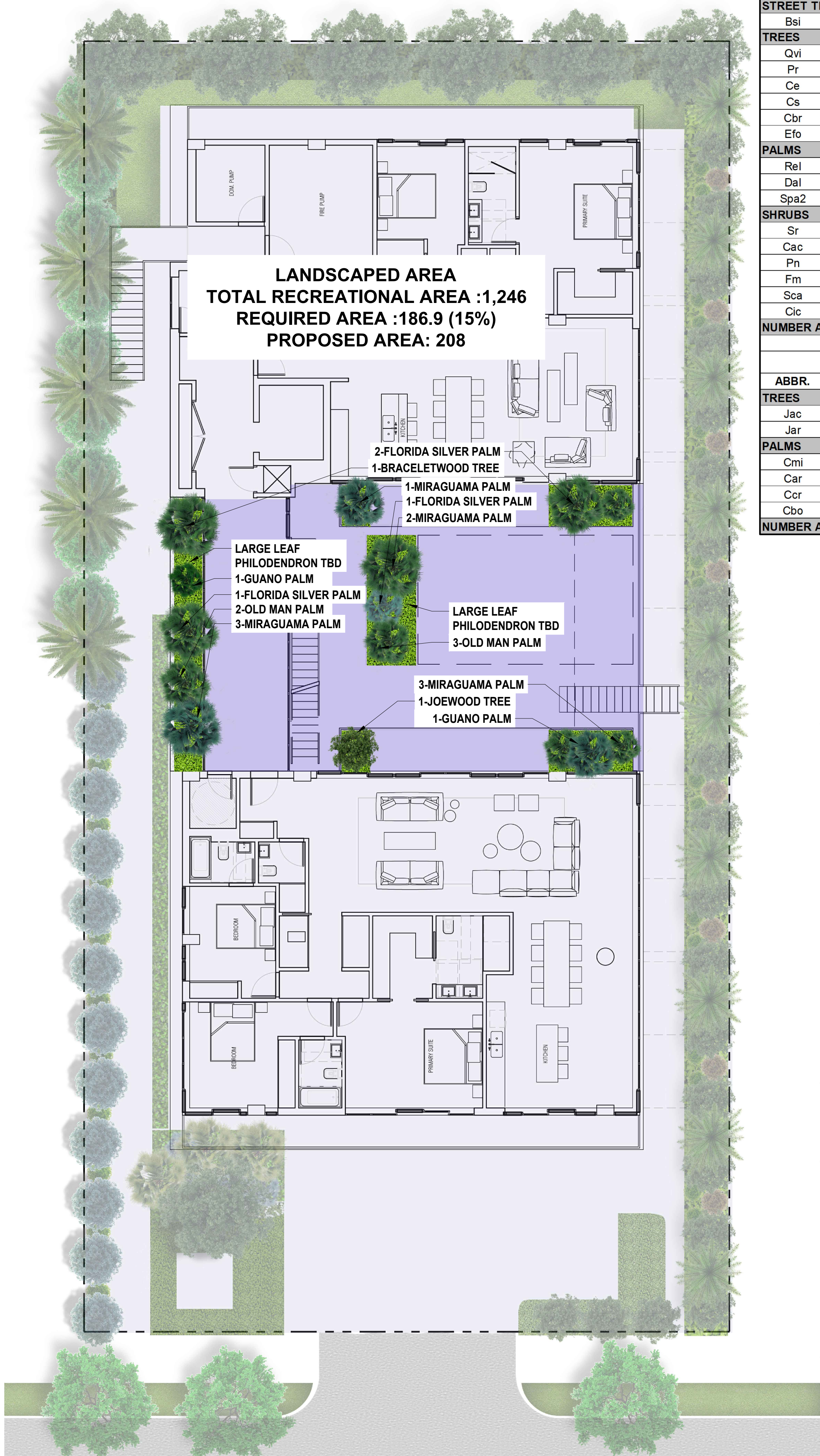
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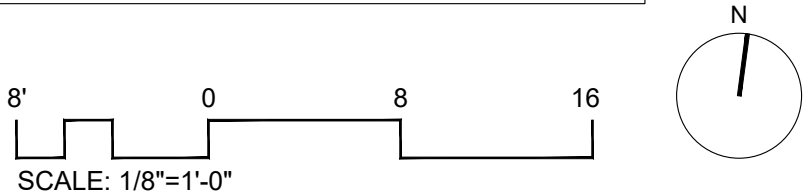
1ST FLOOR PLAN



