

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, FEBRUARY 9, 2023**

11:00 A.M.

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by DDG 100 Street BHI, LLC, to construct an 18-unit Multi-Family Development to be located at 1130 - 1140 100 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of Site Plan Application by LDC WBHD Property Owner, LLC, to construct a 9-unit Multi-Family Development to be located at 9110 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
3. Review and discussion of Site Plan Application by 1177 Bay Harbor Islands, LLC, for a revision to the previously approved New Commercial Mixed Used Building to be located at 1177 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

February 9, 2023

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Application by DDG 100 Street BHI, LLC, to construct an 18-unit Multi-Family Development to be located at 1130 - 1140 100 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: DDG 100th Street BHI, LLC
Folio: 13-2227-001-1670 & 13-2227-0011690
Property Address: 1130 & 1140 100 Street
Zoning District: RM-2 Medium High Density
Legal Description: Lots 5 & 6 Block 8

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 1130-1140 100 St MFR MMPA DRC Staff Report #2 Feb 9 2023
2.	SPR23-000001 DRC Application
3.	2218 Comments Reponse 230126
4.	1130.1140 100 St Bay Harbor Arborist Report
5.	1130-1140 100th St. Drainage Calcs S&S
6.	SmartVent
7.	1130-1140 100 Street DRC 2nd Rev 2.9.2023

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

To: Town of Bay Harbor Islands
Development Review Committee

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

Date: February 9th, 2023

Subject: Site Development Plan Application (#2 Review)
1130 - 1140 100th Street – New Multi-family Residential Complex (18 DU)
Bay Harbor Islands Acct. No.: SPR23-000001
MMPA Acct. No. 01-0702-1151

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has one design / Code issue that needs to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1130 - 1140 100th Street
Legal Description: Lots 5 and 6 of Block 8, "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 / HISTORY

The project architectural team, NY-based Design Firms & local firm Carl Levin Architecture + Design, as agent for the property owner, DDG 100th St BHI LLC, has submitted a Site Development Plan application to allow for the construction of a new eighteen (18) dwelling unit mid-rise residential development located at 1130 - 1140 100th Street. This application was submitted in December 2022 and initially reviewed by the Development Review Committee (DRC) staff on January 12th, 2023. The DRC deferred action on the application to allow them to address the comments and revised the plan set. The Town recently received revised plans.

Site Development Plan Application (#2 Review)
1130 / 1140 100th Street - Multi-Family Residential (18 DU)
Development Review Committee Report
February 9th, 2023
Page 2

The proposed site design incorporates one (1) rectangular-shaped building positioned north-south on the site on top of a grade level parking garage structure with thirty-eight (38) parking spaces including two (2) ADA spaces and two (2) guest spaces. The proposed dwelling units range from 1,991 to 3,300 sq. ft. of A/C space plus balconies, etc. Two (2) driveway connections to 100th Street are proposed for the site. The initial site design included one-way driveways to 100th Street which the DRC staff felt was unnecessary and could confuse motorists. The revised plans now show each driveway as allowing two-way traffic. The two (2) driveway connections to 100th Street are 23' in width which is required for two-way travel. The guest spaces have been relocated in the front yard setback from under the building structure in the initial design. The Code requires guest spaces to be in the front yard for easy accessibility and use, but there is a provision that allows the Design Review Board (DRB) to approve them elsewhere if they approve it. However, in relocating the guest spaces out of the garage into the front yard the required 10' wide landscape buffer along the street is not provided. The applicant's response narrative states a 10' wide landscape strip has been provided; but this is untrue and creates a Code violation. A dimension for the landscape strip was not provided on the plans for the landscape buffer adjacent to the guest space. It appears to be only about 3' in width (scaled by MMPA). The Miami-Dade Landscape Code minimum countywide width is 7', but the Town Supplemental Landscape Code has a higher standard for aesthetics (10'). This need to be addressed as the Town cannot approved a non-Code complaint plan. The revised plans have been revised to provide additional screening around the perimeter of the building as required by Code. One (1) preliminary Fire Department staging area is shown on the plans on 100th Street – in between the driveways. No verification documentation was provided by the applicant stating that the Miami-Dade Fire Department reviewed the plan or agreed to the design.

On the building rooftop is a recreational facility with a communal swimming pool, sundeck areas, common lounge areas and outdoor kitchen. In addition, each unit appears to have its own private outdoor pool & deck area on each floor adjoining the dwelling unit. The proposed new building includes six (6) floors of residential use over one (1) floor of parking / building lobby @ 64'-8" above BFE + 1' FBC freeboard (65' above BFE + 1' allowed).

The adjoining / nearby development sites currently include the 7-story Bay Harbor One MFR complex @ 36 DU / 69.2 DUA to the immediate east of the site. To the immediate west of the site is the Benicio townhouse complex at 4-story @ 4 DU / 15.4 DUA (under construction). To the immediate south is an existing 8 DU / 2-story townhouse complex @ 8 DU / 15.4 DUA. To the immediate north across 100th Street is the 5-story Imperial Manor MFR complex fronting onto Bay Harbor Terrace @ 12 DU / 46 DUA and a vacant RM-2 zoned lot.

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

BACKGROUND INFORMATION

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

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 (34 DUA) allows 18 DU. The site development application is requesting 18 DU (no density increase is requested via TDR program). Therefore, the proposed density will be consistent with the adopted Complan.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck) - the plans show a 64' height. The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with the provision noted above at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the two (2) lots together prior to the issuance of building permits.

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

As stated above, the latest revised Site Development Plan depicts access to the site from 100th Street via two (2) driveway connections. A grade level parking garage structure is proposed now with thirty-six (36) parking spaces (2 guest spaces relocated to front yard). The western driveway is now shown as a two-way driveway connection to 100th Street that is 23' in width. The eastern driveway was also revised to show it now as a two-way driveway connection that is 23' in width. The plans have been revised to provide a 23' drive isle around the entire parking garage area by removing a few spaces previously shown at the rear of the garage. A twelve (12) foot one-way eastbound lobby drop-off driveway to the front of the building is still shown. This driveway connects to the two (2) main driveway connections to 100th Street. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. Based on 18 DU the Town Code requires at least thirty-six (36) parking spaces, but thirty-eight (38) parking spaces (36 standard, and 2 ADA spaces) are provided. As this is a two-lot development, at least two (2) guest spaces are required in the front yard area. Two (2) guest spaces were relocated from within the parking garage at the northeast corner of the property. In relocating these parking spaces, a new problem has been created. The guest parking space adjacent to 100th street does not provide the Town required 10' wide landscape buffer as required. As stated above, the Miami-Dade County Landscape Code requires at least a 7' width. The DRB would need to approve a waiver

for any landscape width reduction less than 10' but never less than 7' due to the county limit. MMPA objects to the current 3' width design for the reasons stated herein. The DRB has been stressing the importance of providing the required front yard landscaping areas but has allowed some minor reductions. If a waiver is pursued a written justification is required. Fire Department staging areas are shown within 100th Street between the two (2) driveways. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any 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

As stated previously the building design is very unusual but very similar in appearance to the recently approved single-lot site by the same developer at 1055 93rd Street. The DRB / Town generally likes individual unique project architecture - FYI for applicant's general knowledge prior to DRB review. The upper floors are much less boxy to the rear and pinch-in from the lower levels. The proposed architectural theme is a far departure from the typical South Florida tropical modern / mid-century modern themes commonly built in the Town. While there is no prescribed architectural theme mandated in the Town, the Code does require compatible styles. In our opinion the proposed architecture design more resembles a non-residential use style (office / institutional). While the underlying building facades have abundant glass surfaces there are striking modern vertical aluminum sunshades covering most of the façade. The building does not exceed one hundred twenty (120) feet in length (shown at 112'+/-); therefore, a "breezeway" is not required.

SITE PLAN COMMENTS

Following are our comments based on the revised plans dated by the architect on January 26th, 2023, submitted to the Town for consideration:

- 1) On Sheet A-06, A-11, PD-2 and several others (civil engineering / landscaping) the plans show that the proposed width of the required landscape strip along 100th Street at the northeast corner of the property adjacent to a guest space is less than the 10' required by Town Code. The plans do not include a width dimension for the landscape strip – the width scales to about 3' near the northeast corner of the property. Sec. 24-16(c)((3)(5) of the Code requires a min. 10' landscape strip width between a front property line and any on-site paved area. The Miami-Dade Countywide Landscape Code (Ch. 18A) requires at least 7' of width. Municipalities are allowed to have more restrictive criteria – and the Town does as an upscale community. The Town's DRB has the ability to approve waivers but has been reluctant to do so without cause. Dimension each landscape strip shown. Curbing is not part of the landscaped strip width. If the landscape strip dimensions are less than 10' provide a justification explaining the rationale for the request for the Town to consider.
- 2) Sec. 23-24(c) requires that guest parking / delivery spaces must be located in the front setback areas near the lobby entrance. The revised plans now show the 2 guest spaces in the front yard relocated from inside the garage, which would require special DRB approval. Two guest spaces are still required as the site exceeds one lot. But the landscape strip width issue must also be considered. Revise the plans to comply with Code.

APPLICATION FOR SITE PLAN REVIEW



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

LOTS 5 & 6, BLOCK 8, 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 # 13-2227-001-1670/13-2227-001-1690

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 150.0' x 150.0' 22,500 SF

Project Description New Construction - Condo Units 18

Owner(s) Name DDG 100th St BHI LLC

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

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

Signature of Owner

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

Mailing Address

Town Officials

Ronald J. Wasson
Town Manager

Marlene M. Siegel
Town Clerk

Craig B. Sherman
Town Attorney

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

PROJECT: 1130-1140 100TH ST BAY HARBOR ISLANDS

TOWN PLANNER REVIEW:	RESPONSES:
1) On Sheet A-06, A-11, PD-2 and several others (civil engineering I landscaping) the plans show that the width of the required landscape strips along 100th Street are less than the 10' required by Town Code, many of the site features are not dimensioned, and the width scales to approximately 8.50' near the lobby. Sec. 24-16(c)((3)(5) of the Code requires a min. 10' landscape strip width between a front property line and any interior paved areas (driveways / parking spaces). Miami-Dade Chapter 18A is the Countywide Landscape Code. The min. front yard landscape strip width in M-O County is 7' but municipalities are allowed to have more restrictive criteria - and the Town does as an upscale community. The Town's ORB has the ability to approve waivers but has been reluctant to do so without cause. As stated, the landscape strip adjoining the lobby drop-off area is not dimensioned (nor are others). Suggest redesigning the project to make the building less intensive I make the building envelope smaller/ reduce the driveway width / relocate the guest spaces & lobby driveway toward the building. The Town's streetscape appearance takes precedence. Dimension each landscape strip shown. Curbing is not part of the landscaped strip width. If the landscape strip dimensions are less than 10' provide a justification explaining the rationale for the request for the Town to consider.	Plans have been reviewed accordingly and dimensions have been provided. There is 10' of the landscape strip. Please see sheets A-06 and A-11.
2) On Sheet A-06 / others the plans show a proposed walkway along the west side of the building. The sidewalk width is not dimensioned as required. The design is confusing because it appears this sidewalk has a connection to stairs but appears at grade. Please clarify.	Plans have been reviewed accordingly and dimensions have been provided. The stairs are connected to the fire and domestic pump rooms on the second floor. Please see sheets A-06, A-11 and A-12.
3) The Code requires that all above grade parking garages be completely enclosed on all sides to screen adjoining neighbors from noise / lights / vehicle emissions. It appears full screening is not provided, as many of the parking spaces extend out from under the building into setback areas, which is allowed with sufficient screening (fences / walls) and landscaping. Provide a detail / example of where this is now being used and its success in screening adequately. There should be almost total visual screening provided.	Plans have been reviewed accordingly and details have been provided. 6' Aluminum screens are provided to screen the cars. Please see sheets A-06 and A-11, A-21, A-22, A-23 and A-24.
4) On all plan sheets depicting the DU storage rooms please add notations indicating the required minimum size (25 sq. ft.)/ height (7' clear interior)! of such storage units.	Plans have been reviewed accordingly and dimensions have been provided. Please see sheets A-12, A-13, A-14, A-15, A-16, and A-17.
5) As to the proposed parking lot design with one-way driveway connections to 100th Street we feel both should be revised to be 2-way flows at the street connections. The lobby drop-off driveway can remain as one-way with appropriate signage. As designed all vehicles would be forced to use the lobby drop-off driveway to exit the site.	Plans have been reviewed accordingly. Both ways are now 2-way flows at the street connections. Please see sheets A-06 and A-11.
6) The proposed one-way 12'driveway connection at the south end of the parking garage should be reconsidered as to functionality. By placing the guest spaces in the front yard would free up space to create a 23' two-way driveway.	Plans have been reviewed accordingly. The south end connection driveway is now 2-way. Please see sheets A-06 and A-11.
7) Sec. 23-24(c) guest parking/ delivery spaces must be located in the front setback areas near the lobby entrance. The plans show the 2 guest spaces inside the garage which would require special ORB approval. The functionality of the proposed guest spaces is compromised due to the low height of the garage ceiling for taller delivery trucks. Revise.	Plans have been revised accordingly. Guest parking spaces are now located in the front setback areas. Please see sheets A-06 and A-11.
8) The building height measurements appear to incorrect oni the building elevations sheets - need clarity. Allowable building height is measured from the current FEMA BFE + 1' of FBC freeboard. The current FEMA flood map depicts two flood zones on this site (split N/S in middle of the site) as AE-8.0' and AE-9.0' NGVD- so the more stringent applies. Therefore, the lowest habitable floor must be 9.00' NGVD + 1' FBC freeboard or 10.0' NGVD. The plans show a BFE elevation of 10.67' NGVD. FEMA should be adopting a new Flood Map for Miami-Dade County shortly (draft been reviewed for some time). The new draft FEMA map will show 7.0' NAVO for the entire Town (now 3 different flood zones). When the new FEMA map is adopted and becomes effective the elevation will be 7.0' NAVO + 1' FBC Freeboard = 8.0' NAVO. Using the math conversion for NAVO/ NGVD of 1.67' the future required BFE flood elevation/ elevation at which building height is measured will be 9.67' NGVD. The plans show building height measured from 10.67' NGVD. Revise the plans.	Plans have been revised accordingly and dimensions have been provided. Building height is measured from 10.0' NGVD, which is BFE 9.0' plus 1' freeboard, and is 64'-8 1/16". Please see sheets A-21, A-22, A-23, A-24 and A-41.

9)	Provide the general location, character, size, height and orientation of any proposed signage. No project signage is required - except the site address. It is better to consider a conceptual location now to avoid future permit questions. A "dotted" location is acceptable.	Plans have been revised accordingly. Proposed signage is provided. Please see sheet A-21.
10)	A photometric lighting plan designed in accordance with Sec. 23-19 is required. Please provide plans in the next submittal	See photometric responses.
11)	Landscape Sheet L.02 denotes the Street Tree as a Southern Live Oak. Per the Town's Street Tree Master Plan, the mandatory Street Tree species for this roadway segment is Satin Leaf. Please revise.	See landscape responses.
12)	Please clarify the amount of landscape areas on the various roof plans. Sheet A-06 list the roof area as 1,525 square feet. Sheet L.07 lists the landscape areas as 1,515 square feet. The Code requires at least 15% of a road area used for recreation must be landscaped (not entire roof area). Please revise.	Plans have been revised accordingly. Please see sheet A-06 and landscape responses.
13)	Sheet A-16 has the Sheet title as Rth Floor Plan. We believe it should be 6th Floor Plan. Please revise.	Plans have been revised accordingly. Please see sheet A-16.
14)	On Sheet A-06 please label 100th Street on the plan.	Plans have been revised accordingly. Please see sheet A-06.
15)	On Sheet A-06 / others the plans show an 8' wide asphalt parkway within the 100th Street right-of-way. This does exist at present but as part of this site's redevelopment, per the Code requirement, all existing swale pavement must be removed and replaced with properly graded / landscaped swales for drainage and aesthetic purposes.	Plans have been revised accordingly. The existing swale pavement is replaced with landscaped swales. Please see sheets A-06, and A-11.
16)	A preliminary pavement marking & signage plan is required. The Civil Engineering plans do not include this required plan.	Refer to revise Sheet PD-2 for Pavement Marking & Signage Plan
17)	The site plan set appears to be missing Sheet A-12 - the 2nd Floor Plan.	Plans have been revised accordingly. Please see sheet A-12.
18)	On Sheet A-06 include the applicable Comprehensive Plan FLUM category (Residential Medium-High Density 6-34 DUA). Revise the plans.	Plans have been revised accordingly. Please see sheet A-06.
19)	Provide a detail showing the height of the dumpster enclosure.	Plans have been revised accordingly and dimensions have been provided. Please see sheet A-06, A-21, A-23 and A-24.
20)	The conceptual Fire Department staging areas need to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.	Noted.
BUILDING INSPECTOR REVIEW:		RESPONSES:
1)	PAGE A-12 (FLOOR PLAN 2ND FLOR) IS MISSING FROM PLANS.	Plans have been revised accordingly. Please see sheet A-12.
2)	NEED TO CORRECT BFE AND DFE ON ALL APPLICABLE PAGES ON PLANS. AS PER FIRM, BFE SHOULD BE 9 FT N T 9.67.	Plans have been revised accordingly and dimensions have been provided. Building height is measured from 10.0' NGVD, which is BFE 9.0' plus 1' freeboard, and is 64'-8 1/16". Please see sheets A-21, A-22, A-23, A-24 and A-41.
PUBLIC WORKS REVIEW:		RESPONSES:
1)	Show fire line on water and sewer plan	Please refer to sheet WS-2 for the location of the fire line
2)	Show a table for the storm drain with invert elevations.	Please refer to the Table on Sheet PD-2 for the storm drainage structures.
ADDITIONAL NOTES:		RESPONSES:

BUILDING DESIGN/ BUILDING LENGTH/ BREEZEWAY

The building design is very unusual. The upper floors are much less boxy to the rear and pinch-in from the lower levels. The proposed architectural theme is a far departure from the typical South Florida tropical modern / mid-century modern themes commonly quilt in the Town. While there is no prescribed architectural theme mandated in the Town, the Code does require compatible styles. In our opinion the proposed architecture design more resembles a non-residential use style (office / institutional). While the underlying building facades have abundant glass surfaces there are striking modern vertical aluminum sunshades covering most of the facade. The building does not exceed one hundred twenty (120) feet in length (shown at 112' +/-); therefore, a "breezeway" is not required.

We taken this feedback into consideration and applied it to further develop our massing. The proposed design now features fully glazed, unobstructed walls at all living and dining rooms with generous balconies/terraces, while grouping bedrooms together and providing a louvered privacy shade that plays off of the Miami's Art Deco Brise Soliel designs of the mid-20th century. This allowed the massing to become simpler, with the living spaces reading clearly on all four facades, while providing semi-private enclosures for bedrooms and their adjacent exterior spaces, projecting the building's program onto its facade. The stepped massing towards the south is intended to maximize south-facing outdoor spaces for communal gatherings and lounging around individual pools, while affording the bedrooms north, east, and west exposures to bedrooms and more private spaces within each apartment.

Erin Santiago

Arborist FL-5705A | LIAF Inspector #2018-0214

The Santiago Group LLC thesantiagogroupllc@gmail.com

(954) 947-1087



December 13, 2022

ISA Certified Arborist Report

The following is an arborist report for 1130 and 1140 100th Street in Bay Harbor Islands, Florida. The purpose of this report is to inventory and evaluate the condition of the trees. This report is not a risk assessment on a Level 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree.

Methods:

The on-site visual inspection at ground level was made on December 6, 2022, to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Tree heights and canopy diameters were estimated in feet. Some DBH measurements were estimated when access to the tree could not be obtained. This report describes all the trees within the requested area as well as some trees in the nearby vicinity. Proposed actions are not addressed in this report. The condition rating of each tree is described as Good, Moderate, or Poor. Please refer to ANSI A300 (Part 5)-2012: Management - Annex A-2 for an explanation of non-numeric condition ratings used herein. The TPZs for trees specified in this report were calculated utilizing the ANSI formula and are sufficient to maintain Critical Root Zones (CRZs) as well as the TPZs. TPZs for palms are the arborist's opinion not utilizing the ANSI Formula.

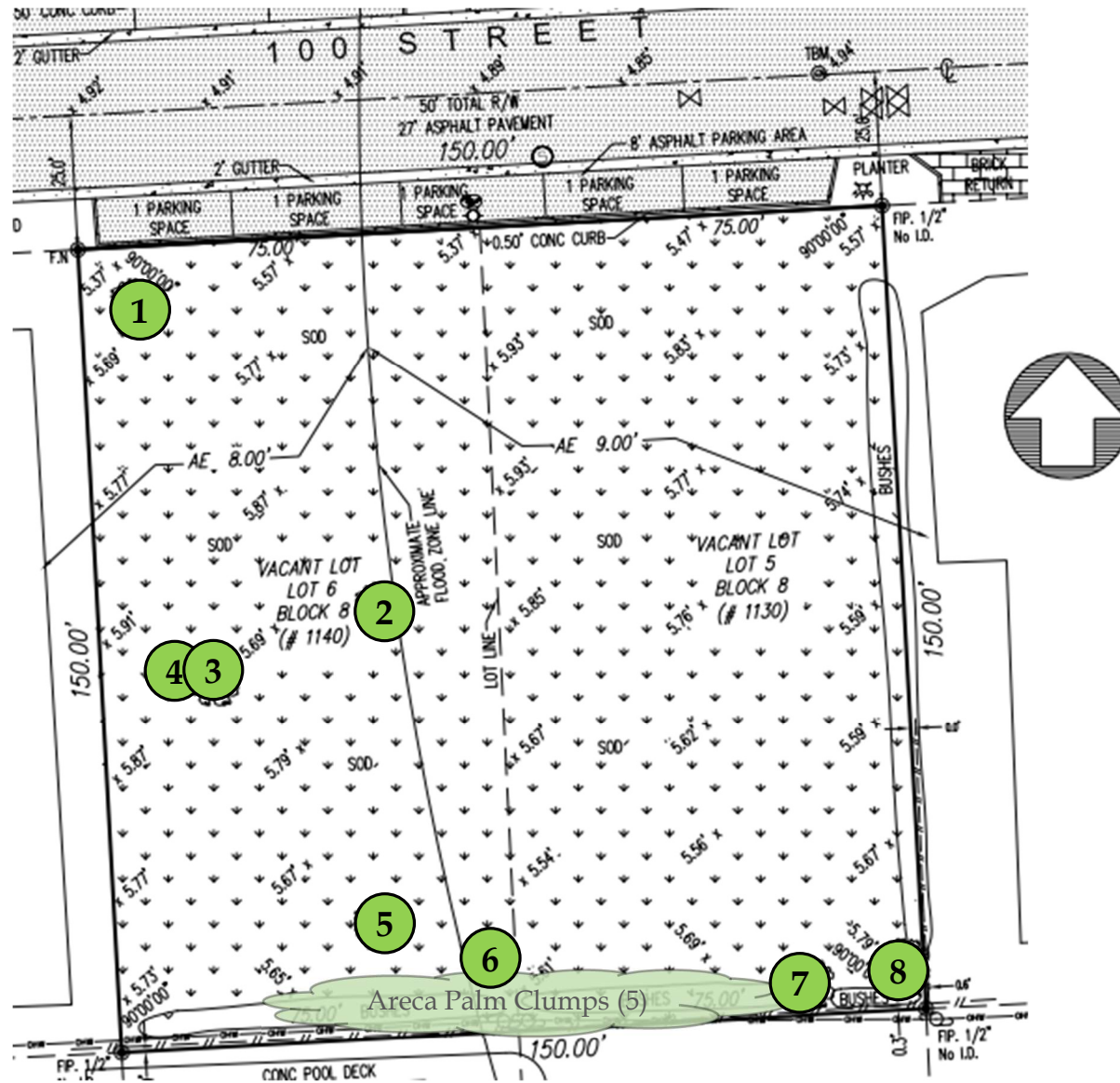
Appendixes:

Please see Appendix A for Tree Locations, Appendix B for Tree Inventory and Condition Assessment, Appendix C for Photographs and Appendix D for Tree Protection Specifications.

Respectfully submitted,

Erin Santiago, ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

Appendix A: Tree Locations

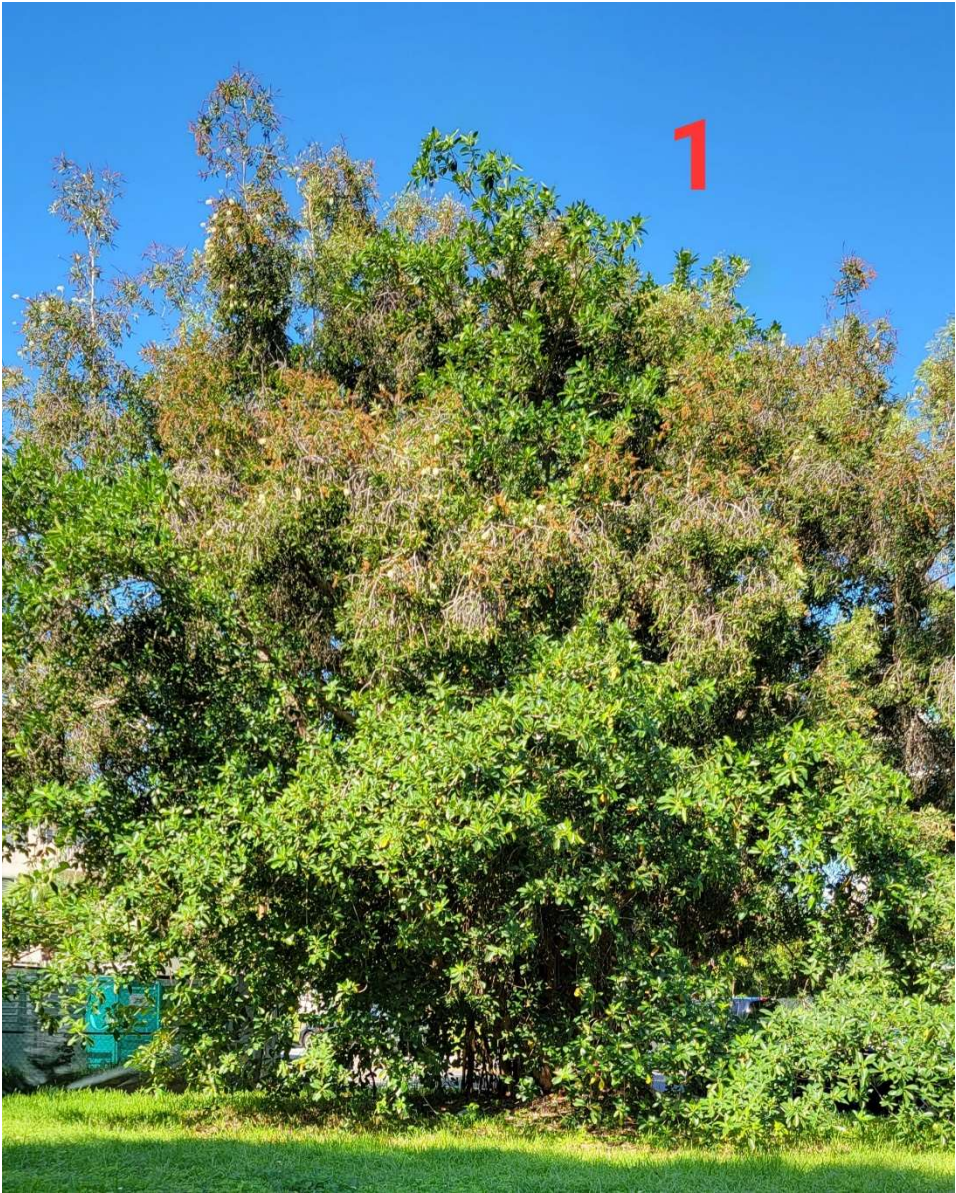


Note: Tree locations approximate • Not to Scale

Appendix B: Tree Inventory and Condition Assessment

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Canopy Diameter (feet)	TPZ Factor	TPZ Radius (feet)	Condition	Notes
1	Melaleuca	<i>Melaleuca quinquenervia</i>	85	33	45	10	71	Moderate	Class 1 invasive. Recommend removal. Multistem codominant. Strangler fig volunteer is growing from the center which will further impact structure.
2	Strangler Fig	<i>Ficus aurea</i>	72	34	50	10	60	Moderate	Good canopy balance but voids created by live melaleuca foliage. Live melaleuca within its structure and has been the scaffold. Insect impact to foliage. Many damaged areas in the melaleuca should be managed. Not an ideal candidate for relocation because of the melaleuca.
3	Strangler Fig	<i>Ficus aurea</i>	30	35	35	10	25	Moderate	Not an ideal candidate for relocation due to tree 4 being live scaffold. Both trees are alive and representing approximately 50% of the structure. Insect impact to foliage.
4	Melaleuca	<i>Melaleuca quinquenervia</i>	30	35	35	10	25	Poor	Class 1 invasive. Recommend removal. Likely in decline.
5	Mango Tree	<i>Mangifera indica</i>	27	18	26	10	23	Moderate	Multistem codominant with mediocre wound response.
6	Brazilian Pepper	<i>Schinus terebinthifolia</i>	15	20	18	10	13	Poor	Class 1 invasive. Recommend removal. Poor structure.
7	Strangler Fig	<i>Ficus aurea</i>	5	22	10	10	4	Poor	Structure impacted by competition. Canopy distributed to the north.
8	Carrotwood	<i>Cupaniopsis anacardioides</i>	10	24	18	10	8	Poor	Class 1 invasive. Recommend removal. Major trunk wound with decay.

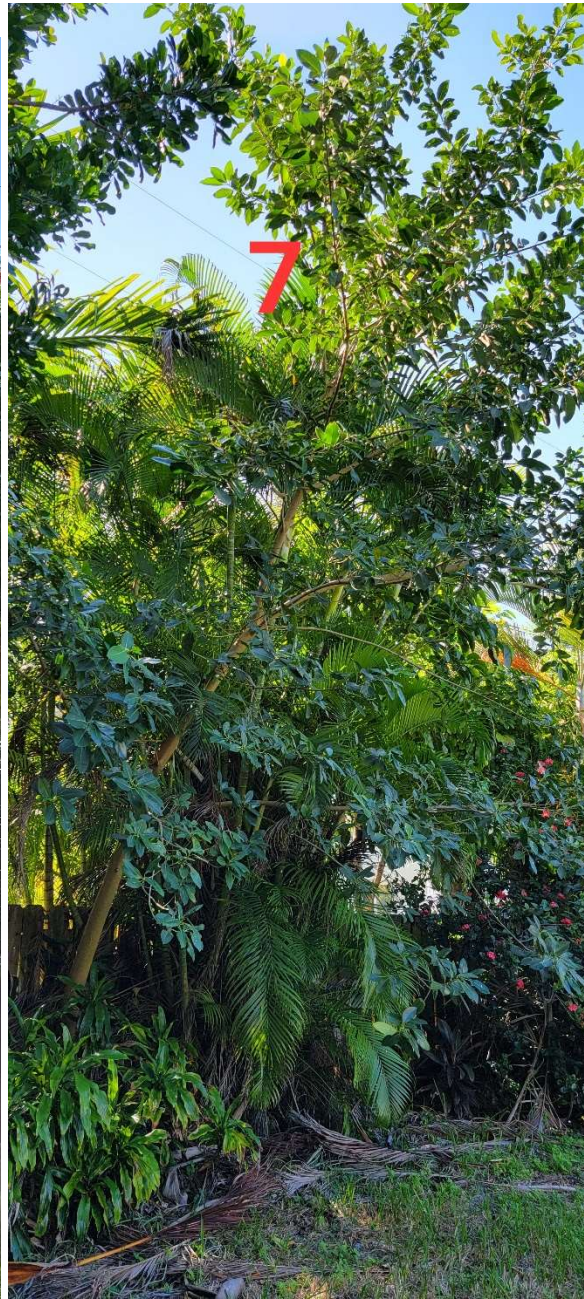
Appendix C: Photographs

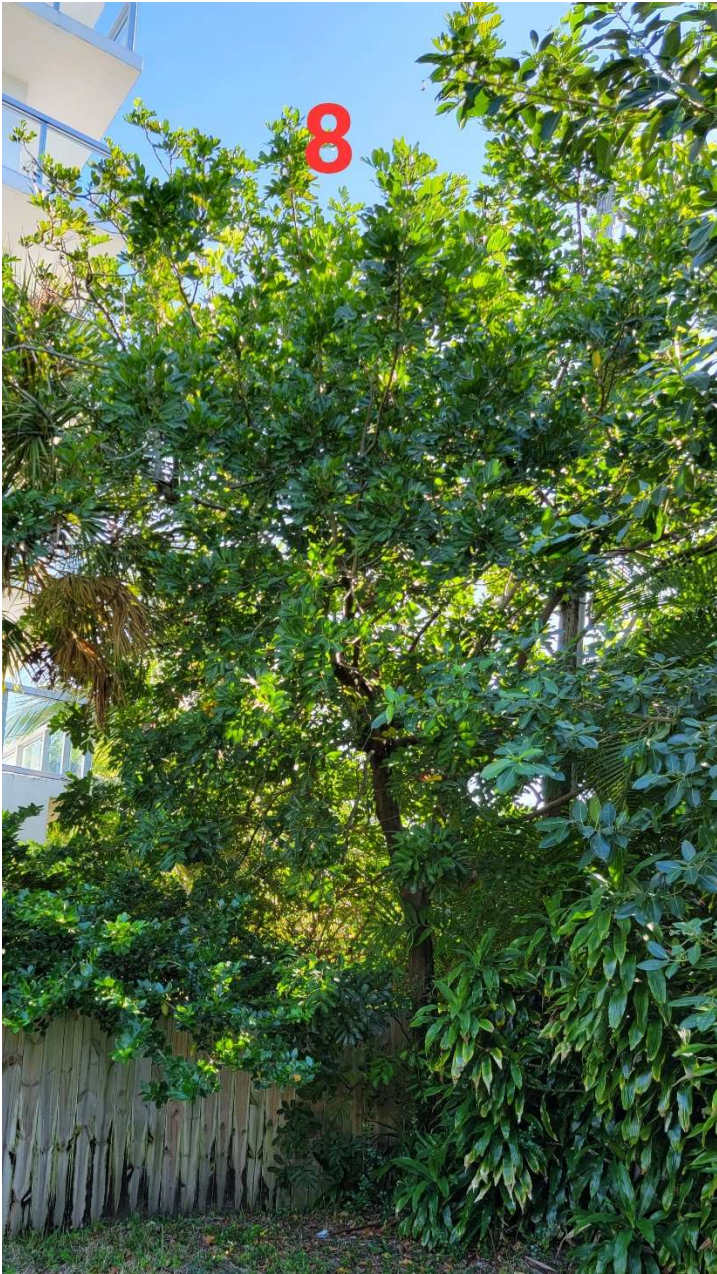












Appendix D: Tree Protection Detail

A. In instances where the recommended Tree Protection Zone extends over existing hardscape such as sidewalk or driveway, it may not be possible to fence the extent of the TPZ and an arborist's opinion of the extent of fencing should be sought.

B. There may be instances where site features are proposed to be installed within the TPZ. In instances where work must be performed within the TPZ, work shall be performed under supervision of the arborist or a landscape architect and determined to be safe for the tree due to position of structural roots and ensuring likelihood of proper availability of water and gas exchange. These features will be field located at time of installation to accommodate structural roots.

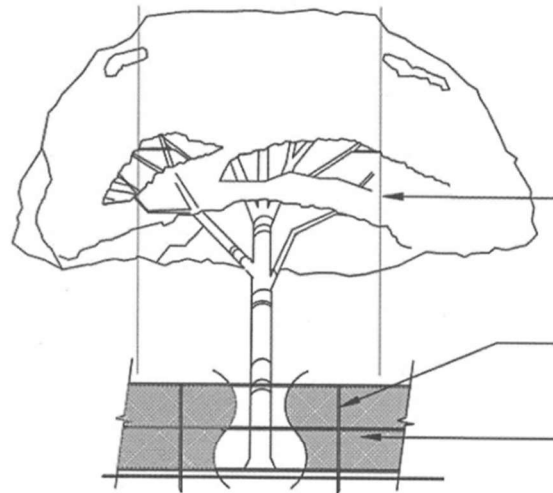
C. Recommended footage from base of trunk mentioned in matrices is an estimate only. Arborist should be consulted for direction on root pruning or protection zone changes if excavation reveals significant roots during the course of the project.

D. TPZ is sufficient to account for CRZ.

E. TPZ is a radius in feet measured from the root flare outward.

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

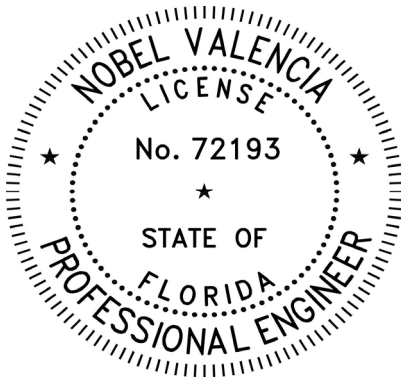


Civil Engineers

DRAINAGE CALCULATIONS

1130-40 100th Street

1130-40 100th Street, Bay Harbor Islands, FL.



Nobel
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cia

Digitally
signed by
Nobel
Valencia
Date:
2022.12.18
11:12:07
-05'00'

This item has been digitally signed and sealed by Nobel Valencia, 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.

12/18/2022

By: Nobel Valencia, P.E.

12/18/2022

COEFFICIENT OF RUNOFF

COEFFICIENT	IMPERVIOUS (C _i) 0.9	ROOF (C _r) 0.9	SWALE (C _s) 0.3	GRASS (C _g) 0.3
AREA	IMPERVIOUS (A _i)	ROOF (A _r)	SWALE (A _s)	GRASS (A _g)
AREA (Sq. Ft.)	1561.00	15209.00	4042.00	1688.00
AREA (Acres)	0.04	0.35	0.09	0.04
TOTAL AREA (Sq. Ft.)	A _t = A _i + A _r + A _s + A _g + A _p			A _t = 22500 Sq. ft
TOTAL AREA (Acres)	A _t = A _i + A _r + A _s + A _g + A _p			A _t = 0.52 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 = 0.747

DESIGN PARAMETERS

EXFILTRATION TRENCH FOR CATCH BASINS (ON-SITE)				GENERAL			
Rainfall Depth (in) 10 year/24 Hr	R=	6.20	inches	Total Area of Site (Acres)	=	0.52	Acres
Hydraulic conductivity, (K) cfs / ft²-ft.head *				Flood Zones	=	"AE"	
Test #1		1.20E-04		Base Flood Elevation (FEMA)	=	9.00	NGVD
Test #2				Dade County Flood Criteria	=	5.00	NGVD
	Average	1.20E-04		Water Table Elevation (October H.W.)	=	2.00	NGVD
Depth to Water Table (feet) **	(H ₂)	3.20	feet	Design Storm	=	10 year/24hr	
Non-Saturated Trench Depth (feet) **	(D _u)	1.50	feet	Time of Concentration (min.)	=	15	
Saturated Trench Depth (feet) **	(D _s)	11.80	feet				
Width (feet)	(W)	4	feet				
* Information Provided By:	All State Engineering						
* Test Conducted on :	12/9/2022						
** 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	1561.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Roof	A _r	15209.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Swale	A _s	4042.00	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	22500	0	0	0	0	0	0	0	0	0
TOTAL AREA (Acres)	A _t	0.52	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	22500	0	0	0	0	0	0	0	0	0
Volume Treated (acre-inch)	V	2.39	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	1.20E-04	1.20E-04	1.20E-04	1.20E-04	1.20E-04	1.20E-04	1.20E-04	1.20E-04	1.20E-04	1.20E-04
Depth to Water Table	H ₂	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Non-Saturated Trench Depth (feet)	D _u	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Saturated Trench Depth (feet)	D _s	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8
Length of Trench Required (ft)	L	222.01	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	250	0	0	0	0	0	0	0	0	0

PROJECT NAME **1130-40 100th Street**
ON-SITE Drainage
PROJECT LOCATION **1130-40 100th Street, Bay Harbor Islands, FL.**
DATE December 18, 2022

C FACTOR FOR IMPERVIOUS AREA	0.9
C FACTOR FOR PERVIOUS AREAS	0.3
ACRES OF IMPERVIOUS AREAS	0.38
ACRES OF PERVIOUS AREAS	0.13
LINEAR FEET OF FRENCH DRAIN PROVIDED	250.00
RATE OF EXFILTRATION PER LINEAR FOOT	0.010
WEIGHTED COEFFICIENT OF RUN-OFF	0.75
STORAGE AVAILABLE IN SYSTEM (C.F. PER 1000)	0.65
TOTAL DRAINAGE AREA	0.52

TIME TO GENERATE ONE INCH OF RUN-OFF IN MINUTES

VOLUME OF ONE INCH OF RUN-OFF IN C.F.	1875
DESIGN STORM EVENT	10 Year/24 Hr
INITIAL TIME OF CONCENTRATION	15
TIME TO GENERATE ONE INCH OF RUN-OFF	12.55
TOTAL TIME TO GENERATE ONE INCH OF RUN-OFF	27.55

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	2.85	0.86
10	6.74	2.60	1.56
15	6.20	2.39	2.15
20	5.74	2.21	2.66
25	5.34	2.06	3.09
30	4.99	1.93	3.47
40	4.42	1.70	4.09
50	3.96	1.53	4.59
60	3.59	1.39	4.99
90	2.80	1.08	5.84
120	2.30	0.89	6.39
150	1.95	0.75	6.77
180	1.69	0.65	7.05
240	1.34	0.52	7.44
360	0.94	0.36	7.87
480	0.73	0.28	8.10
720	0.50	0.19	8.35
1080	0.34	0.13	8.52
1440	0.26	0.10	8.61

TIME MIN.	EXF. C.F.S.	CUM-EXF+ST CUBIC FEET X 1000	STORAGE	TOTAL
0	2.49	0.00	0.65	0.65
5	2.49	0.75	0.65	1.40
10	2.49	1.49	0.65	2.14
15	2.49	2.24	0.65	2.89
20	2.49	2.98	0.65	3.63
25	2.49	3.73	0.65	4.38
30	2.49	4.47	0.65	5.12
40	2.49	5.97	0.65	6.62
50	2.49	7.46	0.65	8.11
60	2.49	8.95	0.65	9.60
90	2.49	13.42	0.65	14.07
120	2.49	17.90	0.65	18.55
150	2.49	22.37	0.65	23.02
180	2.49	26.85	0.65	27.50
240	2.49	35.80	0.65	36.45
360	2.49	53.70	0.65	54.35
480	2.49	71.60	0.65	72.25
720	2.49	107.40	0.65	108.05
1080	2.49	161.10	0.65	161.75
1440	2.49	214.80	0.65	215.45

SUMMARY OF ACCUMULATED INFLOWS AND OUTFLOWS

TIME MIN.	CUM-RUN	CUM-EXF--ST CUBIC FEET X 1000	OVERF.
0	0.00	0.65	-0.65
5	0.86	1.40	-0.54
10	1.56	2.14	-0.58
15	2.15	2.89	-0.73
20	2.66	3.63	-0.98
25	3.09	4.38	-1.29
30	3.47	5.12	-1.66
40	4.09	6.62	-2.53
50	4.59	8.11	-3.52
60	4.99	9.60	-4.61
90	5.84	14.07	-8.23
120	6.39	18.55	-12.16
150	6.77	23.02	-16.25
180	7.05	27.50	-20.45
240	7.44	36.45	-29.01
360	7.87	54.35	-46.48
480	8.10	72.25	-64.15
720	8.35	108.05	-99.70
1080	8.52	161.75	-153.23
1440	8.61	215.45	-206.84



All State Engineering & Testing Consultants, Inc.
TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMISTS-DRILLING-ENVIRONMENTAL SERVICES

December 12, 2022

Elliot Haddad
138 Pioneer Street
Brooklyn, NY 11231

RE: 7-Story Condominium
1130-1140 100th Street
Bay Harbor Islands, FL 3315

To whom it may concern:

This letter presents the results of All State Engineering & Testing Consultants, Inc. (ASETC) Geotechnical Engineering Study for the above referenced project. The purpose of the geotechnical engineering study was to evaluate the site subsurface conditions and provide foundation recommendations for the project.

Project Description

Our understanding of the site is based on our observations during our subsurface investigation. Information you provided to us indicates the project consists of the construction of a Proposed 7-Story Condominium Building..

Test Method and Subsurface Investigation

The borings were conducted in accordance with procedures outlined for Standard Penetration Test and split spoon sampling of soils by ASTM Method D-1586 as described below.

Two (2) feet long, two (2) inches O.D. split spoon sampler was driven into the ground by successive blows with a 140 lbs hammer dropping thirty (30) inches. The soil sampler was driven two (2) feet at a time (continuous method) then extracted for visual examination and classification of the soil samples.

The number of blows required for one (1) foot penetration of the sample is designated as "N" (known as the standard Penetration Resistance Value). The N Value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils. A general evaluation of soils is made from the established correlation between "N" and the relative density or consistency of soils. This dynamic method of soil testing has been widely accepted by foundation engineers and architects to conservatively evaluate the bearing capacity of soils.

The subsurface investigation consisted of performing five (5), 30-ft deep Standard Penetration Test (SPT) borings (B-1, B-2, B-3, B-4, B-5). The borings were performed on December 9, 2022.





All State Engineering & Testing Consultants, Inc.

TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMISTS-DRILLING-ENVIRONMENTAL SERVICES
12949 W Okeechobee Rd, Unit 4, Hialeah Gardens, FL 33018 Office: 305-888-3373 Fax: 305-888-7443 info@allstateengineering.com

PERCOLATION TEST USUAL OPEN HOLE - CONSTANT HEAD

DATE:	December 9, 2022	Test Number:	P-1
CLIENT:	Elliot Haddad		
CLIENT ADDRESS:	138 Pioneer Street, Brooklyn, NY 11231		
PROJECT:	7-Story Condominium		
PROJECT ADDRESS:	1130-1140 100th Street, Bay Harbor Island, FL 33154		
LOCATION OF TEST:	North Side of Lot		

INTERVAL	ELAPSED TIME (MINUTES)	GPM
1	1:00	6
2	1:00	6
3	1:00	6
4	1:00	6
5	1:00	6
6	1:00	6
7	1:00	6
8	1:00	6
9	1:00	6
10	1:00	6

DEPTH OF HOLE : 15 feet DIA. OF HOLE : 0.5 feet PERC. RATE: 6.0 GPM
DEPTH OF WATER TABLE BELOW GROUND SURFACE : 6 feet
SATURATED HOLE DEPTH : 9 feet STABILIZED FLOW RATE: 0.013368
k-VALUE: 1.20E-04

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0'-0" to 3'-0"	Sand with Rock Particles (Backfill)
3'-0" to 8'-0"	Beach Sand with Silt and Organics
8'-0" to 15'-0"	Gray Beach Sand with Lime Sand Traces

Field Technician: TH
Typed by: GO

Respectfully Submitted,

John Buscher, PE # 41844

All State Engineering & Testing
Consultants, Inc.





All State Engineering & Testing Consultants, Inc.

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12949 W Okeechobee Rd. Unit 4, Hialeah Gardens, FL 33018 Office: 305-888-3373 Fax: 305-888-7443 info@allstateengineering.com

PERCOLATION TEST USUAL OPEN HOLE - CONSTANT HEAD

DATE:	December 9, 2022	Test Number:	P-2
CLIENT:	Elliot Hadded		
CLIENT ADDRESS:	138 Pioneer Street, Brooklyn, NY 11231		
PROJECT:	Single Family Residence		
PROJECT ADDRESS:	1130-1140 100th Street, Bay Harbor Island, FL 33154		
LOCATION OF TEST:	South Side of Lot		

INTERVAL	ELAPSED TIME (MINUTES)	GPM
1	1:00	4
2	1:00	4
3	1:00	4
4	1:00	4
5	1:00	4
6	1:00	4
7	1:00	4
8	1:00	4
9	1:00	4
10	1:00	4

DEPTH OF HOLE : 15 feet DIA. OF HOLE : 0.5 feet PERC. RATE: 4.0 GPM
DEPTH OF WATER TABLE BELOW GROUND SURFACE : 6 feet
SATURATED HOLE DEPTH : 9 feet STABILIZED FLOW RATE: 0.008912
k-VALUE: 8.00E-05

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0'-0" to 3'-0"	Sand with Rock Particles (Backfill)
3'-0" to 8'-0"	Beach Sand with Silt and Organics
8'-0" to 15'-0"	Beach Sand with Lime Sand Traces

Field Technician: TH
Typed by: GO

Respectfully Submitted


No. 41844
12/11/22
John Buscher P.E. # 41844
All State Engineering & Testing
Consultants, Inc.
STATE OF FLORIDA
PROFESSIONAL ENGINEER



All State Engineering & Testing Consultants, Inc.

TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMISTS-DRILLING-ENVIRONMENTAL SERVICES
12949 West Okeechobee Rd, Hialeah Gardens, Florida 33018 / Phone: 305-888-3373 Fax: 305-888-7443

Boring Location Map

1130-1140 100th Street, Bay Harbor Islands, FL 33154



Legend

- ⊗ Boring Location
- ◊ Percolation Location





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"*



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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

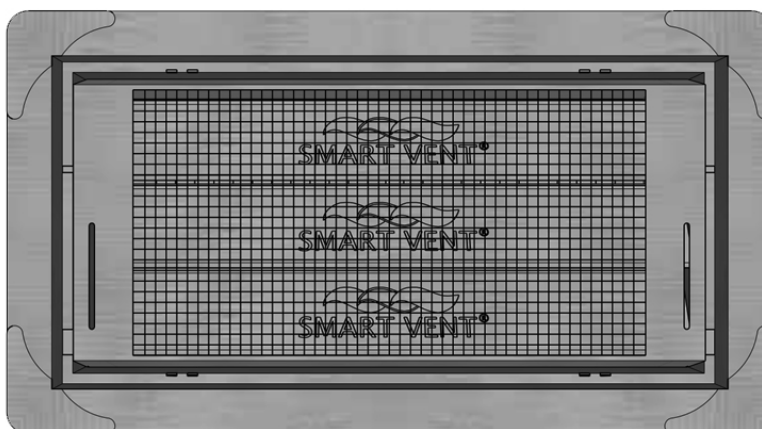


FIGURE 1—SMART VENT: MODEL 1540-510

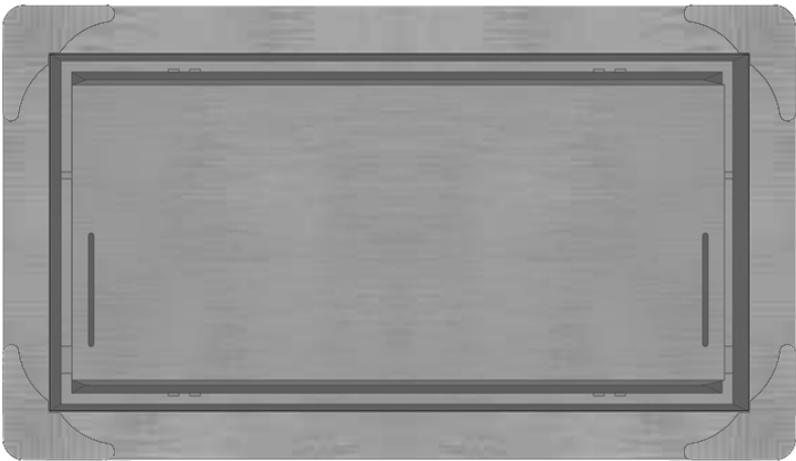


FIGURE 2—SMART VENT MODEL 1540-520

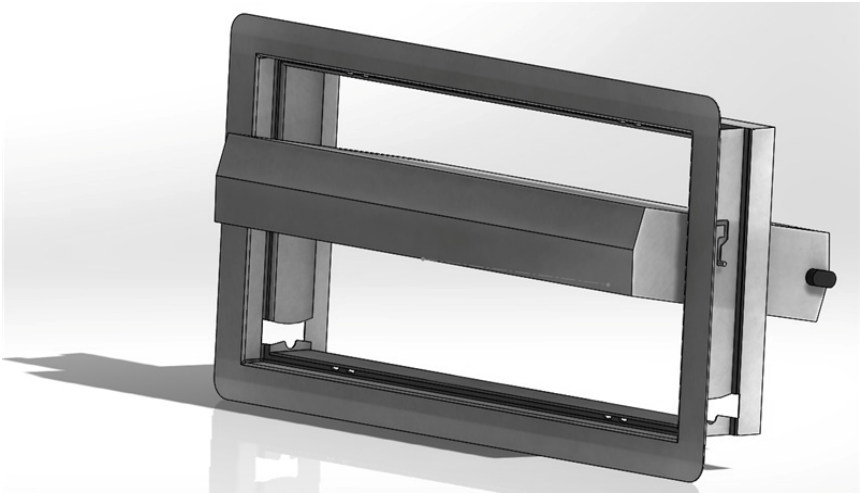


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

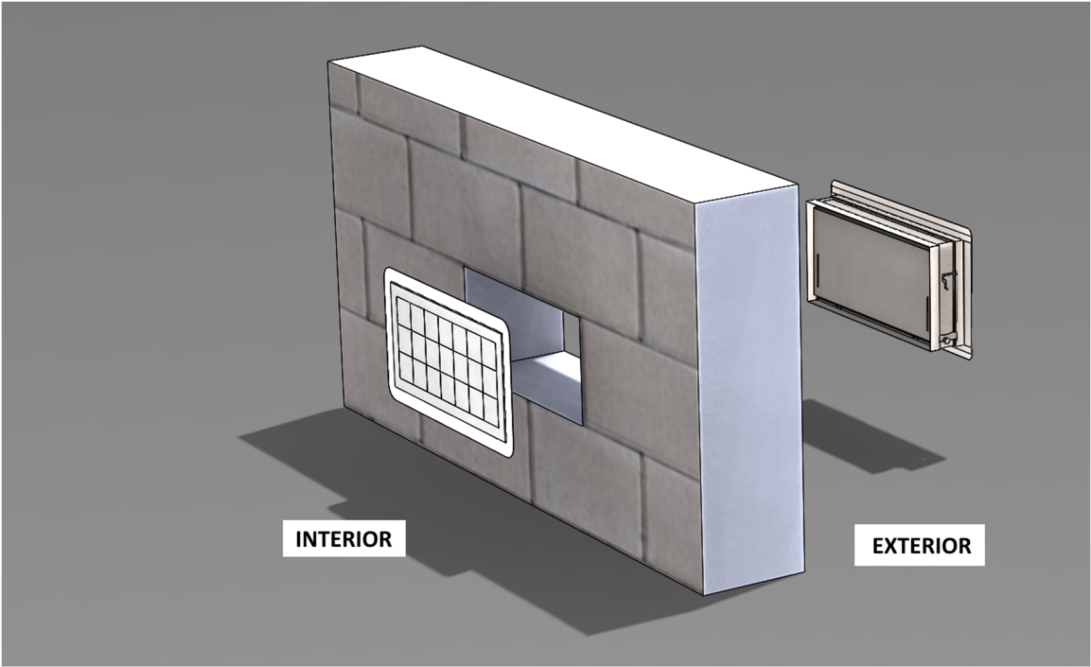


FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

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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.

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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 1130-1140 100TH ST
SITE PLAN REVIEW SUBMISSION
JAN 26, 2023

1130-1140 100TH STREET,
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DRAWING LIST

ARCHITECTURAL	
T-01	COVER SHEET
A-01	EXTERIOR RENDERING
A-02	EXTERIOR RENDERING
A-03	EXTERIOR RENDERING
A-04	AERIAL RENDERING
A-05	SITE AND CONTEXT PHOTOGRAPHS
A-06	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
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A-22	EXTERIOR ELEVATION - SOUTH
A-23	EXTERIOR ELEVATION - EAST
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A-31	COLOR EXTERIOR ELEVATION - NORTH
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CIVIL	
PD-1	COVER SHEET
PD-2	PAVING, GRADING, DRAINAGE PLANS&TYPICAL SECTIONS
PD-3	DRAINAGE&PAVEMENT DETAILS
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WS-2	WATER&SEWER PLAN&DETAILS
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LANDSCAPE	
L-02	1ST & 2ND FLOOR PLANTING PLAN
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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

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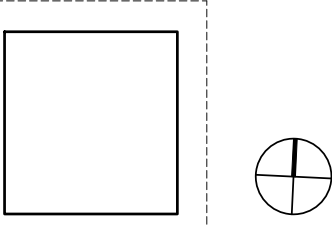
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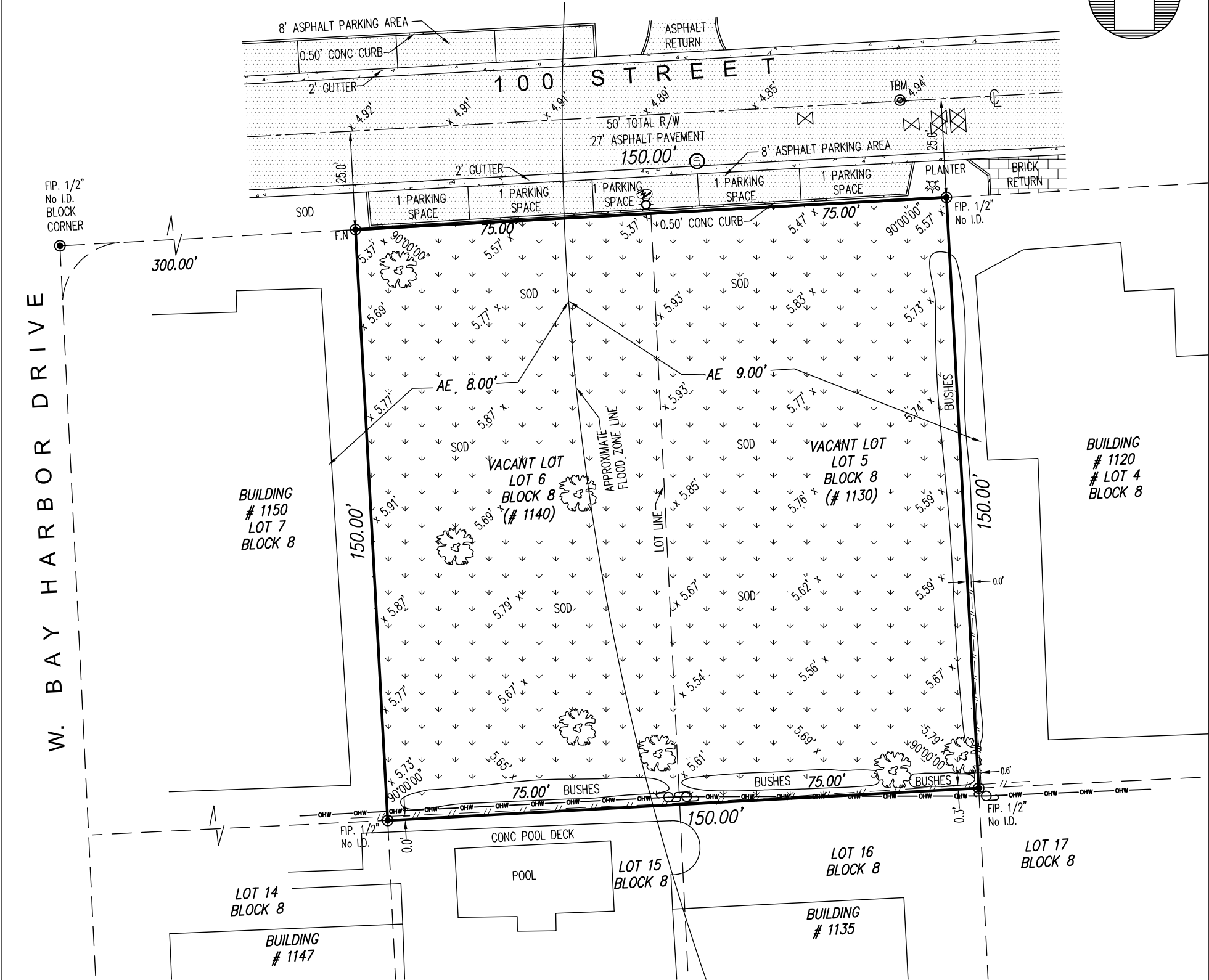
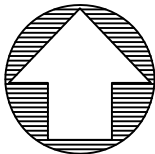
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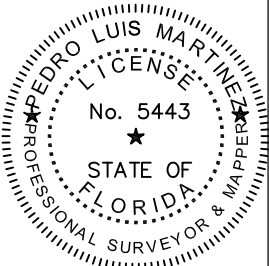
T-01

BOUNDARY SURVEY



TREE TABLE

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Canopy Diameter (feet)	TPZ Radius (feet)	Condition
1	Melaleuca	Melaleuca quinquenervia	85	33	45	71	Moderate
2	Strangler Fig	Ficus aurea	72	34	50	60	Moderate
3	Strangler Fig	Ficus aurea	30	35	35	25	Moderate
4	Melaleuca	Melaleuca quinquenervia	30	35	35	25	Poor
5	Mango Tree	Mangifera indica	27	18	26	23	Moderate
6	Brazilian Pepper	Schinus terebinthifolia	15	20	18	13	Poor
7	Strangler Fig	Ficus aurea	5	22	10	4	Poor
8	Carrotwood	Cupaniopsis anacardiodes	10	24	18	8	Poor



ABBREVIATIONS AND LEGEND:	
AC	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
C & G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
C.L.	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
F. 1/2"IP	=DENOTES FOUND IRON PIPE NOT IDENTIFIED
NO ID	=DENOTES ELECTRIC METER
E.M.	=DENOTES DRILL HOLE
D.H.	=DENOTES MEASURE
(M)	=DENOTES RECORD
(R)	=DENOTES RIGHT-OF-WAY
R/W	=DENOTES UTILITY EASEMENT
U.E.	=DENOTES PLAT BOOK
P.B.	=DENOTES PAGE
PG.	=DENOTES PERMANENT CONTROL POINT
P.C.P.	=DENOTES TREE
x 9.00'	=DENOTES CONCRETE LIGHT POLE
	=DENOTES ELECTRIC BOX
	=DENOTES EXISTING ELEVATION
	=DENOTES CATCH BASIN
	=DENOTES WATER METER
	=DENOTES WATER VALVE
	=DENOTES FIRE HYDRANT
---	=DENOTES WOOD FENCE
-x-x-	=DENOTES CHAIN LINK FENCE
-o-o-	=DENOTES METAL FENCE
-o-o-	=DENOTES OVERHEAD LINE
	=DENOTES FOUND IRON PIPE (NO ID.)
	=DENOTES FOUND NAIL AND DISC
	=DENOTES WOOD POWER POLE
	=DENOTES MANHOLE SANITARY
	=DENOTES ASPHALT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD
	=DENOTES TILE

GENERAL NOTES:

THIS SURVEY IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 29 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

BOUNDARY SURVEY		
DATE	DRAWN BY	SCALE
09-09-2022	I.C.	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
11/16/2022	ADD TREE & ELEVATIONS	

PROPERTY ADDRESS:

1130-1140 100th STREET, BAY HARBOR ISLANDS, FLORIDA, 33154

LEGAL DESCRIPTION:

LOT 5 AND LOT 6, BLOCK 8, OF " BAY HARBOR ISLAND " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

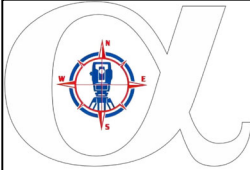
CERTIFIED TO:

- LEE COHEN

JOB NUMBER: 220905

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	09-09-2022	FLOOD ZONE:	COMMUNITY:	PANEL:
		AE	120637	0144
BENCH MARK:	R-243	ELEVATION:	DATE OF FIRM:	SUFFIX:
ELEVATION:	6.61'	8.0' 9.0'	09-11-2009	L



ALPHA C&N LAND SERVICES, LLC
BUSINESS LICENSE LB# 8426
5801 N.W. 2ND STREET, MIAMI, FL 33126
PH: (305) 588-6779 (305) 336-1123
ALPHACNLANDSERVICES@GMAIL.COM

SIGNED FOR THE FIRM
PEDRO LUIS MARTINEZ, LS No 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

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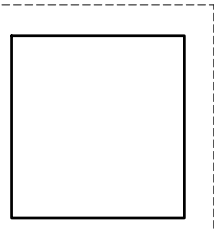
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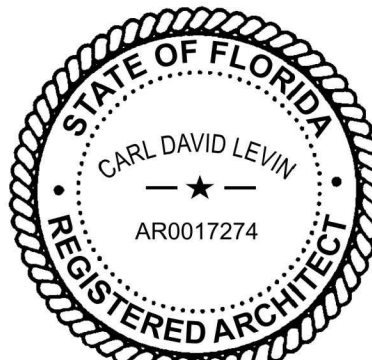
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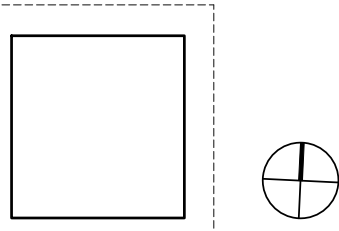
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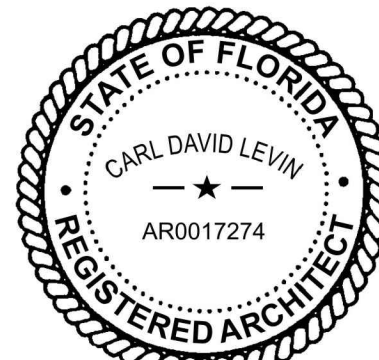
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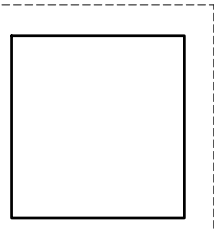
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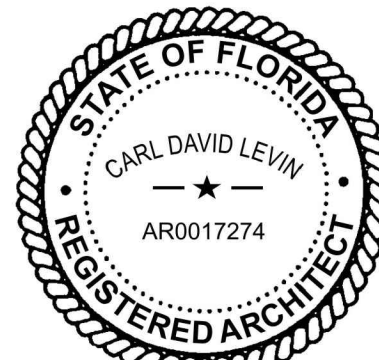
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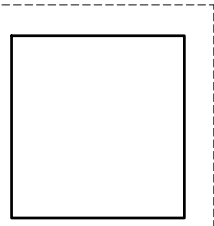
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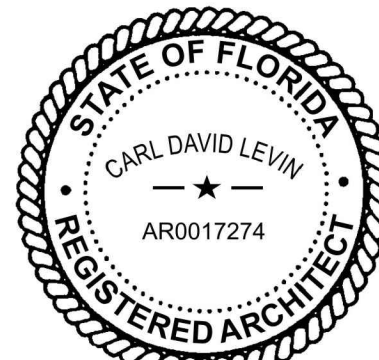
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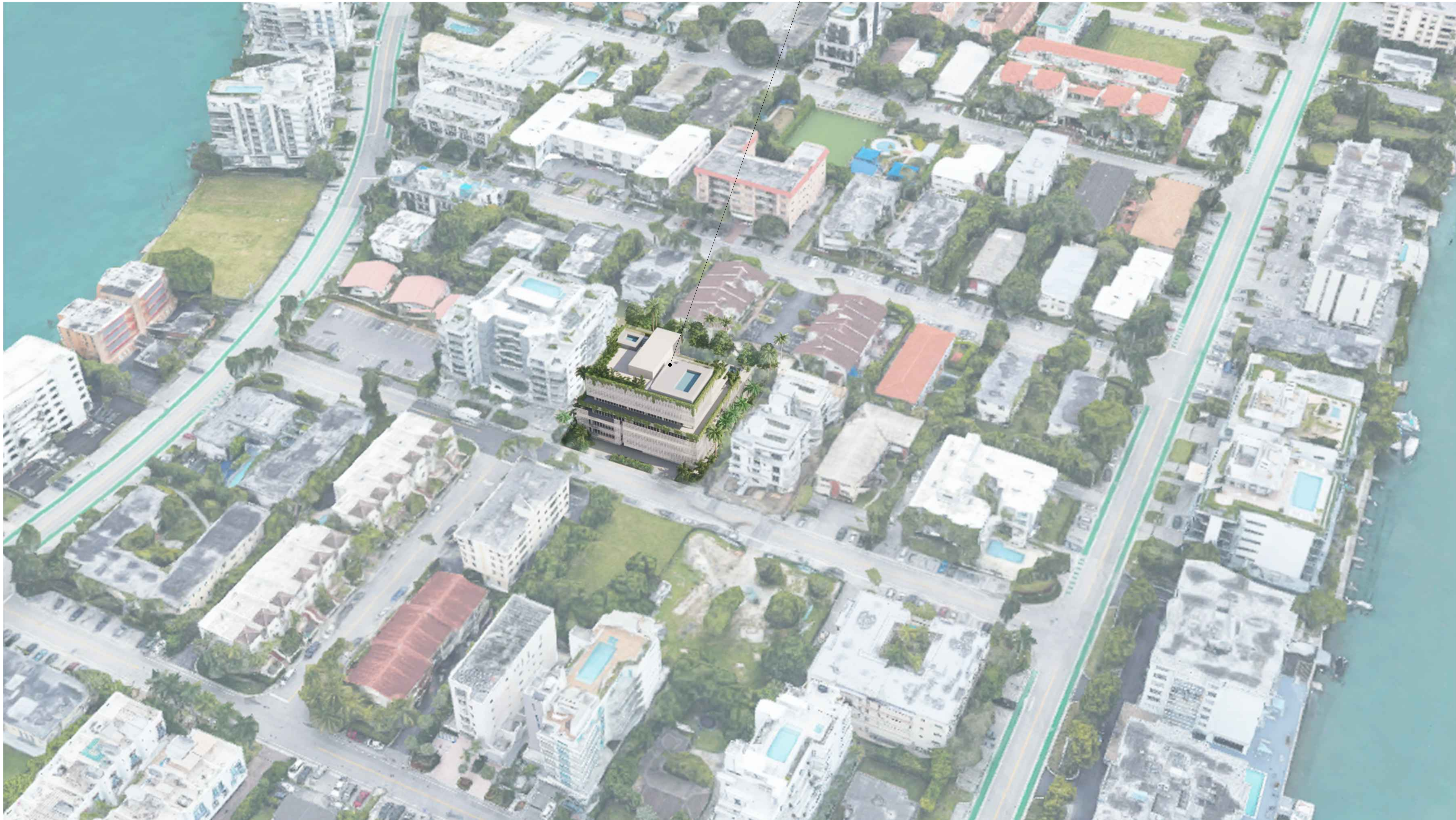
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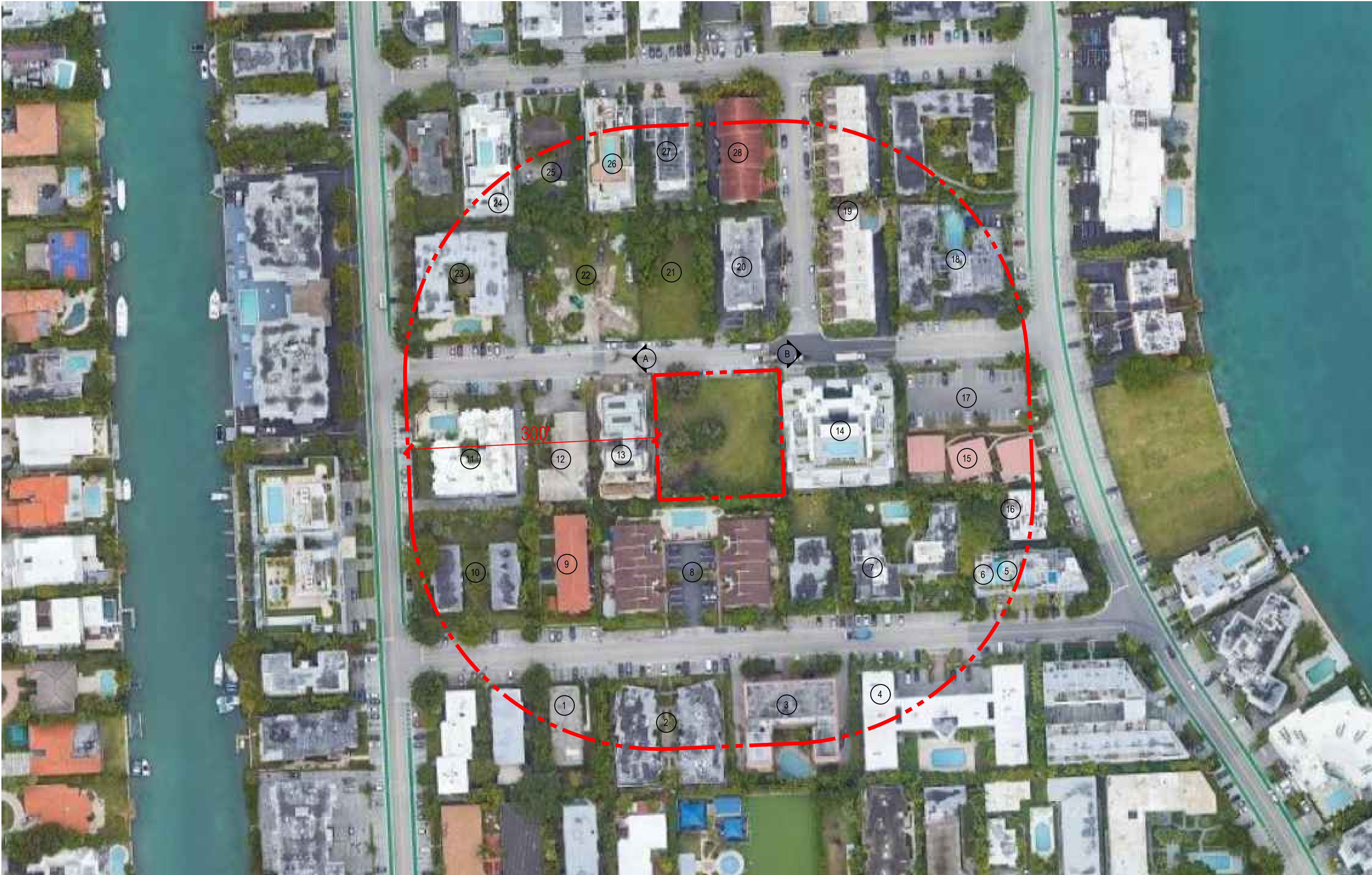
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1 AERIAL RENDERING
SCALE: 1/8" = 1' - 0"

ADJACENT LAND USES

ADDRESS	STORIES	LAND USES (DWELLING UNITS)
1. 1160 99TH STREET	2	RESIDENTIAL (4 D.U.)
2. 1140 99TH STREET	2	RESIDENTIAL (16 D.U.)
3. 1120 99TH STREET	5	RESIDENTIAL (25 D.U.)
4. 1080 99TH STREET	3	RESIDENTIAL (23 D.U.)
5. 1075 99TH STREET	3	RESIDENTIAL (1 D.U.)
6. 1065 99TH STREET	3	RESIDENTIAL (1 D.U.)
7. 1085 99TH STREET	2	RESIDENTIAL (4 D.U.)
8. 1135 99TH STREET	2	RESIDENTIAL (8 D.U.)
9. 1165 99TH STREET	2	RESIDENTIAL (7 D.U.)
10. 1175 99TH STREET		UNDER CONSTRUCTION
11. 9917 W BAY HARBOR DR	3	RESIDENTIAL (11 D.U.)
12. 1160 100TH STREET	2	RESIDENTIAL (6 D.U.)
13. 1150 100TH STREET	4	UNDER CONSTRUCTION
14. 1120 100TH STREET	8	RESIDENTIAL (26 D.U.)
15. 9970-9980 E BAY HARBOR DR	1	RESIDENTIAL (3 D.U.)
16. 9950 E BAY HARBOR DR	2	RESIDENTIAL (4 D.U.)
17. 9665 BAY HARBOR TERR		VACANT
18. 10002 E BAY HARBOR DR	2	RESIDENTIAL (18 D.U.)
19. 10011-10093 BAY HARBOR TERR	3	RESIDENTIAL (12 D.U.)
20. 10000 BAY HARBOR TERR	5	RESIDENTIAL (12 D.U.)
21. 1145 100TH STREET		UNDER CONSTRUCTION
22. 1155-1167 100TH STREET		UNDER CONSTRUCTION
23. 10001 W BAY HARBOR DR	4	RESIDENTIAL (33 D.U.)
24. 1170 101ST STREET	7	RESIDENTIAL (15 D.U.)
25. 1160-1164 101ST STREET	1	RESIDENTIAL (2 D.U.)
26. 1150 101ST STREET	7	RESIDENTIAL (17 D.U.)
27. 1140 101ST STREET	6	RESIDENTIAL (10 D.U.)
28. 10090-10010 BAY HARBOR TERR	2	RESIDENTIAL (6 D.U.)



2 SITE PHOTOGRAPH



A. WEST STREET VIEW

B. EAST STREET VIEW

13. 1150 100TH STREET

14. 1120 100TH STREET

20. 10000 BAY HARBOR TERR

21. 1145 100TH STREET

1 CONTEXT PHOTOGRAPHS

BHI 1130-1140 100TH ST
1130-1140 100TH STREET,
BAY HARBOR ISLANDS, FL 33154

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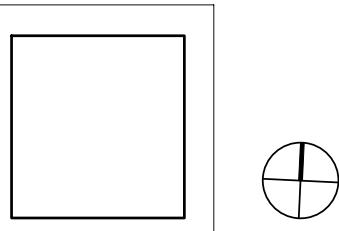
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KEY PLAN

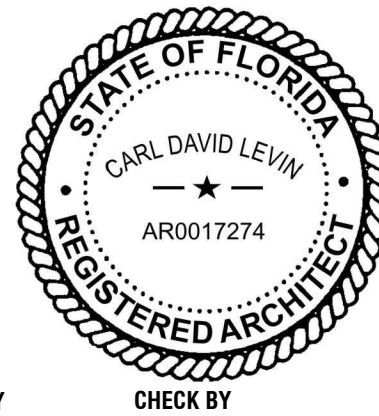


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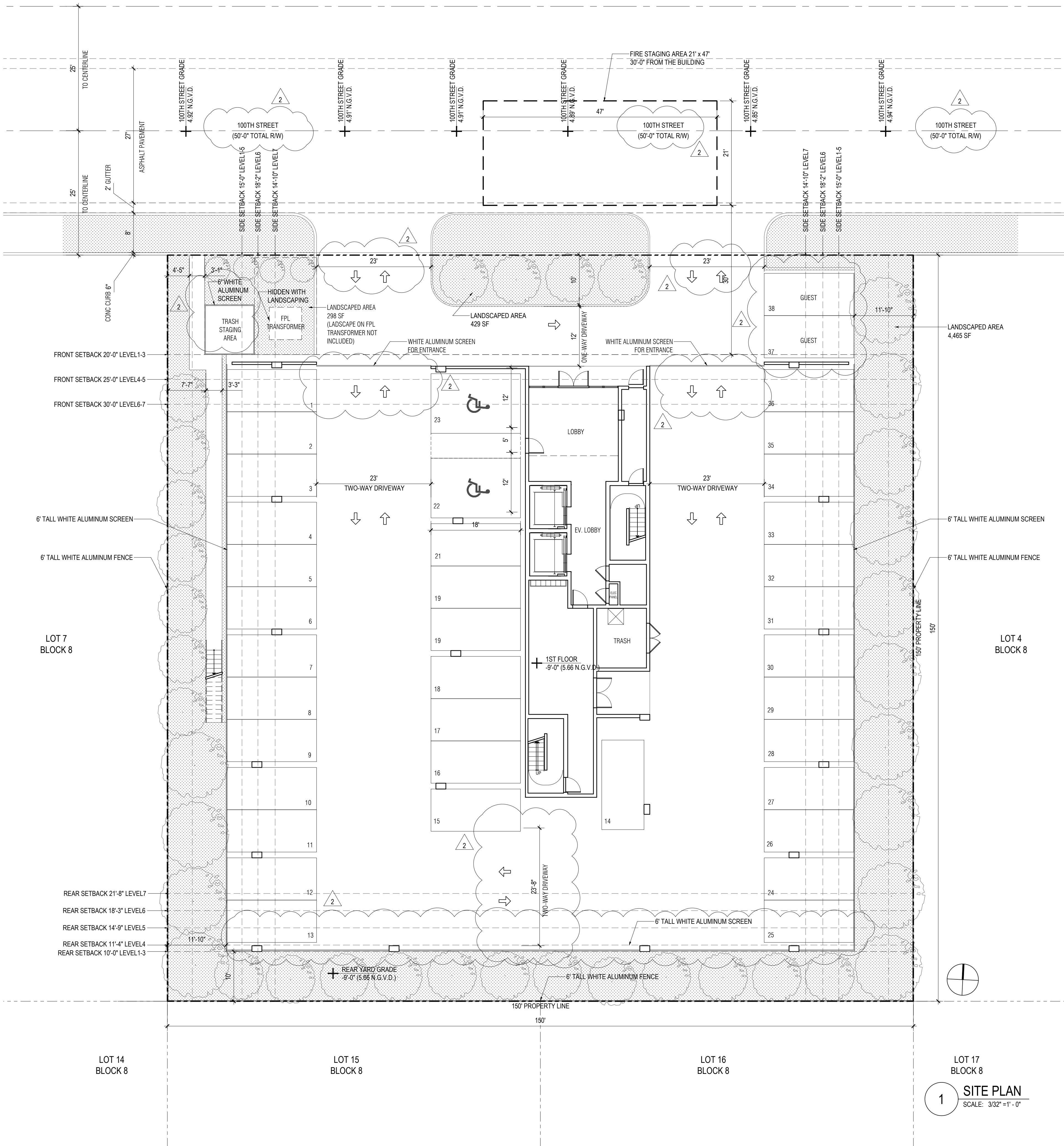
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TITLE
SITE AND CONTEXT PHOTOGRAPHS

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A-05

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FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00 / AE 9.00
COMMUNITY NUMBER:	120637
PANEL NUMBER:	120660144
SUFFIX:	9.00 NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	14.67' NGVD
BUILDING ELEVATIONS ARE BASED ON:	CONSTRUCTION DRAWING NGVD 1929
ELEVATION DATUM USED:	5.66' NGVD
A) TOP OF BOTTOM FLOOR:	14.67' NGVD
B) TOP OF THE NEXT HIGHER FLOOR:	N/A
C) BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	5.66' NGVD
D) ATTACHED GARAGE (TOP OF SLAB):	14.67' NGVD
E) LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING:	5.59' NGVD
F) LOWEST ADJACENT GRADE NEXT TO BUILDING:	5.65' NGVD
G) HIGHEST ADJACENT GRADE NEXT TO BUILDING:	N/A
H) LOWEST ADJACENT GRADE AT LOWEST ELEVATION OF DECK OR STAIRS, INCLUDING STRUCTURAL SUPPORT:	4.94' NGVD
I) HIGHEST CROWN OF ROAD:	

SITE REQUIREMENTS

ALLOWED / REQUIRED:	PROPOSED:
LOT AREA:	22,500 SF (0.517 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 0.517 X 34 = 17.5 (18 UNITS)
BUILDING HEIGHT:	65'-0"
BUILDING LENGTH:	120'-0"
LANDSCAPE REQUIREMENTS:	MIN. 20 PERCENT LANDSCAPED 'GREEN' OPEN SPACE AT GROUND LEVEL 1ST FLOOR = 22,500 SF X 20% = 4,500 SF
BUILDING ROOF DESIGN:	MIN. 15 PERCENT OF FLAT ROOF DECK SHALL BE LANDSCAPED 3RD FLOOR: 1,540 SF x 15% = 231 SF 4TH FLOOR: 1,070 SF x 15% = 160.5 SF 5TH FLOOR: 2,787 SF x 15% = 517.5 SF 7TH FLOOR: 837 SF x 15% = 125.6 SF ROOF: 3,910 SF x 15% = 586.6 SF

SETBACK REQUIREMENTS

ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	BUILDING LESS THAN 30'-0" BUILDING LESS THAN 45'-0" BUILDING LESS THAN 65'-0"
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 FOR DEVELOPMENTS ON MORE THAN ONE LOT THE MINIMUM SETBACK FROM EACH SIDE LOT LINE SHALL BE EQUAL TO 10% OF THE STREET FRONTAGE OF THE LOT BUT NOT LESS THAN TEN'
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"

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
18 LIVING UNITS, 7 STORIES	
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 = 520 GAL x 18 D.U. = 9,360 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 = 405.6 GAL x 18 D.U. = 7,300.8 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 = 1.64 GAL x 18 D.U. = 29.58 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY = 5.44 TRIPS x 18 D.U. = 97.92 TRIPS 5.44 x 0.36 A.M. PEAK = 1.96 TRIPS x 18 D.U. = 35.28 TRIPS A.M. PEAK 5.44 x 0.44 P.M. PEAK = 2.39 TRIPS x 18 D.U. = 43.02 TRIPS P.M. PEAK
POTABLE WATER:	9,360 GAL PER DAY - 0 GAL PER DAY = 9,360 GAL PER DAY DIFFERENCE
SANITARY SEWER:	7,300.8 GAL PER DAY - 0 GAL PER DAY = 7,300.8 GAL PER DAY DIFFERENCE
SOLID WASTE:	29.58 GAL PER DAY - 0 GAL PER DAY = 29.58 GAL PER DAY DIFFERENCE
TRAFFIC:	97.92 TRIPS - 0 TRIPS = 97.92 TRIPS DIFFERENCE 35.28 TRIPS A.M. PEAK - 0 TRIPS = 35.28 TRIPS A.M. PEAK DIFFERENCE 43.02 TRIPS P.M. PEAK - 0 TRIPS = 43.02 TRIPS P.M. PEAK DIFFERENCE

UNIT MIX CHART

UNIT / # OF BEDROOM	REQUIRED:	PROVIDED:	UNIT / # OF BEDROOM	REQUIRED:	PROVIDED:	UNIT / # OF BEDROOM	REQUIRED:	PROVIDED:	UNIT / # OF BEDROOM	REQUIRED:	PROVIDED:
2A / 3	1,350 SF	2,888 SF	3C / 3	1,350 SF	2,445 SF	5A / 4	1,550 SF	3,176 SF	7A / 3	1,350 SF	2,452 SF
2B / 3	1,350 SF	2,692 SF	3D / 3	1,350 SF	2,454 SF	5B / 4	1,550 SF	2,628 SF	7B / 3	1,350 SF	2,572 SF
2C / 3	1,350 SF	2,462 SF	4A / 4	1,550 SF	2,757 SF	6A / 4	1,550 SF	2,932 SF			
2D / 3	1,350 SF	2,667 SF	4B / 3	1,350 SF	2,152 SF	6B / 4	1,550 SF	2,648 SF			
3A / 4	1,550 SF	3,030 SF	4C / 2	1,150 SF	2,192 SF						
3B / 4	1,550 SF	2,853 SF	4D / 3	1,350 SF	2,171 SF						

PROJECT DESCRIPTION

LEGAL DESCRIPTION:	LOT 5 AND LOT 6, BLOCK 8, OF 'BAY HARBOR ISLAND' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	13-2227-001-1690, 13-2227-001-1690
PROJECT NAME:	BH1 1130-1140 100TH ST
PROJECT ADDRESS:	1130-1140 100TH STREET, BAY HARBOR ISLANDS, FL 33154
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLAND
ZONING:	RM-2 (MULTIPLE FAMILY-DISTRICT, NON-WATERFRONT LOTS)
COMPREHENSIVE FLUM CATEGORY:	RESIDENTIAL MEDIUM-HIGH DENSITY 6-34 DUA
OCCUPANCY CLASSIFICATION:	R-2 AS PER FBC 2020 SECTION 310.4
GROSS LOT AREA:	22,500 SF (0.517 ACRES)
BASE FLOOD ELEVATION:	9.00' NGVD
DESIGN FLOOD ELEVATION:	9.00' +1' = 10.00' NGVD
BUILDING HEIGHT:	64'-8 1/16"
BUILDING STORIES:	7

PARKING REQUIREMENTS

REQUIRED:	PROPOSED:
RESIDENTIAL:	2 PS PER DWELLING UNIT (18 UNITS X 2 PS = 36 PS)
	1 GUEST PS PER LOT (2 LOTS X 1 PS = 2 PS)
PARKING PER FLOOR	
LEVEL 1 (PARKING GARAGE)	36 STANDARD PS + 2 ACCESSIBLE PS = 38 PS
	TOTAL 38 PS

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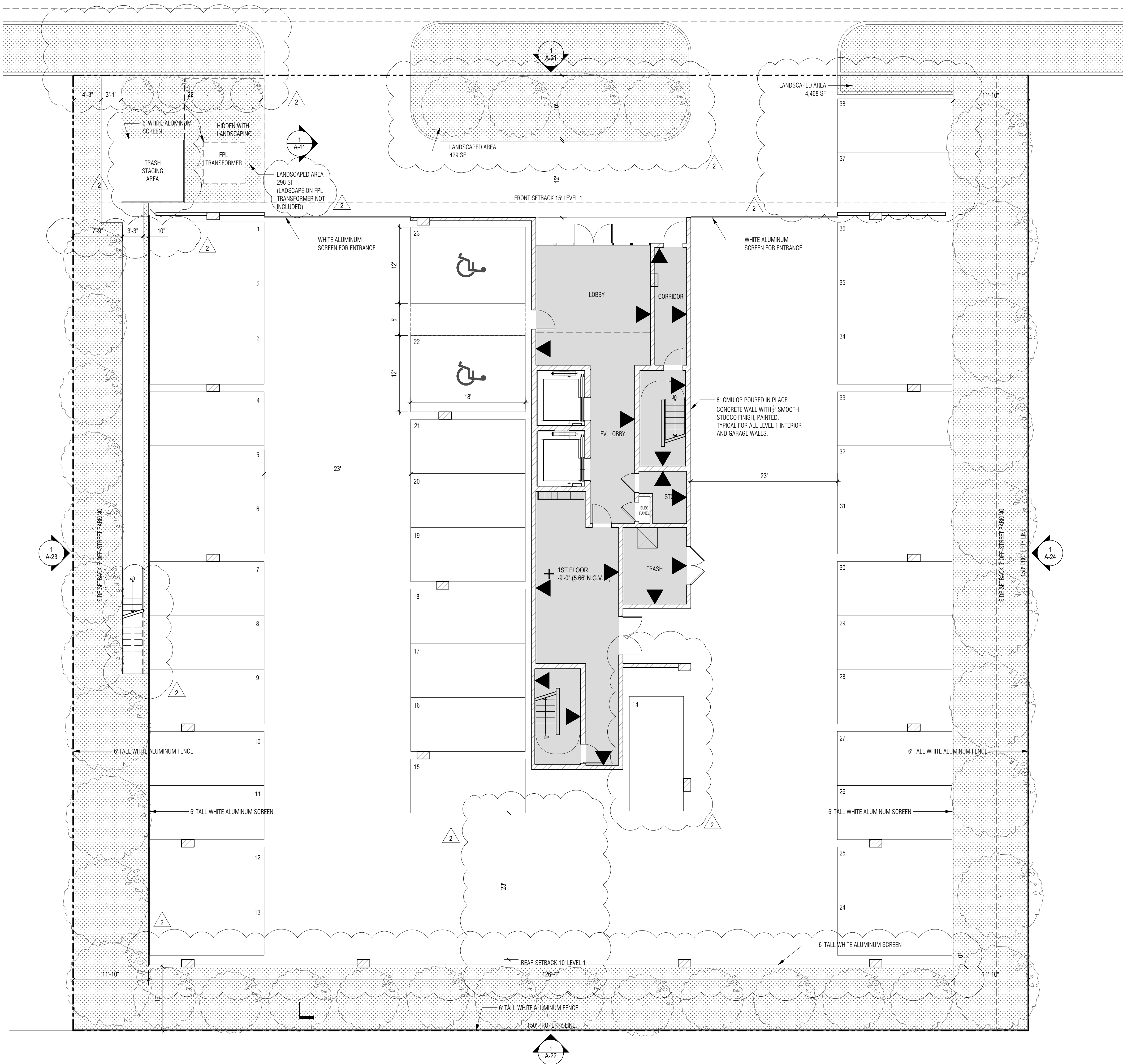
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SITE PLAN

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DRAWING KEY

- 8" CMU OR POURED IN PLACE CONCRETE WALL WITH 1/2" SMOOTH STUCCO FINISH, PAINTED
- WET FLOOD AREA
- ENGINEERED FLOOD VENT (SMART VENT MO. NO. 1540-520)

SHEET NOTES

- ALL MATERIALS BELOW BFE +1 (9'00" N.G.V.D.) TO BE COMPATIBLE WITH FLOOD-RESISTANT MATERIALS IN ACCORDANCE WITH SECTION 5, ASCE 24.
- PROPOSED LAYOUT DESIGNED TO PROVIDE FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTION 2.6.2, ASCE 24.
- ALL FLOOD VENTS TO COMPLY WITH THE DESIGN PRINCIPLE NOTED IN SECTION 2.7.2.2 AND SECTION 2.7.3 OF ASCE/SEI 24-14 FOR A MAXIMUM RATE OF RISE AND FALL OF 5.0 FEET PER HOUR (0.423 MM/S).

FLOOD VENT CALCULATION

FLOOD VENT SIZE = 16" W x 8" H X 3'D
FLOOD VENT OPENING SIZE = 16.25" W X 8.25" H
FLOOD VENT COVERAGE = 200 SF

WET FLOODED AREA 1: LOBBY & EV. LOBBY = 513 SF
2 X FLOOD VENT = 3 X 200 SF = 600 SF
FLOOD COVERAGE = 600 SF > WET FLOODED AREA 513 SF

WET FLOODED AREA 2: CORRIDOR = 93 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 93 SF

WET FLOODED AREA 3: MAIL ROOM AND SECOND LOBBY = 404 SF
2 X FLOOD VENT = 3 X 200 SF = 600 SF
FLOOD COVERAGE = 600 SF > WET FLOODED AREA 404 SF

WET FLOODED AREA 4: STAIRCASE 1 = 108 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 108 SF

WET FLOODED AREA 5: STAIRCASE 2 = 108 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 108 SF

WET FLOODED AREA 6: TRASHROOM = 120 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 120 SF

WET FLOODED AREA 7: STORAGE = 51 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 51 SF

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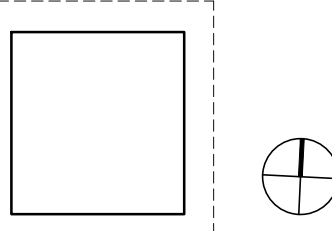
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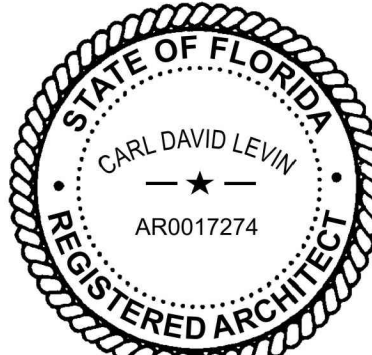
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TITLE
1ST FLOOR
FLOOR PLAN

DRAWING NO.