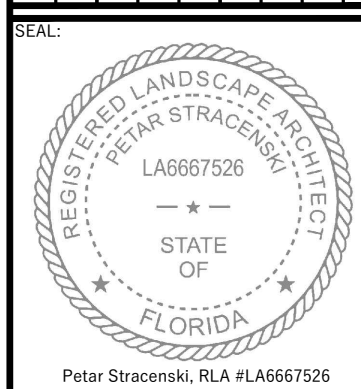
2ND FLOOR PLAN

1ST FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Bsi	3	Bursera simaruba	Gumbo Limbo	3" DBH 16' Ht. Min. 6' CT
TREES				
Qvi	1	Quercus virginiana	Southern Live Oak	10" DBH 20' Ht. Min. 4' CT
Pr	3	Pimenta racemosa	Bay Rum	3" DBH 15' Ht. Min. 4' CT
Ce	9	Conocarpus Erectus	Green Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cs	17	Conocarpus erectus var. sericeus	Silver Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cbr	9	Calophyllum brasiliense	Brazilian Beautyleaf	4" DBH 17' Ht. Min. 4' CT
Efo	18	Eugenia foetida	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	Roystonea elata	Royal Palm	20'-28' Ht. O.A.
Dal	10	Dictyosperma album	Hurricane Palm	14'-18' Ht. OA
Spa2	6	Sabal palmetto	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	3	Serenoa repens 'Silver Form'	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	15	Capparis cynophallophora	Jamaican Caper	15 Gal. 36" Ht.
Pn	44	Psychotria nervosa	Wild Coffee	15 Gal. 36" Ht.
Fm	35	Ficus microcarpa	Green Island Ficus	7 Gal. 18" Ht.
Sca	20	Schefflera arboricola	Green Schefflera	15 Gal. 36" Ht.
Cic	48	Chrysobalanus icaco	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE N0				
2ND FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	1	Jacquinia keyensis	Joewood Tree	25 Gal. Sculptural
Jar	1	Jacquinia arborea	Braceletwood Tree	25 Gal. Sculptural
PALMS				
Cmi	4	Coccothrinax miraguama	Miraguama Palm	6'-10' Ht. OA
Car	5	Coccothrinax argentata	Florida Silver Palm	4'-6" Ht. OA
Ccr	6	Coccothrinax crinita	Old Man Palm	4'-6" Ht. OA
Cbo	7	Coccothrinax borhidiana	Guano Palm	4'-6" Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

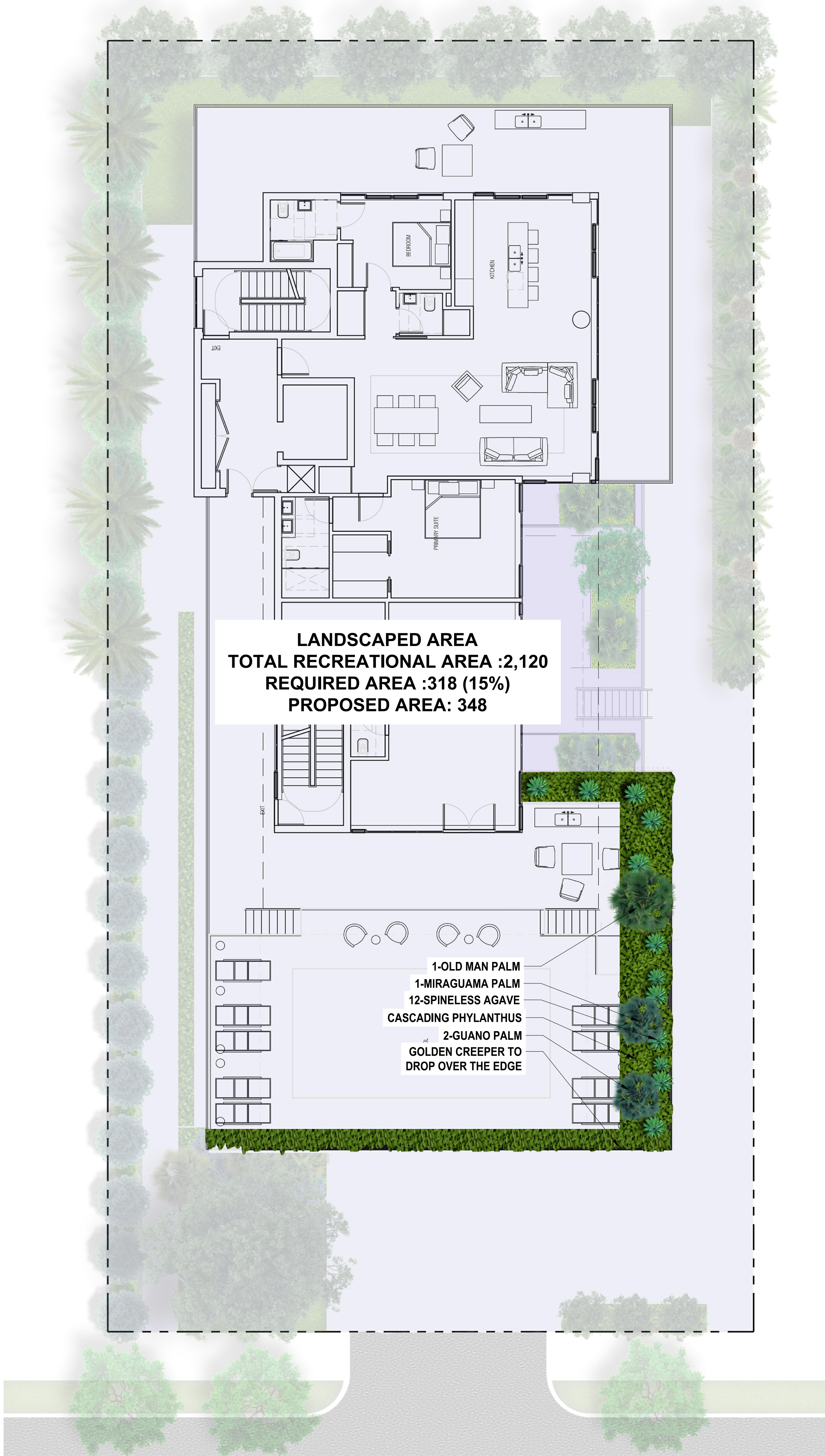
Town of Bay Harbor Islands, Florida Landscape Requirements Legend				
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3) Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)				
Site Address	1055 93rd St. Bay Harbor Islands			
Legal Description	Lot 13, Block 14 of Bay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



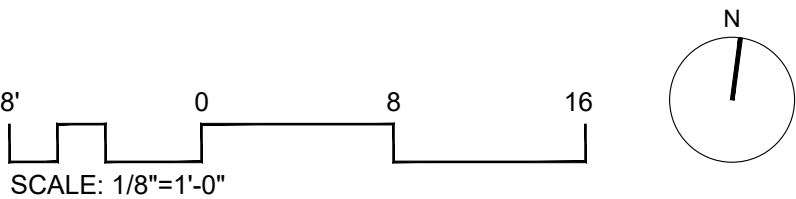
REV.	DATE	DESCRIPTION



PROJECT NO: 51_22
PHASE: PERMITTING
DATE: 09/26/2022
DRAWN: M.V.
CHECKED: P.S.
SHEET TITLE: 1ST & 2ND FLOOR PLANTING PLAN



5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS				
Ei	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
ACCENTS				
Aat	13	<i>Agave attenuata</i>	Spineless Agave	3 Gal.
ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Ei	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
Ei	17	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
Cac	12	<i>Capparis cynophallophora</i>	Jamaican Caper	15 Gal. 36" Ht.



strata

LANDSCAPE ARCHITECTURE

1906 Tigertail Ave, Miami, FL 33133

strata-landarch.com | 305.747.9336

BHI 1055 93RD ST

1055 93RD STREET, BAY HARBOR ISLANDS, FL 33154

PROJECT TITLE:

DESCRIPTION

DATE

REV.

SEAL:

PROJECT NO: 51_22

PHASE: PERMITTING

DATE: 09/26/2022

DRAWN: M.V.

CHECKED: P.S.

SHEET TITLE:

5TH FLOOR & ROOF PLANTING PLAN

SHEET NO.

L.03

REGISTERED LANDSCAPE ARCHITECT

PETER STRACCONI

LA6667526

STATE OF FLORIDA

Peter Stracconi, RLA #LA6667526



Southern Live Oak
Quercus virginiana



Bay Rum
Pimenta racemosa



Green Buttonwood
Conocarpus Erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



Sabal Palm
Sabal palmetto



Silver Saw Palmetto
Serenoa repens 'Silver Form'



Brazilian Beautyleaf
Calophyllum brasiliense



Spanish Stopper
Eugenia foetida



Royal Palm
Roystonea elata



Hurricane Palm
Dictyosperma album



Green Island Ficus
Ficus microcarpa



Trinette
Schefflera arboricola 'Trinette'



Florida Silver Palm
Coccothrinax argentata



Old Man Palm
Coccothrinax crinita



Guano Palm
Coccothrinax borhidiana



Golden Creeper
Ernodea littoralis



Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



Jacquinia keyensis
Joewood

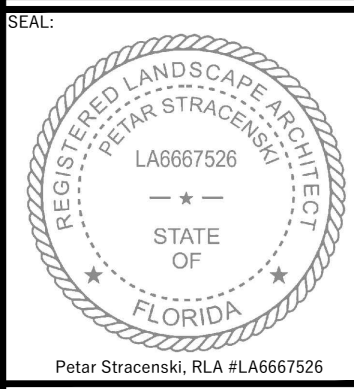


Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

REV.	DATE	DESCRIPTION



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



LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	6	A	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	N/A	0.900	3592	26.57
	3	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3592	26.57
	1	B	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	N/A	0.900	710	10
	3	BE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-2 BLS	COLUMN MOUNTED: 10' A.F.G.	INVERTER	0.900	710	10
	3	C	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	N/A	0.900	161	3
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	1	E	Single	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	POLE MOUNTED: 15' A.F.G.	N/A	0.900	2669	38
	15	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	6	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	5	FB	Single	ALPHABET	750S-30K-ST-PC	RECESSED	N/A	0.900	164	1.5

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRANCE	Illuminance	Fc	8	8	0	2.38	3.4	1.3	1.83	2.62
EXIT	Illuminance	Fc	2	2	0	3.24	5.0	1.1	2.95	4.55
GARAGE_Floor	Illuminance	Fc	8	8	0	4.70	7.8	1.5	3.13	5.20
PROP LINE	Illuminance	Fc	8	N.A.	N.A.	0.14	1.2	0.0	N.A.	N.A.
WALKWAY_EAST	Illuminance	Fc	2.5	2.5	0	2.66	9.3	1.2	2.22	7.75
WALKWAY_WEST	Illuminance	Fc	2	2	0	2.30	9.7	1.1	2.09	8.82
STAIR_EAST	Illuminance	Fc				18.89	22.7	15.4	1.23	1.47
STAIR_WEST	Illuminance	Fc				15.46	21.8	10.2	1.52	2.14

LIGHTING POWER DENSITY SUMMARY			
Scene: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE	6159	257.13	0.042

Scale: 1 inch= 8 Ft.