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

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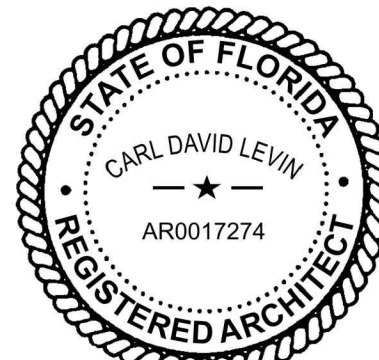
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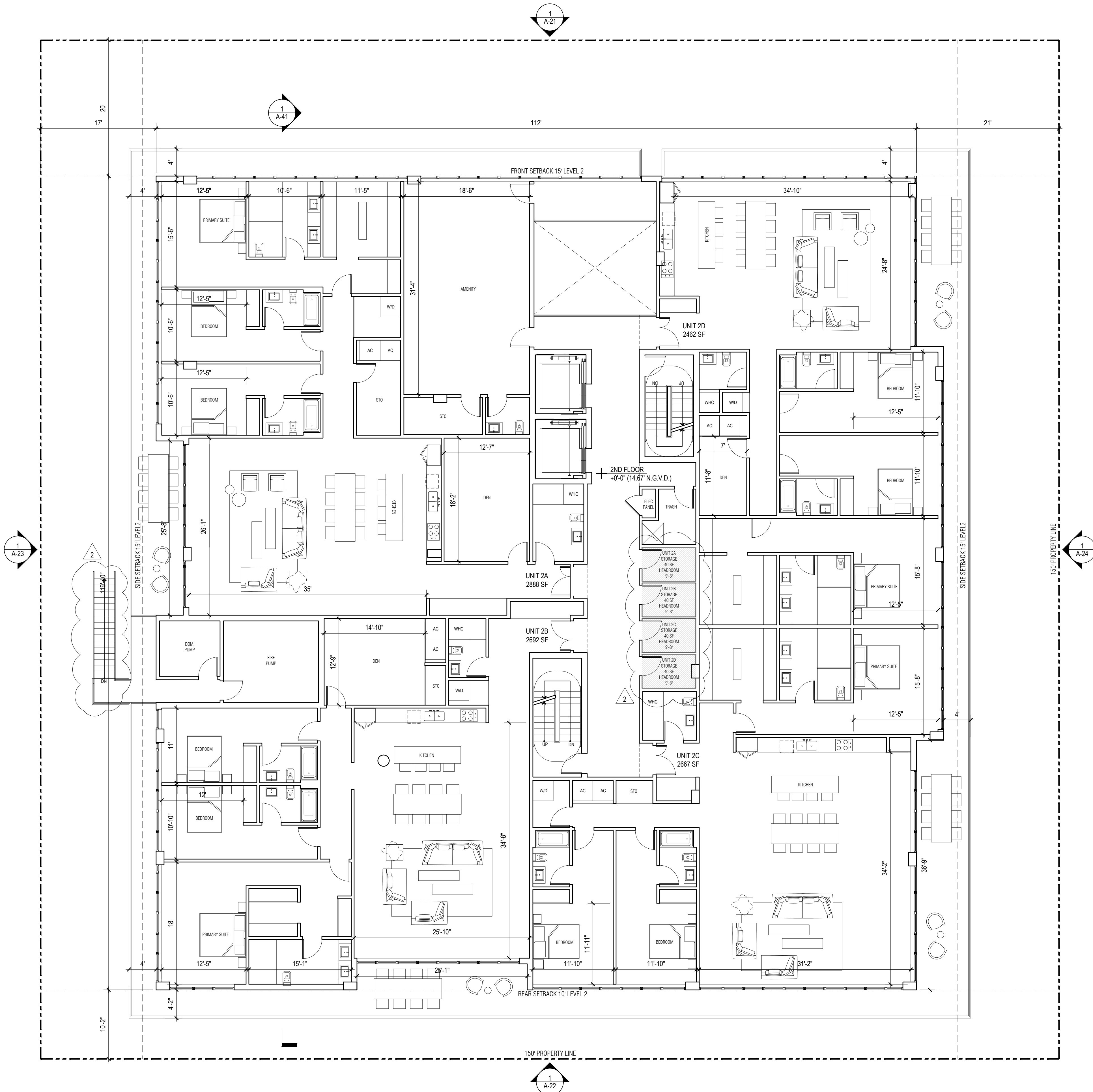
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2ND FLOOR
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1 2ND FLOOR PLAN
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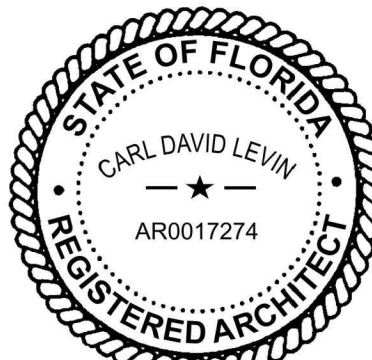
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3RD FLOOR
FLOOR PLAN

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A-13



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

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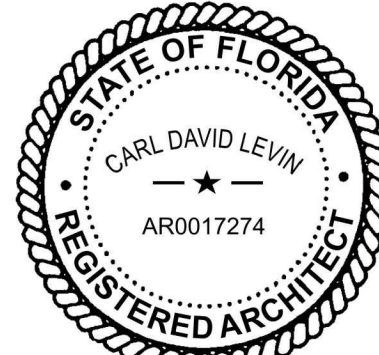
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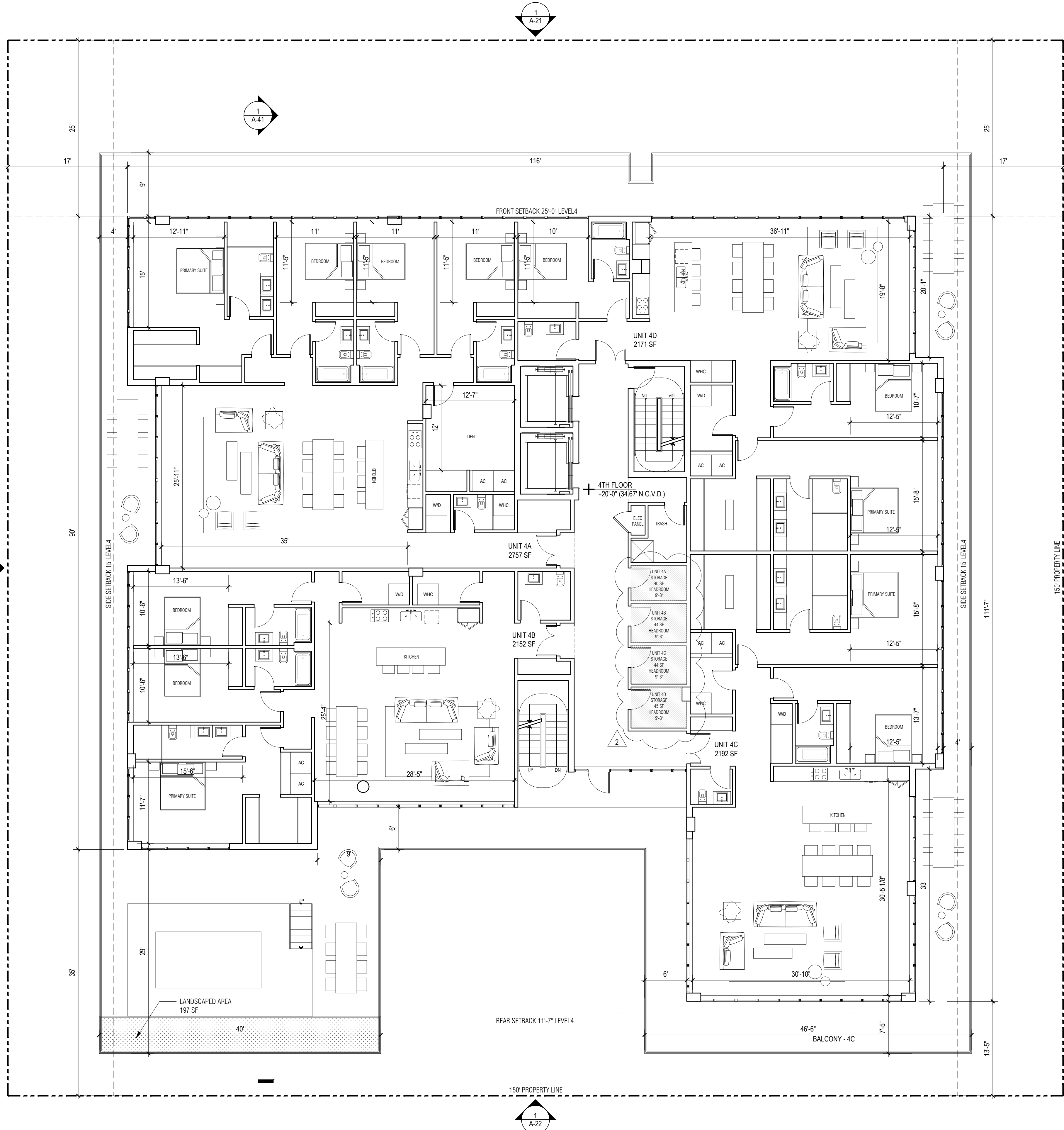
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4TH FLOOR
FLOOR PLAN

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1 4TH FLOOR PLAN
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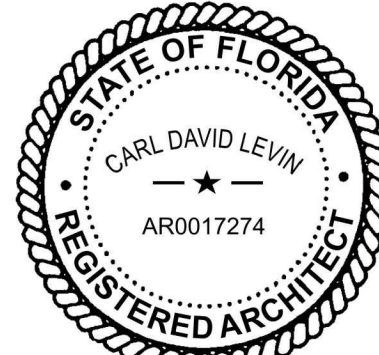
DOB APPROVAL SCAN

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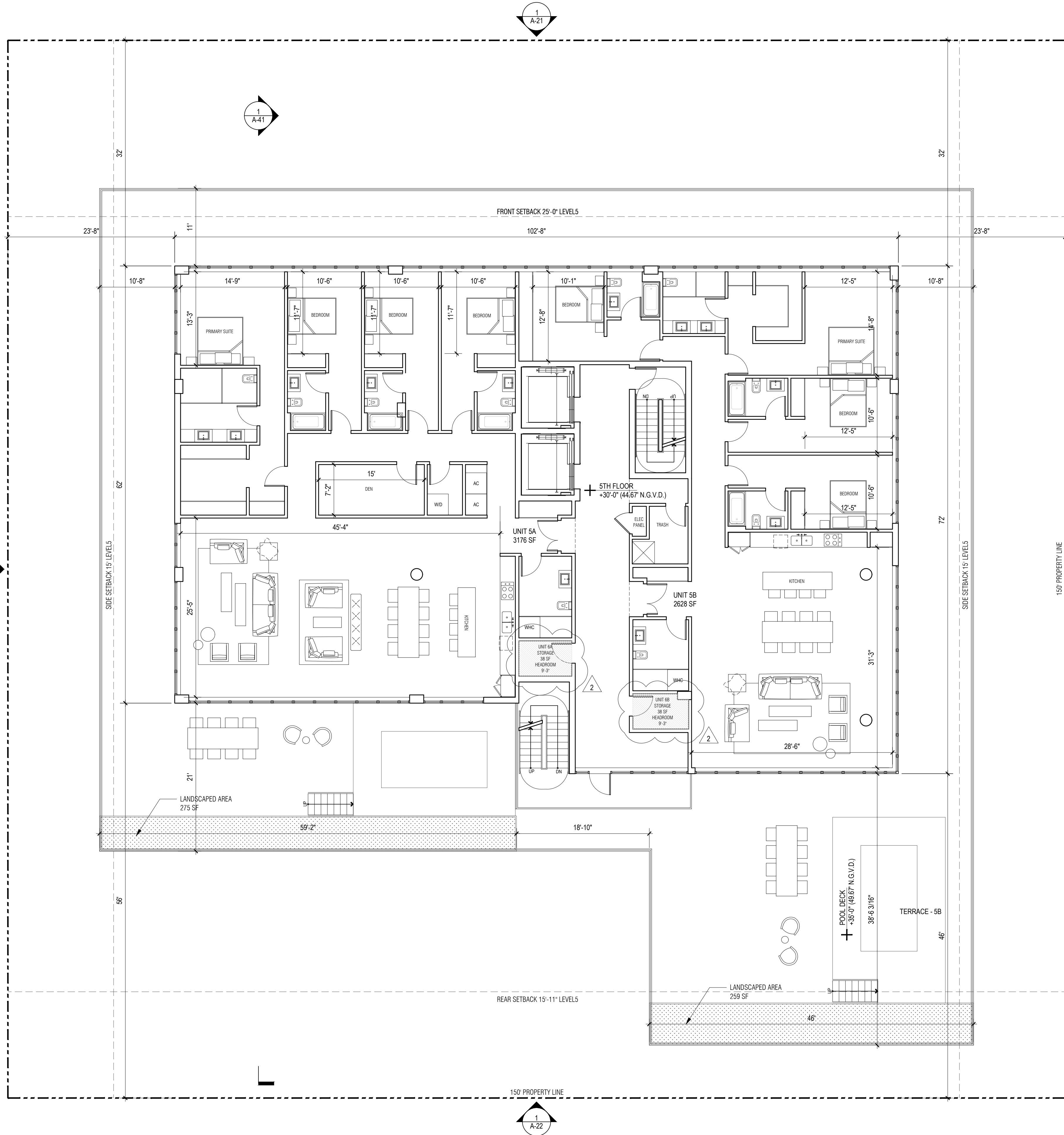
TITLE
5TH FLOOR
FLOOR PLAN

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A-15

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

BHI 1130-1140 100TH ST
1130-1140 100TH 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
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

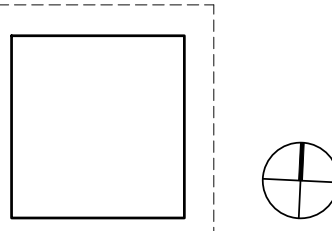
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

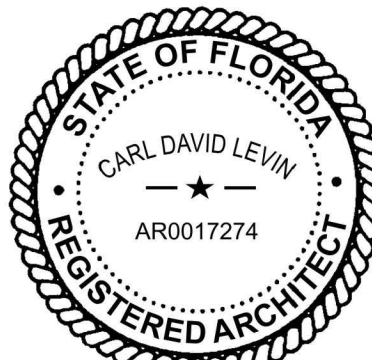
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01 ISSUE FOR SITE PLAN REVIEW	12.29.2022
02 ISSUE FOR SITE PLAN REVIEW	01.26.2023

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TITLE
6TH FLOOR
FLOOR PLAN

DRAWING NO.

A-16

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

BHI 1130-1140 100TH ST
1130-1140 100TH 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
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

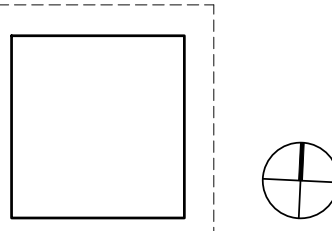
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

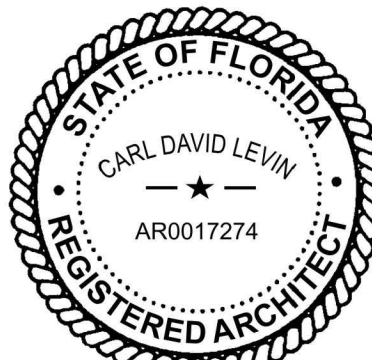
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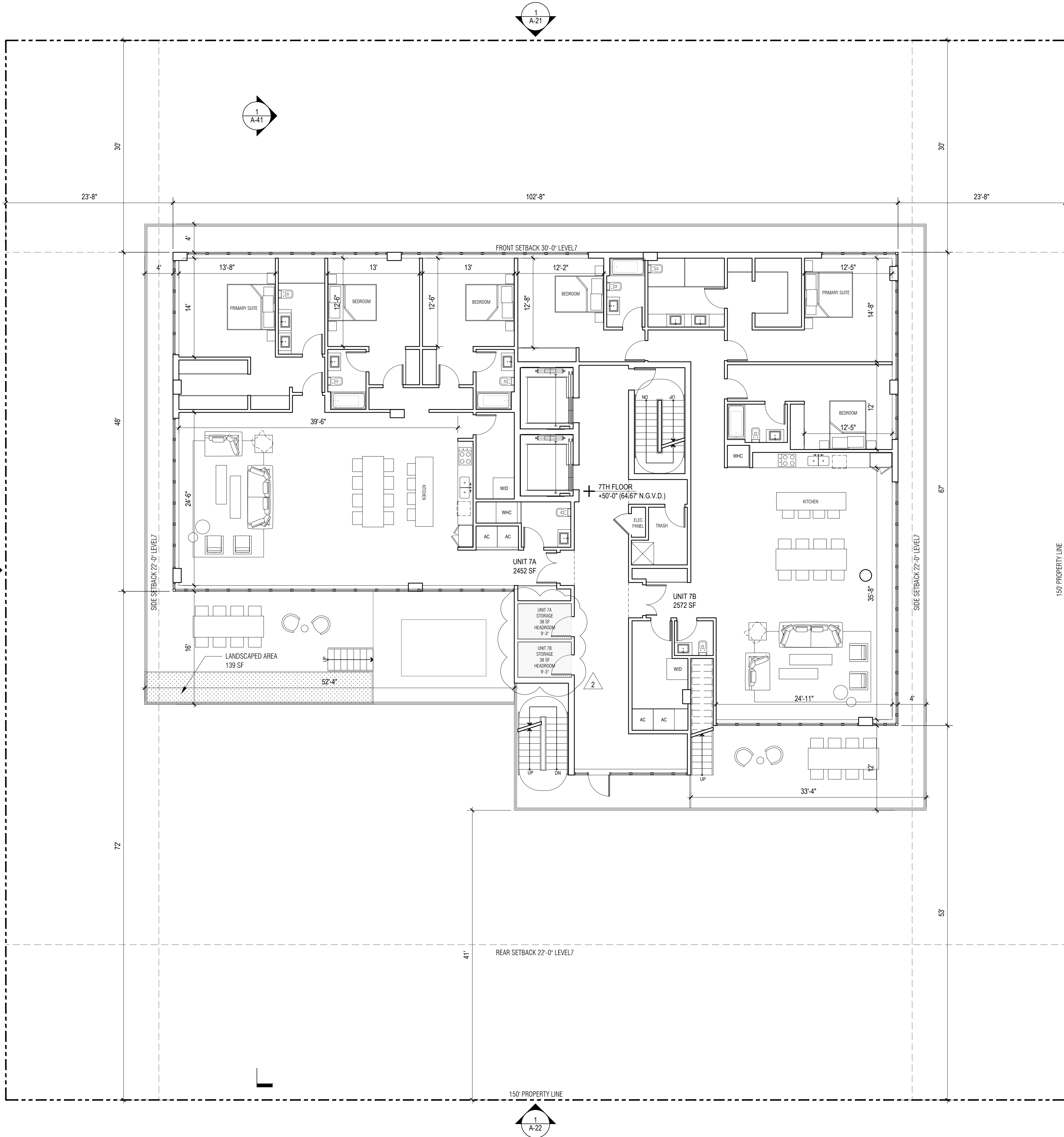
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TITLE
7TH FLOOR
FLOOR PLAN

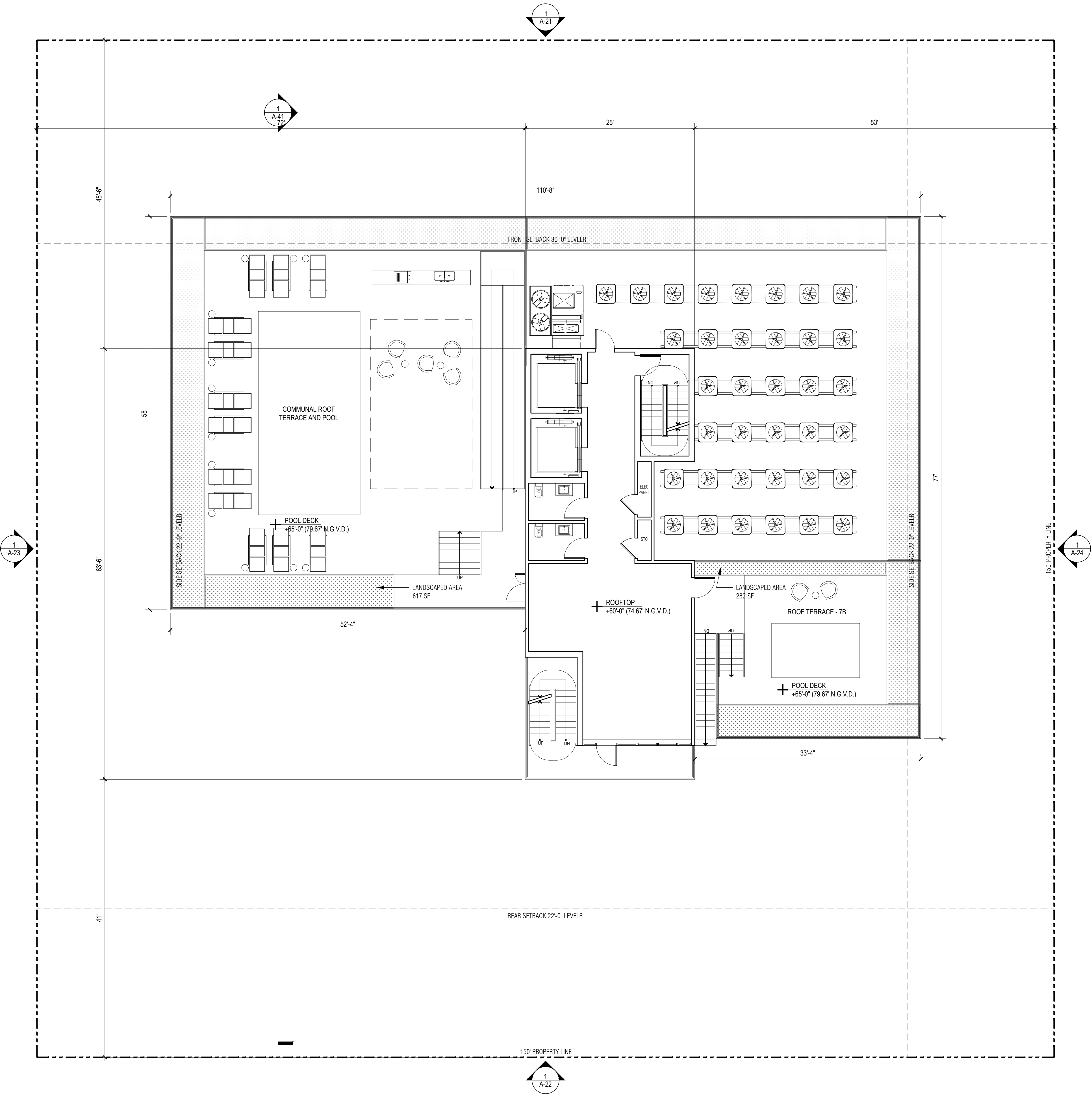
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1 7TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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T: 718.852.8162

DESIGNER:
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HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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DESIGNER:
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
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CIVIL:
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11231 SW 88TH ST., UNIT D-114
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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

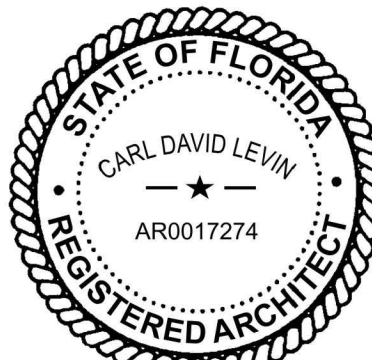
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2218

TITLE
ROOF FLOOR
FLOOR PLAN

DRAWING NO.

A-18

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

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
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MIAMI, FL 33176
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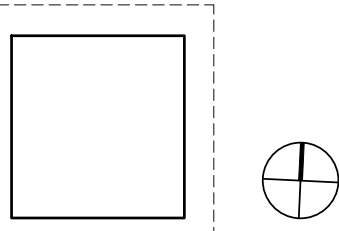
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3823 SHIPPING AVE.
MIAMI, FL 33146
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DOB APPROVAL STAMP

DOB APPROVAL SCAN

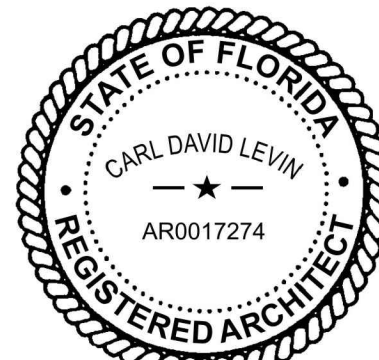
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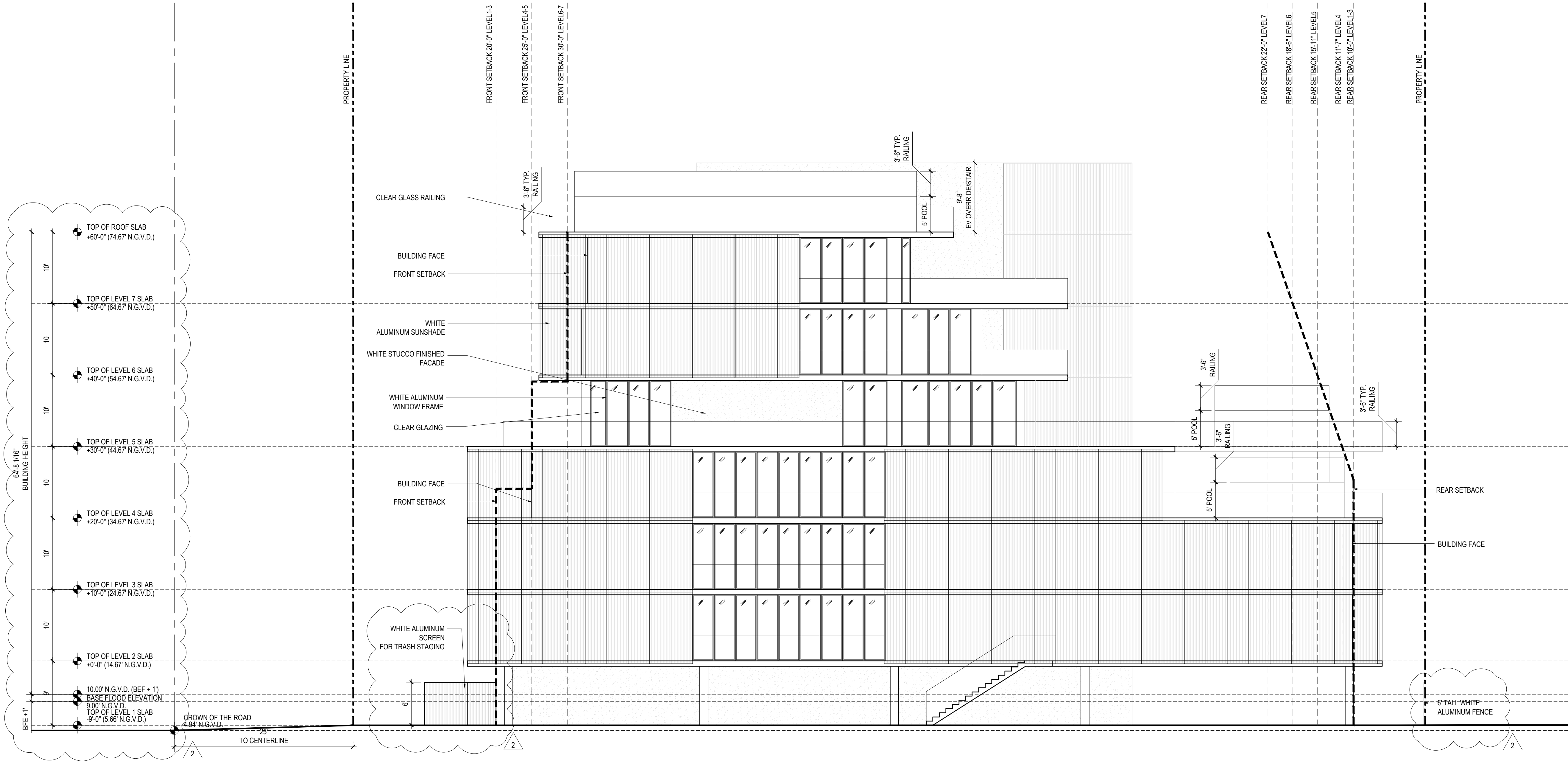
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BUILDING ELEVATION
WEST

DRAWING NO.

A-23

PAGE No. 1 OF 1

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

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138 PIONEER STREET
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DESIGNER:
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DESIGNER:
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NEW YORK, NY 10279
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
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CIVIL:
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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
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DOB APPROVAL STAMP

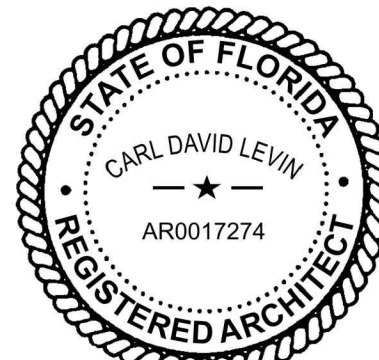
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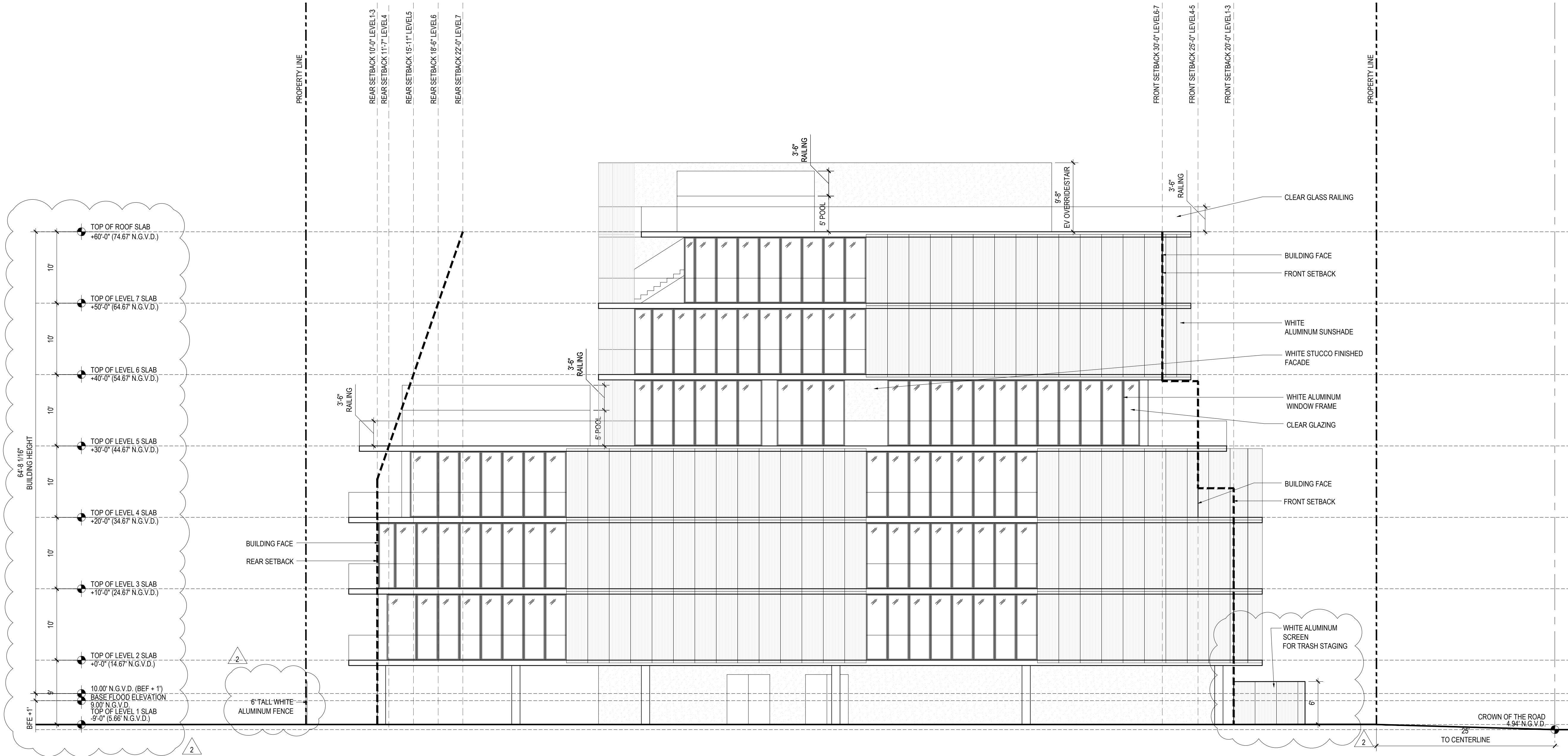
TITLE
BUILDING ELEVATION
EAST

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A-24

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

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138 PIONEER STREET
BROOKLYN, NY 11231
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DESIGNER:
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HAYES00 STREET 2 #121
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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

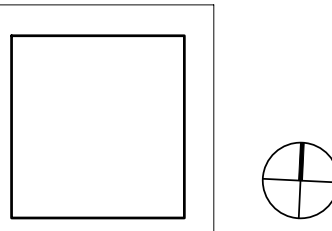
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

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DOB APPROVAL SCAN

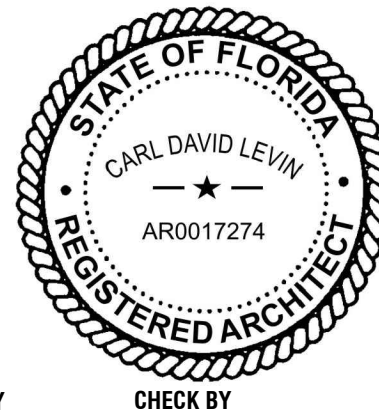
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2218

TITLE
COLORED BUILDING ELEVATION
NORTH

DRAWING NO.

A-31

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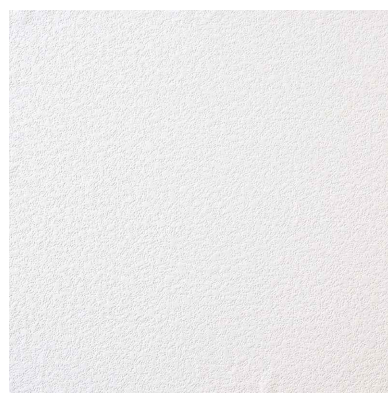
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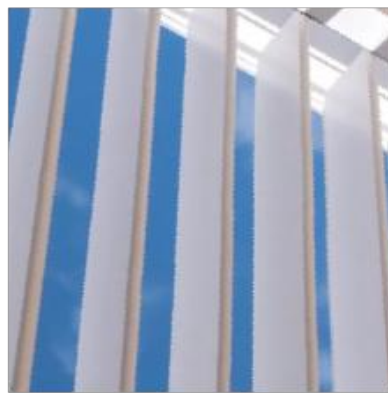
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(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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

BHI 1130-1140 100TH ST
1130-1140 100TH STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDHOKX + 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
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

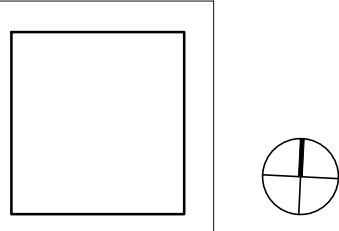
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STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

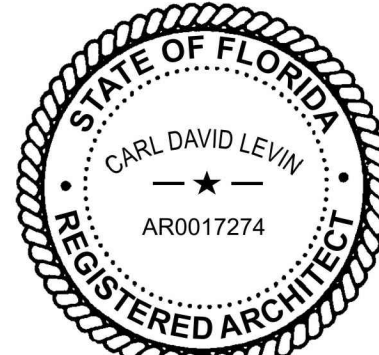
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2218

TITLE
COLORED BUILDING ELEVATION
SOUTH

DRAWING NO.

A-32

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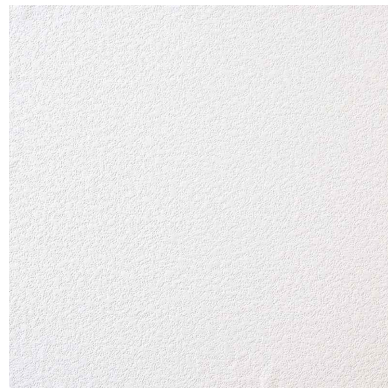
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(2) CLEAR GLASS RAILING



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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

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

BH1 1130-1140 100TH ST
1130-1140 100TH 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:
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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

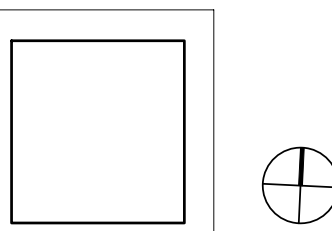
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

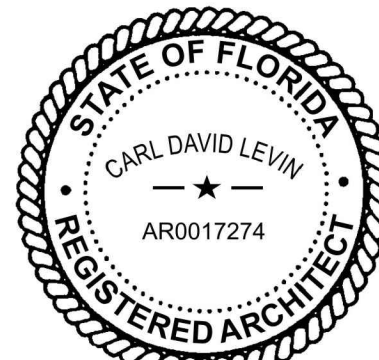
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2218

TITLE
COLORED BUILDING ELEVATION
WEST

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A-33

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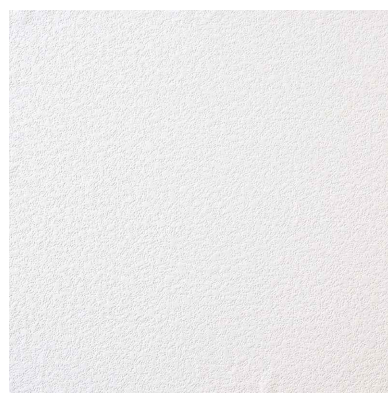
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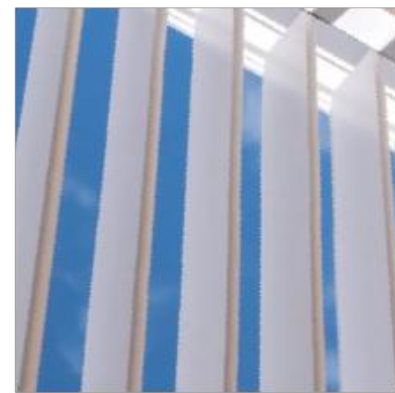
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(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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

BH1 1130-1140 100TH ST
1130-1140 100TH STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
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BROOKLYN, NY 11231
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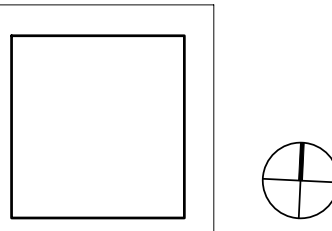
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
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MIAMI, FL 33146
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DOB APPROVAL STAMP

DOB APPROVAL SCAN

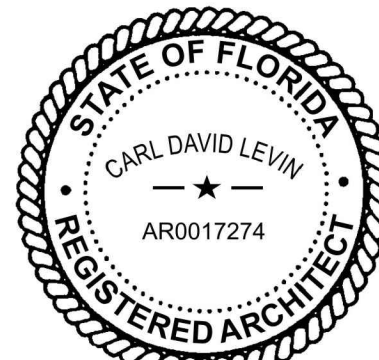
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TITLE
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EAST

DRAWING NO.

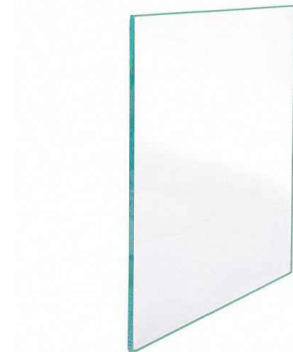
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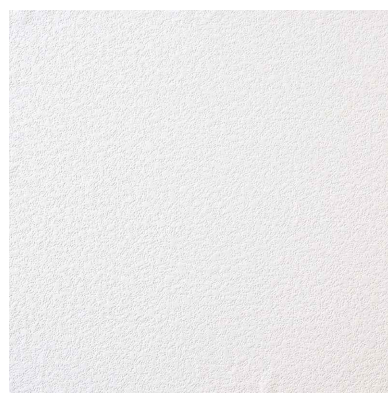
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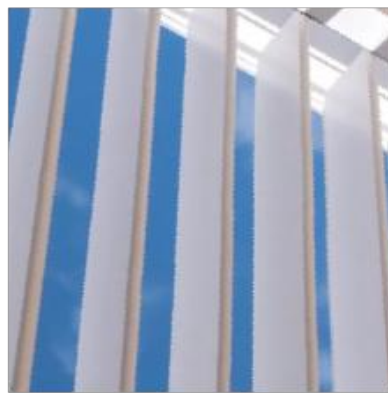
(2) CLEAR GLASS RAILING



(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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

BH1 1130-1140 100TH ST
1130-1140 100TH 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
3330 MARY STREET, SUITE 135
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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
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T: 305 747 9336

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

DOB APPROVAL STAMP

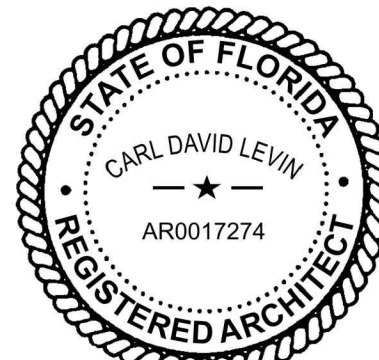
DOB APPROVAL SCAN

KEY PLAN

PRINTING DATE
01 ISSUE FOR SITE PLAN REVIEW 12.29.2022
02 ISSUE FOR SITE PLAN REVIEW 01.26.2023

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PROJECT NUMBER
2218

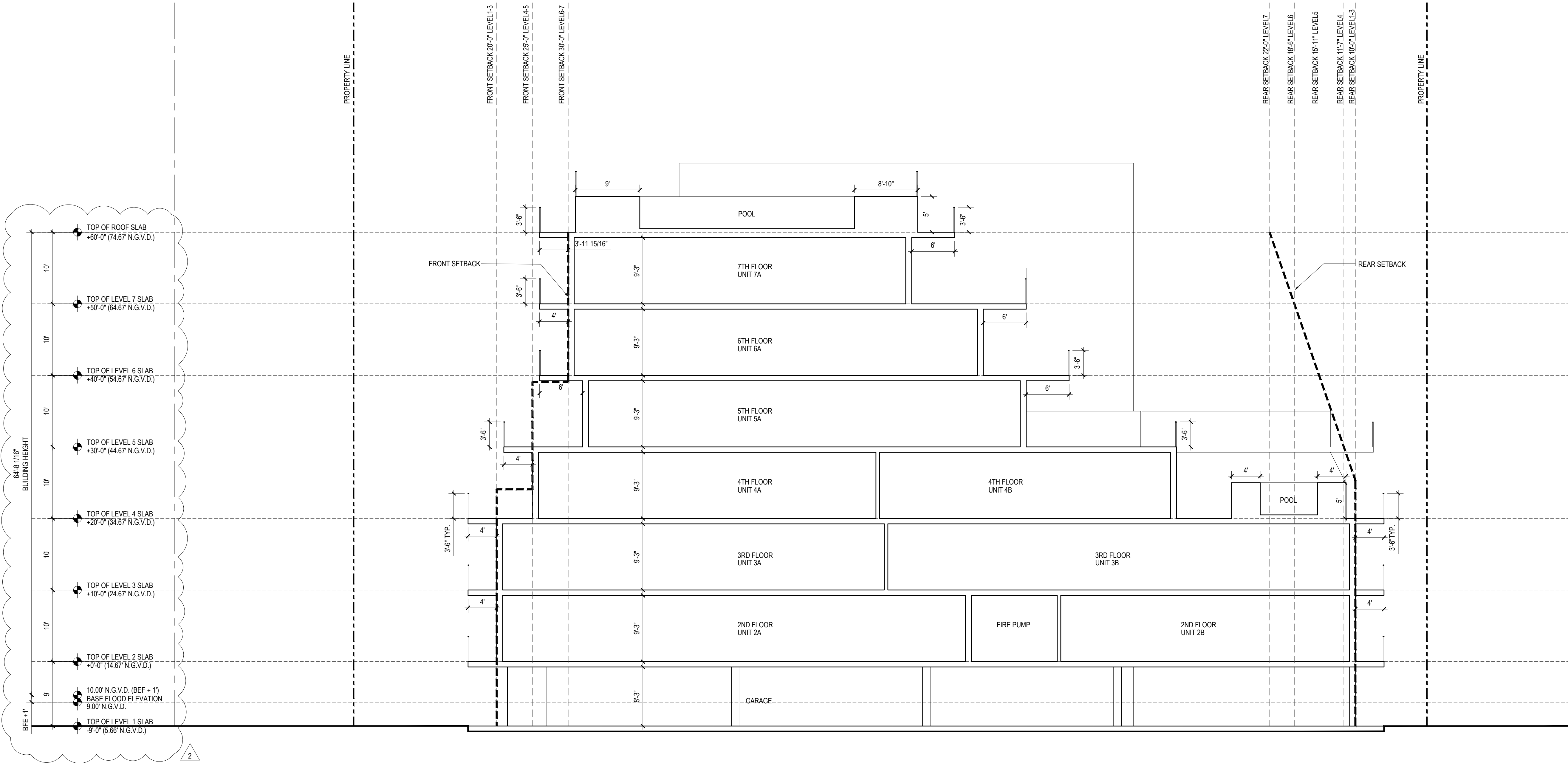
TITLE
BUILDING ELEVATION
SOUTH & NORTH

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, PAVEMENT MARKING
& SIGNAGE PLAN & 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

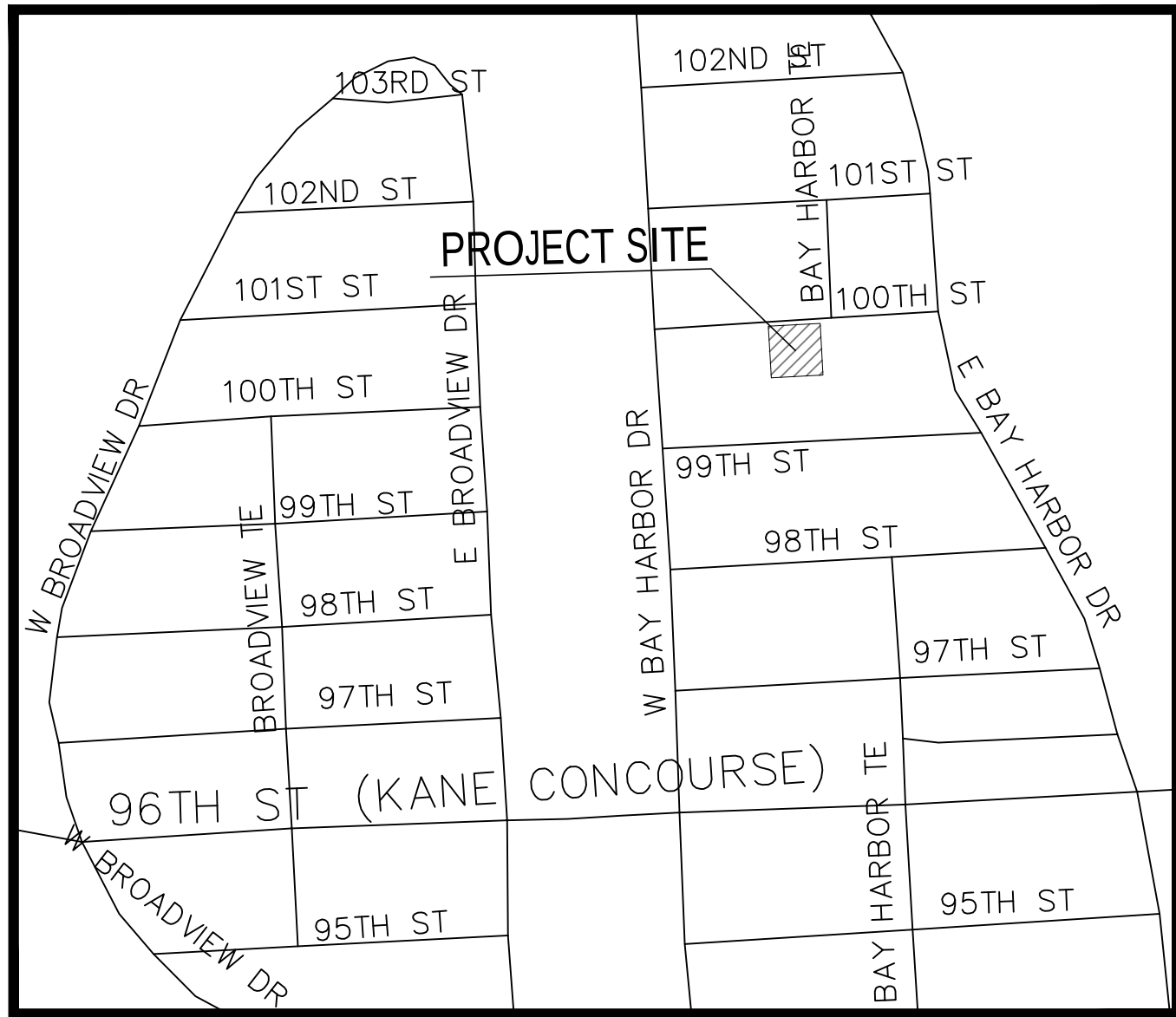
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATIONS = 9.0 NGVD & 8.0 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD

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:

- VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.
- 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.
- ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- 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.
- EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- 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'

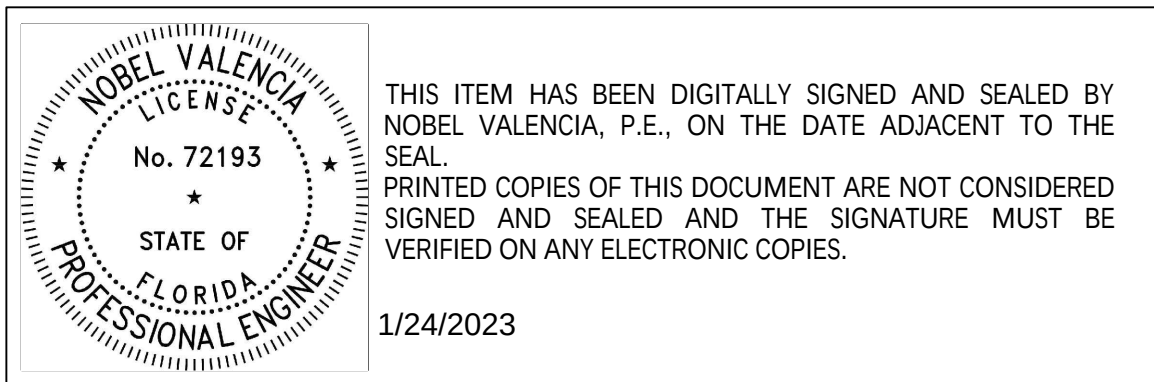
LEGAL DESCRIPTION:

LOTS 5 & 6, BLOCK 8, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



Civil Engineers

11231 SW 88th St.,
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Miami, FL 33176
TEL: (305) 200 6701
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1/24/2023

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.



BHI 1130-1140 100TH ST
1130-1140 100TH STREET,
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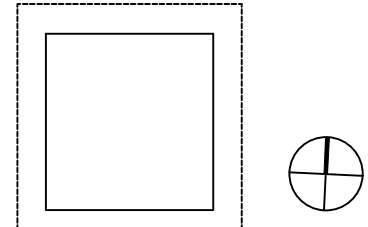
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DOB APPROVAL SCAN

KEY PLAN



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DATE

01 ISSUE FOR SITE PLAN REVIEW, 12.29.2022

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A.B.C.

CHECK BY

Nobel Valencia, PE No. 72193

Civil Engineer

PROJECT NUMBER

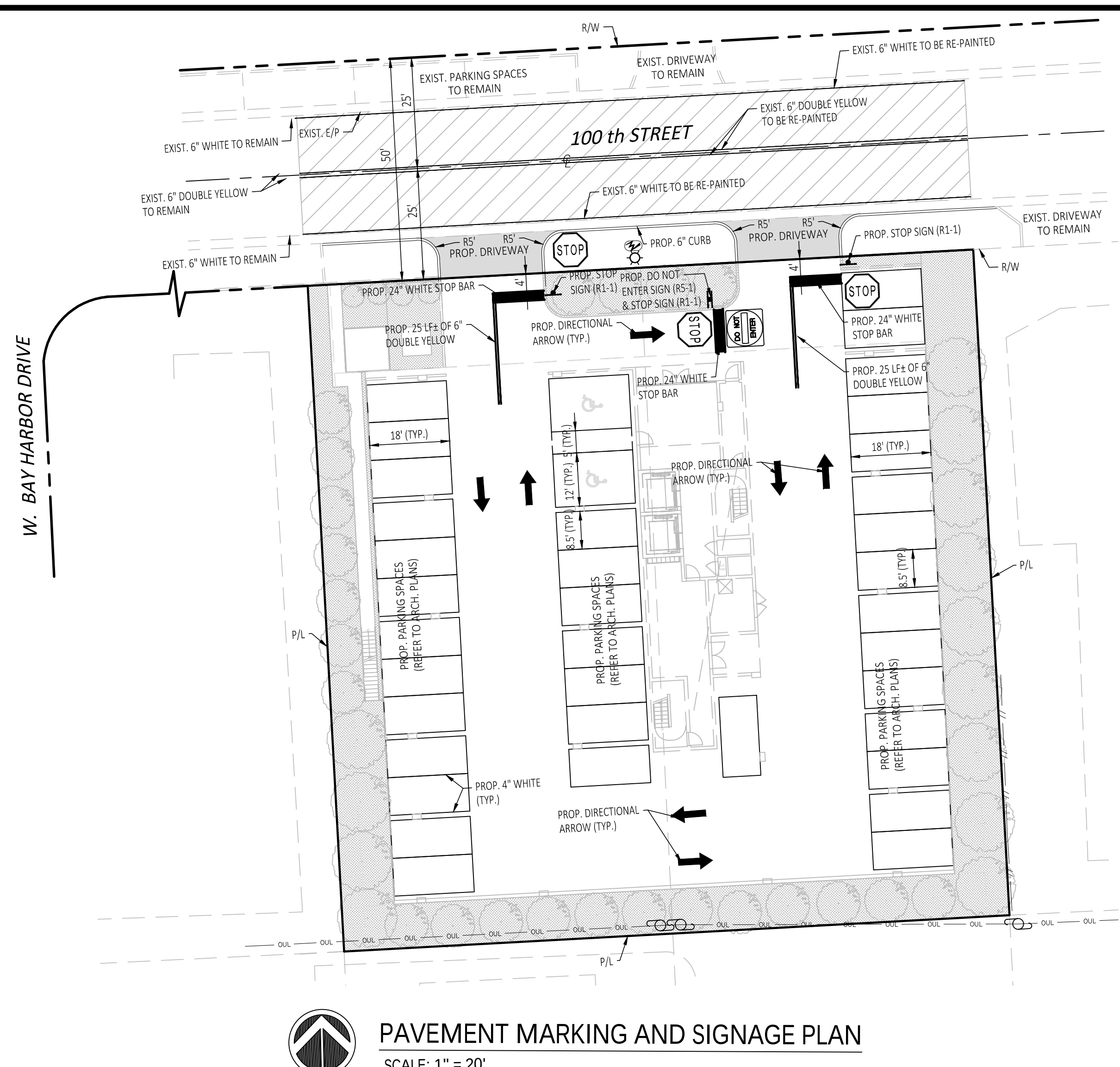
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TITLE

Cover Sheet

DRAWING NO.