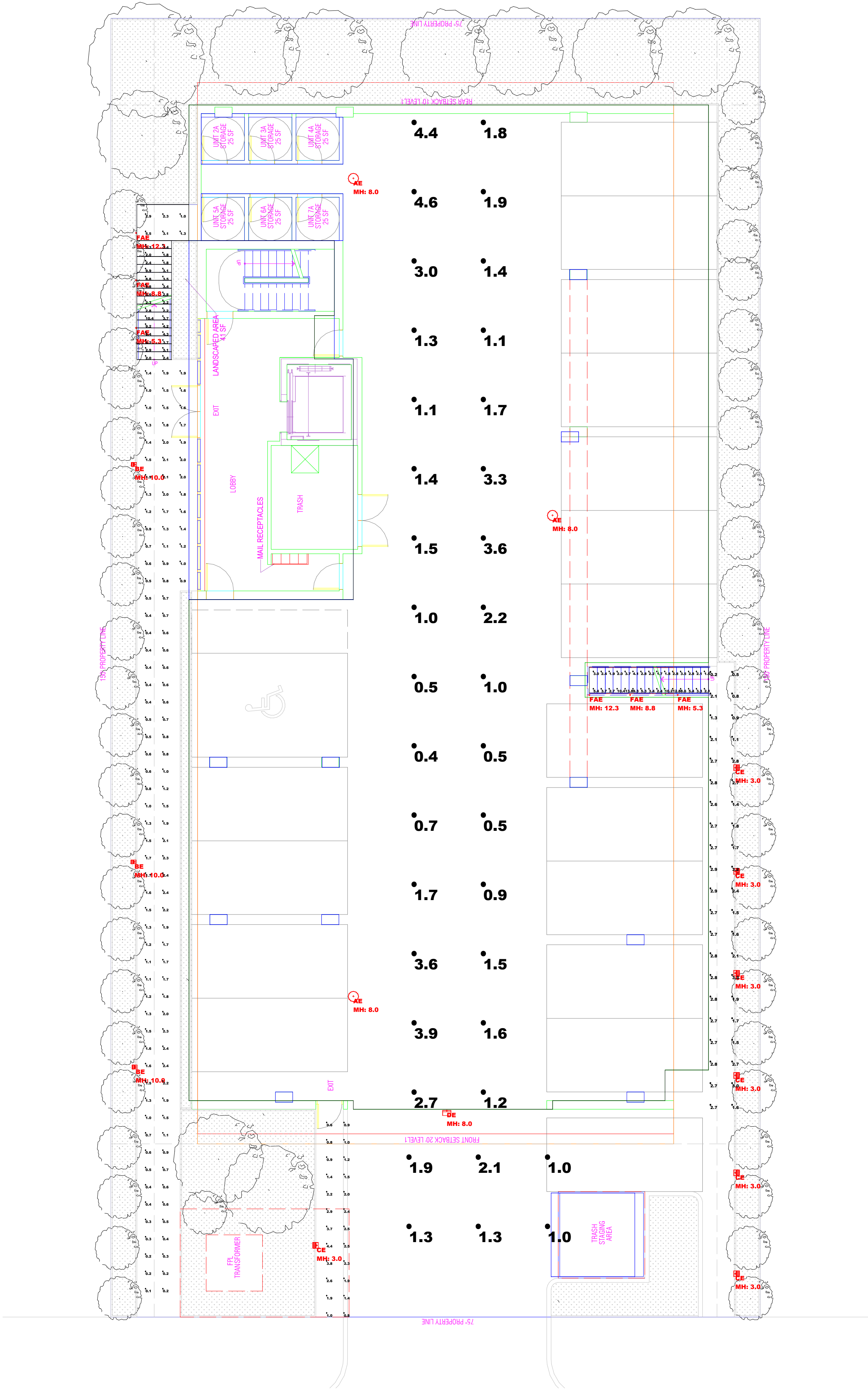
DESCRIPTION:
PARKING & WALKWAY
NORMAL POWER

DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3592	26.57
	3	BE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	INVERTER	0.900	710	10
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	6	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRANCE_EM	Illuminance	Fc	8	8	0	1.43	2.1	1.0	1.43	2.10
EXIT_EM	Illuminance	Fc	2	2	0	1.94	4.4	0.6	3.23	7.33
GARAGE_EM	Illuminance	Fc	8	8	0	1.87	4.6	0.4	4.68	11.50
WALKWAY_EAST_EM	Illuminance	Fc	2.5	2.5	0	2.20	3.3	0.2	11.00	16.50
WALKWAY_WEST_EM	Illuminance	Fc	2	2	0	1.19	2.4	0.1	11.90	24.00
STAIR_EAST_EM	Illuminance	Fc				4.57	13.8	1.6	2.86	8.63
STAIR_WEST_EM	Illuminance	Fc				3.80	10.4	1.0	3.80	10.40

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

Scale: 1 inch= 8 Ft.

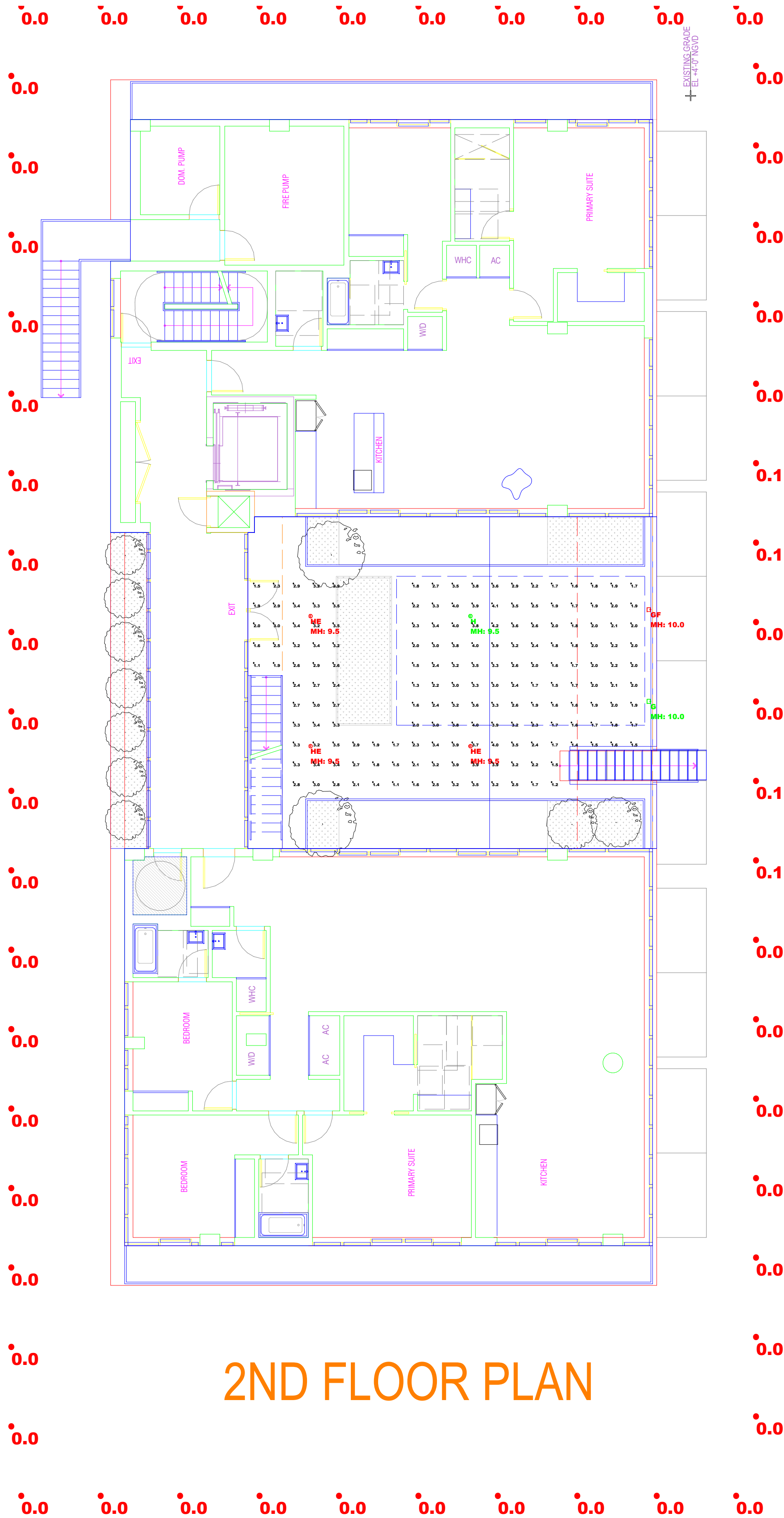
DESCRIPTION:
PARKING & WALKWAY
EMERGENCY POWER

DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





2ND FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	G	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	N/A	0.900	803	10
	1	GF	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	INVERTER	0.900	803	10
	1	H	Single	Gotham Architectural Lighting	EVO4SC 30/05 AR WD LD	SURFACE	N/A	0.900	424	7.2
	3	HE	Single	Gotham Architectural Lighting	EVO4SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD Planar	Illuminance	Fc	2	2	0	2.58	4.2	1.1	2.35	3.82
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.01	0.1	0.0	N.A.	N.A.

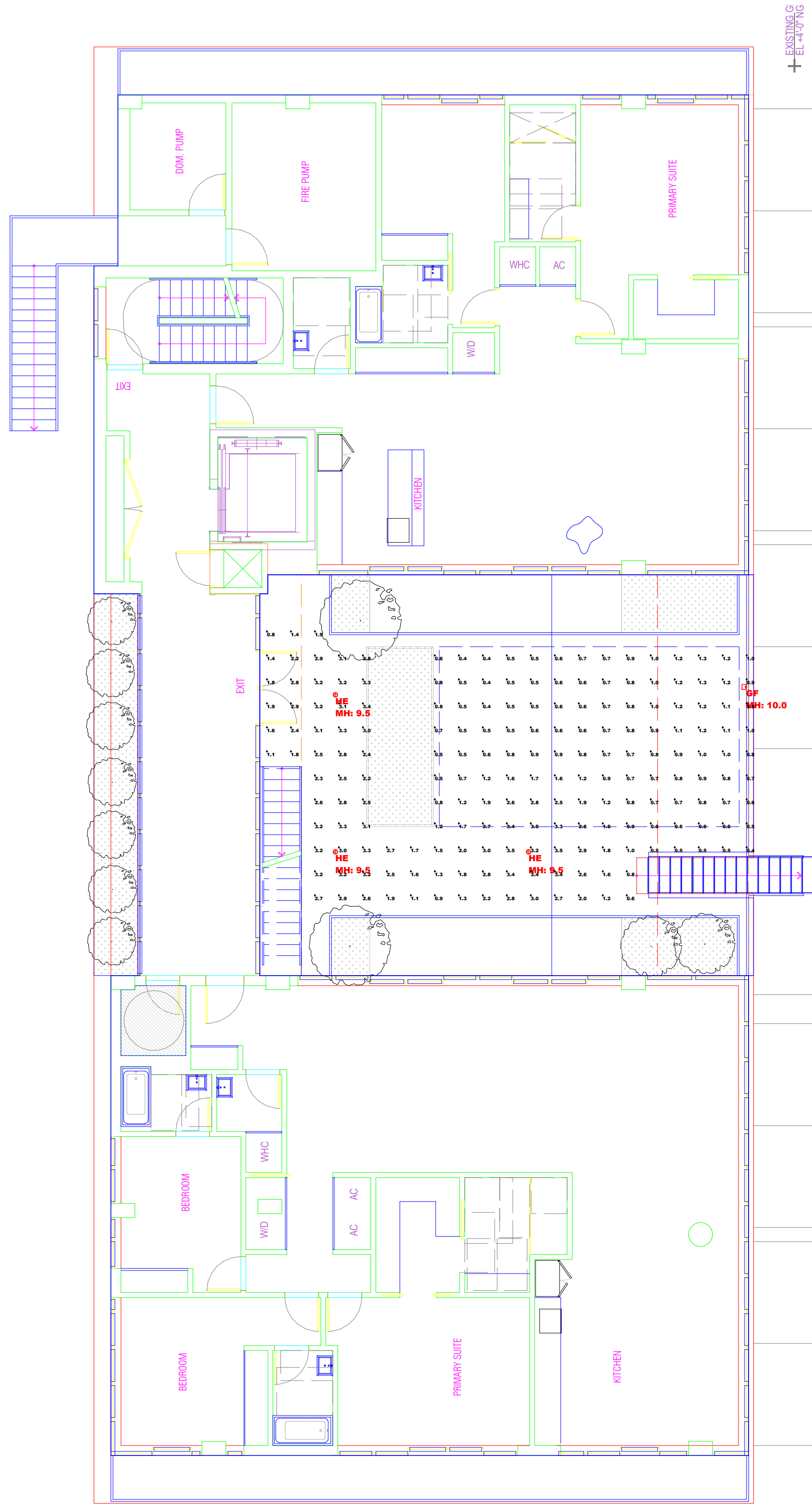
Scale: 1 inch= 8 Ft.