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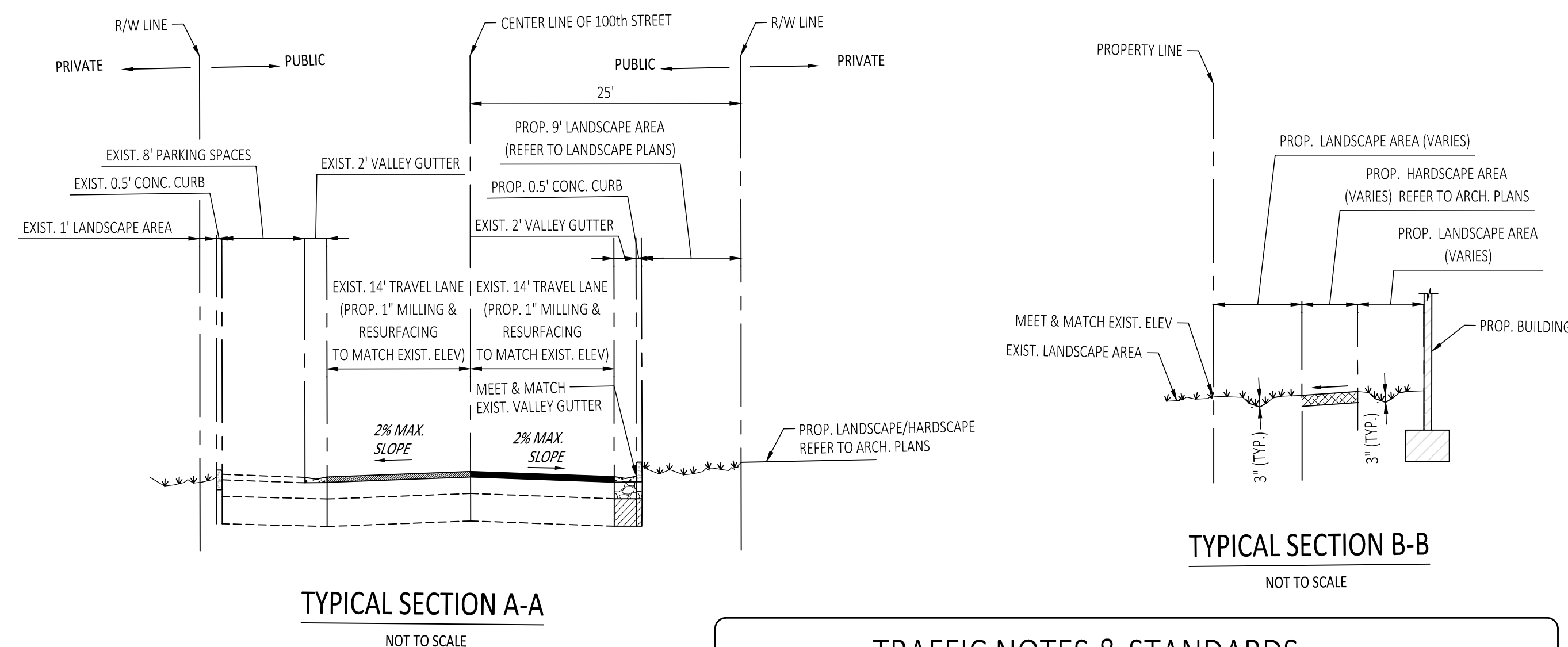
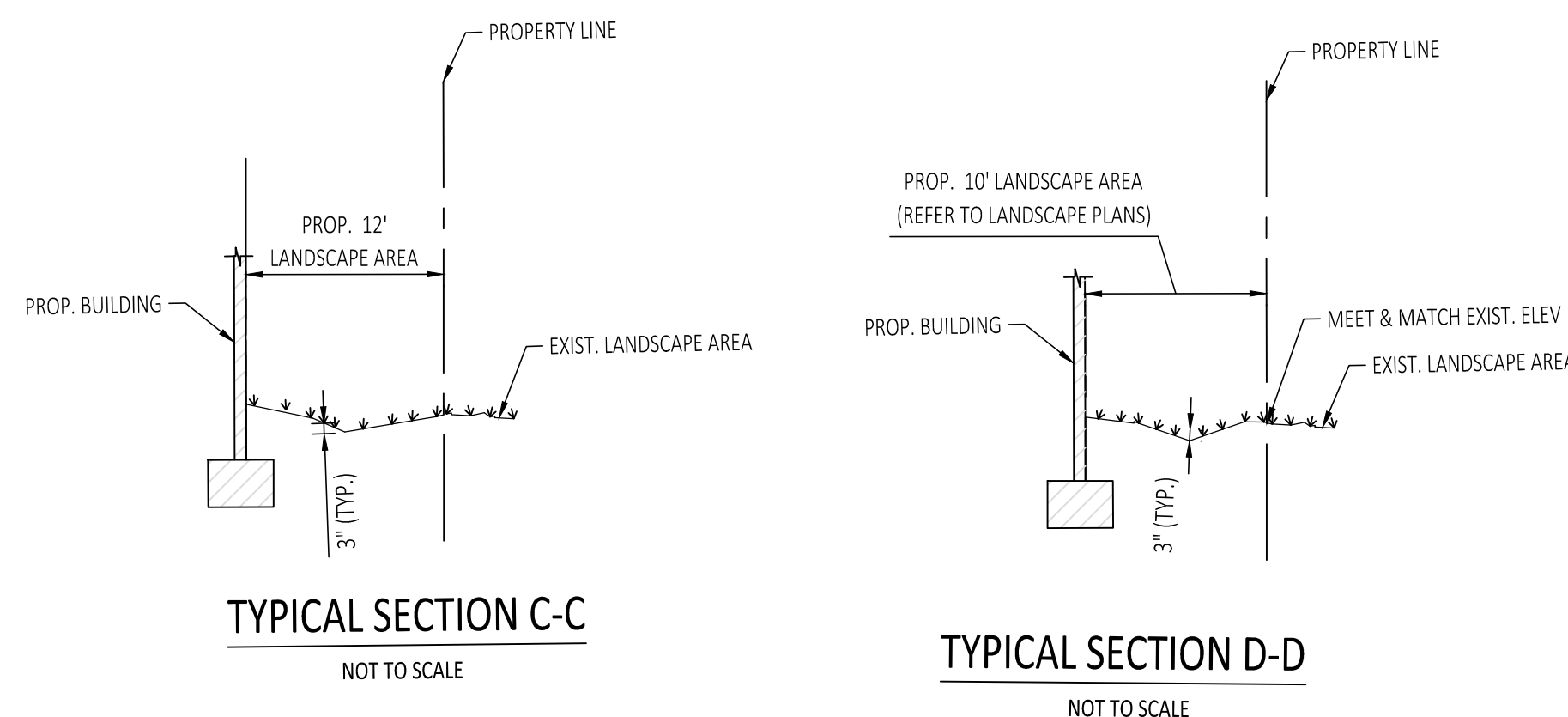
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
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SCALE: 1" = 20'

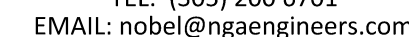
SCALE: 1" = 20'

STRUCT. No.	SIZE	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.	STRUCTURE TYPE
			N	W	S	E		
CB-1	48"	5.16	—	—	1.00*	—	(-)2.50	TYPE "P", USF 4700-6223
CB-2	48"	5.16	—	—	1.00*	—	(-)2.50	TYPE "P", USF 4700-6223
CB-3	48"	5.28	1.00*	1.50	1.00*	—	(-)2.50	TYPE "P", USF 4700-6223
CB-4	48"	5.00	1.00*	—	1.00*	1.50	(-)2.50	TYPE "P", USF 4700-6223
MH-5	48"	5.40	1.00*	—	—	1.00*	(-)2.50	TYPE "P", USF 310
CB-6	48"	5.20	1.00*	1.00*	—	—	(-)2.50	TYPE "P", USF 4700-6223

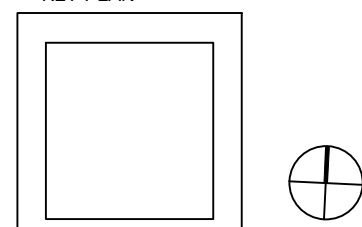
* BAFFLE REQUIRED



1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE PROJECT.
4. 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.
5. ALL PAVEMENT MARKINGS WITH THE EXCEPTION OF PARKING STALLS SHALL BE THERMOPLASTIC.
6. 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.

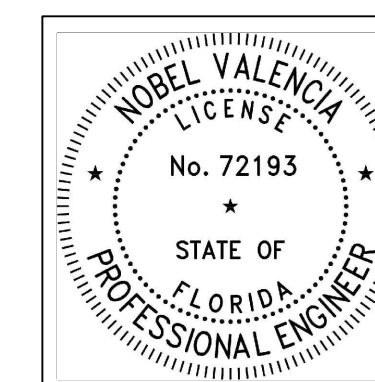


KEY PLAN



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DRAWN BY
A.B.C.
PROJECT NUMBER
2218

CHECK BY
Nobel Valencia, PE No. 72193
Civil Engineer

TITLE Paving, Grading, Drainage
Plans, Pavement Markings
& Signage Plan & Typical
Sections

DRAWING NO.

PD-2

PAGE No. 2 OF 3

INDEX OF SHEETS

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

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 I 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 RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- 9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
- 10. ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
- 11. THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- 12. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
- 13. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
- 14. PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- 16. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- 17. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES OF TOWN OF BAY HARBOR 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.*

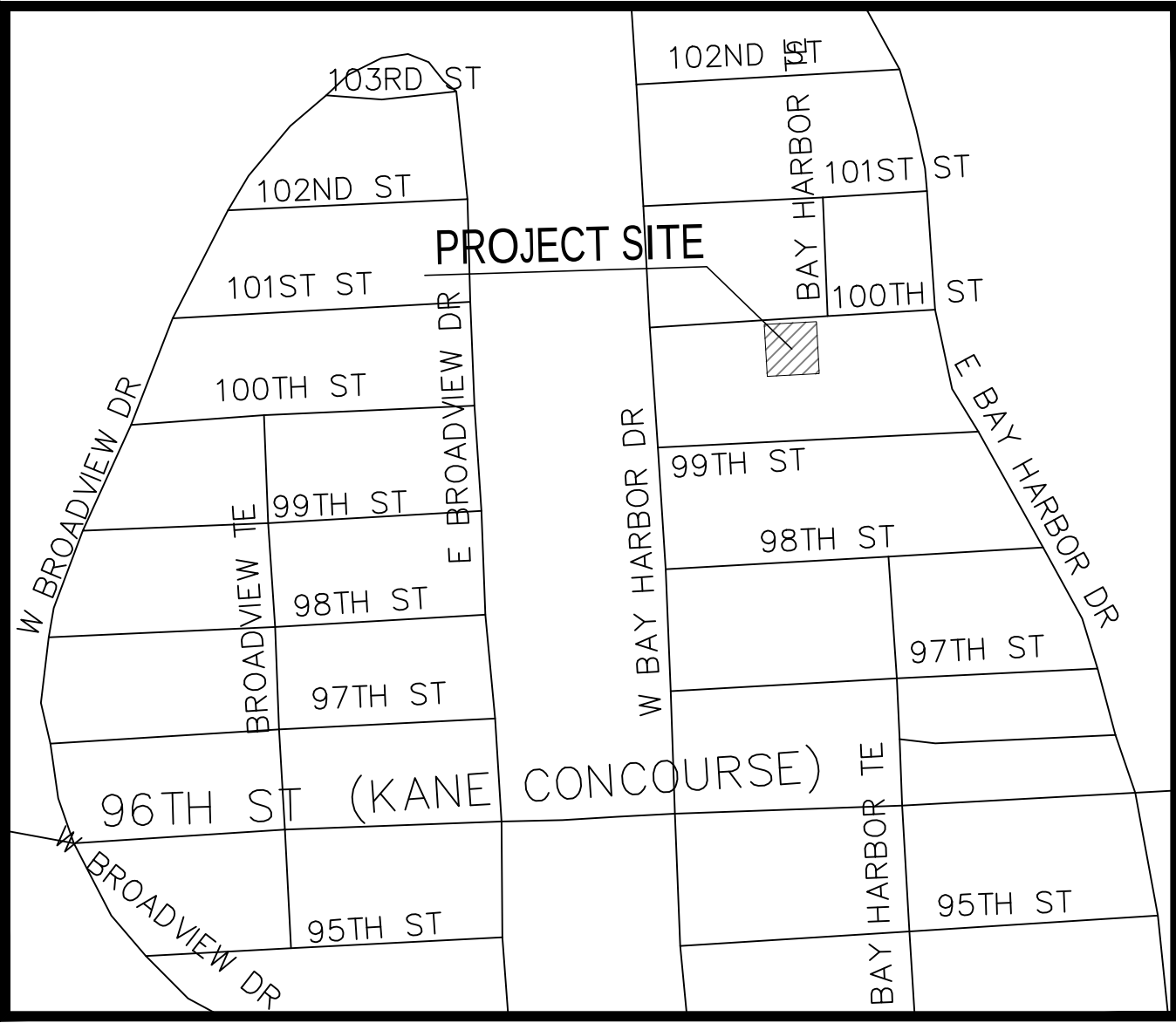
PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

*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.

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



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOTS 5 & 6, BLOCK 8, 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.



Civil Engineers

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Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

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1130-1140 100TH STREET,
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DEVELOPER:
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DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYESCO STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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DESIGNER:
PLUSKIN ARCHITECTURE PLLC
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
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T: 305 442 3118

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11231 SW 88TH ST., UNIT D-114
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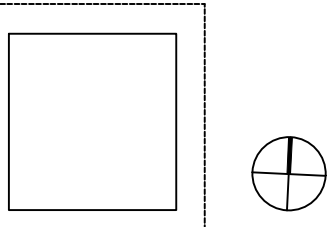
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1909 TIGERPAH AVE
MIAMI, FL 33133
T: 305 747 9336

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 , 12.29.2022

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DRAWN BY

A.B.C.

CHECK BY

Nobel Valencia, P.E. No. 72193

Civil Engineer

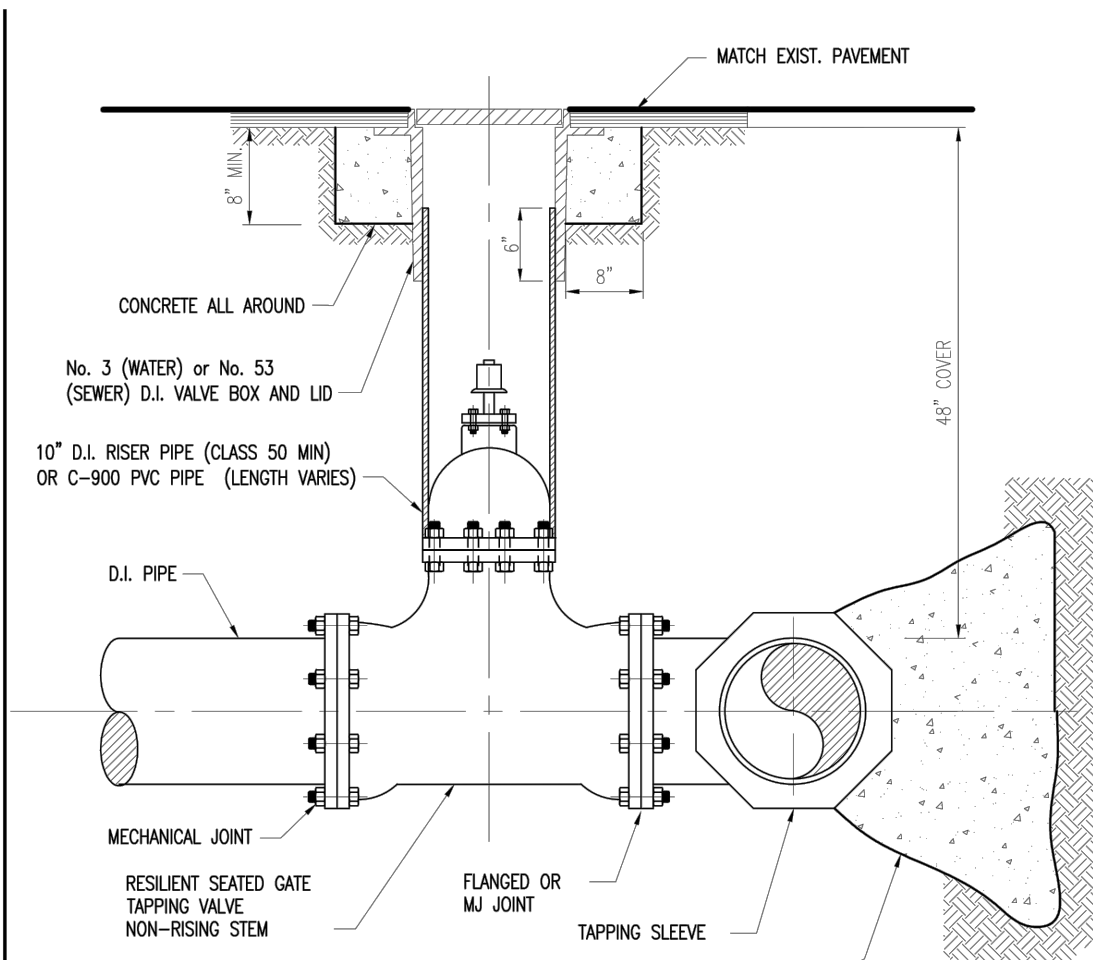
PROJECT NUMBER
2218

TITLE

Cover Sheet

DRAWING NO.

WS-1



NOTES:

1. RESILIENT SEATED GATE TAPPING VALVE CAN BE USED FOR SEWER CONNECTION.

2. 18" CLEARANCE FROM FITTINGS AND BELLS.

3. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 PSI PRIOR TO BEING TAPPED.

4. TAPPING ON CONCRETE MANHOLE SHALL BE PRESSURE TESTED AT A LOWER PRESSURE THAN THE ACTIVE OPERATING PRESSURE OF THE MANHOLE.

No. 53 Valve Box	GS 1.3.0
No. 53 Valve Box	WS 2.1.1
INSULATION	GS 1.3.2

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY

WATER & SEWER DEPARTMENT

Standard Detailing

01/22/2009

07/20/2016

D.V.

ISSUE DATE

APPROVED BY

01/22/2009

V.F.C.

07/20/2016

D.V.

STANDARD DETAIL

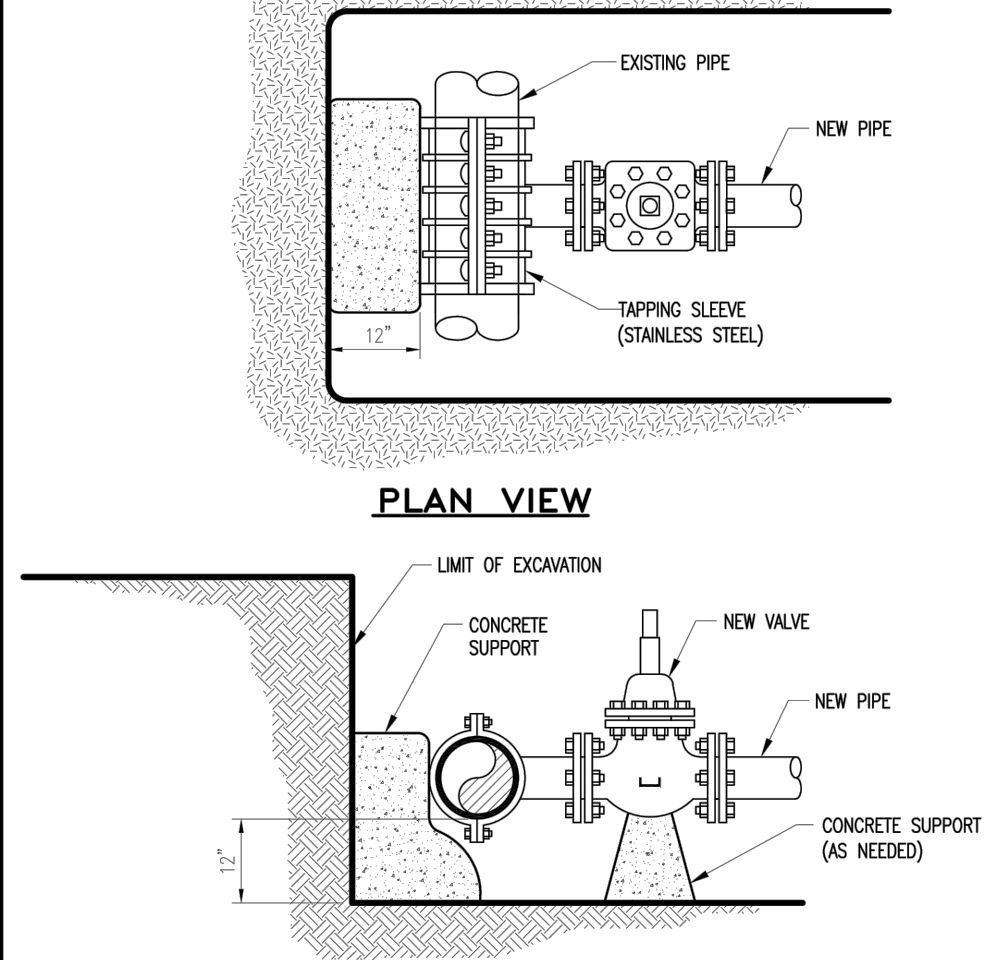
TYPICAL TAPPING VALVE SETTING

(16" & SMALLER)

GS

1.7

SHEET 1 OF 1



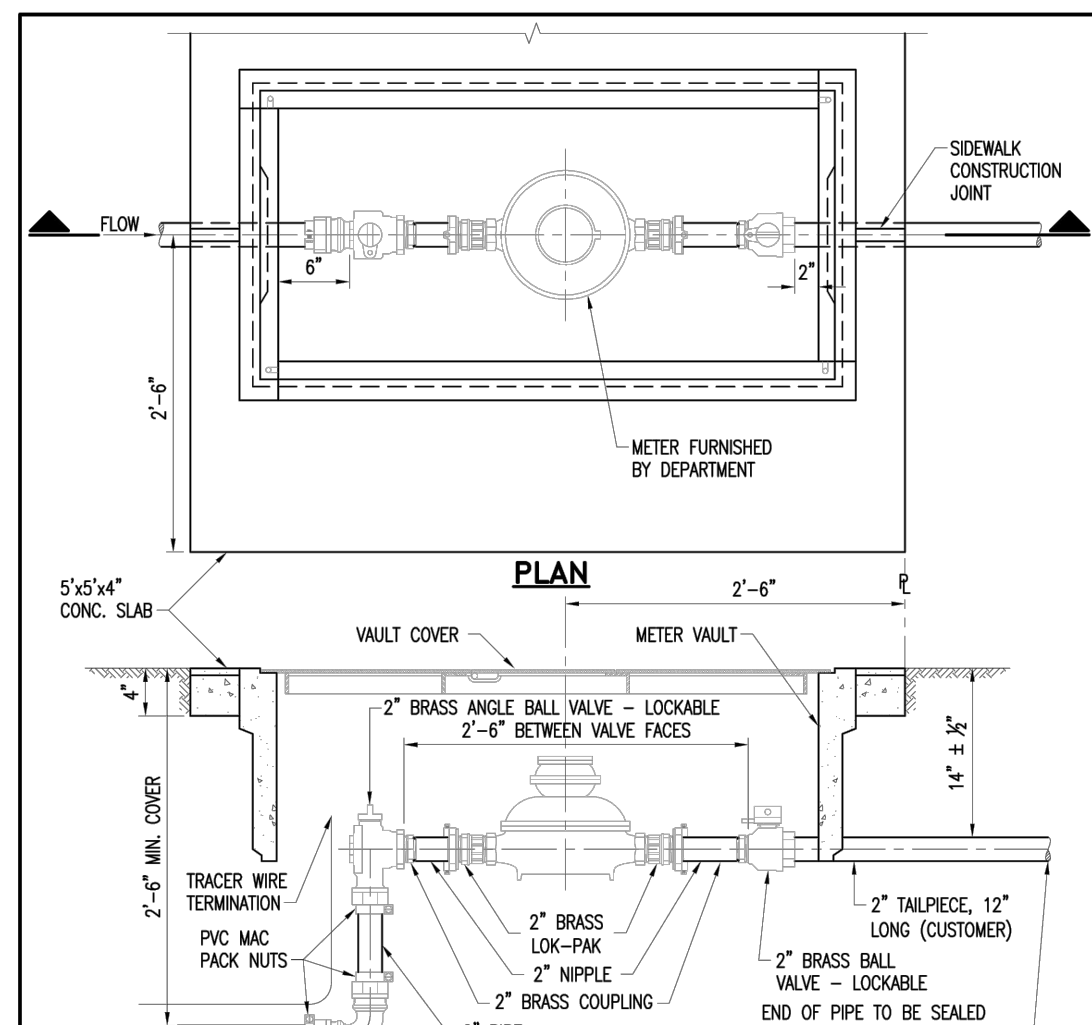
PROCEDURE:

1. CONTRACTOR TO INSTALL AND PRESSURE TEST TAPPING SLEEVE AND VALVE, WITNESSED BY M-D-WASD INSPECTOR.
2. ALL TAPS LARGER THAN 20 INCHES SHALL BE DONE BY A TAPPING SPECIALIST WITH CREDENTIALS ACCEPTABLE TO THE DEPARTMENT.
3. CONTRACTOR TO SUPPLY EQUIPMENT TO HANDLE TAPPING MACHINE & DEWATERING EQUIPMENT.
4. 18\"/>

ITEM	CROSS REF.	SPEC. REF.
TAPPING SLEEVE AND VALVE INSTALLATION (PROPOSED)		

ISSUE DATE	APPROVED BY	STANDARD DETAIL	GS
01/22/2009	V.F.C.	TAPPING SLEEVE AND VALVE INSTALLATION (PROPOSED)	1.8
07/20/2016	D.V.		

MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT



NOTES:

1. USE 2 1/4" METAL V.

METER BOX TO BE 6"X5 1/4" THICK CONCRETE SLAB WITH 4-6# 4X14"X4"X14" W/ST.

1. TEN GAGE BLUE PIPES FOR RECLAIMED WATER DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. MAY BE ATTACHED WIRE TO WATER MAIN AND EXTEND INTO THE METER BOX.

2. 2" BLUE COLOR HOPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HOPE FOR RECLAIMED WATER SERVICE.

METER BOX WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRAINING SURFACE.

IF METERED BETWEEN TWO SEPARATE FIELDS OF CONCRETE.

ALL BRASS COMPONENTS SHALL BE MARKED "N" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

SECTION

TYPICAL SERVICE

INSTALLATION WITH A 2" METER

ITEM

CROSS REF.

SPEC. REF.

TYPICAL SERVICE PLAN

WS 4-10

2 1/4" METAL V.

WS 2-17

ISSUE DATE

09/31/2013

APPROVED BY

E.A.V.

STANDARD DETAIL

WS

TYPICAL 2" SERVICE

INSTALLATION WITH A 2" METER

2.16

2.16

MIAMI-DADE COUNTY

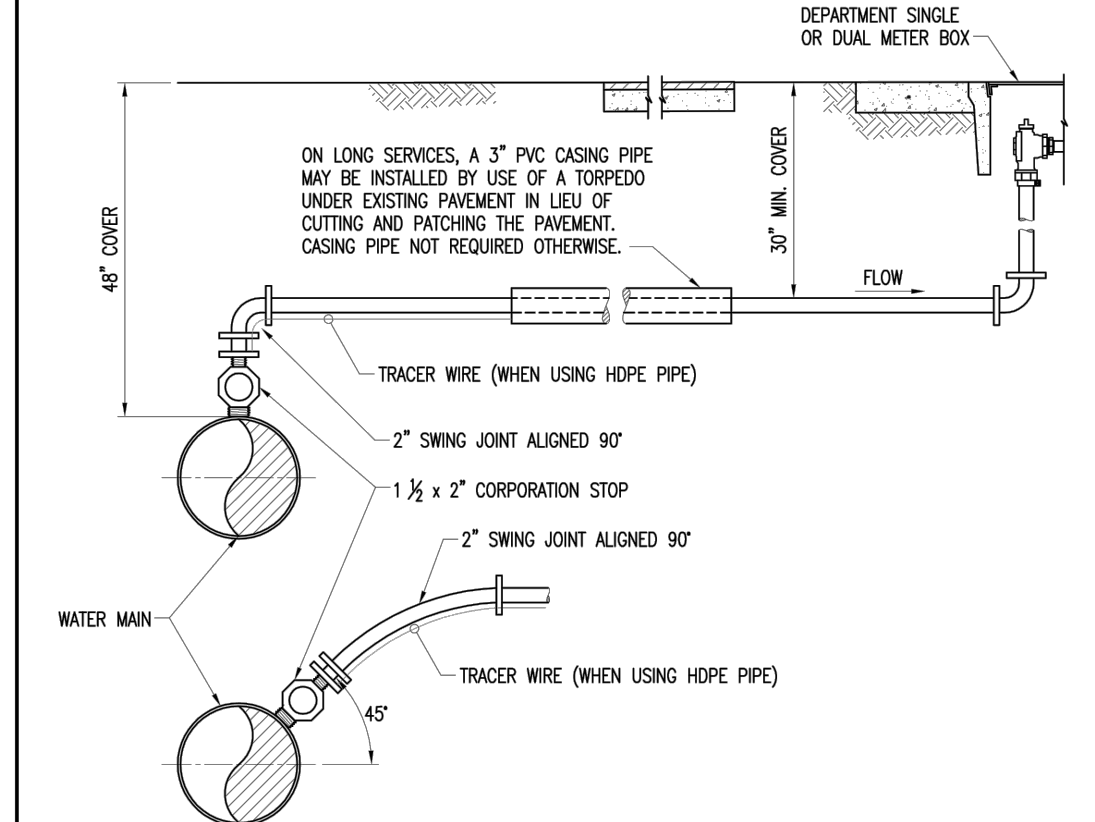
WATER & SEWER DEPARTMENT

DATE

09/31/2013

APPROVED BY

E.A.V.



NOTES:

1. CONTRACTOR HAS THE OPTION OF TAPPING AT 45\"/>

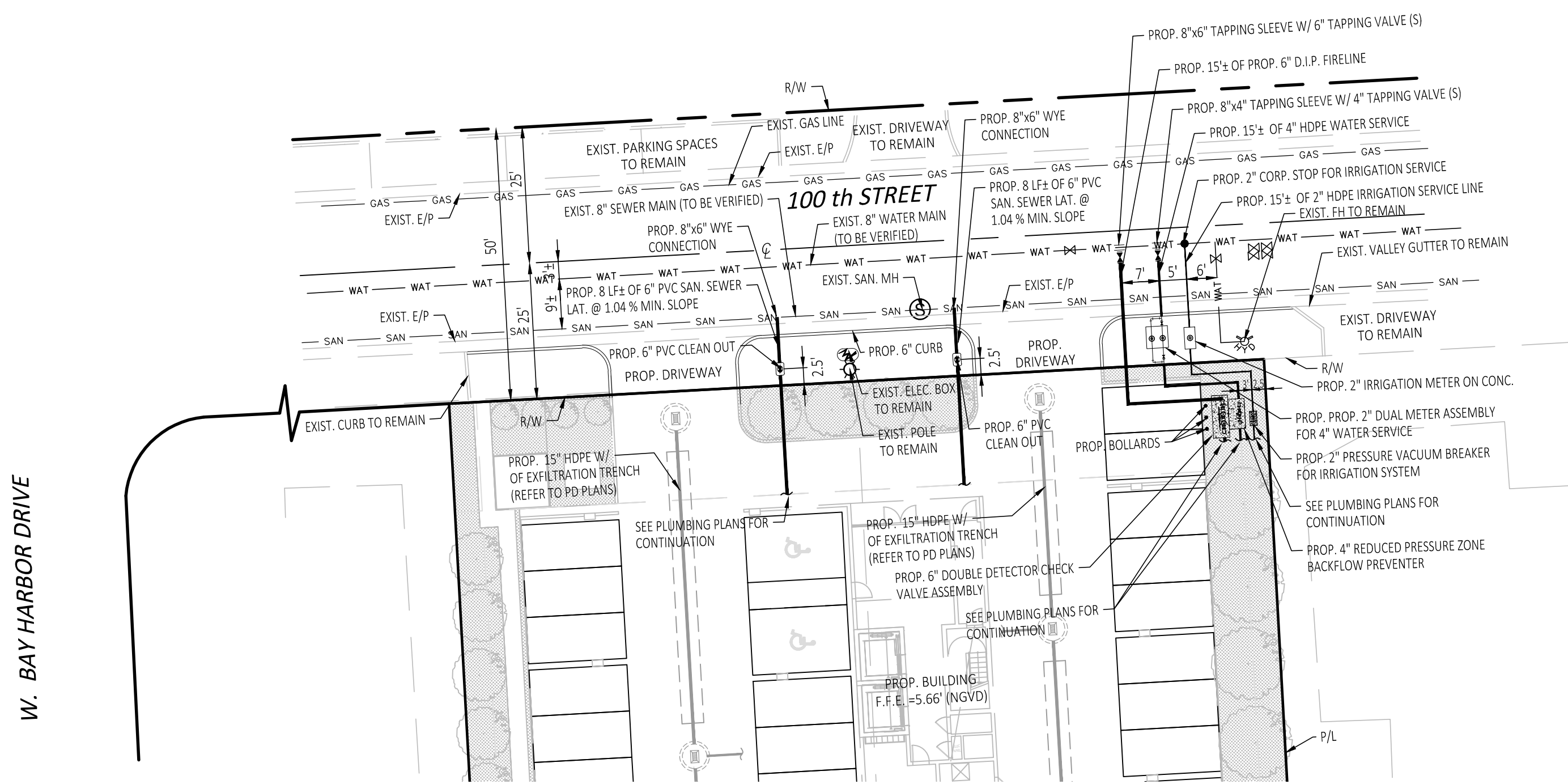
ITEM	CROSS REF.	SPEC. REF.
DUAL METER BOX SINGLE METER BOX	WS 2.1.1	
INSULATION	WS 2.1.2	

ISSUE DATE	APPROVED BY	STANDARD DETAIL	WS
12/16/2009	V.F.C.	TYPICAL 2\"/>	2.16

MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT

WATER & SEWER DETAILS

NOT TO SCALE



WATER & SEWER PLAN

SCALE: 1\"/>

NOBEL VALENCIA LICENSE
No. 72193
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOBEL VALENCIA, 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.

1/24/2023

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.

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

BHI 1130-1140 100TH ST
1130-1140 100TH STREET,
BAY HARBOR ISLANDS, FL 33154

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DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYESCOO STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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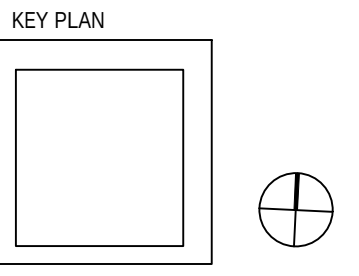
ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
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CIVIL:
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PRINTING DATE
01 ISSUE FOR SITE PLAN REVIEW, 12.29.2022

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A.B.C. Nobel Valencia, PE No. 72193
Civil Engineer

PROJECT NUMBER
2218

TITLE
Water & Sewer Plan
& Details

DRAWING NO.

WS-2

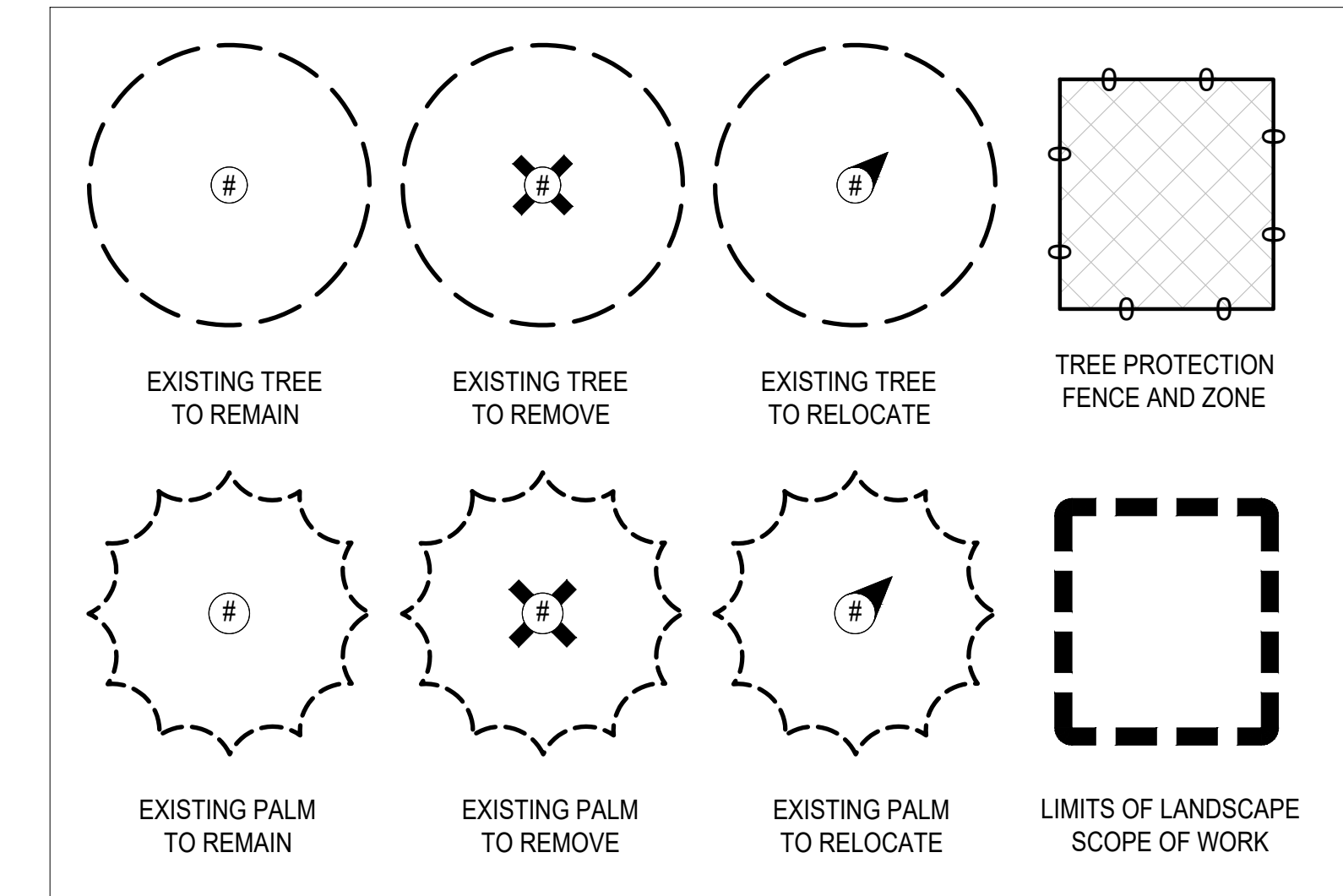
100th Street

TREE DISPOSITION NOTES

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES, ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
2. REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED TREE REMOVAL / RELOCATION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING TREE REMOVAL / RELOCATION PROCESS.

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Canopy Diameter (feet)	TPZ Radius (feet)	Condition	Disposition Status
1	Melaleuca	Melaleuca quinquenervia	85	33	45	71	Moderate	Remove
2	Strangler Fig	Ficus aurea	72	34	50	60	Moderate	Remove
3	Strangler Fig	Ficus aurea	30	35	35	25	Moderate	Remove
4	Melaleuca	Melaleuca quinquenervia	30	35	35	25	Poor	Remove
5	Mango Tree	Mangifera indica	27	18	26	23	Moderate	Remove
6	Brazilian Pepper	Schinus terebinthifolia	15	20	18	13	Poor	Remove
7	Strangler Fig	Ficus aurea	5	22	10	4	Poor	Remove
8	Carrotwood	Cupaniopsis anacardiodes	10	24	18	8	Poor	Remove

GRAPHIC LEGEND



strata
LANDSCAPE ARCHITECTURE
1906 Tigertail Ave. Miami, FL 33133
strata-landarch.com | 305.747.9336

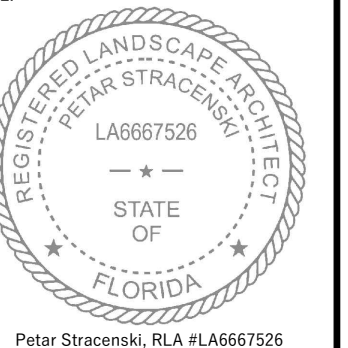
BHI 1130-40 100TH ST

1130-1140 100th St., Bay Harbor Islands, FL 33154

440

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1



PROJECT NO: 71_22

PHASE: PERMITTING

DATE: 12/20/2022

RAWN: M.V.

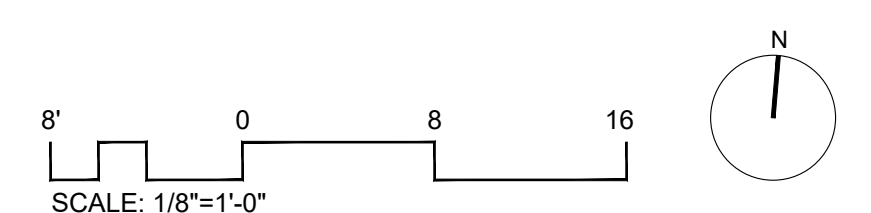
CHECKED: P.S.

SHEET TITLE:

FREE DISPOSITION PLAN

SHEET NO.

_.01



100th Street

LANDSCAPED AREA 4,488 SF

4-SATIN LEAF STREET TREES
30-FICUS GREEN ISLAND
4-ROYAL PALM
10-SILVER SAW PALMETTO WITH NATIVE GROUNDCOVERS

CLUSIA HEDGE TO SCREEN FPL TRANSFORMER

LANDSCAPED AREA 429 SF

LANDSCAPED AREA 298 SF (LANDSCAPE ON FPL TRANSFORMER NOT INCLUDED)

3-SABAL PALM
6-SIMPSON STOPPER TREES WITH NATIVE SHRUBS AND GROUNDCOVERS BELOW
15-JAMAICAN CAPPER

40-WILD COFFEE

45-HORIZONTAL COCOPLUM

8" CMU OR POURED IN PLACE CONCRETE WALL WITH 3/8" SMOOTH STUCCO FINISH, PAINTED. TYPICAL FOR ALL LEVEL 1 INTERIOR AND GARAGE WALLS.

1ST FLOOR -9'-0" (5.66' N.G.V.D.)

LANDSCAPED AREA
TOTAL AREA :22,500 SQ FT
REQUIRED AREA :4,500 (20%)
PROPOSED AREA: 5,195

33-NATIVE TREE BUFFER:
4-GREEN BUTTONWOOD @18"-20' HT
10-GREEN BUTTONWOOD @14'-16' HT
8-GUMBO LIMBO @14'-16' HT
11-PIGEON PLUM @14'-16' HT

6' TALL WHITE ALUMINUM FENCE

6' TALL WHITE ALUMINUM SCREEN

6' TALL WHITE ALUMINUM FENCE

6' TALL WHITE ALUMINUM SCREEN

REAR SETBACK 10' LEVEL 1

FRONT SETBACK 15' LEVEL 1

TRASH STAGING AREA

FPL TRANSFORMER

LOBBY

CORRIDOR

EV. LOBBY

TRASH

15

16

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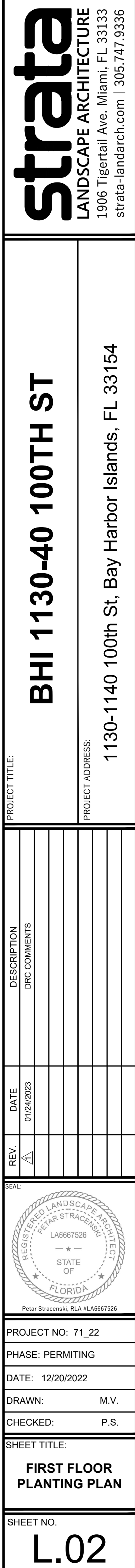
37

38

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 Legal Description	<u>1130-1140 100TH St, Bay Harbor Islands</u> <u>Lot 5 & 6, Block 8 of Bay Harbor Island</u>		Required	Provided
Net Lot Area <u>0.5165</u> Acres / <u>22,500SF</u>				
I. Open Space Requirement				
1. Net Lot Area = 22,500 SF x 20% = 4,500 SF (BHI – Sec. 23-11)			<u>20% / 4,500 SF</u>	<u>23% 5,195 SF</u>
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5))				
a. Req. open space 4,500 SF x 60% = 2,700 SF			<u>60% Max / 2,700 SF</u>	<u>4 % / 900 SF</u>
II. Shade Trees				
A. Required				
1. 28 shade trees/acre: 28 x 0.5165 acres = 14 (Min. 12" in height / 4" clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16			<u>14</u>	<u>39</u>
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (BHI – Sec. 24-16(a)(2))			<u>7</u>	<u>39</u>
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 7x 50% = 4 (MDC – Sec. 18A-6(C)(1)(b))			<u>7</u>	<u>39</u>
B. Tree Species				
1. Number of shade trees required (from Sec. II(A)(1) above)			<u>14</u>	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))			<u>4</u>	<u>4</u>
C. Tree Heights				
1. Number of Stories of building <u>8</u>				
2. Number of shade trees required (from Sec. II(A)(1) above)			<u>14</u>	
3. Shade tree heights required: 12 ft. - <u>0</u> % or <u>0</u> shade trees 14-16 ft. - <u>25</u> % or <u>3</u> shade trees 16-18 ft. - <u>50</u> % or <u>7</u> shade trees 18-20 ft. - <u>25</u> % or <u>4</u> shade trees				
III. Street Trees				
1. Street Trees @ 1:35' Width of lot 100 / 35' = 2.85 (15' min height / 6" clear wood / 2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))			<u>4</u>	<u>4</u>
IV. Shrubs Required				
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))			<u>140</u>	<u>140</u>
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))			<u>42</u>	<u>60</u>
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))			<u>70</u>	<u>140</u>





3RD FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
PALMS				
Cmi	2	Coccothrinax miraguama	Miraguama Palm	6'-10' Ht. OA
Car	2	Coccothrinax argentata	Florida Silver Palm	4'-6' Ht. OA
Ccr	2	Coccothrinax crinita	Old Man Palm	4'-6' Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

PROJECT TITLE:
BHI 1130-40 100TH ST

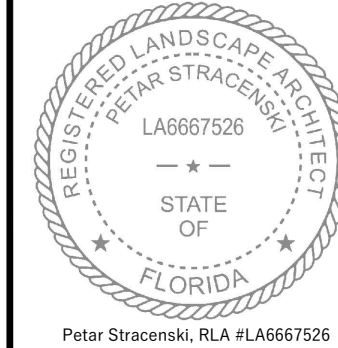
PROJECT ADDRESS:
1130-1140 100th St, Bay Harbor Islands, FL 33154

DESCRIPTION

DATE

REV.

SEAL:



PROJECT NO: 71_22

PHASE: PERMITTING

DATE: 12/20/2022

DRAWN: M.V.

CHECKED: P.S.

SHEET TITLE:

**3RD FLOOR
PLANTING PLAN**

SHEET NO.

L.03



4TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	4	<i>Jacquinia keyensis</i>	Joewood Tree	25 Gal. Sculptural
PALMS				
Tra	3	<i>Thrinax radiata</i>	Florida Thatch Palm	6'-10' Ht. OA
SHRUBS				
EI	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.