DESCRIPTION:
LEVEL 02
NORMAL POWER
DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





2ND FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	GF	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	INVERTER	0.900	803	10
	3	HE	Single	Gotham Architectural Lighting	EV04SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD-EM	Illuminance	Fc	2	2	0	1.57	3.5	0.4	3.93	8.75

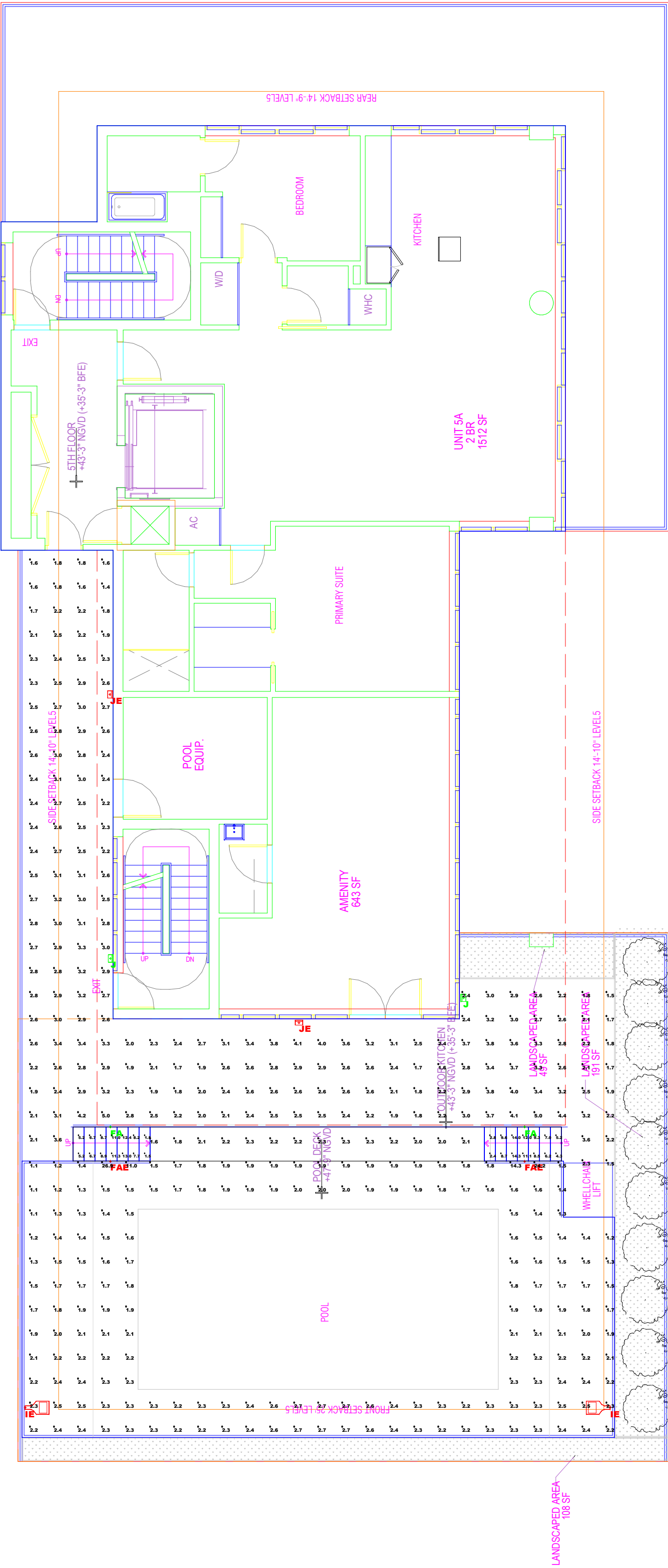
Scale: 1 inch= 8 Ft.

DESCRIPTION:
LEVEL 02
EMERGENCY POWER
DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





5TH FLOOR PLAN

Scale: 1 inch= 8 Ft.