BHI 1130-40 100TH ST

PROJECT TITLE:
PROJECT ADDRESS:
1130-1140 100th St, Bay Harbor Islands, FL 33154

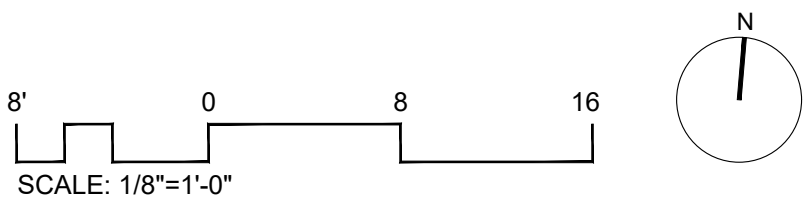
REV.	DATE	DESCRIPTION

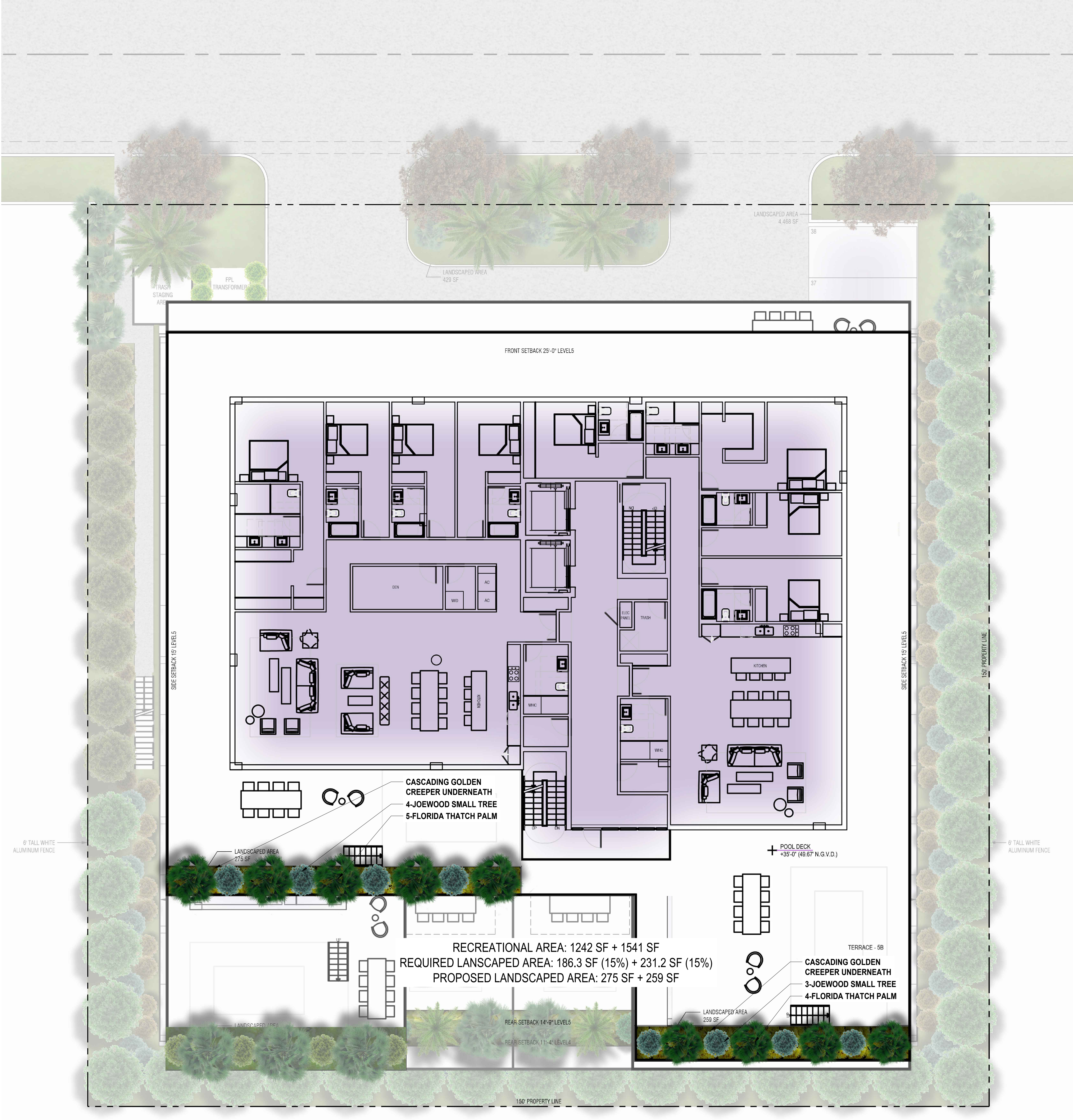


PROJECT NO: 71_22
PHASE: PERMITTING
DATE: 12/20/2022
DRAWN: M.V.
CHECKED: P.S.

SHEET TITLE:
**4TH FLOOR
PLANTING PLAN**

SHEET NO.
L.04





5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	7	<i>Jacquinia keyensis</i>	Joewood Tree	25 Gal. Sculptural
PALMS				
Tra	9	<i>Thrinax radiata</i>	Florida Thatch Palm	6'-10' Ht. OA
SHRUBS				
EI	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.

strata

LANDSCAPE ARCHITECTURE
1906 Tigertail Ave. Miami, FL 33133
strata-landarch.com | 305.747.9336

PROJECT TITLE:

BHI 1130-40 100TH ST

PROJECT ADDRESS:

1130-1140 100th St, Bay Harbor Islands, FL 33154

REV.	DATE	DESCRIPTION

SEAL:

Peter Stracconali, RLA LA6667526

PROJECT NO:

71_22

PHASE:

PERMITTING

DATE:

12/20/2022

DRAWN:

M.V.

CHECKED:

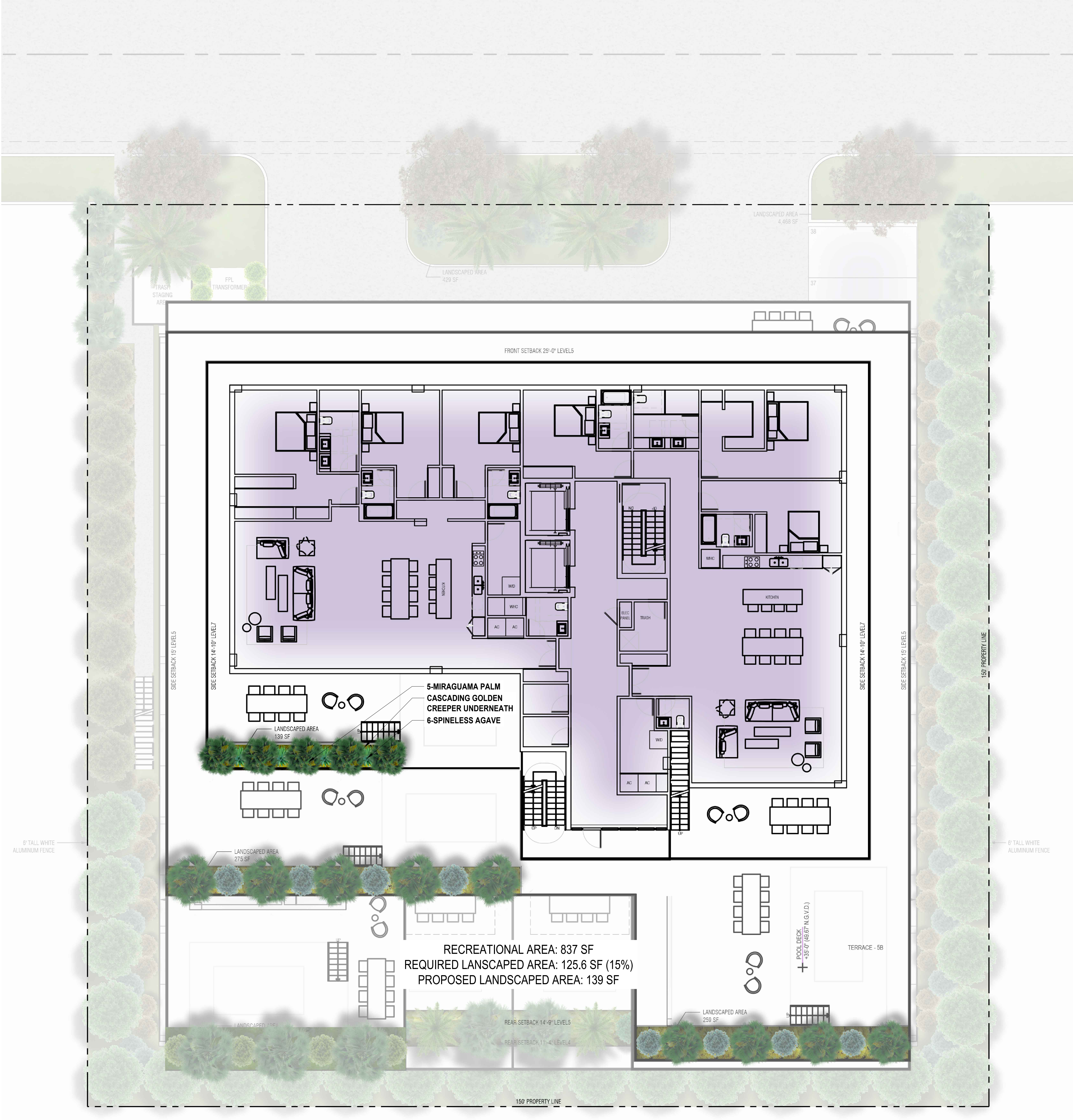
P.S.

SHEET TITLE:

5TH FLOOR PLANTING PLAN

SHEET NO.

L.05



7TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
PALMS				
Cmi	5	<i>Coccothrinax miraguama</i>	Miraguama Palm	6'-10' Ht. OA
SHRUBS				
EI	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
ACCENTS				
Aat	6	<i>Agave attenuata</i>	Spineless Agave	3 Gal.

strata

LANDSCAPE ARCHITECTURE

1906 Tigertail Ave. Miami, FL 33133

strata-landarch.com | 305.747.9336

PROJECT TITLE:

BHI 1130-40 100TH ST

PROJECT ADDRESS:

1130-1140 100th St, Bay Harbor Islands, FL 33154

REV.	DATE	DESCRIPTION

SEAL:

REGISTERED LANDSCAPE ARCHITECT

PETER STRACONAK

LA6667526

STATE OF FLORIDA

Peter Straconak, RLA #LA6667526

PROJECT NO:

71_22

PHASE:

PERMITTING

DATE:

12/20/2022

DRAWN:

M.V.

CHECKED:

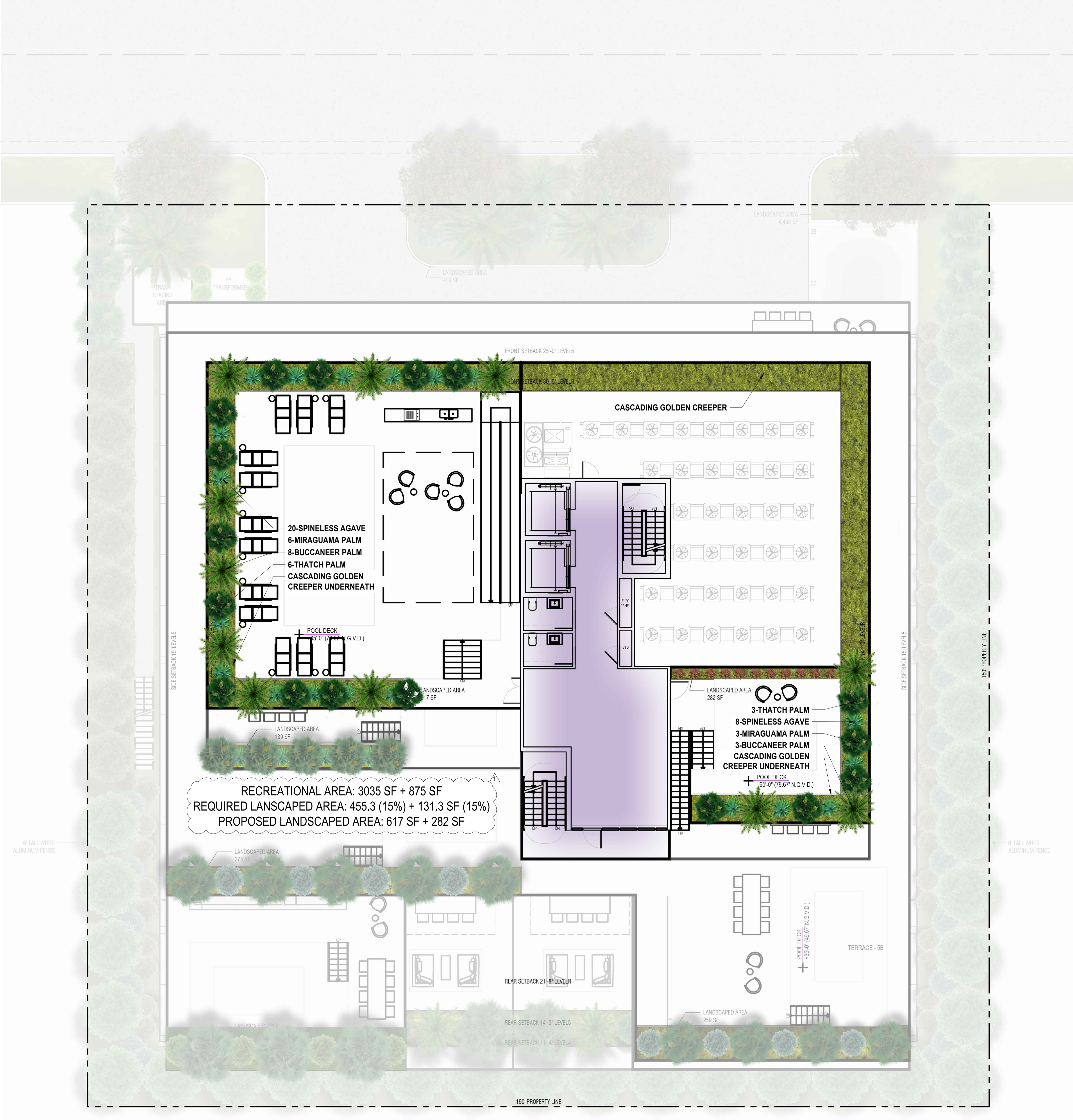
P.S.

SHEET TITLE:

7TH FLOOR PLANTING PLAN

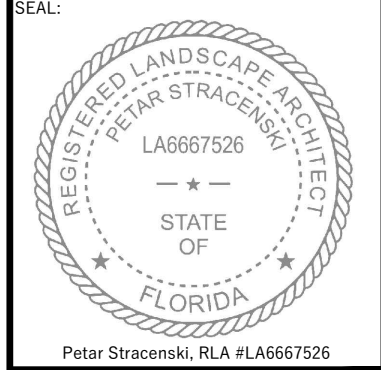
SHEET NO.

L.06



ROOF TERRACE PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
PALMS				
Cmi	9	<i>Coccothrinax miraguama</i>	Miraguama Palm	6'-10' Ht. OA
Tra	9	<i>Thrinax radiata</i>	Florida Thatch Palm	6'-10' Ht. OA
Psa	11	<i>Pseudophoenix sargenti</i>	Buccaneer Palm	6'-10' Ht. OA
SHRUBS				
EI	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
ACCENTS				
Aat	28	<i>Agave attenuata</i>	Spineless Agave	3 Gal.

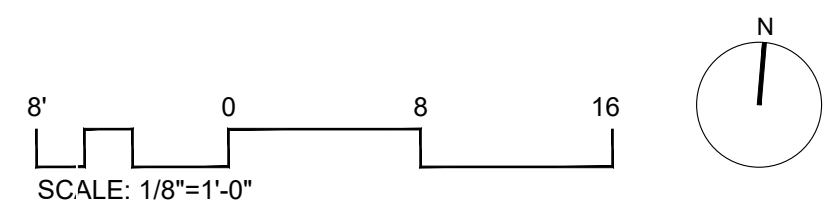
REV.	DATE	DESCRIPTION / PRG COMMENTS
A	01/24/2023	



PROJECT NO:	71_22
PHASE:	PERMITTING
DATE:	12/20/2022
DRAWN:	M.V.
CHECKED:	P.S.

SHEET TITLE:
**ROOF TERRACE
PLANTING PLAN**

SHEET NO.
L.07





Satinleaf Tree
Chrysophyllum oliviforme



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



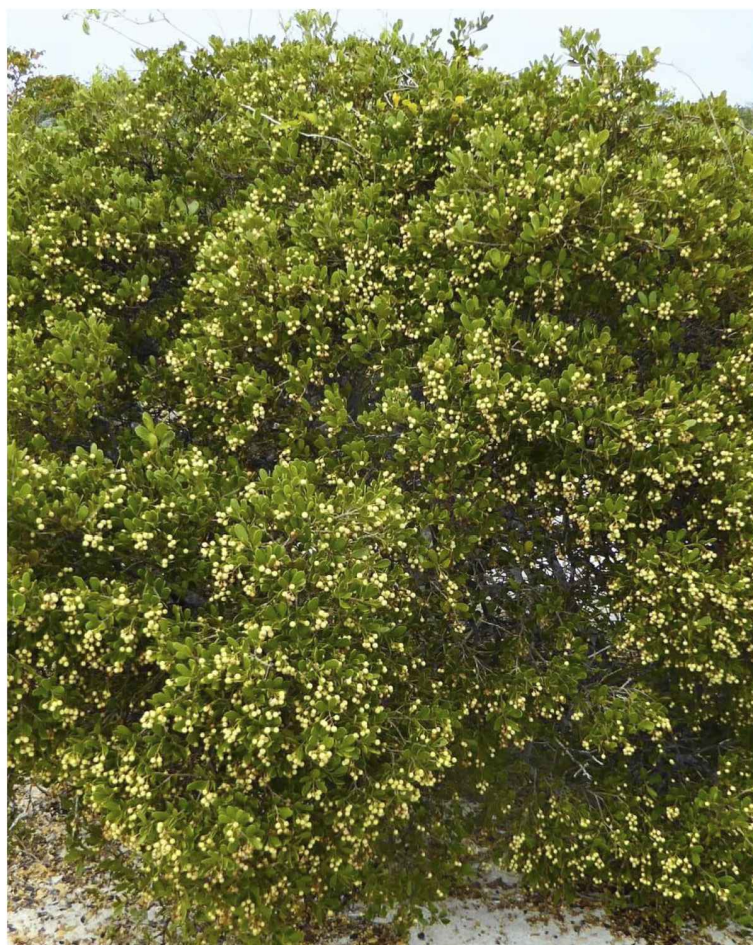
Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



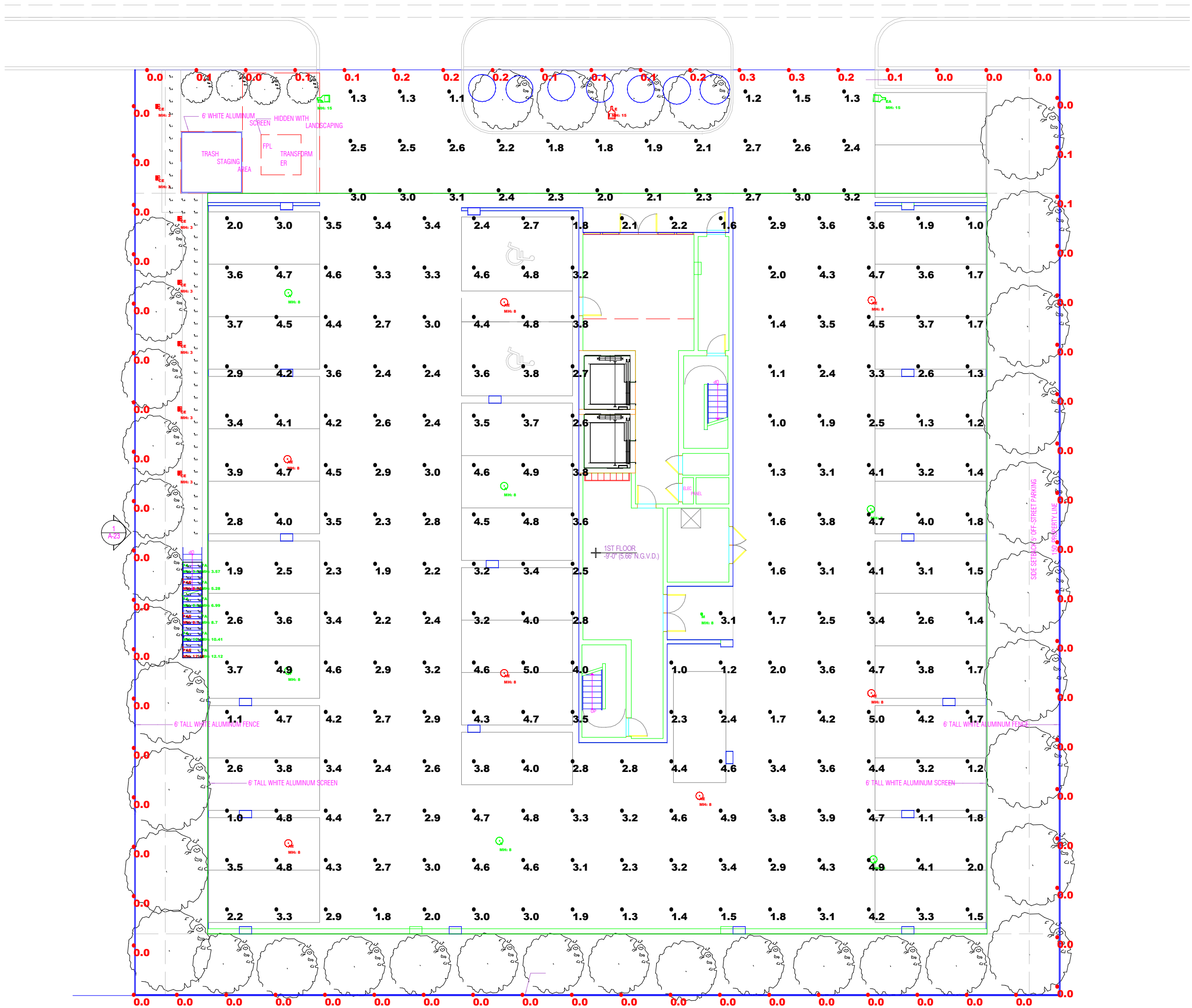
Jacquinia keyensis
Joewood



Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama



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
	7	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3592	26.57
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	EA	Single	Lithonia Lighting	DSX0 LED P1 30K 80CRI RCCO EGS	POLE MOUNTED; 15' A.F.G.	N/A	0.900	1917	33.21
	1	EB	Single	Lithonia Lighting	DSX0 LED P1 30K 80CRI LCCO EGS	POLE MOUNTED; 15' A.F.G.	N/A	0.900	1917	33.21
	9	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	3	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	1	LE	Single	Lithonia Lighting	DSX0 LED P1 30K 80CRI T2M HS	POLE MOUNTED; 15' A.F.G.	INVERTER	0.900	3579	33.21
	1	M	Single	Juno Lighting	JSP SIN 07LM 30K 90CRI MVOLT ZT WH	SURFACE	N/A	0.670	741	9.72

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	2.21	3.2	1.1	2.01	2.91
GARAGE Floor	Illuminance	Fc	8	8	0	3.14	5.0	1.0	3.14	5.00
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.03	0.3	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	2	2	0	3.72	4.4	1.1	3.38	4.00
EXTERIOR STAIR	Illuminance	Fc				16.81	20.8	11.6	1.45	1.79

LIGHTING POWER DENSITY SUMMARY			
Scene: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE LPD	15160	355,1301	0.023

Scale: 1 inch= 16 Ft.

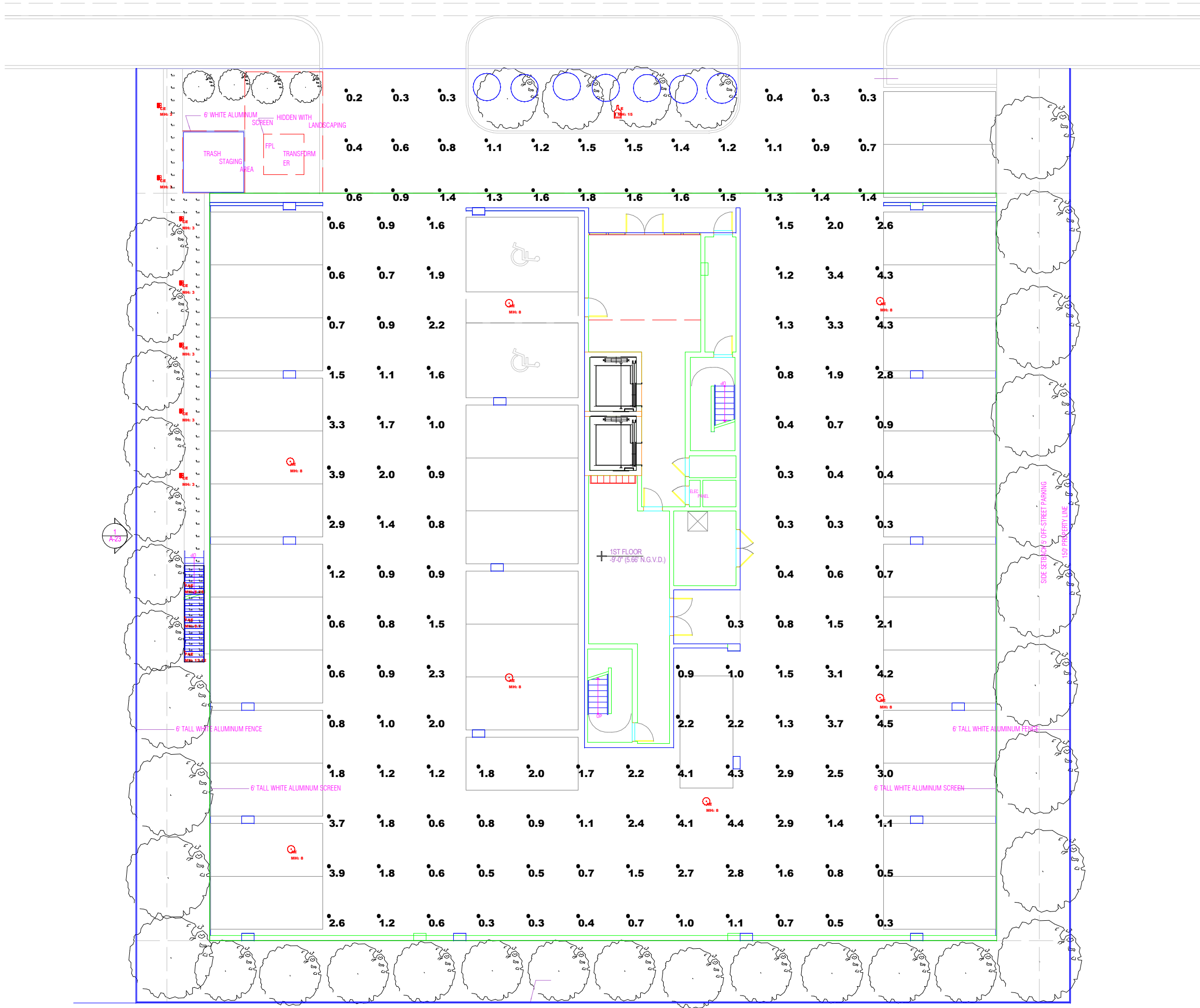
DESCRIPTION:
PARKING & WALKWAY
NORMAL POWER

DATE:
1/24/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	7	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3992	26.57
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	3	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	1	LE	Single	Lithonia Lighting	DSX0 LED P1 30K 80CRI T2M HS	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	3679	33.21

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
WALKWAY_EM	Illuminance	Fc	2	2	0	3.56	4.4	0.6	5.93	7.33
GARAGE_EM	Illuminance	Fc	8	8	0	1.61	4.5	0.3	5.37	15.00
ENTRANCE_EM	Illuminance	Fc	7.5	8	0	1.02	1.8	0.2	5.10	9.00
Copy_EXTERIOR STAIR	Illuminance	Fc				4.63	10.5	2.0	2.32	5.25

LIGHTING POWER DENSITY SUMMARY			
Scene: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE_LPD	15160	185.99	0.012

Scale: 1 inch= 16 Ft.

DESCRIPTION:
PARKING & WALKWAY
EMERGENCY POWER

DATE:
1/24/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	D	Single	Lithonia Lighting	W0622 LED P0 30K 80CRI TFFH	WALL MOUNTED: 9" A.F.D.	N/A	0.900	683	6.895

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OUTSIDE_AREA_Floor	Illuminance	Fc	2	2	0	1.31	2.1	0.3	4.37	7.00

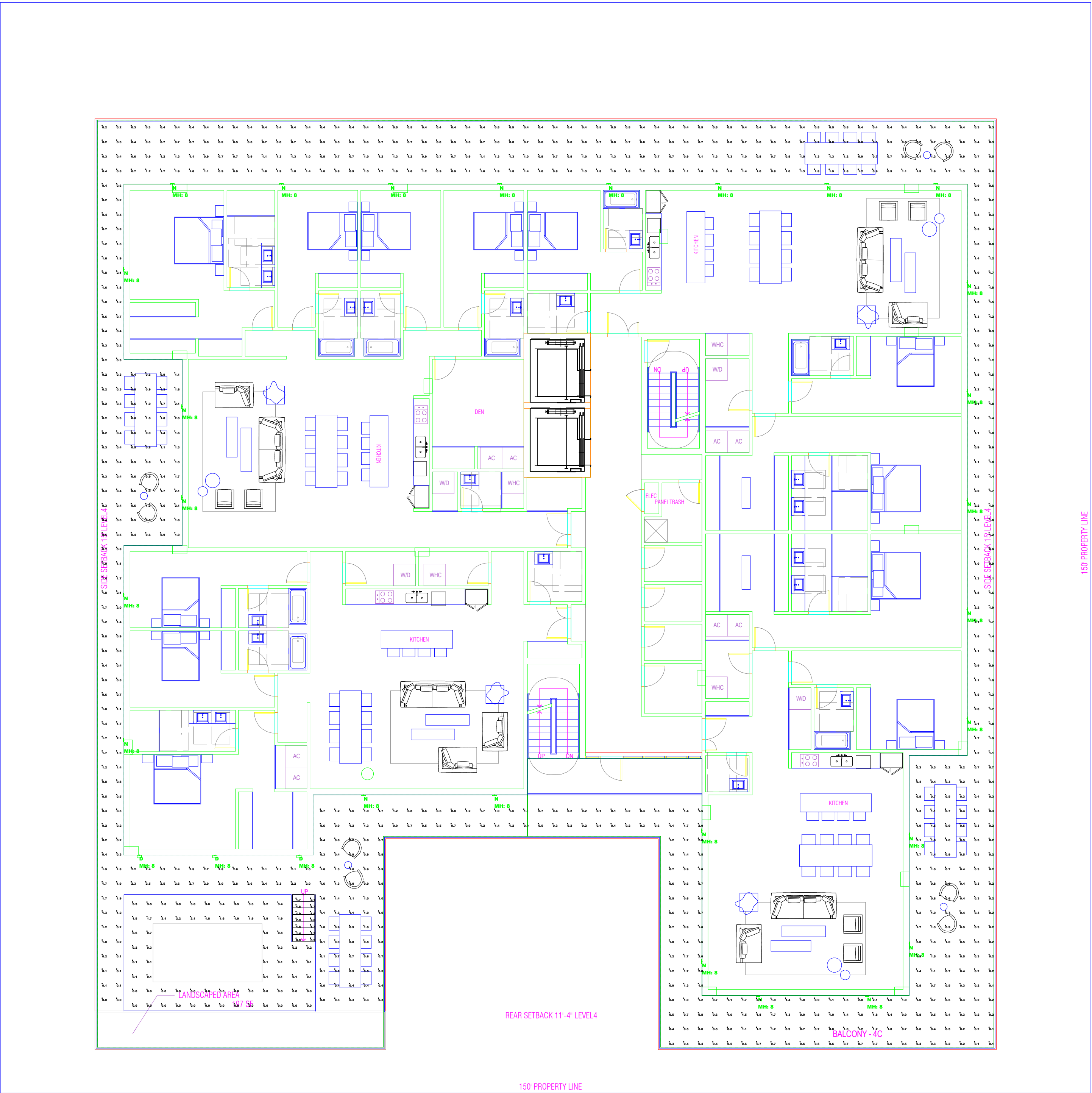
Scale: 1 inch= 10 Ft.

DESCRIPTION:
LEVEL 03
NORMAL POWER
DATE:
1/25/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	D	Single	Lithonia Lighting	WDOGE2 LED PD 30K BOCRI TPTM	WALL MOUNTED, F A.F.G.	N/A	0.900	683	6.895
	26	N	Single	BEGA	22261	WALL MOUNTED, F A.F.F.	N/A	0.670	362	6

CALCULATION SUMMARY											
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN	
BALCONY - 4C Floor	Illuminance	Fc	2	2	0	0.92	3.0	0.0	N.A.	N.A.	
POOL DECK Top	Illuminance	Fc	2	2	5	0.93	3.8	0.0	N.A.	N.A.	
STAIR	Illuminance	Fc				1.64	2.1	0.8	2.05	2.63	

Scale: 1 inch= 10 Ft.

DESCRIPTION:
LEVEL 04
NORMAL POWER
DATE:
1/25/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	D	Single	Lithonia Lighting	WD082 LED P0 30K 80CRI TPTM	WALL MOUNTED- F.A.F.S.	N/A	0.900	653	6.895

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
TERRACE 5A	Illuminance	Fc	3	3	0	1.26	1.8	0.5	2.52	3.60
TERRACE 5A POOL DECK_Top	Illuminance	Fc	2	2	5	1.14	4.0	0.4	2.85	12.25
TERRACE 5B	Illuminance	Fc	3	3	0	0.72	2.1	0.0	N.A.	N.A.
TERRACE 5B POOL DECK_Top	Illuminance	Fc	2	2	5	0.29	2.3	0.0	N.A.	N.A.
TERRACE 5A STAIR	Illuminance	Fc				0.68	1.2	0.1	6.80	12.00
TERRACE 5B STAIR	Illuminance	Fc				0.00	0.0	0.0	N.A.	N.A.

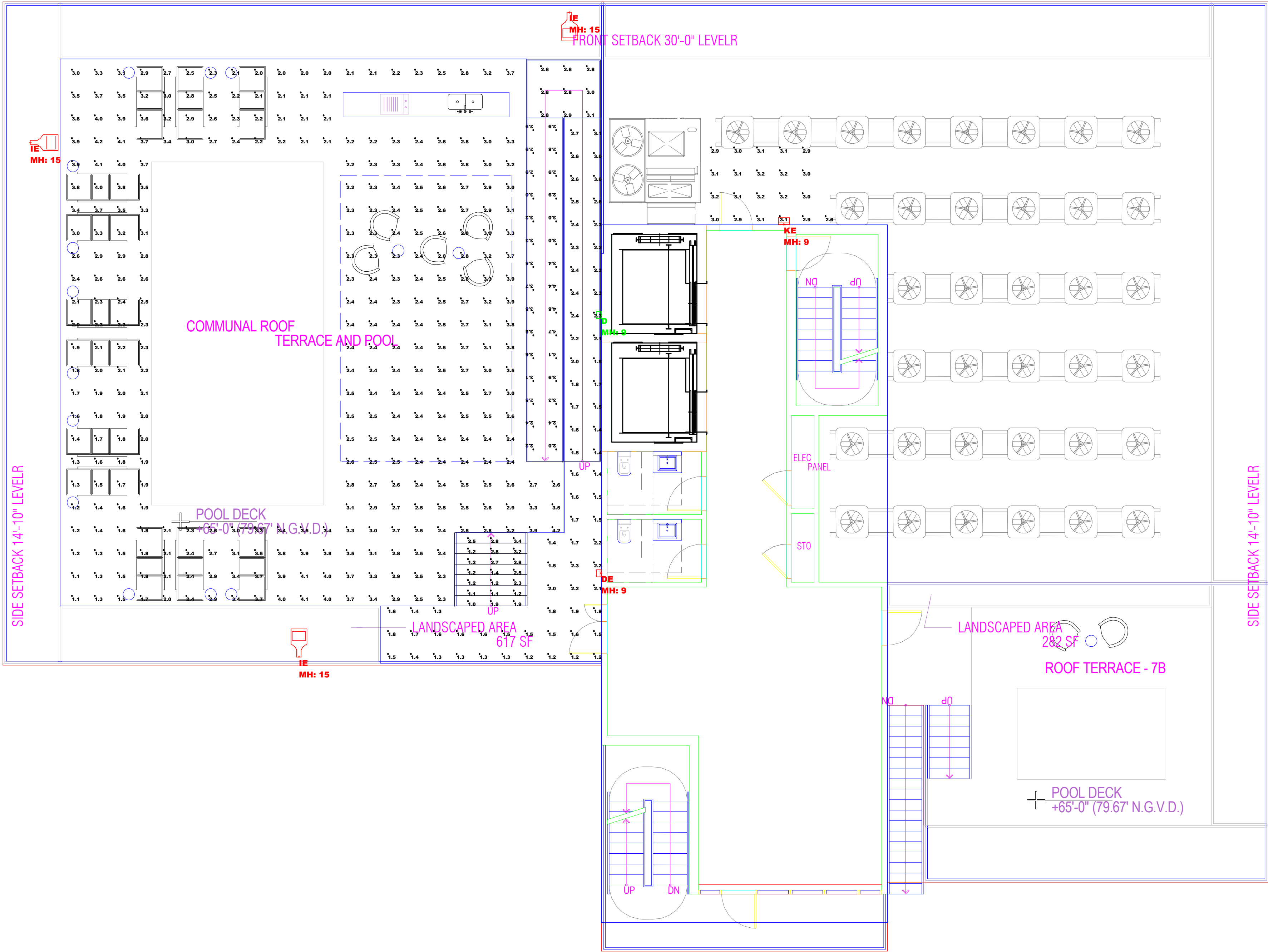
Scale: 1 inch= 10 Ft.

DESCRIPTION:
LEVEL 05
NORMAL POWER
DATE:
1/25/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	D	Single	Lithonia Lighting	WD02Z LED P0 30K 80CRI TFTM	WALL MOUNTED: 9' A.F.G.	N/A	0.900	683	6.895
	1	DE	Single	Lithonia Lighting	WD02Z LED P0 30K 80CRI TFTM	WALL MOUNTED: 9' A.F.G.	INVERTER	0.900	683	6.895
	3	IE	Single	Lithonia Lighting	DSX0 LED P1 30K 80CRI TFTM HS	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	3576	33.21
	1	KE	Single	Lithonia Lighting	WD02Z LED P1 30K 80CRI T2M	WALL MOUNTED: 9' A.F.F.	INVERTER	0.900	1204	11.166

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
COMMUNAL POOL DECK Top	Illuminance	Fc	2	2	5	2.63	4.2	1.1	2.39	3.82
CORRIDOR Planar	Illuminance	Fc	2	2	0	1.80	2.3	1.2	1.33	1.92
ROOF Floor	Illuminance	Fc	2	2	0	3.04	3.2	2.6	1.17	1.23
COMMUNAL POOL STAIR	Illuminance	Fc				1.93	3.4	1.0	1.93	3.40
RAMP	Illuminance	Fc				2.74	4.8	1.4	1.96	3.43

Scale: 1 inch= 6 Ft.

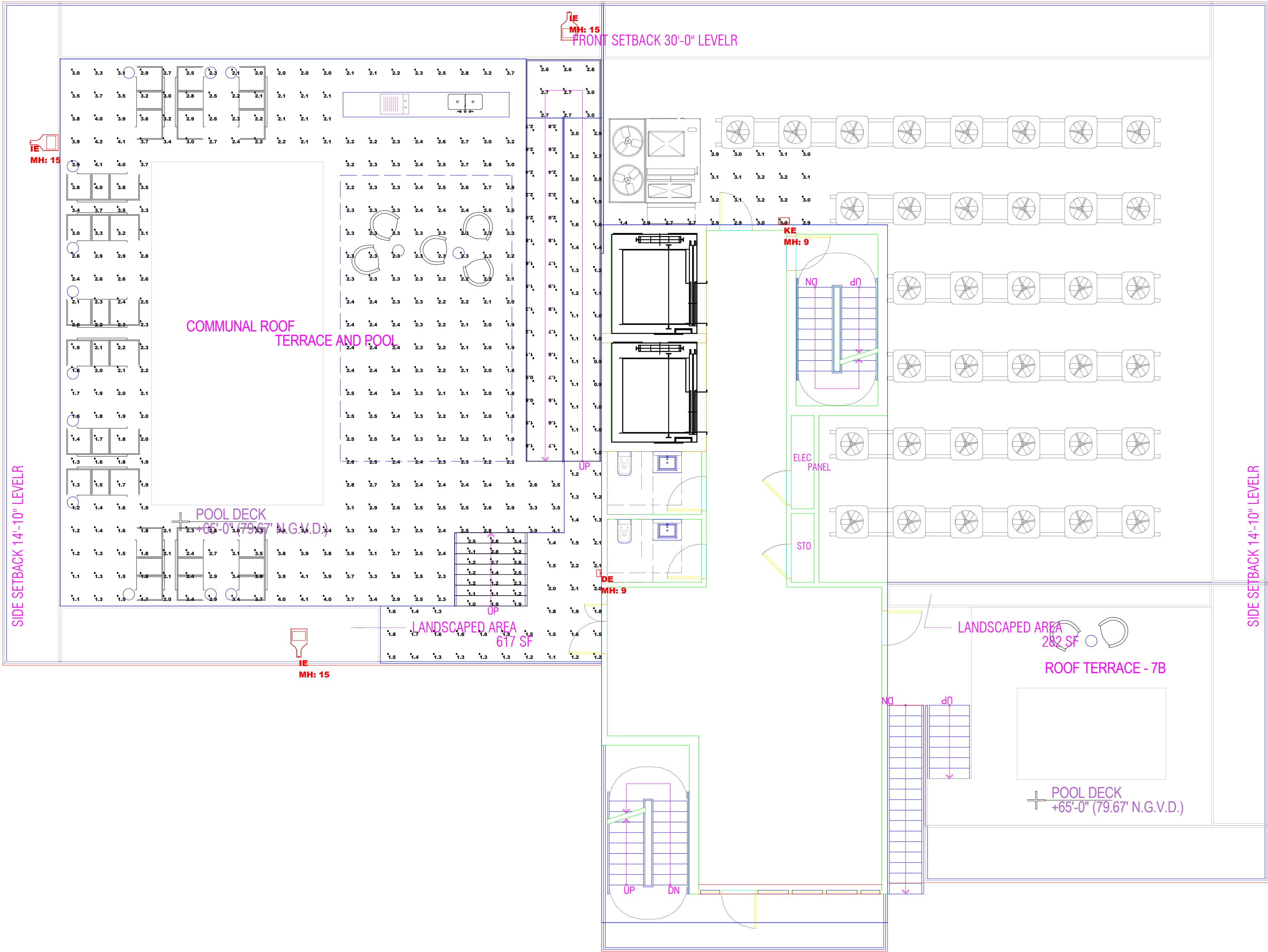
DESCRIPTION:
ROOF
NORMAL POWER

DATE:
1/24/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS





LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	DE	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI TFTM	WALL MOUNTED: 9' A.F.G.	INVERTER	0.900	683	6.895
	3	IE	Single	Lithonia Lighting	DSX0 LED P1 30K 80CRI TFTM H5	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	3576	33.21
	1	KE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T2M	WALL MOUNTED: 9' A.F.F.	INVERTER	0.900	1204	11.166

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
COMMUNAL POOL DECK, EM	Illuminance	Fc	2	2	5	2.52	4.2	1.1	2.29	3.82
CORRIDOR, EM	Illuminance	Fc	2	2	0	1.93	2.2	1.1	1.39	2.00
ROOF, EM	Illuminance	Fc	2	2	0	2.85	3.2	1.4	2.11	2.29
COMMUNAL POOL STAIR, EM	Illuminance	Fc				1.93	3.4	1.0	1.93	3.40
RAMP, EM	Illuminance	Fc				1.78	3.0	0.8	2.23	3.75

Scale: 1 inch= 6 Ft.

DESCRIPTION:
ROOF
EMERGENCY POWER

DATE:
1/24/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS



AGENDA ITEM REPORT

February 9, 2023

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Application by LDC WBHD Property Owner, LLC, to construct a 9-unit Multi-Family Development to be located at 9110 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: LDC WBHD Property Owner, LLC

Folio: 13-2227-087-0001

Property Address: 9110 West Bay Harbor Drive

Zoning District: RM-2 Medium High Density

Legal Description: Lot 29 Block 2

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 9110 WBHD MFR Rev MMPA DRC Staff Report Feb 9 2023
2.	9110 WBH - DRC Letter of Intent
3.	9110 WBH - Application Form - Exhibit A Legal Description
4.	9110 WBH - Site Plan Application - signed
5.	9110 WBH - Traffic Generation Statement 2023-01-25
6.	9110 WBH - Exit Configuration Letter (Life Safety)
7.	9110 WBH - Impact Analysis Report Form
8.	9110 WBH - Landscape Buffer Waiver Letter
9.	9110 WBH - Recorded Quit Claim from Town (11 ft front parking area)
10.	9110 WBH - Recorded Warranty Deed - LDC WBHD Property Owner, LLC
11.	9110 WBH - Resolution No. 2274 (town-approved drainage easement)

12.	9110 WBH Drive DRC Set 2.9.2023 New
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**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 3rd, 2023

Subject: Site Development Plan Application - Revision
9110 West Bay Harbor Drive - Multi-Family Residences (9 DU)
Bay Harbor Islands Acct. No.: SPR22-000032
MMPA Acct. No. 01-0702-1130C

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) either **DEFER** the proposed Sited Development Plan at this time to allow the applicant to address the comments or consider **APPROVAL** of the proposed Site Development Plan application, subject to the plans being revised to address the issues noted herein / other DRC member comments with a final DRC / DRB check set sign-off. The submittal package has a few design issues and some items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9110 West Bay Harbor Drive
Legal Description: Lot 29 of Block 2, less the northeast 11 feet fronting on West Bay Harbor Drive; together with the northwesterly 20 feet of Tract "A", of "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

The project attorney, Neisen Kasdin, from Akerman LLP, as agent for the new property owners, LDC WBHD Property Owner LLC, has submitted a Site Development Plan application to the Town to allow for the construction of a proposed nine (9) unit mid-rise development located at

**Town of Bay Harbor Islands
Development Review Committee (DRC) Staff Report
9110 West Bay Harbor Drive - Multifamily Residential Development (9 DU)
Site Development Plan Application - Revision
February 3rd, 2023
Page 2**

9110 West Bay Harbor Drive. The site is currently developed with a 2-story / 10 DU multifamily complex built in 1953 according to the MDPA website (Bay Harbor Apartment Condominium).

In July 2022 a Site Development Plan application was made to the Town by another developer for an eleven (11) unit multifamily complex on this site. A related rezoning also occurred (June 9th, 2022) for a 20' wide strip of land within the site, as it was discovered the 20' wide land parcel was zoned RM-3 while Lot 29 was zoned RM-1. The Town has now officially rezoned the 20' wide parcel to RM-1 – so the entire site is zoned the same, and to better facilitate the redevelopment of the property under a common set of land development regulations. Also, a Town-owned drainage pipe that has existed for decades between WBHD and the Indian Creek crosses over a portion of the 20' wide parcel with no easement. As part of the previous Town approvals the developer agreed to grant a drainage easement to the Town over the outfall pipe (Res. #2274). It was agreed this will be completed prior to the issuance of building permits. The Town's DRB approved the 11 DU Site Development Plan on October 18th, 2022. Subsequently the site was sold to another party. The new developer worked with the project architect (Kobi Karp) on some refinements, including lowering the number of DU from 11 to 9, making the units larger and more luxurious, and requesting some exterior façade revisions.

The revised plans indicate the dwelling units will be quite large ranging in size from about 3,218 to 5,167 square feet of A/C space. The proposed building is still 8-stories in height with seven (7) floors used for residential purposes and one level (at grade) used as an enclosed parking garage. The 2nd Level will have one (1) residential unit, administrative offices and building core areas. The 3rd and 4th Levels will have two (2) residential units. The two (2) residential units proposed for the 5th and 6th Levels are 2-stories with interior staircases. The 7th and 8th Levels will have only one (1) residential unit each (total of 9 DU). The existing building and other improvements will be demolished. Similar to the original design, the proposed northern driveway is an inbound only 12' wide one-way driveway from West Bay Harbor Drive into the building parking garage on the north side of the building. The proposed southern driveway is an outbound only one-way driveway from the south side of the building that will connect to West Bay Harbor Drive. Across the front of the site is a circular one-way 12' wide driveway for the lobby drop-off / deliveries. The design has changed slightly with an expanded driveway width near the exit driveway. No guest spaces are required or provided (single lot / no TDRs); however, guests could temporarily park in the driveway. The building entry staircase was modified as well.

The site plan lists the lot area to be 15,047 square feet / 0.345 acres in size; however, the project survey lists the lot area as 14,186 square feet / 0.3325 acres in size. This is due to the fact the owners conveyed the front 11' to the Town in years past for the existing on-street parking, as many property owners did. The applicant will be seeking to vacate the 11' back to the upland owner so that all of Lot 29 is whole again. The survey indicates that no portion of the 20' sliver of Tract "A" was ever conveyed to the Town. Based on the current land area this would allow a maximum of 11 DU on the property at the maximum allowable base density (34 DUA). If the 11-foot land area is vacated and the lot area increased, this would allow a maximum of 12 DU on the property at the maximum allowable base density (34 DUA). The developer is now proposing to build only nine (9) DU. Therefore, it is presumed three (3) TDR units would be available after the right-of-way vacation. The revised project would have a density of 26 DUA.

BACKGROUND INFORMATION

The Town completed major analysis / amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) over the last 20+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. As was previously mentioned a 20' wide parcel within the site (easterly 20') was rezoned from RM-3 to RM-1 in June 2022. Also, the Town adopted other modifications to several other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired via the TDR system to increase density if approved by the Town Council. This redevelopment project is not requesting any TDR units. The proposed use of the property and density would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property now has a singular Zoning District classification of RM-1 Multiple Family Zoning District. The proposed density / use of the property is consistent with this zoning classification. The site design is contingent on the plans meeting all applicable land development regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. However, as the land is comprised of Lot 29 and the northwesterly portion of Tract "A", a Unity of Title will be necessary to be approved / recorded prior to the issuance of building permits.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As summarized above, the site plan depicts access to the under-building parking garage and front yard lobby drop-off / loading area via 12' wide one-way service drives. The proposed access to the parking garage is via two (2) one-way driveways to West Bay Harbor Drive (north / south edges of the site). The minimum required driveway design width is 12 feet for a one-way driveway in accordance with Section 21-30. Based on 9 DU the Code requires at least eighteen (18) parking spaces which include 1 ADA space. Eighteen (18) parking spaces are provided (8 tandem = 16 spaces plus 1 standard space and 1 ADA space. Again, no guest spaces are required or provided (single lot / no TDRs); however, guests could temporarily park in the driveway.

One Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade County Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. The proposed Fire Truck staging area is shown in the paved roadway area fronting the subject site. It may not be located in the swale as that area is required for drainage / streetscape landscaping.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building design, similar to the original design, is a clean / modern design glass curtain wall with glass railings. The original architectural design included a prominent "squared-off" streetscape feature for the building core / elevators. The revised plans show the feature with a "curved / rounded off" design. The extensive balconies still have a curved / rounded appearance. Aluminum louvered screening material is proposed to screen the garage level elevations, which requires DRB approval (fully enclosed parking garages are mandatory unless the DRB approves otherwise (substantial noise / visual barrier). The building does not exceed one hundred twenty (120) feet in length, therefore, no "breezeway" is required.

The modifications noted in the revised January 2023 plans include the following:

- 1) Front building façade changes incl. the building core / elevator tower (square vs. curved).
- 2) Some of the window locations / shapes were modified.
- 3) Some of the building façade materials were changed.
- 4) The building entry staircase was modified.
- 5) The front yard driveway / landscaping design was altered.
- 6) The number of dwelling units was decrease from 11 to 9 DU.

SITE DEVELOPMENT PLAN COMMENTS

Following are comments based on the new documents / plans dated January 26th, 2023 submitted to the Town for consideration.

- 1) As discussed herein, the existing lot size is 14,186 sq. ft. / .3325 acres without the vacation of the 11' of right-of-way. This affects density / setbacks / open space calculations. The plans should technically state what now exists or include an explanation of what is being sought. It is strongly suggested the 11' vacation / replacement easement work be finalized ASAP, as this affects many aspects of the project. The applicant assumes this will occur.
- 2) Per Sec. 23-30(d) the minimum allowed width of a one-way driveway is 12'. The approved Oct. 2022 plans complies with that criterion. The new revised Jan. 2023 driveway design has a portion that is 15'+ wide. Unless this is mandatory this should be reduced and additional landscaping added similar to the approved plans. Unless there is an intent to create a "guest / drop-off" space this should be narrowed. If a real space is desired provide one at the normal size.
- 3) The plans are somewhat hard to analyze due to the lack of proper notations. None of the plan sheets include a note or calculations for the Flex setback area used. Otherwise, as an example, on Sheet A3.03 and others, portions of the building are shown within the required setbacks for taller portions of the building.

- 4) The landscape buffer strip along West Bay Harbor Drive is required to be a minimum of 10' per Sec. 23-24(d). The approved DRB Oct. 2022 site plan included a waiver for an 8' wide landscape strip in some areas. The DRB has the ability to reduce the front yard landscape strip to no less than 7' per the M-D Landscape Code due to the provision of lobby drop-off / guest spaces in the narrow setback. The new revised January 2023 plans show a more curved front yard driveway that is narrower near the north inbound driveway / sidewalk (no dimension provided (scales to 7'+/-) that widens to at least 10' in width at the center of the site and then widens again to almost 12' near the east driveway to over 15' in width for some reason. The new submittal package includes a waiver letter from the Akerman law firm requesting approval for a 7' wide landscape strip. Given the above this is probably not necessary as it is common for landscaping to curve at driveway connection and the overall average landscape width meets the Code. The narrower landscape strip area could be made more squared-off and meet Code. Please revise or provide an explanation of why the normal landscape width cannot be provided.
- 5) On Sheet A1.00 in the Site Data Table the Flex Setback calculations are incorrect (shows 10' reqd. & provided but that is not true and the design is much more – but appears to meet Code). The allowable Flex setbacks can be 33.3% of the allowable building width or length. For example, for the front / rear the allowable Flex setback width is 24.97'. For the north façade it is 36.62'. For the south façade it is 48.39'. Please correct the table to include correct information.
- 6) In the rear yard area, a proposed walkway is shown from the building to the seawall, which is allowed and encouraged. However, per Sec. 23-12(15) the maximum width allowed is 5'. The plans fail to include a dimension as required to demonstrate compliance. MMPA scales the width at about 9'-10'. Revise the plans to meet Code allowances.
- 7) On Level One the plans show a so-called "Yacht Club". What is that? If it is habitable it would need to comply with FEMA / FBC flood elevation requirements. Since the floor elevation appears to be 5.00' NGVD and the current DFE is 9'-0" NGVD this would not be possible. Define what the use intention is and/or remove it based on flood criteria. If it is just for storage for boater's items that needs to be called out on the plans.
- 8) Some of the balconies shown appear to violate the Town setback encroachment criteria; however, additional plan notations might clarify this. A balcony may not encroach more than 6' into a rear (waterfront) setback. The plans show 9' deep balconies; however, it appears this is comprised of a 6' encroachment and 3' of area inside the building envelope. Likewise for other yard areas. Please modify the plans to clearly show Code compliance.
- 9) On Sheet A3.01 a wide balcony encroachment is shown within the southeast yard area. The floor elevation for Level 2 is shown at 14'-9" NGVD and the balcony appears to be equal in elevation. However, this is where the Town's drainage easement / outfall pipe is located. The drainage easement has a min. clearance height of 15' (ground to underside of building component) so equipment can access / make repairs in this area, if necessary. The balcony needs to be modified to meet the DE elevation limit.

- 10) On Sheet A4.01, A.500, etc., the plans have a notation about a 30.0' "Pedestal Height". What is this for? The Town has no allowances or criteria for parking pedestals. Remove unnecessary notations from plans.
- 11) For all building cross sections add notations for the Flex setback building area shown. Otherwise, the cross sections show the main building progressive setbacks but also show a building encroachment with no explanation. Modify these plans to note this issue.
- 12) This waterfront project is subject to Miami-Dade Shoreline Committee review and approval prior to the issuance of building permits.
- 13) Town local park impact fees will be required prior to the issuance of building permits.
- 14) All backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match. The Town has agreement with the M-D Fire Dept. / FPL to adequately screen their facilities, as long as reasonable access is provided. Where they are shown on the Design Review Board plans is where they are required to be built – no relocations with prior Town approval.
- 15) Has a revised application been made to the Miami-Dade School District to determine public school impacts and fees (11 DU to 9 DU)? The Town Bldg. Dept. staff does the actual filing – please verify.



Neisen Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

D: 305 982 5629
neisen.kasdin@akerman.com

January 26, 2023

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

Re: Letter of Intent - 9110 West Bay Harbor Drive – DRC Submittal

Dear Ms. Lasday:

Akerman LLP represents LDC WBHD Property Owner, LLC ("Owner"), owner of the subject property located at 9110 West Bay Harbor Drive ("Property") in the Town of Bay Harbor Islands ("Town"), near the southern tip of the East Island. Owner is proposing to construct an eight (8)-story building with nine (9) luxury residential units ("Project"). At this time, we are pleased to present the Project for consideration by the Town. The Project would replace an existing, outdated building that was constructed in the 1950s with a modern, boutique residential development.

On October 18, 2022, the Design Review Board ("DRB") approved a previous design of the Project, which included eleven (11) residential units. Due to the scope of the modifications to the previous DRB approved plans, the Town determined that the Project requires Development Review Committee ("DRC") and DRB re-approval. Modifications to the previous plans include reconfiguration of the entry stair, minor changes to the façade, and the combination of the two units on levels five (5) and six (6), which results in two fewer units.

A. Zoning and Current Conditions

The Property has a lot area of approximately 15,047 square feet and includes an existing 10-unit, 2-story concrete block structure condominium building that has approximately 10,000

square feet of floor area.¹ The only parking for residents of the existing building is along the street on West Bay Harbor Drive, and there is no internalized vehicular drop-off or loading spaces within the Property. The existing apartment building and the other original site improvements (such as docks) are generally in a poor state of repair and in need of extensive upgrades.

Until recently, the Property was a split-zoned parcel with the eastern 20-foot portion zoned RM-3 and the remaining larger portion zoned RM-1. The 20-foot portion was approved by the Town Council for a rezoning from RM-3 to RM-1 on June 9, 2022 to be consistent with the remainder of the Property's RM-1 zoning designation and to better facilitate redevelopment of the Property.²

Separate and apart from the rezoning, the Owner will also grant a ten (10) foot easement to the Town due to the presence of a Town stormwater drainage pipe on the Property ("Drainage Easement").³ The Drainage Easement will be centered on the stormwater drainage pipe, which is located approximately ten (10) feet from the eastern property line, and will extend five (5) feet on each side of the pipe in accordance with the Town Engineer's recommendation. In our title research and discussions with the Town, we were not able to locate any official document or a recorded instrument granting the Town its necessary rights to periodically use, access, maintain, and repair the existing stormwater drainage pipe on the Property. The Drainage Easement will grant the Town the necessary rights to use, access, maintain, and repair the stormwater drainage pipe, and will include fifteen (15) feet of vertical clearance for certain development above the Drainage Easement.

B. Proposed Project and Architectural Features

The Project entails nine (9) residential units, comprised of units ranging from 3,218 square feet to 5,167 square feet. Level one (1) consists of a parking garage containing 18 parking spaces and an accessory pool area on the waterfront. Level two (2) consists of a lobby, gym, spa room, and one (1) residential unit. Residential units range from levels three (3) through eight (8). Levels three (3) through four (4) have two (2) units per floor. Levels five (5) and six (6) have a total of two (2) units overall that are two (2) floors each and span



¹ The Property's lot area and the Project's design includes the front 11 feet of the site, which was deeded from the Town on September 13, 2022. According to the survey, the 11 foot wide less-out area is 861 square feet. The quit claim deed is recorded in the Miami-Dade County Official Records Book 33395, Page 1724 (CFN: 20220742632).

² The rezoning was approved as Ordinance No. 1072.

³ The Drainage Easement was approved by the Town Council on September 14, 2022 as Resolution No. 2274. However, the Drainage Easement has not been recorded or executed yet.

both levels. Levels seven (7) and eight (8) consist of single full floor units. The units are spacious and are intended to cater to families. The roof deck contains a pool with poolside amenities.

The design of the proposed building is influenced by its waterfront location. The façade resembles waves and has a nautical character. Large floor to ceiling windows maximize views of the bay and the Indian Creek golf course beyond, that will be especially beautiful with western exposure to natural light as the sun is setting. All of the units are through units from bay to land. The building rises over a one-story podium that conceals the fully internalized parking area, which also contains space for an off-street drop off.

C. DRC Application and Site Plan Approval

The Project will significantly improve the existing condition of the Property and provide ultra-luxury family oriented residential units. In addition, the size and scale of the proposed design is harmonious with the Town's character and surroundings for this beautiful waterfront location adjacent to the Indian Creek lagoon. Enclosed herein for review are the required plans and architectural details for the Project prepared by *Kobi Karp* and dated January 26, 2023 ("Site Plans"), along with other supporting materials for the DRC submittal.

Please accept this letter, the Site Plans, and other enclosed materials as our official request for site plan approval of the Project. We look forward to working with the Town on this process and proceeding towards final approvals. Thank you for your consideration.

Sincerely,

AKERMAN, LLP

Neisen O. Kasdin

Enclosures

cc: Michael Miller, Town Planner
Yvonne Hamilton, Town Clerk
Joe Geller, Greenspoon Marder, LLP, Town Attorney

EXHIBIT A

Legal Description:

LOT 29, BLOCK 2 OF **BAY HARBOR ISLAND**, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 29. IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 29;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF **BAY HARBOR ISLAND**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS DUE NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 43°18'53" WEST FOR A DISTANCE OF 185.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 46°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 43°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE **POINT OF THE BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH

THE NORTHEAST ELEVEN FEET FRONTING WEST BAY HARBOR DRIVE OF LOT 29, BLOCK 2, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

APPLICATION FOR SITE PLAN REVIEW

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



See attached "Exhibit A"

Folio # 13-2227-087-0001 (reference)

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Size of described property 15,047 square feet lot size (0.345 acres)

Project Description 9110 W. Bay Harbor Drive
(see attached LOI) Units 9

Owner(s) Name LDC WBHD Property Owner, LLC

Mailing Address 105 Madison Avenue

City New York State NY Zip 10016

Phone Number 410-370-4992 Email jlandau@landauproperties.com

Signature of Owner [Signature]

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

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative Neisen Kasdin, Akerman LLP

Mailing Address 98 SE 7th Street, Suite 1100

City Miami State FL Zip 33131

Phone Number 305-982-5629 Email neisen.kasdin@akerman.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

22 June 2022; 28 July 2022;
Revised: 25 January 2023

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

**Re: Traffic Generation Statement
9110 W. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330112701**

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9110 W. Bay Harbor Drive residential development on the southwest corner of W. Bay harbor Drive and 91st Street in Miami-Dade County, Florida. We determined that the proposed development will generate less traffic compared to the existing development. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises nine (9) mid-rise multifamily dwelling units expected to be built by 2024 or sooner. The 0.345-acre site (Folio No.: 13-2227-087-0001) is occupied by a 2-story multifamily building with ten residential units. The development will demolish the existing building to construct an eight-story residential building with nine (9) residential units. The project site is on the southwest corner of W. Bay harbor Drive and 91st Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections: one driveway connection to W. Bay Harbor Drive which will operate as an ingress-only driveway with direct access to the proposed garage while the connection to 91st Street will operate as an egress-only driveway. The proposed parking garage will be gate-controlled. The gates will be located approximately 90-feet from the public right-of-way. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate less traffic than the existing development. The proposed development is expected to generate 41 daily, three morning peak-hour and four afternoon peak-hour trips. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	10 DU	T = 6.74 (X) 0.00	50%	50%	33	34	67
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	9 DU	T = 4.54 (X) 0.00	50%	50%	20	21	41
Difference						-13	-13	-26

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	10 DU	T = 0.40 (X)	24%	76%	1	3	4
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.37 (X)	23%	77%	1	2	3
Difference						0	-1	-1

Afternoon Peak Hour

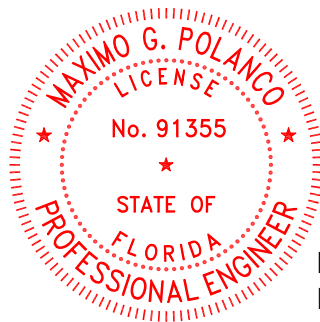
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	10 DU	T = 0.51 (X)	63%	37%	3	2	5
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.39 (X) + 0.34	61%	39%	2	2	4
Difference						-1	0	-1

Conclusion

We determined that the 9110 W. Bay Harbor Drive residential development is expected to generate less traffic compared to the existing development. The development comprises an eight-story apartment building with nine (9) residential units that will have two one-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco,
dnQualifier=A01410D0000017F7519187300013A4C,
O=LANGAN ENGINEERING AND ENVIRONMENTAL
SERVICES INC, C=US
Date: 2023.01.25 15:44:51-05'00'

This item has been digitally signed and sealed by Maximo Polanco, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Maximo G. Polanco, P.E.
P.E. License No. 91355
Project Manager

A handwritten signature in blue ink, appearing to read "E. Schwarz".

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

MGP:mgp

Attachments:

- Attachment A – Aerial Photograph Location
- Attachment B – Site Plan
- Attachment C – ITE Excerpts

Florida Certificate of Authorization No. 6601

\\langan.com\data\FTL\data7\330112701\Project Data\Discipline\Traffic\Reports\2023-01-25 9110 W Bay Harbor Traffic Statement .docx

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
P: 786.264.7221 F: 786.264.7201 www.langan.com

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project

9110 W. BAY HARBOR DRIVE

MIAMI

MIAMI DADE

FLORIDA

Figure Title

**SITE LOCATION
MAP**

Project No.

330112701

Date

6/22/2022

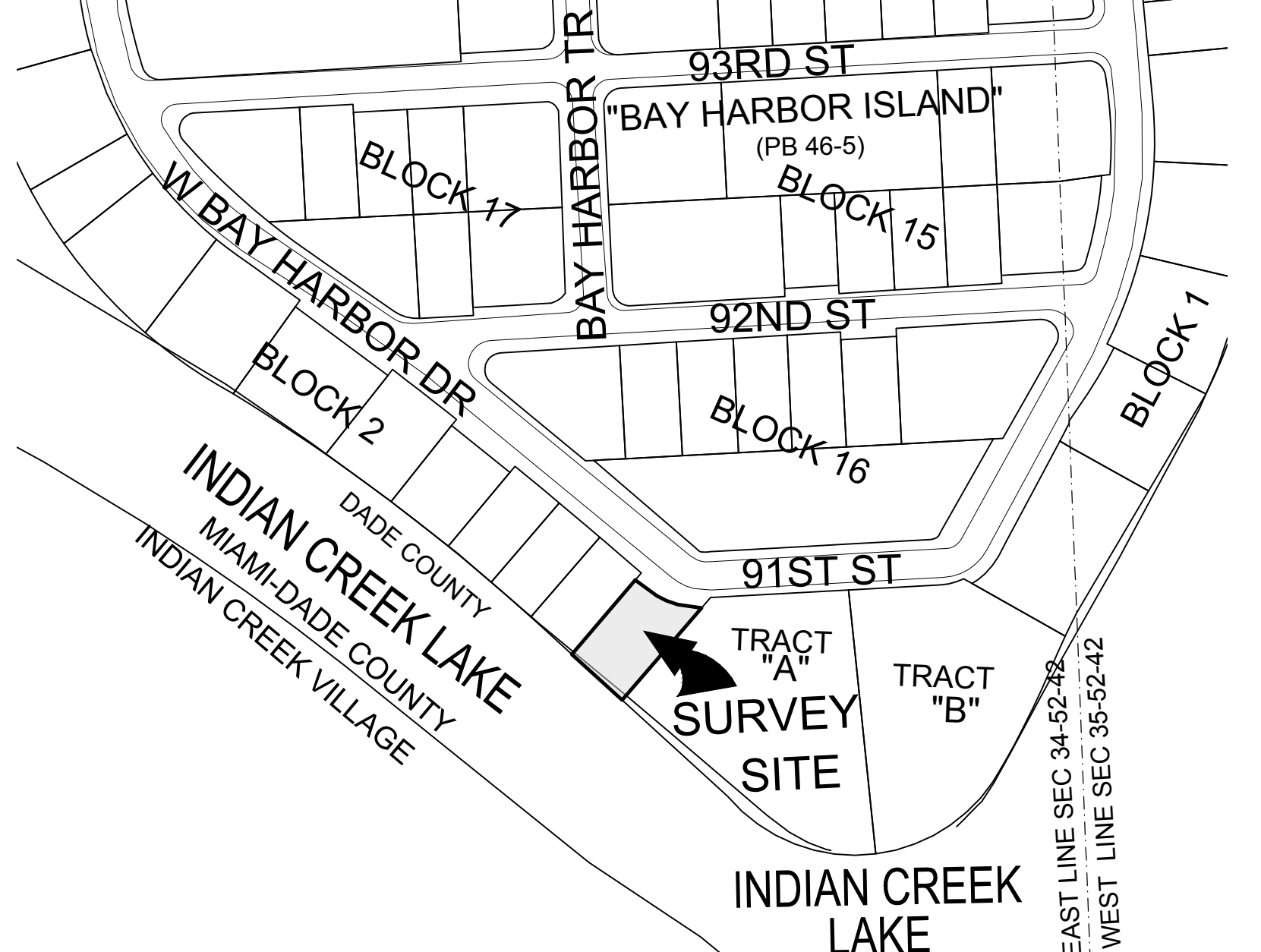
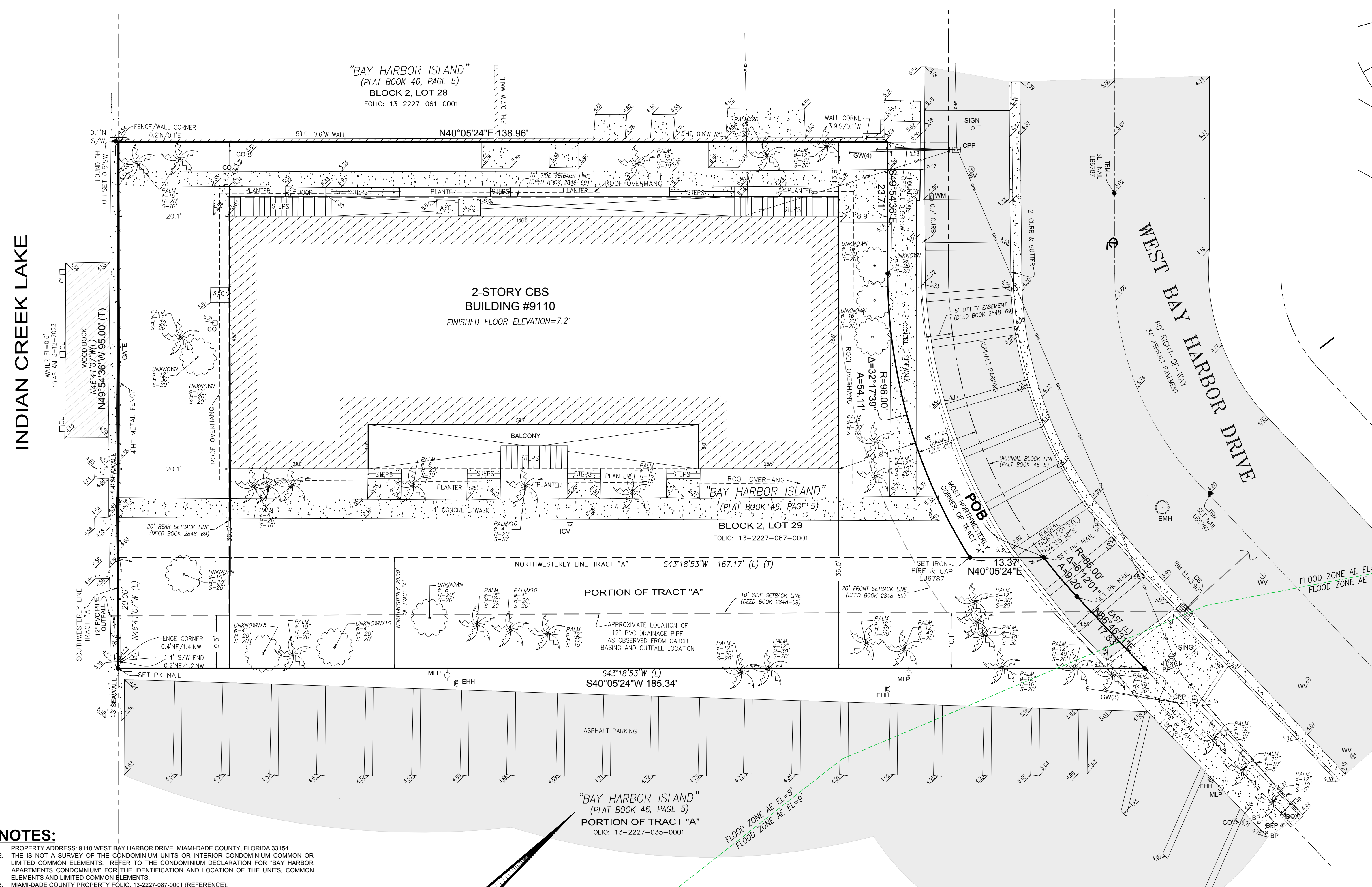
Scale

NTS

FIGURE 1

ATTACHMENT B
SITE PLAN

BOUNDARY TOPOGRAPHIC AND TREE SURVEY



LOCATION MAP
IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA
SCALE: 1" = 200'

- LEGEND**
- BP - BOLLARD POST
 - BFP - BACK FLOW PREVENTER
 - CONC - CONCRETE
 - CO - SEWER CLEANOUT
 - CL - CENTERLINE
 - CB - CATCH BASIN
 - CL - COLUMNA
 - CPP - CONCRETE POWER POLE
 - CBS - CONCRETE BLOCK & STUCCO
 - DC - DROPPED CURB
 - DH - DRILL HOLE
 - EMH - ELECTRIC MANHOLE
 - EHH - ELECTRIC HANDHOLE
 - EL - ELEVATIONS IN FEET (EL)
 - FH - FIRE HYDRANT
 - FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - GW - GUY WIRE ANCHOR
 - HT - HEIGHT
 - ID - IDENTIFICATION
 - ICV - IRRIGATION CONTROL VALVE
 - LB - LICENSED BUSINESS
 - (L) - LEGAL DESCRIPTION
 - MLP - METAL LIGHT POLE
 - MD - MEASURE DOWN
 - NGVD - NATIONAL GEODETIC VERTICAL DATUM 1929
 - OW - OVERHEAD WIRE
 - OR - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PVC - POLYVINYL CHLORIDE
 - PL - PLANTER
 - R/W - RIGHT OF WAY
 - SV - SEWER VALVE
 - TBM - TEMPORARY BENCHMARK
 - (T) - TOTAL
 - W - WIDTH
 - WV - WATER VALVE
 - WM - WATER METER
 - PA - PALM TREE
 - UNK - TREE UNKNOWN
 - Ø - TRUNK DIAMETER
 - S - SPREAD CANOPY
 - H - TREE HEIGHT

TITLE COMMITMENT REVIEW:

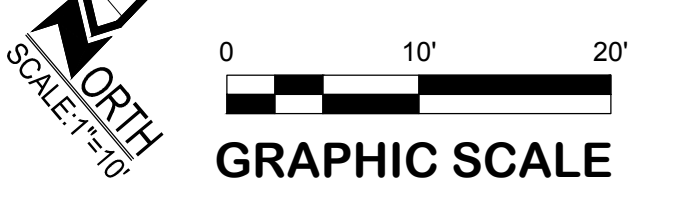
We have reviewed Schedule B - Section II contained in the title commitment prepared by WFG National Title Insurance Company, Commitment Number 2093934FL-A. Effective Date: February 3rd, 2022 and our findings are as follows:

The legal description contained in Exhibit "A" in the commitment is in agreement with the legal description shown on this survey.

- Items 1 thru 8: Standard Exceptions, **no plottable matters of survey.**
- Item 9: Terms, covenants, conditions, easements, restrictions, reservations and other provisions, recorded in Official Records Book 13505, Page 817.
- Affects the Subject Property. Contains blanket easements. No plottable items.**
- Item 10: Declaration of Restrictions recorded in Deed Book 2848, Page 69 as affected by the Assignment recorded in Official Records Book 9632, Page 1157, Notice to Extend recorded in Official Records Book 9649, Page 253; and Notice to Extend recorded in Official Records Book 26202, Page 717.
- Affects the Subject Property. Plottable matters shown on survey.**
- Item 11: Conditions, dedications, restrictions, reservations, limitations and easements contained in Plat Book 46, Page 5.
- Affects the Subject Property. Plottable matters shown on survey.**
- Item 12: Memorandum recorded July 22, 1997, in Official Records Book 17721, Page 2454, of Ordinance No. 97.118.
- Affects the Subject Property. No plottable matters of survey.**
- Item 13: Phosphate, minerals, metals and petroleum reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 3128, Page 247. Note: The right of entry and exploration has been released pursuant to Florida Statutes Section 270.11.
- Affects the Subject Property. No plottable matters of survey.**
- Items 14 thru 16: Standard Exceptions, **no plottable matters of survey.**

All instruments recorded in the Public Records of Miami-Dade County, Florida unless otherwise stated.

- NOTES:**
- PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, MIAMI-DADE COUNTY, FLORIDA 33154.
 - THIS IS NOT A SURVEY OF THE CONDOMINIUM UNITS OR INTERIOR CONDOMINIUM COMMON OR LIMITED COMMON ELEMENTS. REFER TO THE CONDOMINIUM DECLARATION FOR "BAY HARBOR APARTMENTS CONDOMINIUM" FOR THE IDENTIFICATION AND LOCATION OF THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
 - MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
 - LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT, REFERENCE BEARING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST BAY HARBOR DRIVE WITH A BEARING OF S49°54'36"E.
 - REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
 - GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
 - THE UNDERGROUND DRAINAGE UTILITY PIPE SHOWN HERE WAS OBSERVED FROM THE STREET CATCH BASIN AND THE LOCATION OF THE SEAWALL OUTFALL PIPE. SURVEYOR HAS NOT PERFORMED ANY SUBSURFACE ANALYSIS TO DETERMINE ANY DEVIATIONS FROM THE UTILITY PIPE ROUTE SHOWN HEREON.
 - TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
 - TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3257 ACRES OR 14,186 SQUARE FEET, MORE OR LESS.
 - ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
 - ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
 - DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
 - RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
 - LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
 - SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY OTHERS.
 - THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
 - IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
 - ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEB-SITE.
 - THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.



FEMA FLOOD ZONE

Community No.: 120637
Community Name: Town of Bay Harbor Islands
Parcel No.: 0144
Suffix: L
Map Number: 12086C0144L
Flood Zone: AE
Base Flood Elevation: 8' & 9' NGVD 1929
Date of Map Panel: 9/11/2009
Date of Firm Index: 9/11/2009

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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LEGAL DESCRIPTION:

LOT 28, BLOCK 2 OF BAY HARBOR ISLAND, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 28, IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 28;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 45°18'53" WEST FOR A DISTANCE OF 188.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 48°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 45°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE POINT OF THE BEGINNING OF THE CURVE OF LAND HEREIN DESCRIBED.

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 105TH STREET, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 224-2202 FAX (305) 652-0411
WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

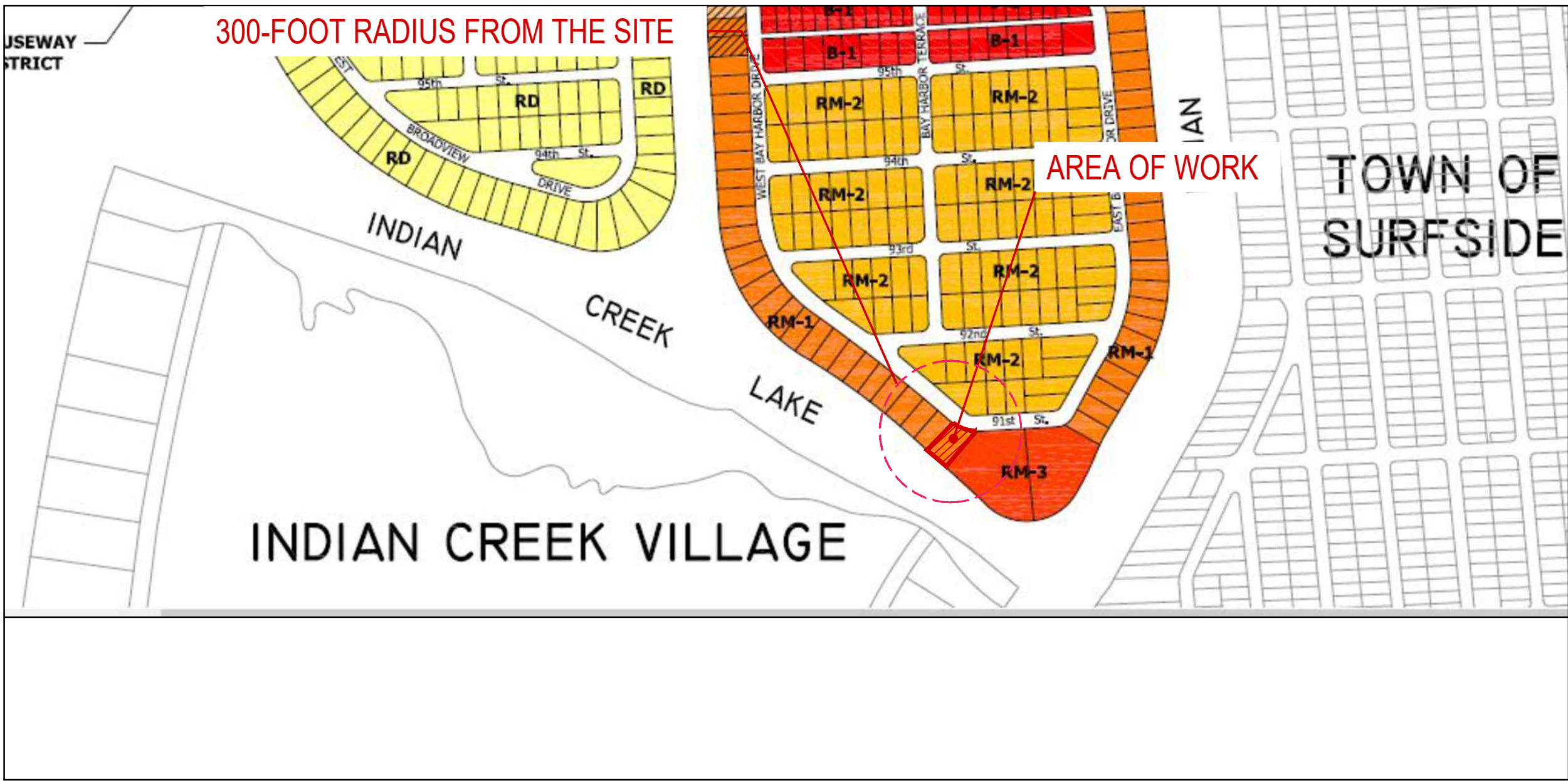
REVISIONS:			
DATE:	JOB ORDER:	DESCRIPTION:	F.B. PG.

NOTES			
ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.			
THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).			
THE LANDS SHOWN HEREON ARE NOT ABSTRACTED BY THIS FIRM. REGARDING MATTERS OF INTEREST, OTHER PARTIES SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.			
THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.			
ALL IRON PILES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH L&L #67.			

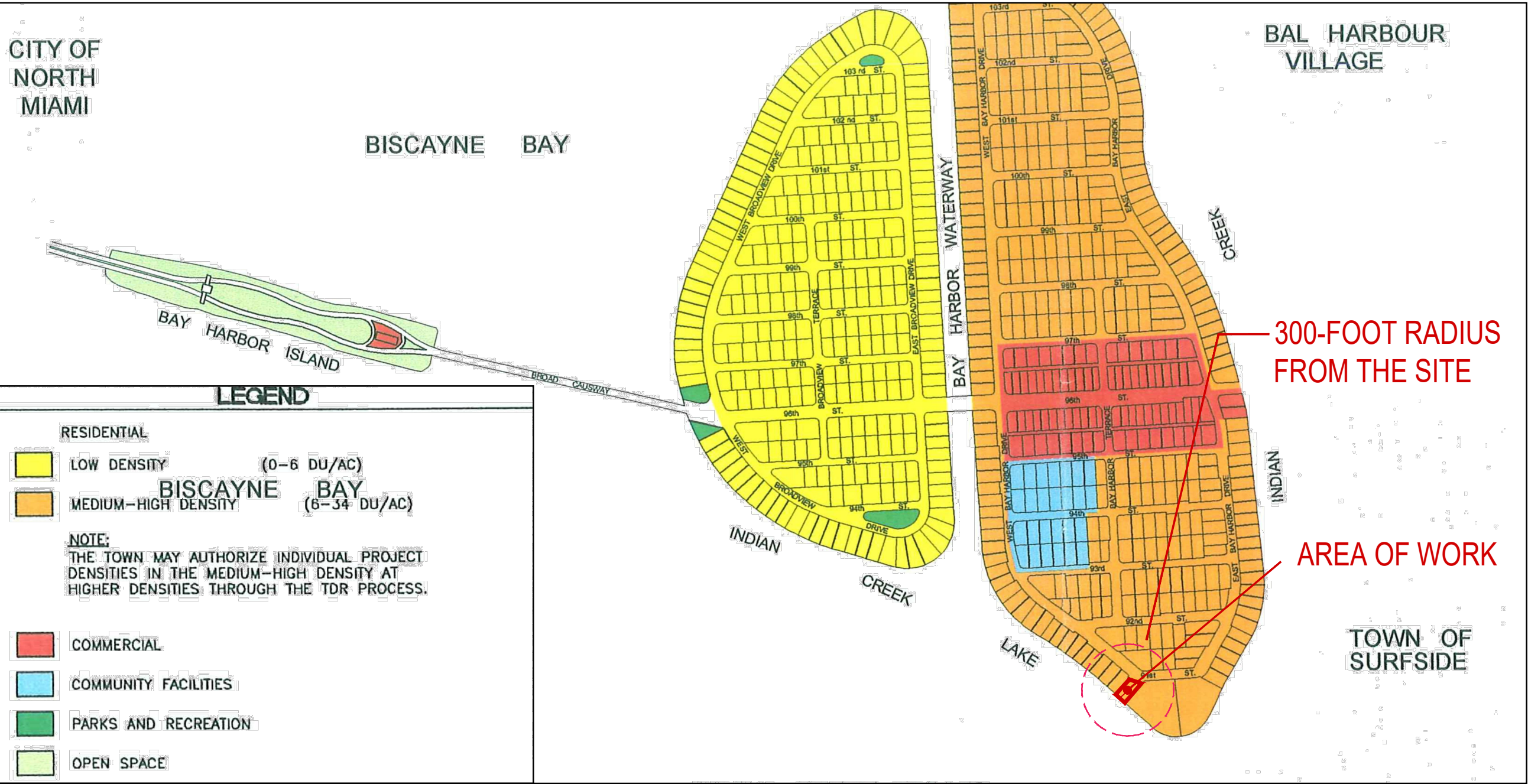
SURVEYOR'S CERTIFICATE:
I, GEOFFREY LEITER, PRESIDENT, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR PROFESSIONAL SEAL AND MAPPER, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-11 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES.

LEITER PEREZ & ASSOCIATES, INC.
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

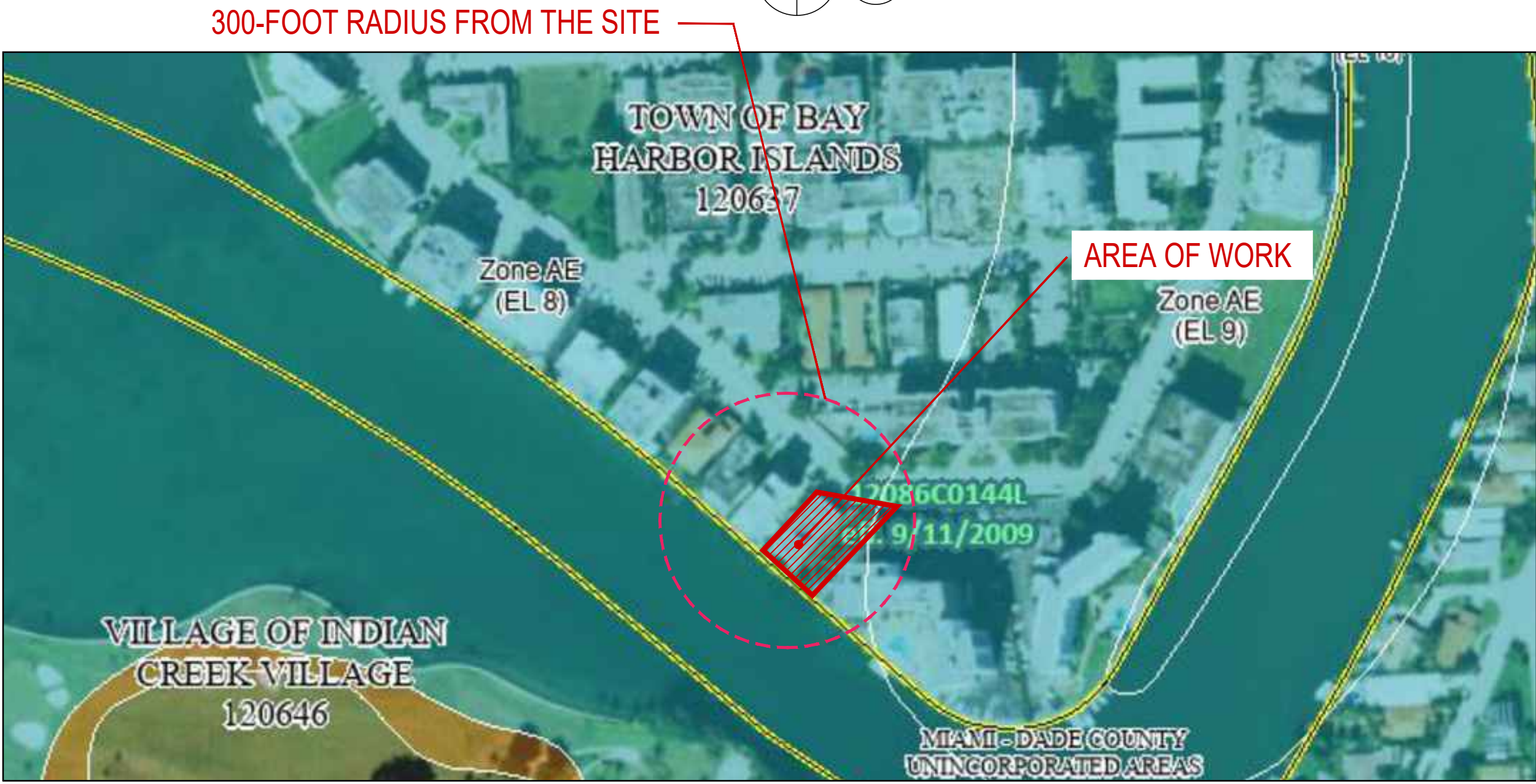
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9110 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 15,047 SF (0.345 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD					
	1	SITE REQUIREMENTS				
				ALLOWED / REQUIRED	PROPOSED	
		A) LOT AREA		15,047 SF	15,047 SF (0.345 ACRES)	
		B) DENSITY		34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)	9 UNITS	
		C) BUILDING HEIGHT		75'-0"	75'-0" + 5'-0" POOL DECK	
		D) BUILDING LENGTH		110' MAX ABOVE 45,' 120' MAX	106'-0"	
E) LANDSCAPE REQUIREMENTS			20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.	4,172 SF = 27%		
F) ROOF DECK LANDSCAPE REQUIREMENTS		15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.	1,025 SF = 15%			
2	SETBACK REQUIREMENTS					
	ALLOWED / REQUIRED				PROPOSED	
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET			24'-5" 27'-0" 30'-0"	
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET			LEVEL 1 EAST 17'-0" LEVEL 2 EAST 15'-0" LEVEL 3 EAST 12'-0" LEVEL 4 EAST 12'-0" LEVEL 5 EAST 15'-0" LEVEL 6 EAST 19'-0" LEVEL 7 EAST 20'-0" LEVEL 8 EAST 20'-0" LEVEL 9 EAST 20'-0"	
	D) REAR YARD SETBACK	20 FEET			23'-0"	
	E) FLEX SETBACKS					
	NORTH SIDE	MAX. ALLOWED 1/3 OF WIDTH OF BUILDING . 10 FEET			10'-0"	
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET			10'-0"		
3	AREA BREAKDOWN					
	LEVEL		TOTAL AREA		SELLABLE AREA	
	LEVEL 1 (PARKING GARAGE)		6,783 SF			
	LEVEL 2		7,296 SF		3,386 SF	
	LEVEL 3		7,823 SF		6,553 SF	
	LEVEL 4		7,770 SF		6,598 SF	
	LEVEL 5		7,142 SF		5,984 SF	
	LEVEL 6		4,656 SF		3,972 SF	
	LEVEL 7		6,389 SF		5,167 SF	
	LEVEL 8		6,389 SF		5,167 SF	
LEVEL 9 (ROOF DECK)		6,837 SF		311 SF		
GRAND TOTAL		73,441SF		37,138 SF		
4	PARKING REQUIREMENTS					
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED	
	-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.	
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).			
	TOTAL PARKING			18 P.S.	18 P.S.	
	PARKING PER FLOORS			TOTAL OF PARKING		
LEVEL 1			17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.		18 P.S.	
5	# OF UNIT BREAKDOWN					
	LEVELS	UNITS PER FLOOR		SUBTOTAL UNITS		TOTAL UNITS PROPOSED
	2	1 RESIDENTIAL UNITS		1 UNITS		9 UNITS
	3-5	2 RESIDENTIAL UNITS		2 UNITS x 3 LEVELS = 6 UNITS		
	6	PART OF THE UNIT BELOW (LVL 5)		-		
	7-8	1		1 UNITS x 2 LEVELS = 2 UNITS		
					TOTAL UNITS = 9 UNITS	

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2019

ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel: info@landauproperties.com
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

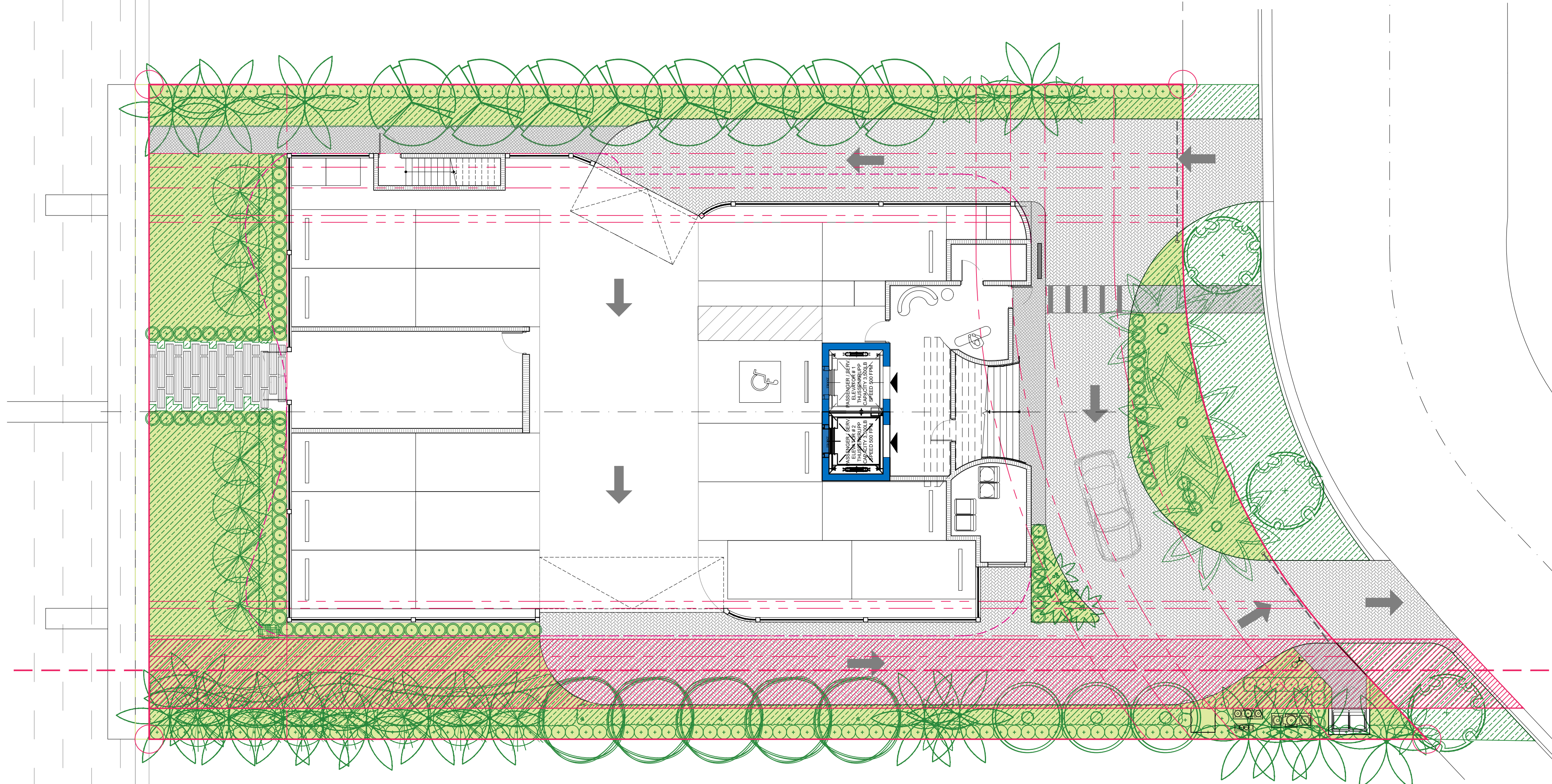
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



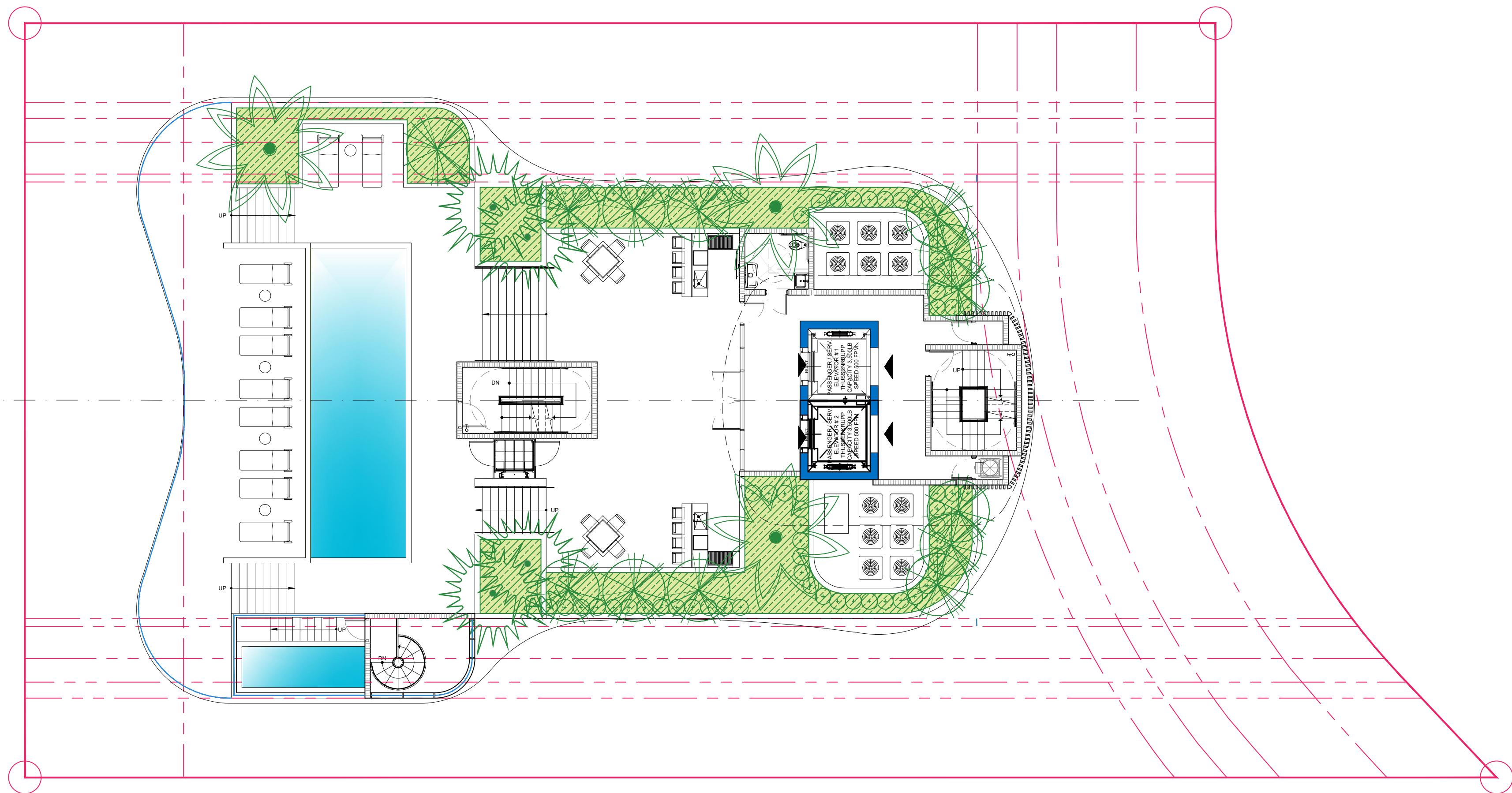
PROJECT DATA

Date	01-26-2023	Sheet No.
Scale		A1.00
Project	2234	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	4,172 SF.	27%	

1 GROUND FLOOR - OPEN SPACE
SCALE: 3/32" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
6,837 SF.	1,025 SF.	1,025 SF.	15%	

2 ROOF DECK - OPEN SPACE
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

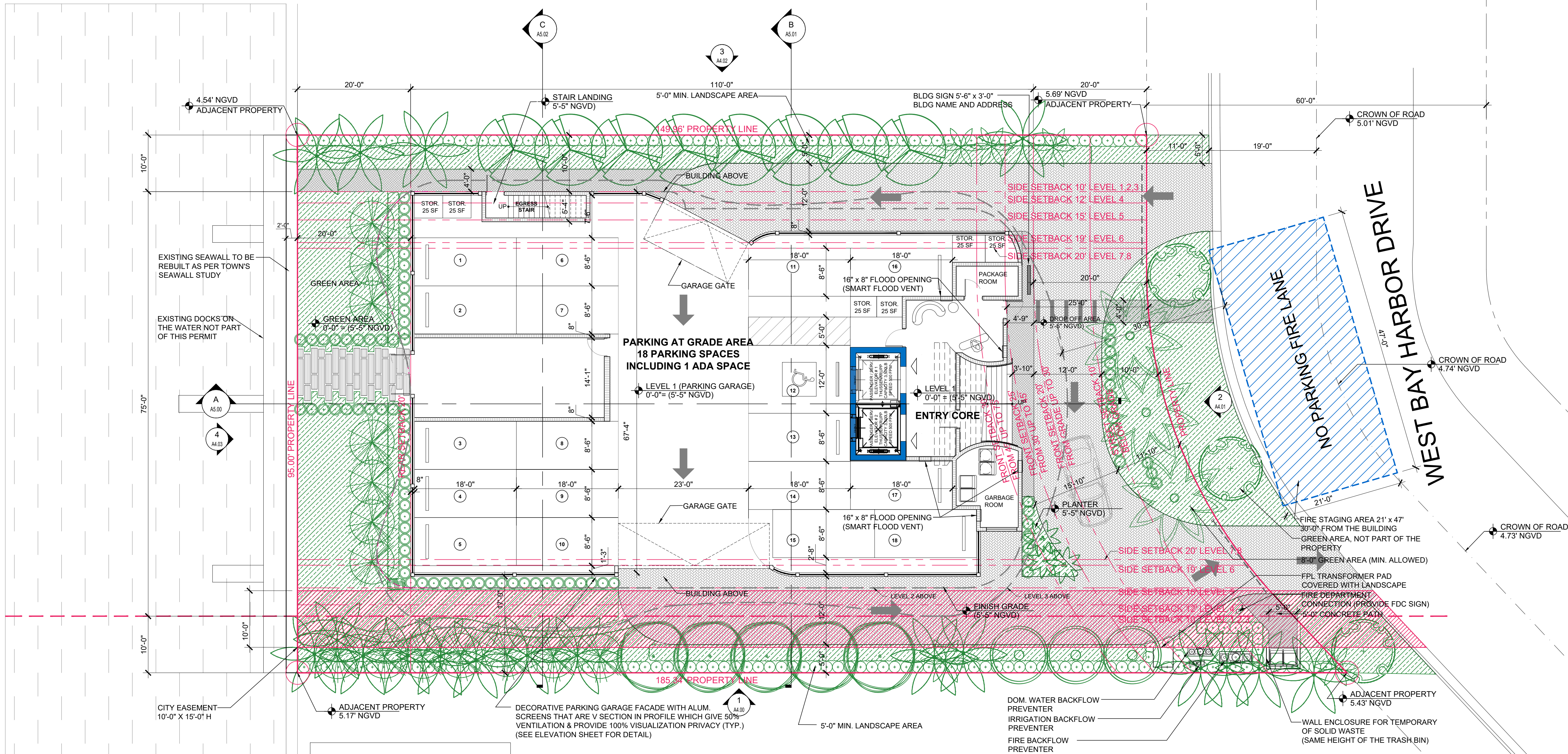
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBİ KARP
Lic. # AR0012578



OPEN AREA CALCULATION

Date	01-26-2023	Sheet No.
Scale		A1.01
Project	2234	



FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

FLOODPROOFING

1. ALL CONSTRUCTION WILL BE DRY-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.) 9'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +10'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +10'-0" NGVD AND OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

4. THE INVISIBLE FLOOD CONTROL WALL (IFCW) HAS EXTRUDED ALUMINUM PLANKS THAT SIMPLY STACK BETWEEN THE STEEL SUPPORTS WITH A GASKET ON THE "DRY" SIDE. DURING A FLOOD EVENT, THE PLANKS FILL WITH WATER, ADDING STRENGTH AND LOAD CAPACITY TO THE WHOLE SYSTEM WHILE HELPING TO PROTECT AGAINST IMPACT LOADS. THE IFCW IS MANUFACTURED AND SOURCED IN THE UNITED STATES AND HAS BEEN ANALYZED AND ACCEPTED FOR USE BY THE UNITED STATES ARMY CORPS OF ENGINEERS, AND IS IN USE ON HUNDREDS OF INSTALLATIONS ACROSS THE US AND CANADA.

Flood Plank System

INVISIBLE FLOOD CONTROL WALL™

Removable aluminum flood wall custom-engineered for larger applications and higher protection.

The Invisible Flood Control Wall system is composed of galvanized aluminum planks and steel posts which are used to create a removable and reusable barrier when flooding is imminent and then easily dismantled and stored, leaving an unobstructed view of the area with no protrusions.

Applications

Residential | Commercial | Schools | Urban Buildings | Manufacturing Facilities

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)

FLOOD ZONE = ZONE AE (EL 9)

B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD

MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD

NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

NOTE : ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE SEALED WITH DRY FLOODPROOFING (FRA FLOOD PANEL SYSTEM).

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel: info@landauproperties.com
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
305.915.6626
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
786.518.2006
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC.
Address: 10610 NW 27th STREET
DORAL, FL 33172
305-592-1360
Tel: 305-592-1360
Email: tonyfr@franyie.com

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
MIAMI, Florida 33137 USA
305.573.1818
Tel: 305.573.1818
Fax: 305.573.3786

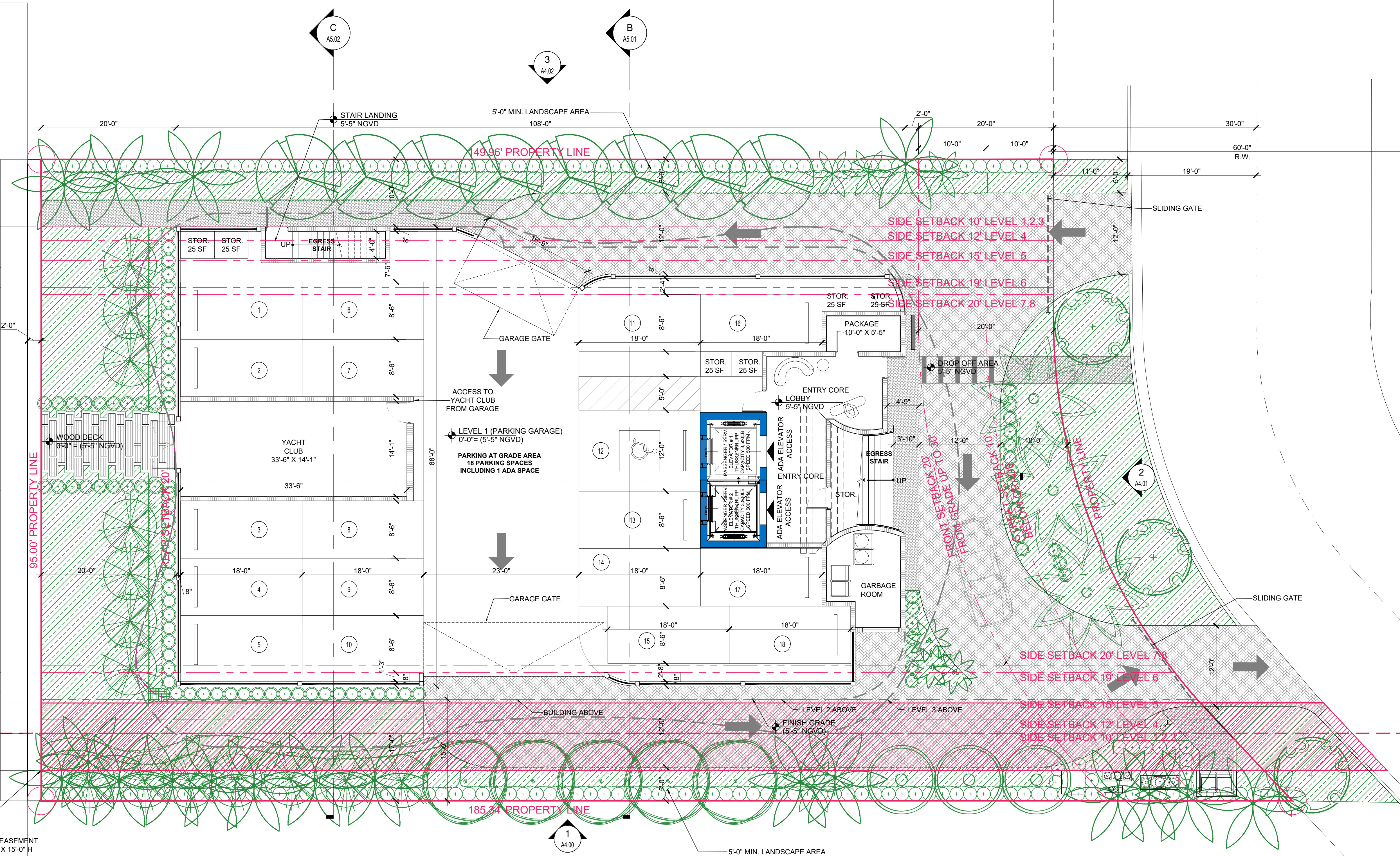
KOBİ KARP
Lic. # AR0012578



SITE PLAN

Date	01-26-2023	Sheet No.
Scale		A2.00
Project	2234	

SITE PLAN
SCALE: 10'-0" = 1"



FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)
FLOOD ZONE = ZONE AE (EL 9)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL PARKING SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
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NY, NY 10016

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MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



FLOOR PLAN - LEVEL 1

Date	01-26-2023	Sheet No.
Scale		A3.00
Project	2234	

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

ATTACHMENT C
ITE EXCERPTS

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

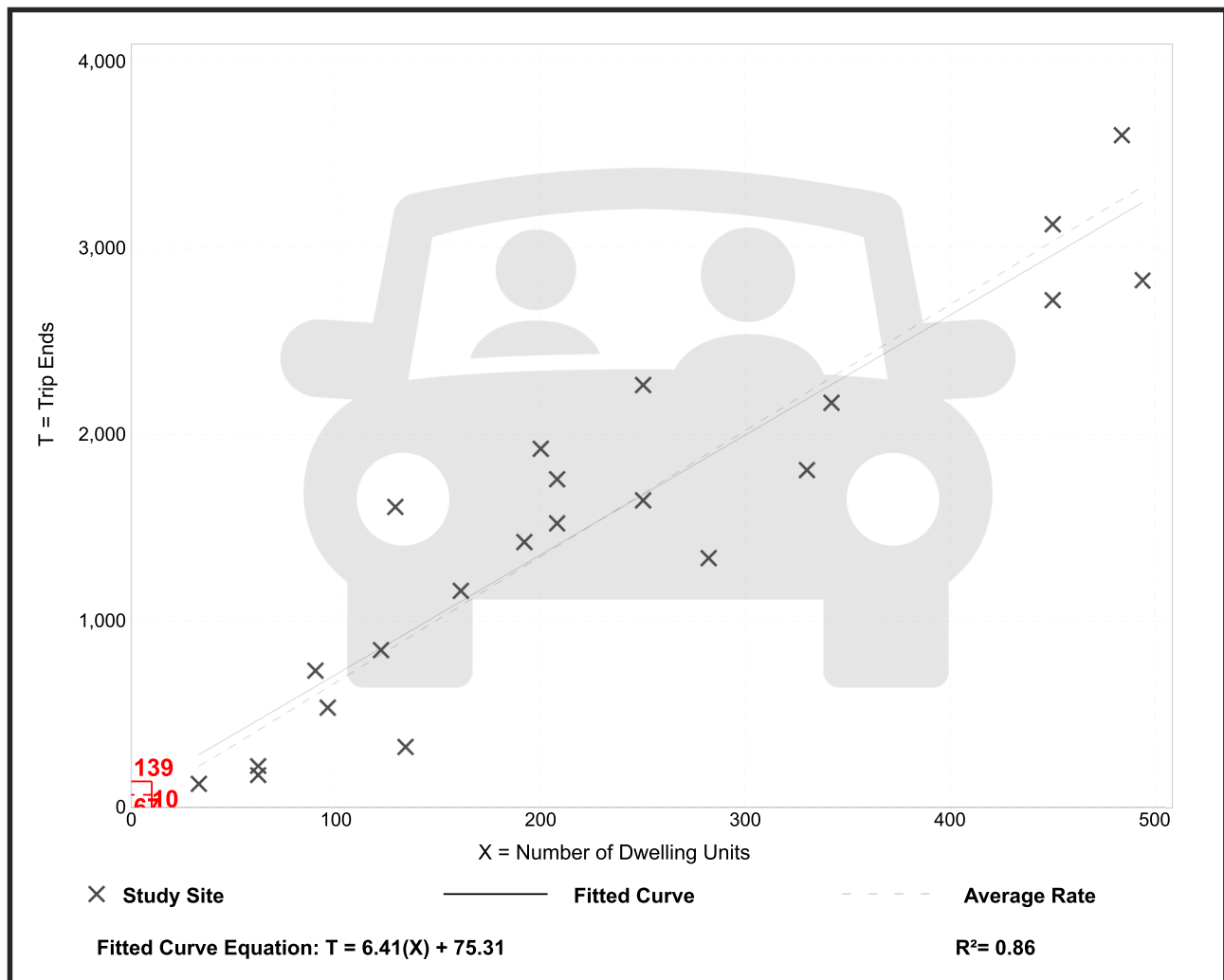
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

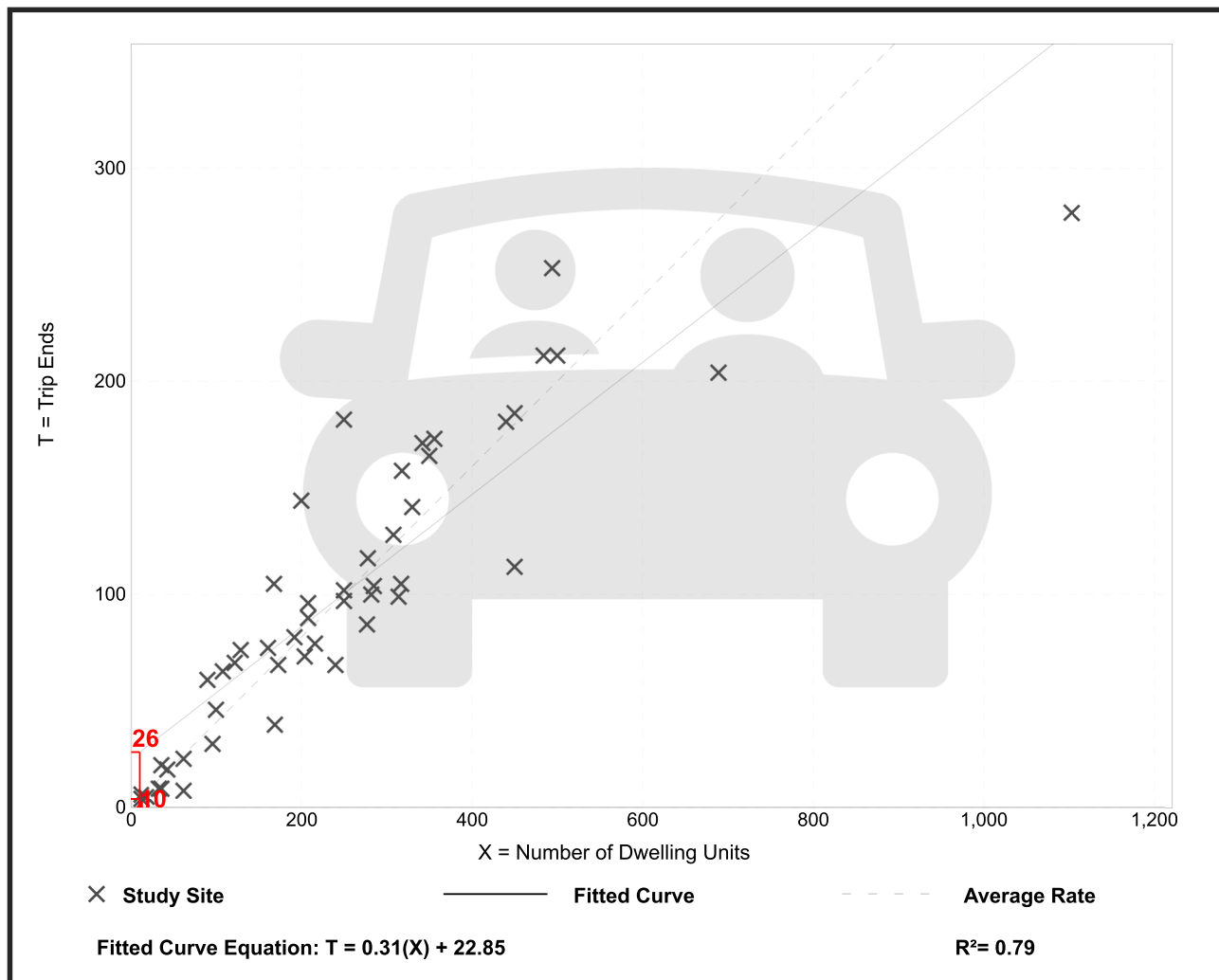
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 59

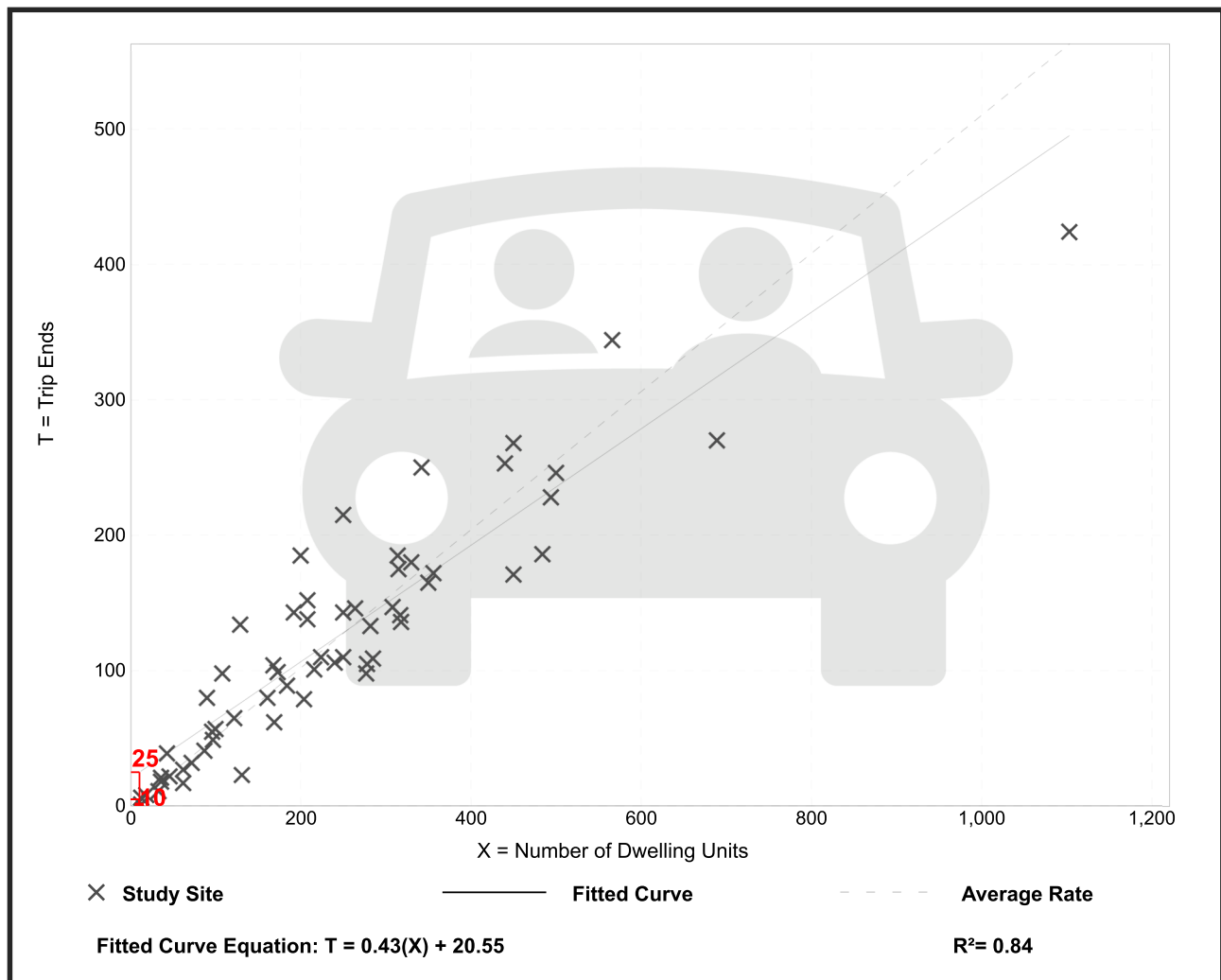
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

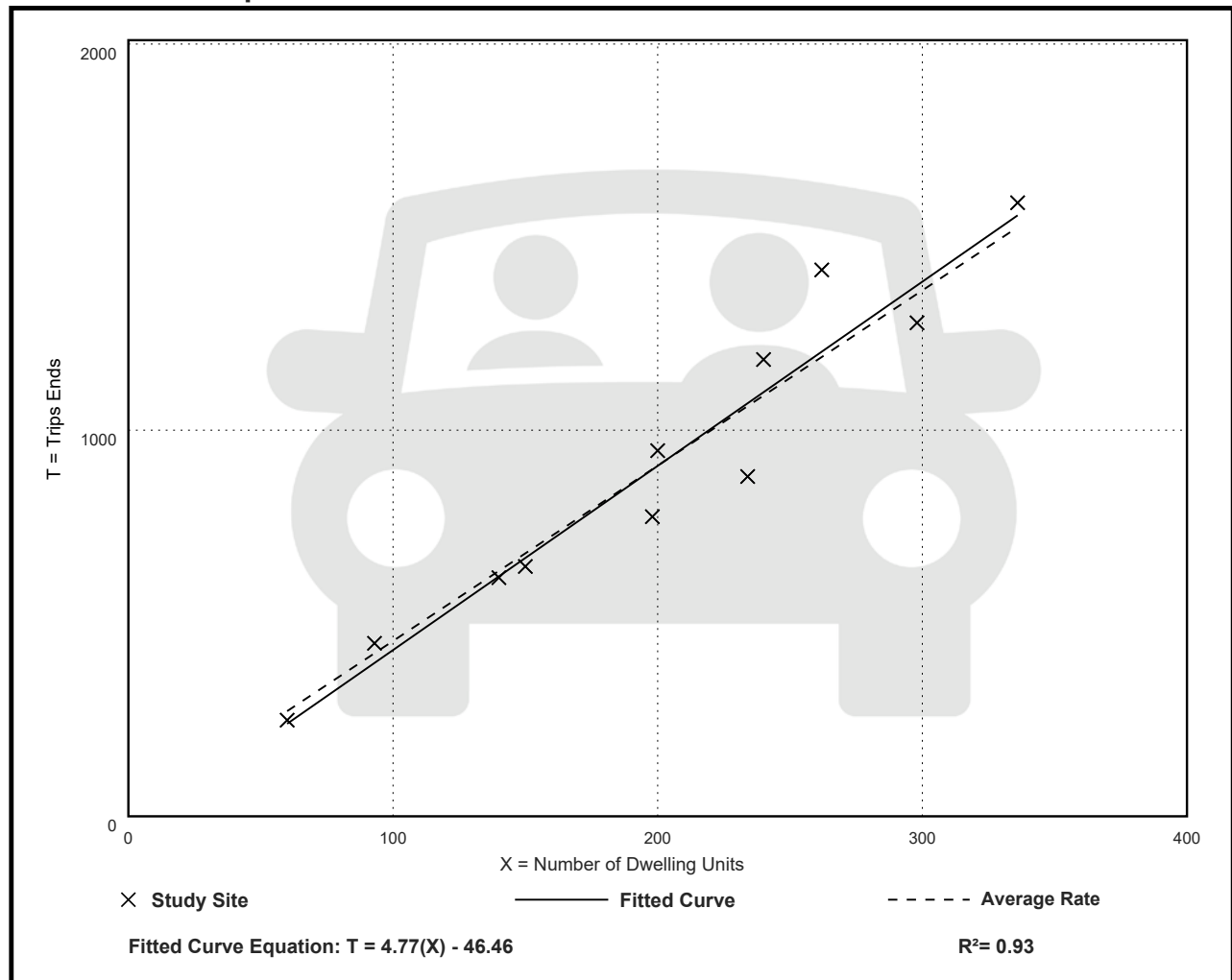
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

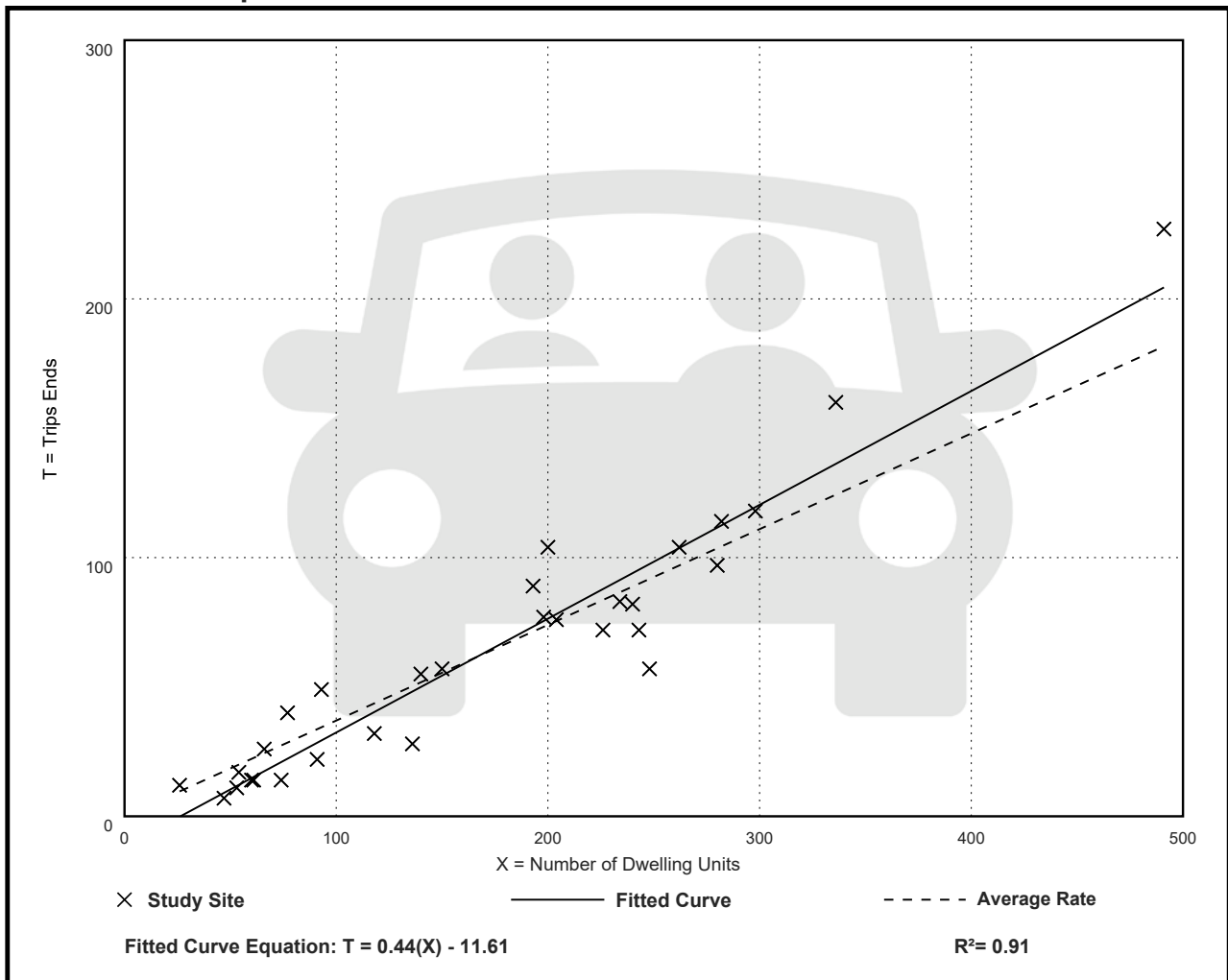
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

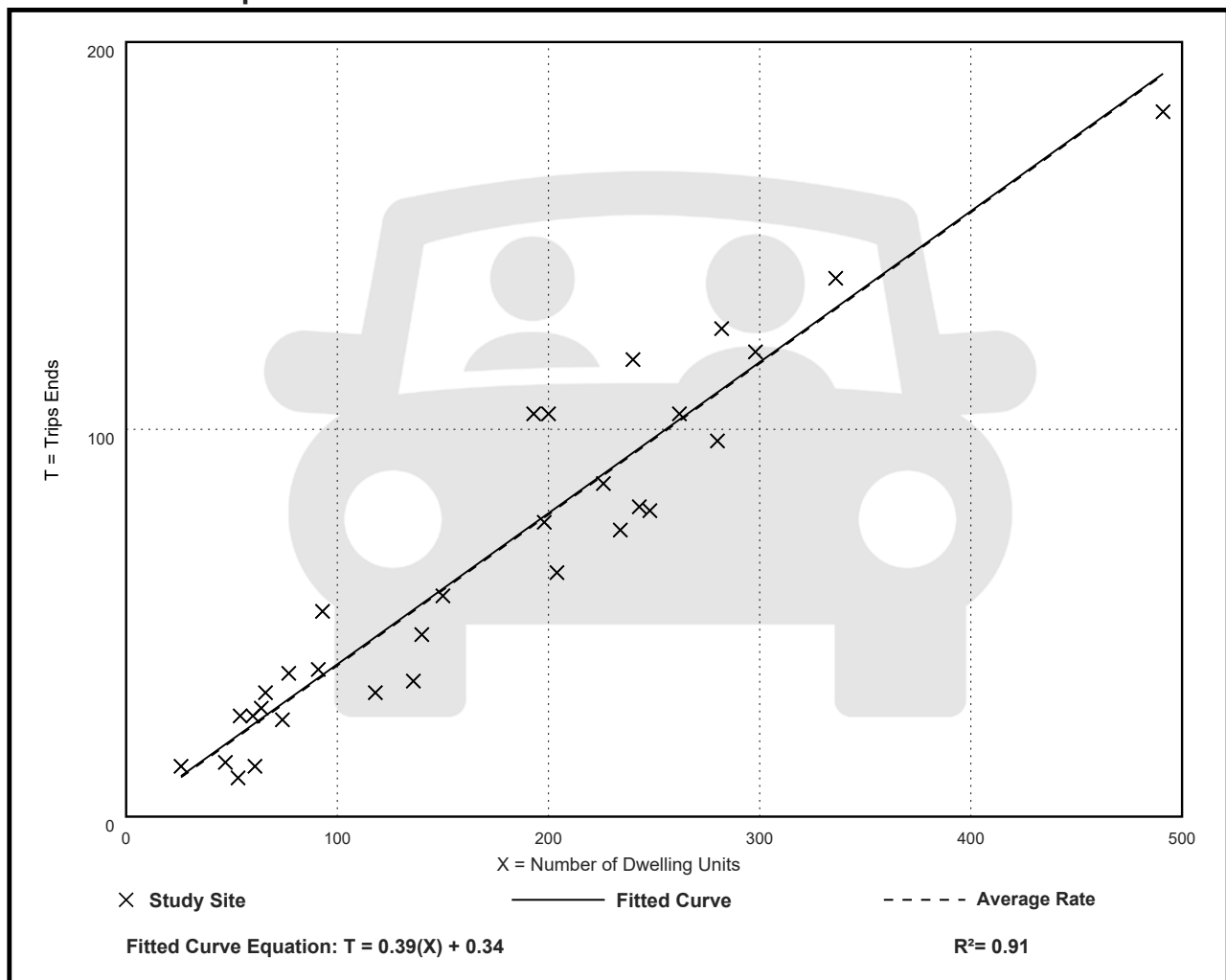
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



January 25th, 2023

VIA EMAIL DELIVERY

Marcos De San Leon
Senior Project Designer
Kobi Karp Architecture & Interior Design

CODE COMPLIANCE APPROACH: EXIT CONFIGURATION

SLS Consulting, LLC (SLS) has prepared this letter on behalf of the 9110 West Bay Harbor Drive project team to provide a code compliance approach for the project. The criteria addressed in this letter are related to the exit configuration for the pool and pool deck above Level 7.

Applicable Codes

This code analysis is based on the applicable codes for the project as follows:

- Florida Fire Prevention Code (FFPC) – Seventh Edition
- Florida Building Code (FBC) – Seventh Edition

Project Description

The 9110 West Bay Harbor Drive is a condominium tower located in 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida. The project has a primary occupancy of Group R-2, Residential Occupancy (Levels 2 through 8) along with Pool and Pool Deck (Group A-3), Lobbies (Group A-3), Flex Space (Group A-3), Parking (Group S-2), and General Storage/MEP (Group S-2). Since the highest occupiable level is greater than 75 feet, this building is considered a high-rise building.

The building will be protected throughout by automatic sprinklers designed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, and an emergency voice/alarm communication system designed in accordance with NFPA 72, *National Fire Alarm Code*.

The pool and pool deck above Level 7 will be designed to comply with all prescriptive requirements of the FBC and FFPC. This letter summarizes how this prescriptive compliance will be achieved throughout the design process.

Code Deficiency

The 9110 West Bay Harbor Drive building consists of apartments and condominiums. As previously noted, the project contains a pool and pool deck with two exits. As such, it is important to consider (1) the maximum common path of travel, (2) exit remoteness, and (3) the remoteness of interior stairways. This project will be designed to fully comply with these prescriptive requirements per FBC and FFPC.

Maximum Common Path of Travel

It is the understanding of SLS Consulting, LLC. that the pool and pool deck will be designed with an occupant load of fewer than 50 people. With respect to this occupant load in an Assembly occupancy, the FFPC states the following:

"A common path of travel shall be permitted for the first 20 ft (6100 mm) from any point where the common path serves any number of occupants, and for the first 75 ft (23 m) from any point where the common path serves not more than 50 occupants." – FFPC Section 12.2.5.1.2

As such, a maximum common path of travel of 75 feet is permitted for the pool and pool deck serving 50 occupants. This requirement is consistent with FBC Table 1006.2.1 which allows for Assembly occupancies to be provided with a maximum common path of travel of 75 feet in a sprinklered building regardless of occupant load.

As such, the pool and pool deck for this project must be designed with a maximum common path of travel of 75 feet.

Exit Remoteness

Where two or more exits are required, these exits must meet the exit remoteness requirements of FFPC Section 7.5.1.3 and FBC Section 1007.1.1. With respect to sprinklered buildings, the FFPC states the following:

"In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7, the minimum separation distance between two exits, exit accesses, or exit discharges, measured in accordance with 7.5.1.3.2, shall be not less than one-third the length of the maximum overall diagonal dimension of the building or area to be served." – FFPC Section 7.5.1.3.3

This requirement is consistent with the exit remoteness requirements per the FBC shown below:

"Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served." – FBC Section 1007.1.1(2)

As such, the pool and pool deck for this project must be designed with an exit separation of at least one-third of the length of the maximum overall diagonal dimension of the area served.

Remoteness of Interior Stairways

Since this project is a high-rise building, the project must comply with the remoteness of interior exit stairways requirements of FBC Section 403.5.1. This section is shown below:

"Required interior exit stairways shall be separated by a distance not less than 30 feet (9144 mm) or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. The distance shall be measured in a straight line between the nearest points of the enclosure surrounding the interior exit stairways." – FBC Section 403.5.1

As such, the interior exit stairways must also be separated by not less than 30 feet or not less than one-fourth of the length of the maximum overall diagonal dimension of the building.

Compliance Approach

The following designs will be implemented to comply with the requirements noted in the previous section.

Maximum Common Path of Travel

As previously noted, the maximum common path of travel in the pool and pool deck must be limited to 75 feet. Prescriptive compliance with this section is shown in Figure 1.

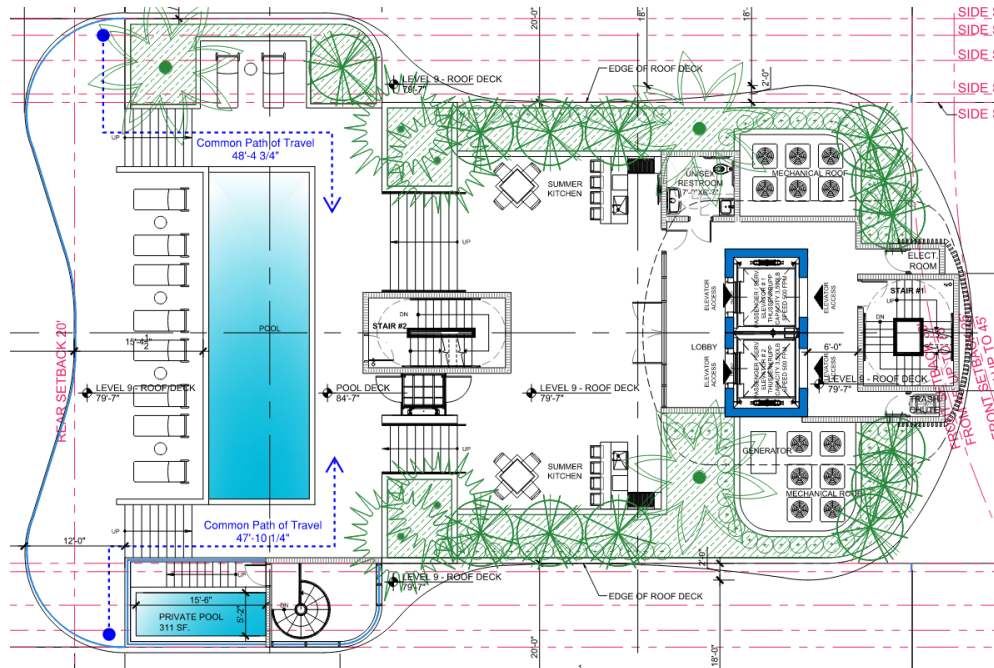


Figure 1 – Maximum Common Path of Travel

As shown in Figure 1, occupants can travel outside of the pool deck area within 75 feet. At this point, there are two separate paths leading to Exit 1 and Exit 2. As the floor plan develops throughout the design stages, additional doors will likely be added to the Elevator Lobby to facilitate egress travel to both exits. As such, this configuration will comply with the maximum common path of travel requirements of the FBC and FFPC.

Exit Remoteness

As previously noted, the two exits must be separated by at least one-third of the maximum diagonal distance of the area served. This requirement is demonstrated in Figure 2.

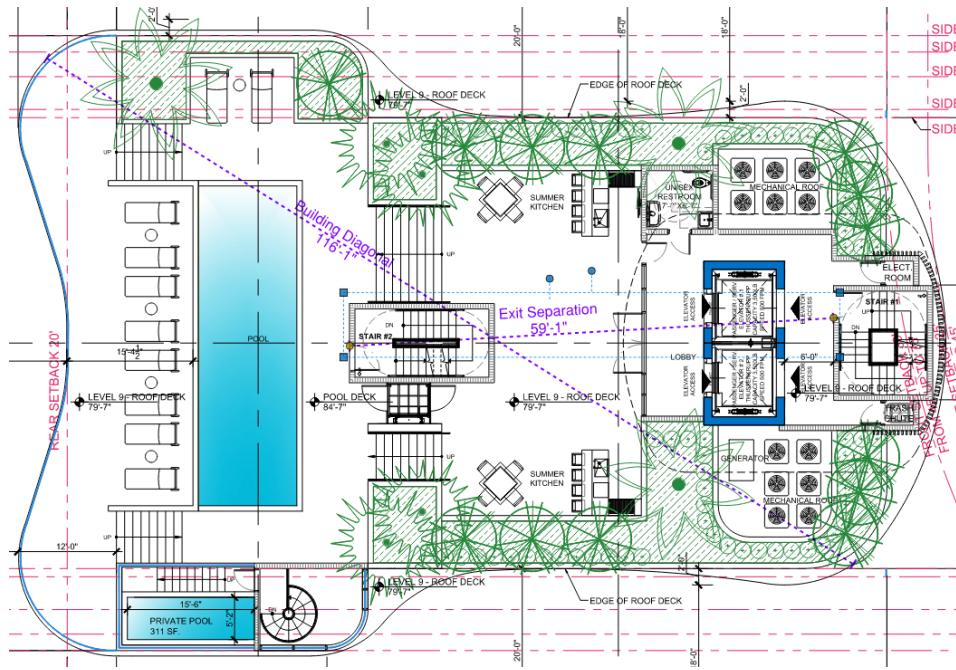


Figure 2 – Exit Remoteness

As shown in Figure 2, the maximum diagonal distance between the pool and pool deck is roughly 116 feet and 1 inches. The leading edge of the exit doors is separated by a distance of roughly 59 feet. As such, the exit remoteness from the pool and pool deck are feasible with the current layout of the interior exit stairways. As the floor plan develops throughout the design stages, additional doors will likely be provided to ensure that this exit separation is consistent throughout the egress paths leading to the exit stairs. As such, exit remoteness in this area will prescriptively comply with the requirements of the FBC and FFPC.

Remoteness of Interior Stairways

As previously noted, the interior exit stairways must also be separated by not less than 30 feet or not less than one-fourth of the length of the maximum overall diagonal dimension of the building. It is important to note that this requirement applies to all portions of the interior exit stairway. Prescriptive compliance with this section is shown in Figure 3.

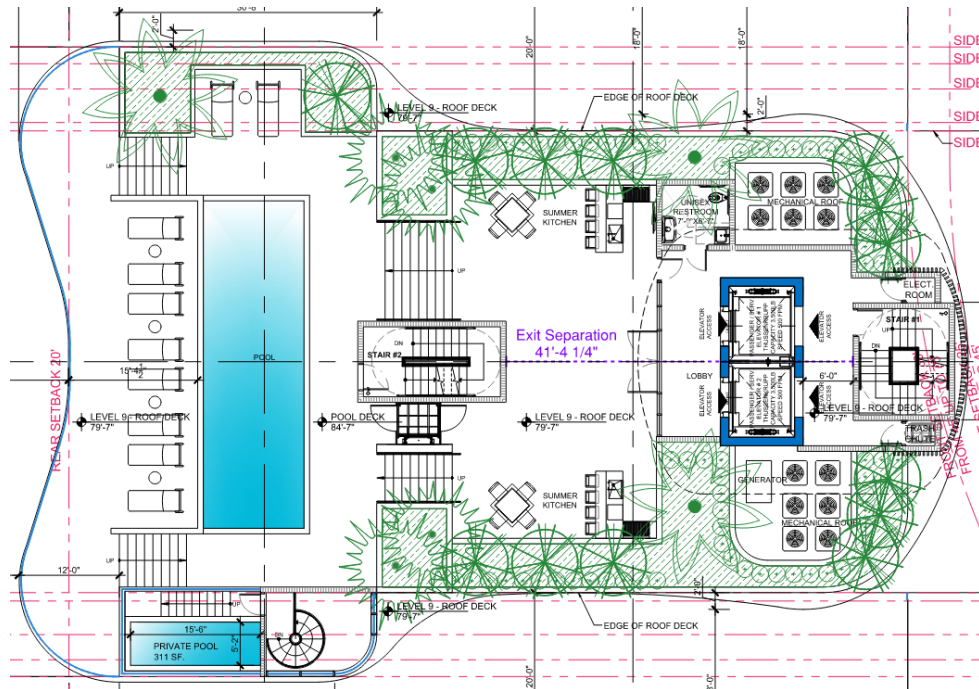


Figure 3 – Remoteness of Interior Stairways

As shown in Figure 3, the interior exit stairways are separated by at least 30 feet at all points. As such, this configuration complies with the remoteness of interior stair requirements of the FBC.

Conclusion

It is the professional opinion of SLS Consulting, Inc. that the methods provided within the proposed code analysis are consistent with the intent of the requirements contained within the Florida Fire Prevention Code (Seventh Edition) and the Florida Building Code (Seventh Edition). As such, the pool and pool deck area for this project will be designed to comply with the prescriptive requirements of the FBC and FFPC.

If you have any questions or need further assistance, then please do not hesitate to contact us.

Very Truly Yours,

Michael Sheehan, P.E.
Principal/Fire Protection Engineer

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9110 West Bay Harbor Drive

Location: The intersection of West Bay Harbor Drive and 91st Street near the southwestern tip of the East Island, Town of Bay Harbor Islands

Address: 9110 West Bay Harbor Drive

General Project Description: New 8-story, 9-unit residential condominium building with rooftop pool deck and 18 parking spaces.

Site Square Feet / Acreage: Approximately 15,047 sf / 0.345 acres

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water 200 gallons per capita, per day

Existing: 10 units x 200 gallons = 2,000

Proposed: 9 units x 200 gallons = 1,800

Net increase: - 200 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 10 units x 156 gallons = 1,560

Proposed: 9 units x 156 gallons = 1,404

Net increase: - 156 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 10 units x 0.632 tons = 6.32

Proposed: 9 units x 0.632 tons = 5.69

Net increase: - 0.63 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.

See enclosed drainage plans from engineer.

Local Streets* LOS "B" at peak hour

Please refer to the submitted Traffic Generation Statement.

Arterial Roadways** LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922)

Please refer to the submitted Traffic Generation Statement.

Recreation Facilities 1 tennis court for every 4,000 persons, 12-60 years old
1 lighted baseball field for every 6,000 persons, 10-40 years old
1 tot lot for every 500 persons, 3-12 years old

The estimated total population of the proposed development is approximately 40 persons, based on a total of 9 dwelling units. Accordingly, the proposed plans do not trigger the above thresholds.

Public School Facilities 100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.



Neisen Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

D: 305 982 5629
neisen.kasdin@akerman.com

January 26, 2023

Michael Miller
Town Planner
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: 9110 West Bay Harbor Drive – Request to Reduce the Town Landscape Strip Width Dimension Requirement from Ten (10) Feet to Seven (7) Feet

Dear Mr. Miller:

Akerman LLP represents LDC WBHD Property Owner, LLC ("Owner"), owner of the subject property located at 9110 West Bay Harbor Drive in the Town of Bay Harbor Islands ("Town"). Owner is proposing to construct an eight (8)-story building with nine (9) luxury residential units ("Project"). Owner respectfully requests the Design Review Board ("DRB") to reduce the ten (10) foot landscape strip width requirement for the Project for the reasons set forth below.¹

The current site plan and design for the Project, includes a landscape strip along West Bay Harbor Drive that is seven (7) feet wide. However, according to Section 23-24(d)(1) of the Town Code, the landscape strip is required to be a minimum of ten (10) feet. Section 23-42(d)(1) specifically states that "a minimum ten-foot-wide landscape strip shall be provided between the street right-of-way line and any parking space or drive isle."

Due to the need to provide a minimum twelve (12) foot drive isle, an entry lobby for ADA access, and an entry stair from the ground to the second level lobby, a landscape strip that is over seven (7) feet cannot effectively be incorporated into the Project's design and, therefore, the Project cannot comply with the ten (10) foot requirement in the Town Code. If the landscape

¹ The DRB approved a previous design of the Project, which included 11 residential units, and its associated landscape strip waiver on October 18, 2022. Due to the scope of the modifications to the previous DRB approved plans, the Town determined that the Project requires DRB re-approval.

strip is greater than seven (7) feet it would encroach upon the entry stair and create a narrow pinch point. This would prohibit stair access to the second level, which provides a necessary fire command center above grade.

The DRB has the ability to reduce the landscape strip requirement to seven (7) feet, which is the minimum provided by the Miami-Dade County Landscape Ordinance. Under Section 24-16 of the Town Code, the Miami-Dade County Landscape Ordinance has been adopted as the minimum landscape standards for all property within the Town.

Accordingly, the DRB should grant a reduction in the landscape strip width requirement from ten (10) feet to seven (7) feet for the Project.

Sincerely,


AKERMAN, LLP
Neisen O. Kasdin

Enclosures

cc: Janet Adler, DRB Board Member
Alan Bebchick, DRB Board Member
Matthew Barnard, DRB Board Member
Jed Frenkel, DRB Board Member
Steven Hurwitz, DRB Board Member
Wesley Kean, DRB Board Member
Yvonne Hamilton, Town Clerk
Maria Lasday, Town Manager
Joe Geller, Greenspoon Marder, LLP, Town Attorney

This instrument prepared by
And return to:

Neisen O. Kasdin , Esq.
Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

Property Tax ID #: 13-2227-087-0001

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13th day of September, 2022 by the **TOWN OF BAY HARBOR ISLANDS**, a municipal corporation, whose post office address is 9665 Bay Harbor Terrace, Bay Harbor Islands, Florida 33154 ("Grantor") to **9525 BH LLC**, a Florida limited liability company, whose mailing address is 10010 West Broadview Drive, Bay Harbor Islands, Florida 33154 ("Grantee").

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, forever, all of the right, title, interest, claim and demand which Grantor has in and to the following described piece of parcel of land, lot, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

The Northeast Eleven Feet fronting West Bay Harbor Drive of Lot 29, Block 2, BAY HARBOR ISLANDS, according to the Plat thereof, as Recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County, Florida (the "Property").

Grantor herein reserves unto itself a non-exclusive easement on Property for the purpose of pedestrian passageway including, but not limited to, constructing, altering, and maintaining a sidewalk, vehicular parking, and landscaping upon the Property, and whenever such use is permanently discontinued by operation of law, this non-exclusive easement shall terminate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, all the estate, right, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

TOWN OF BAY HARBOR ISLANDS

May The Martin

By: Maria Lasday
Print Name: MARIA LASDAY
Title: Town Manager

May The Martin

Print Name

Yvonne Ruiz

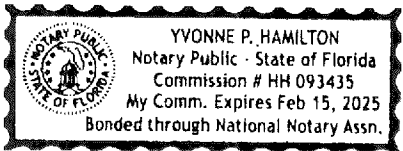
Yvonne Ruiz

Print Name

State of FLORIDA)

County of MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of September, 2022, by Maria Lasday as Town Manager of Town of Bay Harbor Islands, on behalf of the municipal corporation, ☒ who is personally known to me or ☐ who produced _____ as identification and who swore and acknowledged execution of same.



Maria Lasday

NOTARY PUBLIC, State of Florida

My Commission Expires:

Prepared by:

Dvora Weinreb, Esq.
Law Offices of Dvora M. Weinreb, PA
20283 State Road 7, Suite 400
Boca Raton, FL 33498
dvora@dwpalaw.com

Record and Return to:

Kensington Vanguard National Land Services, LLC
39 W 37th Street, 3rd fl, New York, NY 10018

Parcel Identification No. 13-2227-087-0010; 13-2227-087-0020; 13-2227-087-0030;
13-2227-087-0040; 13-2227-087-0050; 13-2227-087-0060; 13-2227-087-0070;
13-2227-087-0080; 13-2227-087-0090; 13-2227-087-0100

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of September, 2022 between **9525 BH LLC, a Florida limited liability company**, whose post office address is **10010 W. Broadview Drive, Bay Harbor Islands, FL 33154**, Grantors, to **LDC WBHD Property Owner, LLC, a Delaware limited liability company**, of 3306 Labyrinth Road, Baltimore, MD 21215, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of EIGHT MILLION, FIVE HUNDRED THOUSAND DOLLARS AND 00/100 CENTS (U.S.\$8,500,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Condominium Unit Numbers 1 through 10, all of BAY HARBOR APARTMENTS CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13505, Page 817, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

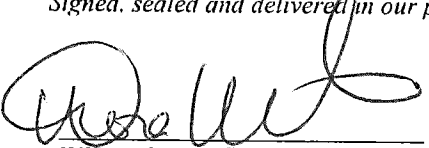
TO HAVE AND TO HOLD the same in fee simple forever.

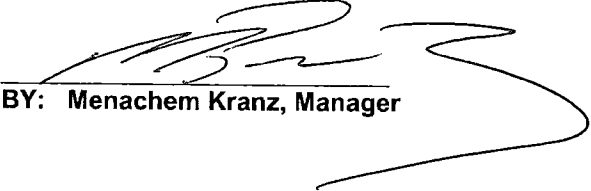
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof. Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

9525 BH LLC, a Florida limited liability company

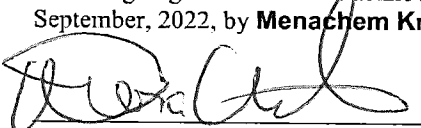

WITNESS
PRINT NAME: Dvora Weinreb


BY: **Menachem Kranz, Manager**

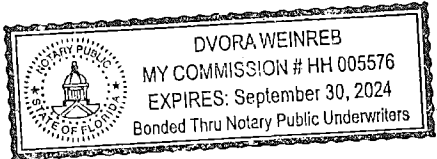
WITNESS
PRINT NAME: Tammy Clarke

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 14th day of September, 2022, by **Menachem Kranz, as Manager of 9525 BH LLC, a Florida limited liability company.**


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____
Type of Identification _____
Produced: _____



CERTIFICATE OF APPROVAL
OF
BAY HARBOR APARTMENTS CONDOMINIUM
ASSOCIATION, INC.

THIS IS TO CERTIFY THAT

LDC WBHD LLC

has been approved as Purchaser of the following described real property in Miami-Dade County Florida:

Condominium Unit Numbers 1 through 10, all of BAY HARBOR APARTMENTS CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13505, Page 817, of the Public Records of Miami-Dade County, Florida.

Such approval has been given pursuant to and in accordance with the Declaration of Condominium and Bylaws.

Dated this 23rd day of August, 2022.

BAY HARBOR APARTMENTS CONDOMINIUM ASSOCIATION, INC.

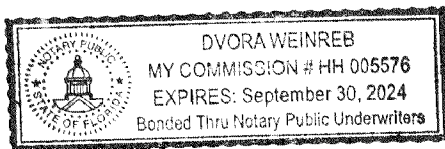
By: _____

Menachem Kranz, President

State of Florida

County of Dade Beach

The foregoing instrument was acknowledged before me by means of physical presence this 23rd day of August, 2022, by MENACHEM KRANZ, as President of Bay Harbor Apartments Condominium Association, Inc., who produced pers known as identification.



Dvora Weinreb
 DVORA WEINREB

RESOLUTION NO. 2274

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, PROVIDING FOR ACCEPTANCE OF DEDICATION OF AN EASEMENT FROM 9525 BH LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO THE TOWN OF BAY HARBOR ISLANDS TO USE, ACCESS, REPAIR, AND MAINTAIN THE TOWN'S STORMWATER DRAINAGE PIPE AT 9110 WEST BAY HARBOR DRIVE; AUTHORIZING THE TOWN MANAGER TO EXECUTE INSTRUMENTS CONCERNING THE DEDICATION AND TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS RESOLUTION; PROVIDING FOR INCORPORATION OF RECITALS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Town of Bay Harbor Islands has for many years maintained a stormwater drainage pipe on property at 9110 West Bay Harbor Drive, as further identified on the attached Exhibit A; and

WHEREAS, the owner of said property, 9525 BH LLC, a Florida Limited Liability Company, in connection with the development of the property, desires to give to the Town a drainage easement agreement, in the form set forth in the attached Exhibit B, and the Town desires to accept said drainage easement agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AS FOLLOWS:

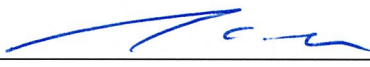
Section 1: The foregoing recitals are adopted and hereby incorporated as if fully set forth herein.

Section 2: That the easement dedication, as reflected on the attached Exhibit B, is hereby accepted and the Town Manager is hereby authorized to cause such easements to be recorded in the Official Records of Miami-Dade County, Florida, subject to confirmation by the Town Attorney as to the legal form and sufficiency of the Dedication and instrument of conveyance.

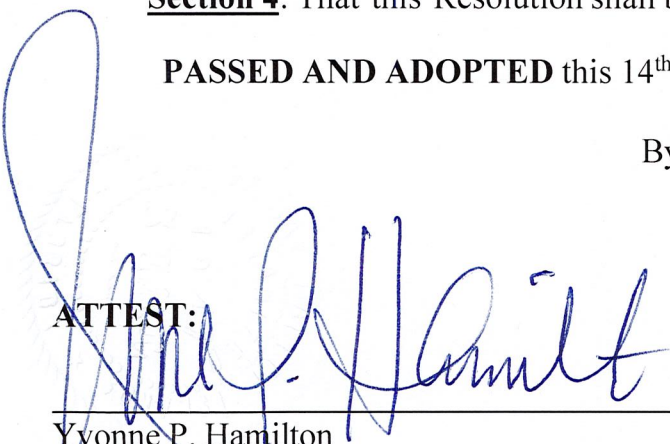
Section 3: The Town Manager is hereby authorized to do all things necessary to carry out the aims of this Resolution.

Section 4: That this Resolution shall be effective immediately upon adoption hereof.

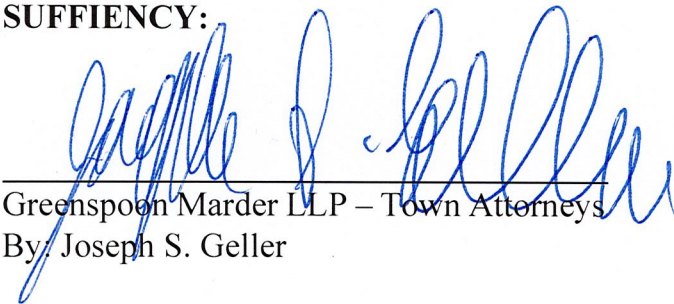
PASSED AND ADOPTED this 14th day of September 2022.

By: 
Joshua D. Fuller - Mayor

ATTEST:

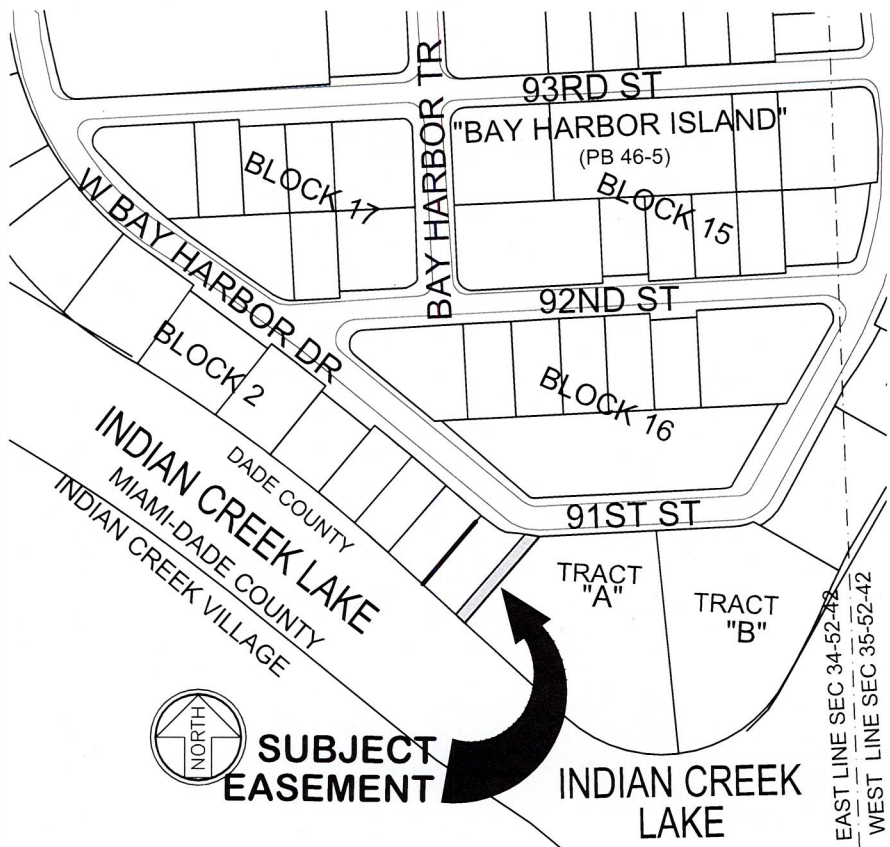

Yvonne P. Hamilton
Town Clerk

**APPROVED AS TO FORM AND LEGAL
SUFFIENCY:**



Greenspoon Marder LLP – Town Attorneys
By: Joseph S. Geller

EXHIBIT "B" SKETCH & LEGAL DESCRIPTION
10' DRAINAGE EASEMENT



LEGEND:

- C - CENTERLINE
- LB - LICENSED BUSINESS
- PB - PLAT BOOK-PAGE
- A - ARC LENGTH
- R - RADIUS
- Δ - CENTRAL ANGLE

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, on 8/22/2022 using a Digital Signature.

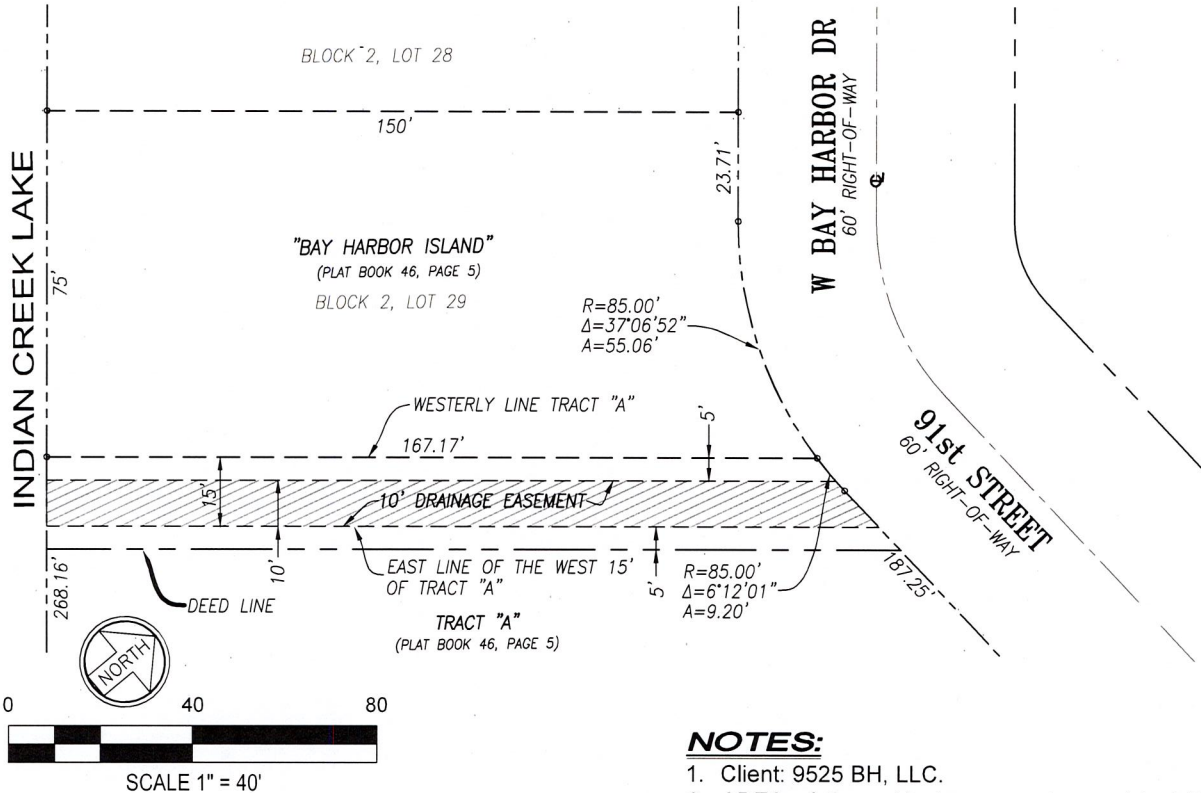
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Digitally signed by Geoffrey Leiter
DN: C=US, O=Leiter Perez and Associates Inc,
OU=A01410D00000171D0A84533000
0992E, CN=Geoffrey Leiter
Date: 2022-08-22 12:42:04

LOCATION MAP

IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA
SCALE: 1" = 300'



NOTES:

- Client: 9525 BH, LLC.
- AREA of the subject easement parcel is 1,759 square feet, or 0.0404 acre, more or less.
- All recording references hereon refer to the Public Records of Miami-Dade County, Florida.
- The subject easement lies in Section 34, Township 54 South, Range 42 East, Miami-Dade County, Florida.
- This is not a survey of any parcel of land.
- Easement is centered on the approximate location of an underground drainage pipe running from a field located drainage outfall and street catch basin.

LEGAL DESCRIPTION

THE EAST 10 FEET OF THE WEST 15 FEET OF TRACT "A", "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.

ALL ABOVE DESCRIBED AREA HAVING AN UPPER LIMIT OF 15 FEET ABOVE THE GROUND ELEVATION.



LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH ST. RD., SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.
LEITER PEREZ & ASSOCIATES, INC.
BY: GEOFFREY LEITER, PRESIDENT, PROFESSIONAL SURVEYOR & MAPPER #6395, STATE OF FLORIDA

DATE: 8-17-2022 JOB NO.: 22-132 FILE NO. L-

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 1

Exhibit "A"

Legal Description

LOT 29, BLOCK 2 OF **BAY HARBOR ISLAND**, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 29. IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 29;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF **BAY HARBOR ISLAND**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS DUE NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 43°18'53" WEST FOR A DISTANCE OF 185.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 46°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 43°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE **POINT OF THE BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED.

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

ZONING SUBMISSION

DATE: 01-26-2023



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

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (5'-5") WITH GROUND FLOOR AT 5'-5" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 61,023 SF.
- 6- TOTAL RESIDENTIAL AREA: 37,138 SF.
- 7- 18 TOTAL PARKING SPACES, INCLUDING 1 ADA PARKING SPACE.
- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : GROSS LOT AREA : 15,047 SF.

CIVIL ENGINEER
OCEAN ENGINEERING
8101 BISCAYNE BLVD
SUITE 508
MIAMI, FL 33138
TEL: 786-518-2008

MEP ENGINEER
FRANYIE ENGINEERS, INC
10610 NW 27 th STREET
DORAL, FL 33172
TEL: 305-592-1360

LANDSCAPE DESIGN
TOPO_GRAPHIC
3656 PEACE RIVER DR
PUNTA GORDA, FLORIDA 33983
TEL: 941.564.5016

TRAFFIC CONSULTANT
LANGAN
100 CAMBRIDGE STREET , SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

OWNER
LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

FIRE PROTECTION / LIFE SAFETY CONSULTANT
SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

ARCHITECTS
KOBI KARP ARCHITECTURE &
INTERIOR DESIGN
571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

DRAWING INDEX			PERMIT 01-26-2023
PROJECT:2234 9110 W Bay Harbor Dr			
REV. # 1 DATE: 01-26-2023			
Delta (Revision):			
Discipline	Sheet	Description	
Arch. KSAID	A0.00	COVER	X
		SURVEY	X
	A1.00	PROJECT DATA	X
	A1.01	OPEN AREA CALCULATIONS	X
	A1.02	CONTEXT SITE MAP	X
	A1.03	CONTEXT PHOTOS	X
	A1.04	SURROUNDING BUILDINGS	X
	A1.05	RENDERING - BAY VIEW	X
	A1.06	RENDERING - STREET VIEW	X
	A2.00	SITE PLAN	X
	A3.00	FLOOR PLAN - LEVEL 1	X
	A3.01	FLOOR PLAN - LEVEL 2	X
	A3.02	FLOOR PLAN - LEVEL 3	X
	A3.03	FLOOR PLAN - LEVEL 4	X
	A3.04	FLOOR PLAN - LEVEL 5	X
	A3.05	FLOOR PLAN - LEVEL6	X
	A3.06	FLOOR PLAN - LEVEL 7	X
	A3.07	FLOOR PLAN - LEVEL 8	X
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X
	A4.01	BUILDING COLOR ELEVATION - EAST	X
	A4.02	BUILDING COLOR ELEVATION - NORTH	X
	A4.03	BUILDING COLOR ELEVATION - WEST	X
	A5.00	A - BUILDING SECTION	X
	A5.01	B - BUILDING SECTION DIAGRAM	X
	A5.02	C - BUILDING SECTION DIAGRAM	X
	SE-101	SITE PLAN - PHOTOMETRIC STUDY	
SE.102	ROOF PLAN - PHOTOMETRIC STUDY		X
LANDSCAPE ECO- PACHECO	L-1	LANDSCAPE PLAN	X
	L-2	ROOF DECK LANDSCAPE PLAN	X
	TD-1	TREE DISPOSITION PLAN	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X
	C300	WATER AND SEWER PLAN	X
	C400	DRAINAGE DETAILS	X
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

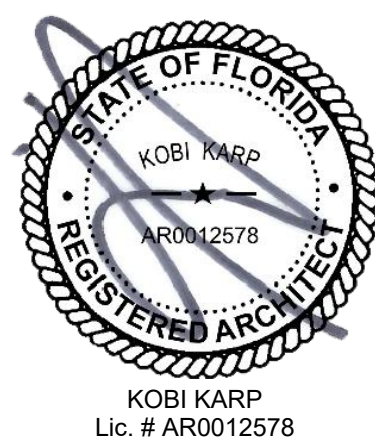
OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

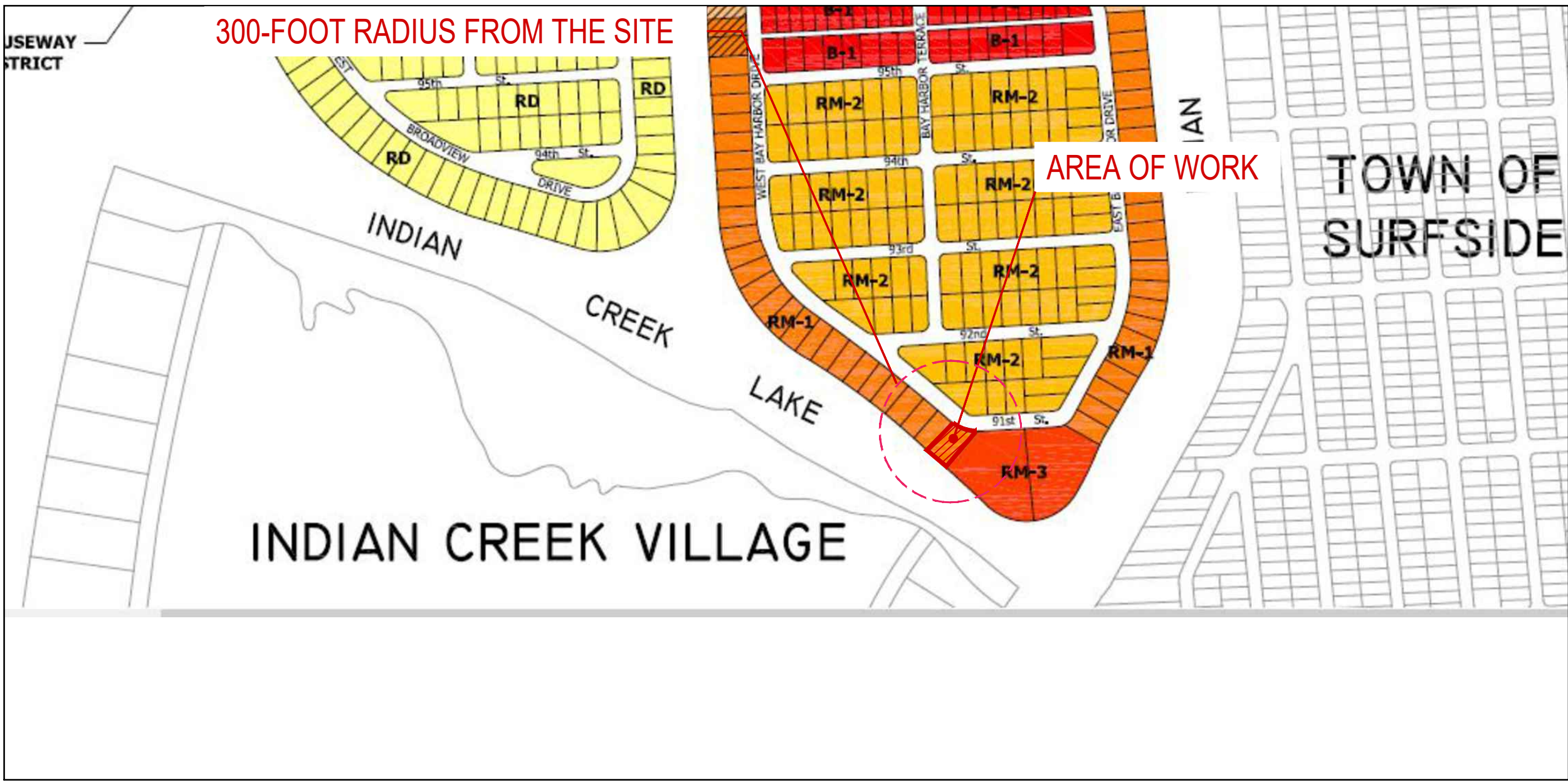
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

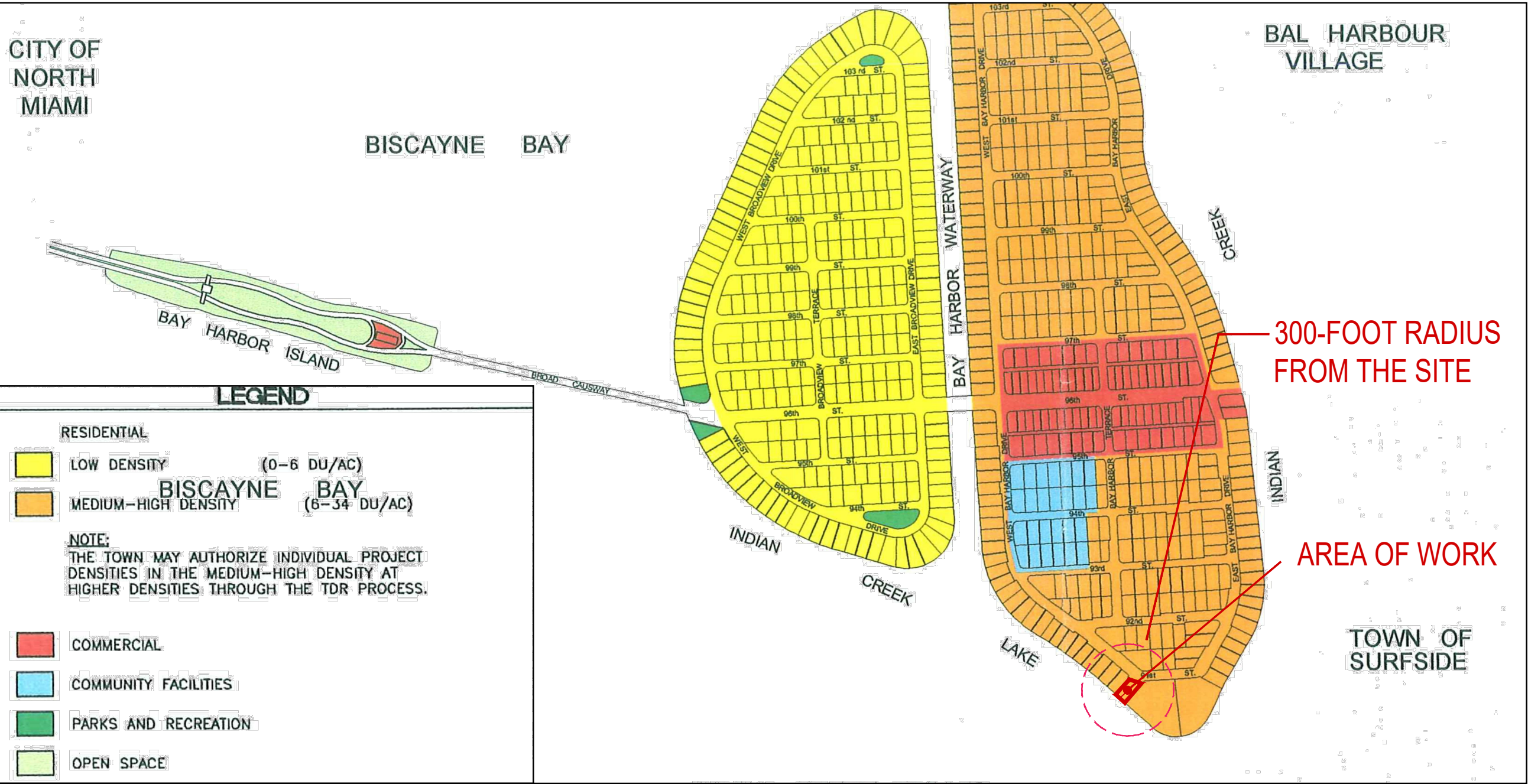


COVER

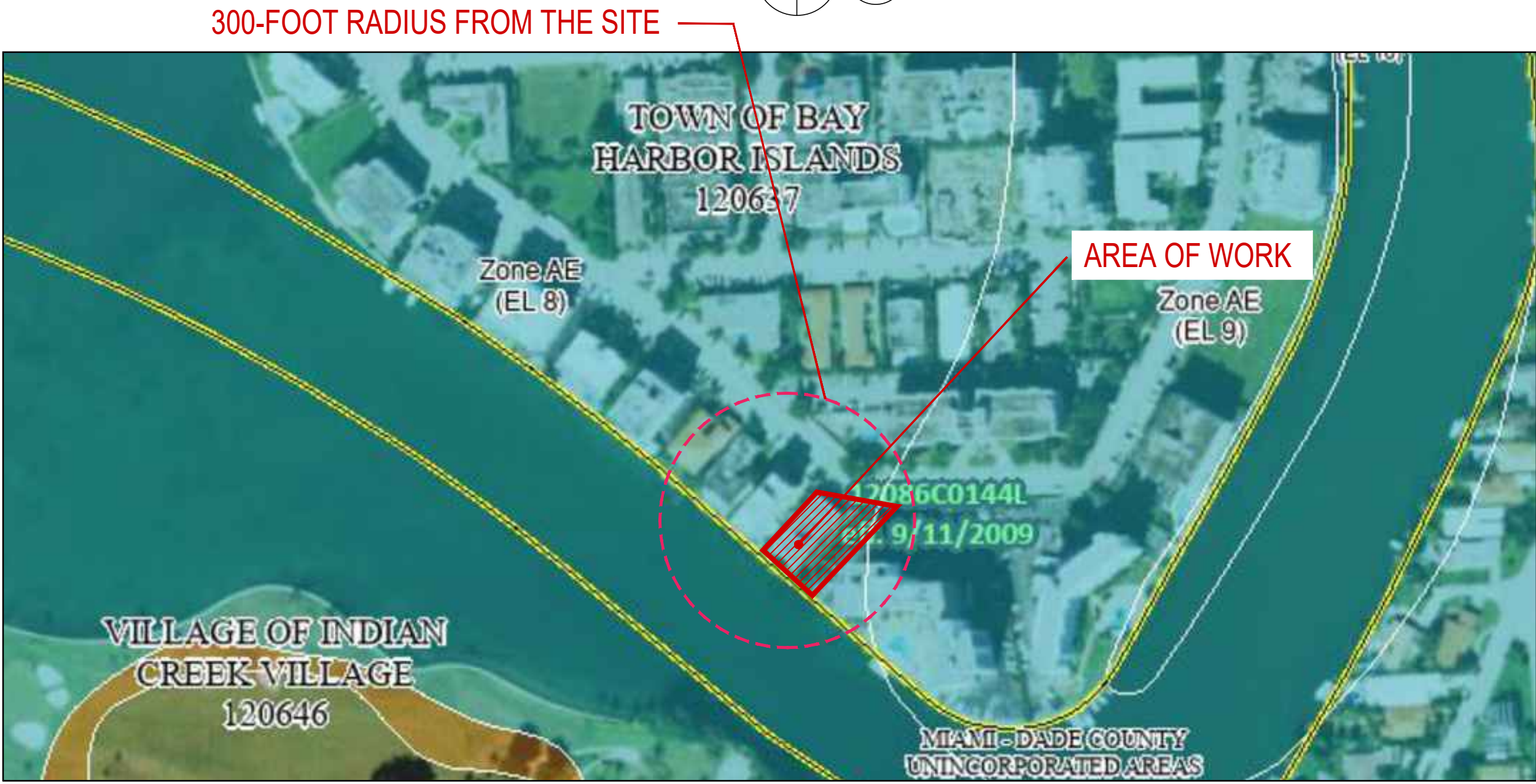
Date	01-26-2023	Sheet No.	A0.00
Scale			
Project	2234		



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9110 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 15,047 SF (0.345 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD					
	1	SITE REQUIREMENTS				
				ALLOWED / REQUIRED	PROPOSED	
		A) LOT AREA		15,047 SF	15,047 SF (0.345 ACRES)	
		B) DENSITY		34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)	9 UNITS	
		C) BUILDING HEIGHT		75'-0"	75'-0" + 5'-0" POOL DECK	
		D) BUILDING LENGTH		110' MAX ABOVE 45,' 120' MAX	106'-0"	
E) LANDSCAPE REQUIREMENTS			20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.	4,172 SF = 27%		
F) ROOF DECK LANDSCAPE REQUIREMENTS		15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.	1,025 SF = 15%			
2	SETBACK REQUIREMENTS					
	ALLOWED / REQUIRED			PROPOSED		
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		24'-5" 27'-0" 30'-0"		
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET		LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 9	EAST 17'-0" EAST 15'-0" EAST 12'-0" EAST 12'-0" EAST 15'-0" EAST 19'-0" EAST 20'-0" EAST 20'-0" EAST 20'-0" WEST 10'-0" WEST 12'-0" WEST 12'-0" WEST 15'-0" WEST 19'-0" WEST 20'-0" WEST 20'-0" WEST 20'-0"	
	D) REAR YARD SETBACK	20 FEET		23'-0"		
	E) FLEX SETBACKS					
	NORTH SIDE SOUTH SIDE	MAX. ALLOWED 1/3 OF WIDTH OF BUILDING . 10 FEET MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET		10'-0" 10'-0"		
3	AREA BREAKDOWN					
	LEVEL		TOTAL AREA		SELLABLE AREA	
	LEVEL 1 (PARKING GARAGE)		6,783 SF			
	LEVEL 2		7,296 SF		3,386 SF	
	LEVEL 3		7,823 SF		6,553 SF	
	LEVEL 4		7,770 SF		6,598 SF	
	LEVEL 5		7,142 SF		5,984 SF	
	LEVEL 6		4,656 SF		3,972 SF	
	LEVEL 7		6,389 SF		5,167 SF	
	LEVEL 8		6,389 SF		5,167 SF	
LEVEL 9 (ROOF DECK)		6,837 SF		311 SF		
GRAND TOTAL		73,441SF		37,138 SF		
4	PARKING REQUIREMENTS					
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED	
	-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.	
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).			
	TOTAL PARKING			18 P.S.	18 P.S.	
	PARKING PER FLOORS		TOTAL OF PARKING			
LEVEL 1		17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.		18 P.S.		
5	# OF UNIT BREAKDOWN					
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED		
	2	1 RESIDENTIAL UNITS	1 UNITS	9 UNITS		
	3-5	2 RESIDENTIAL UNITS	2 UNITS x 3 LEVELS = 6 UNITS			
	6	PART OF THE UNIT BELOW (LVL 5)	-			
	7-8	1	1 UNITS x 2 LEVELS = 2 UNITS			
			TOTAL UNITS = 9 UNITS			

Rev.	Date	Rev.	Date
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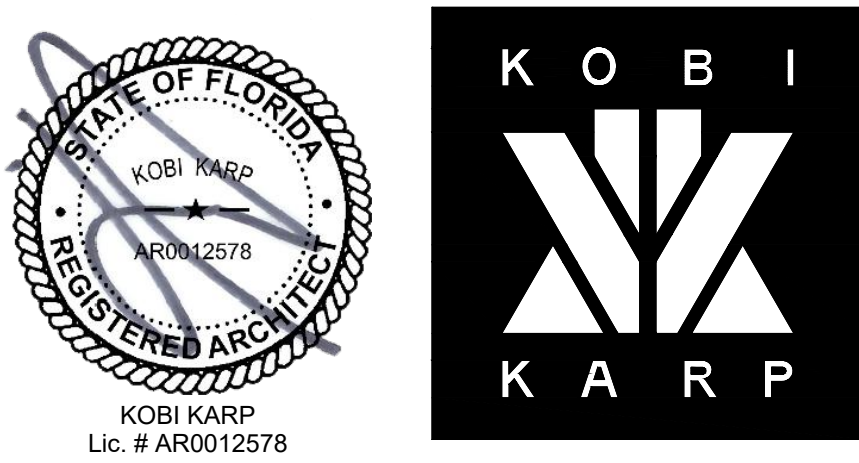
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105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel: info@landauproperties.com
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LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

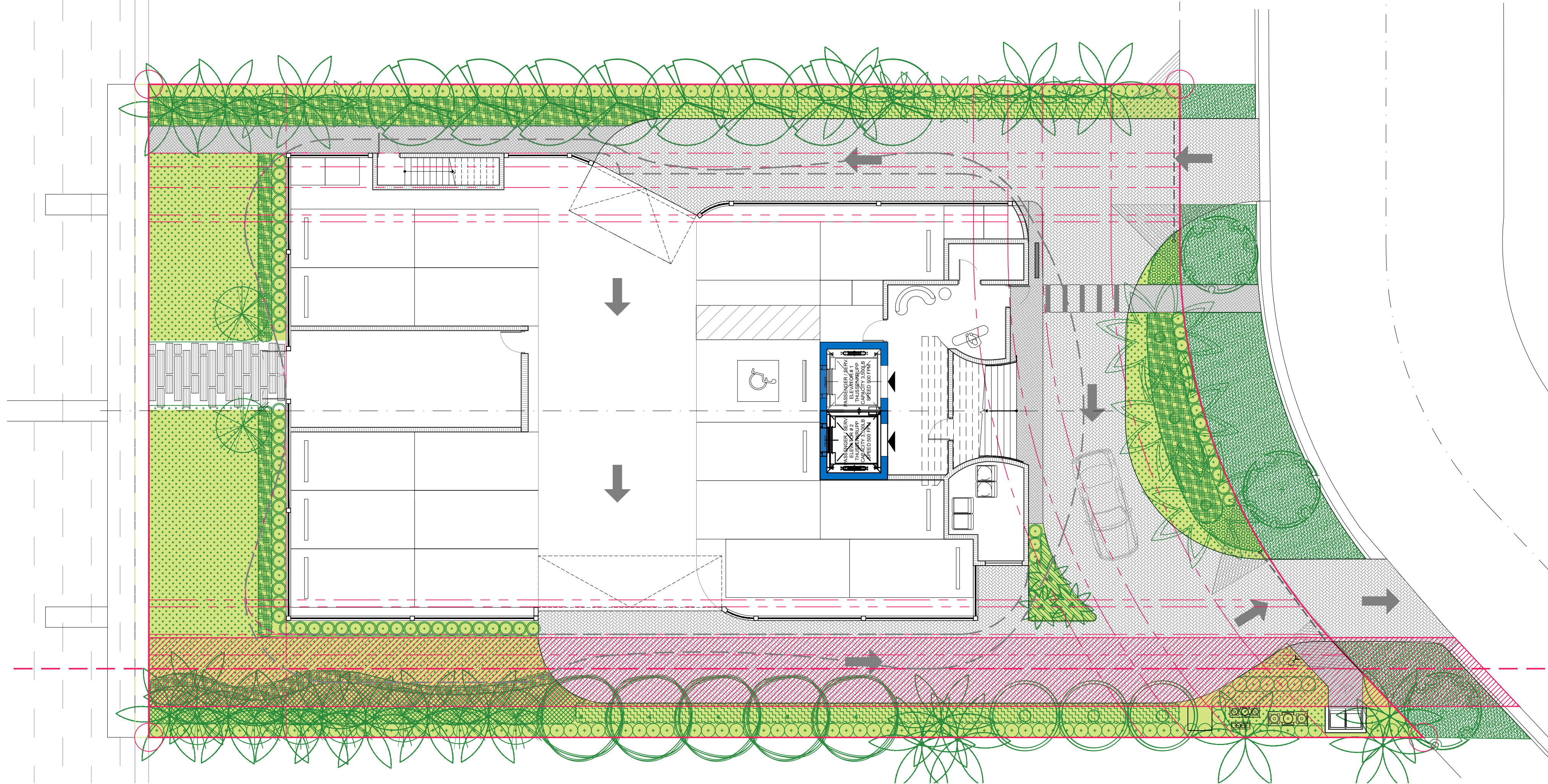
MEP ENGINEER:
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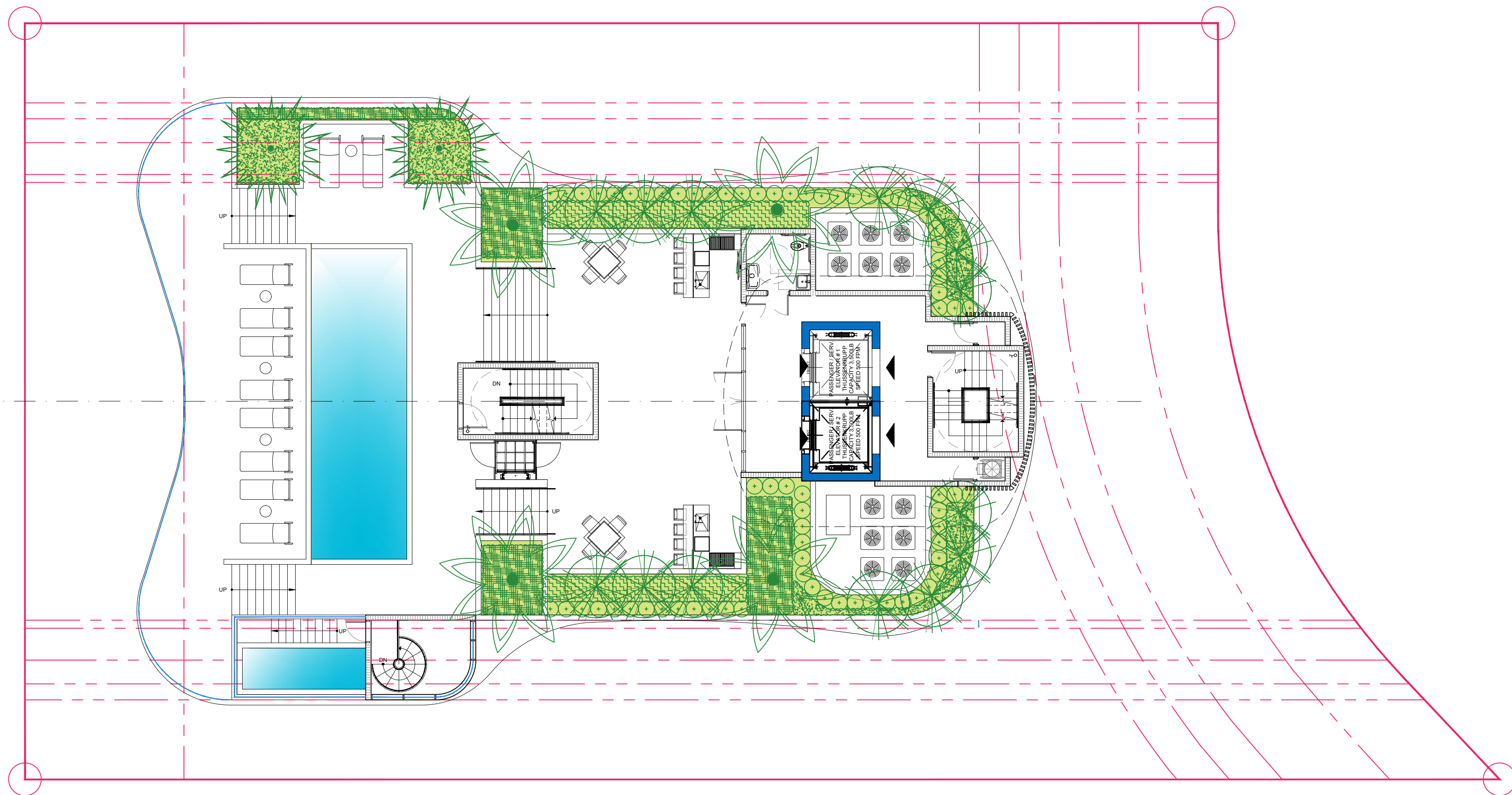
PROJECT DATA

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LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	4,172 SF.	27%	

1 GROUND FLOOR - OPEN SPACE
SCALE: 3/32" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
6,837 SF.	1,025 SF.	1,025 SF.	15%	

2 ROOF DECK - OPEN SPACE
SCALE: 3/32" = 1'-0"

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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OPEN AREA CALCULATION

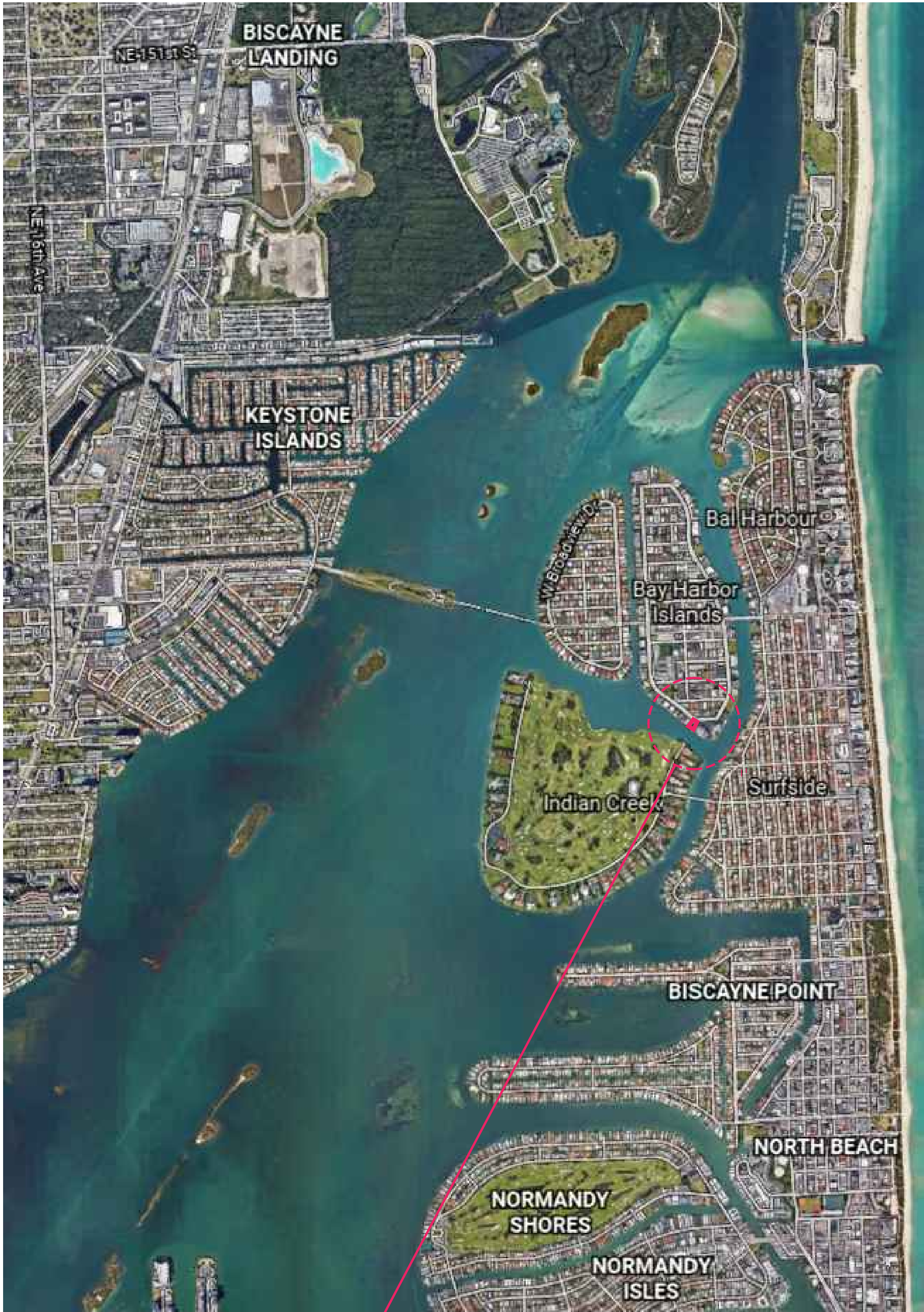
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SITE



SITE



SITE

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