DESCRIPTION:
5TH FLOOR PLAN
NORMAL POWER

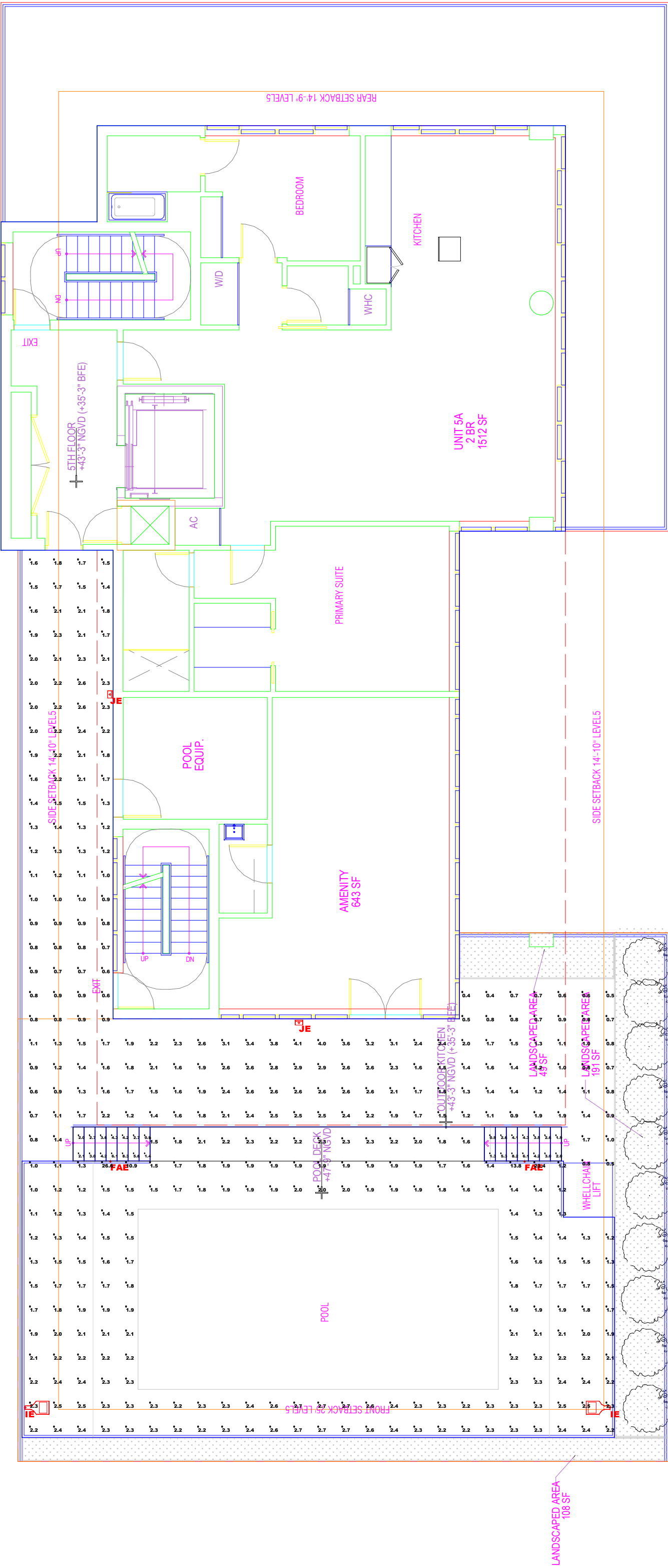
DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	FA	Single	ALPHABET	7505-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	2	FAE	Single	ALPHABET	7505-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	2	IE	Single	Lithonia Lighting	DSX0 LED P1 30K TFTM MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	4373	38
	2	J	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	N/A	0.900	1205	11.17
	2	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
POOL DECK, Top	Illuminance	Fc	2	2	4.5	2.33	26.9	1.1	2.12	24.45
WALKWAY	Illuminance	Fc	2	2	0	2.64	5.0	1.4	1.89	3.57
STAIR	Illuminance	Fc				6.02	14.3	1.5	4.01	9.53



5TH FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	FAE	Single	ALPHABET	7505-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	2	IE	Single	Lithonia Lighting	DSX0 LED P1 30K TFTM MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	4373	38
	2	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
POOL DECK_EM	Illuminance	Fc	2	2	4.5	2.30	26.6	1.0	2.30	26.60
WALKWAY_EM	Illuminance	Fc	2	2	0	1.61	4.1	0.4	4.03	10.25
STAIR (EM)	Illuminance	Fc				3.09	8.3	0.9	3.43	9.22

Scale: 1 inch= 8 Ft.

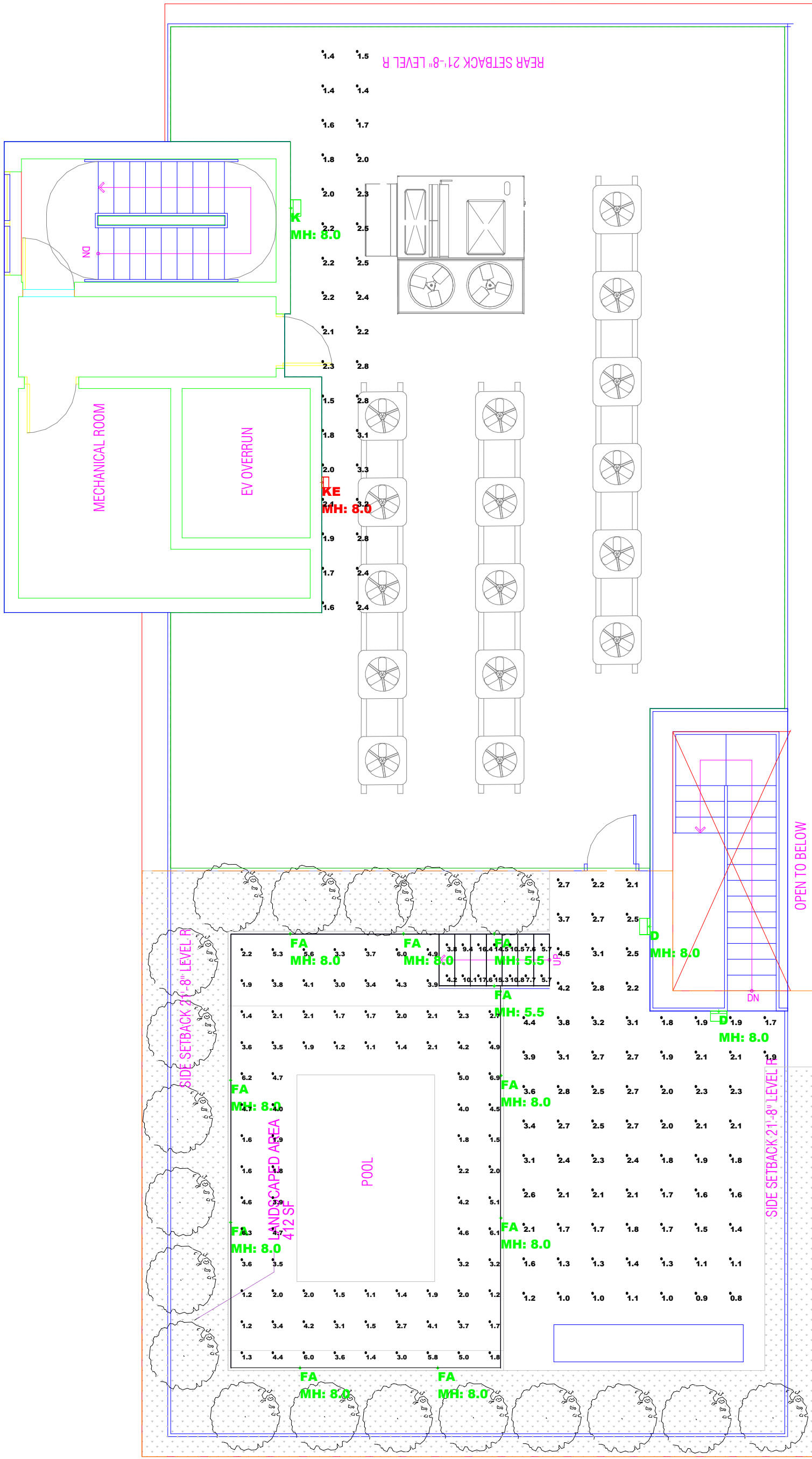
DESCRIPTION:
5TH FLOOR PLAN
EMERGENCY POWER

DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





ROOF PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	D	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TPTM	WALL MOUNTED: 8' A.F.G.	NA	0.900	1166	11.17
	10	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	NA	0.900	158	1.5
	1	K	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T2M	WALL MOUNTED: 8' A.F.F.	NA	0.900	693	6.9
	1	KE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY											
Scene: NORMAL											
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN	
WALKWAY	Illuminance	Fc	2	2	0	2.22	4.5	0.9	2.78	5.63	
ROOF Floor	Illuminance	Fc	2	2	0	2.15	3.3	1.4	1.84	2.36	
POOL ROOF	Illuminance	Fc				4.12	17.6	1.1	3.75	16.00	

Scale: 1 inch= 6 Ft.

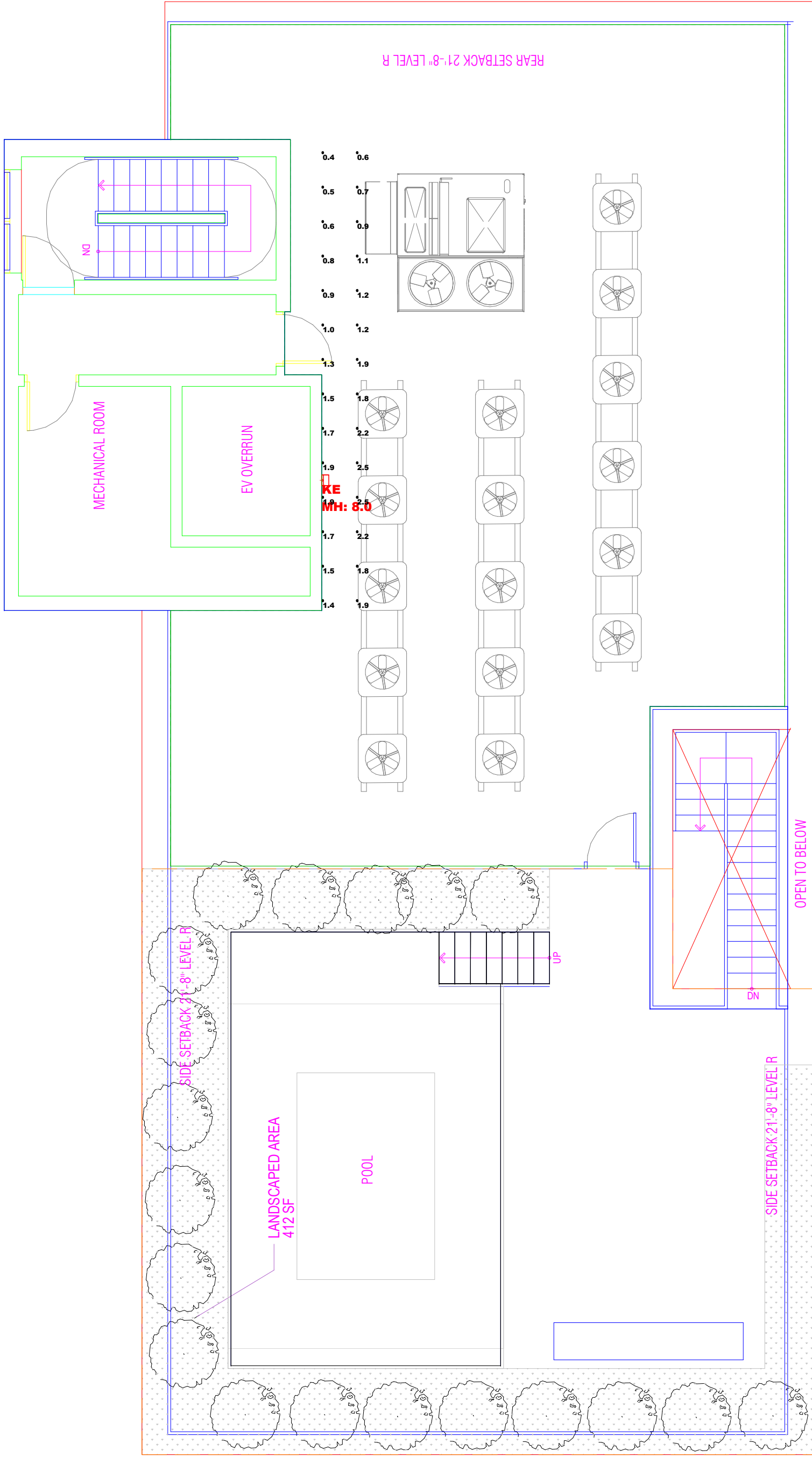
DESCRIPTION:
ROOF
NORMAL POWER

DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





ROOF PLAN

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	KE	Single	Lithonia Lighting	W06Z2 LED P1 30K 80CRI T3M	WALL MOUNTED; 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROOF, (RM)	Illuminance	Fc	2	2	0	1.41	2.5	0.4	3.53	6.35

Scale: 1 inch= 6 Ft.

DESCRIPTION:
ROOF
EMERGENCY POWER

DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS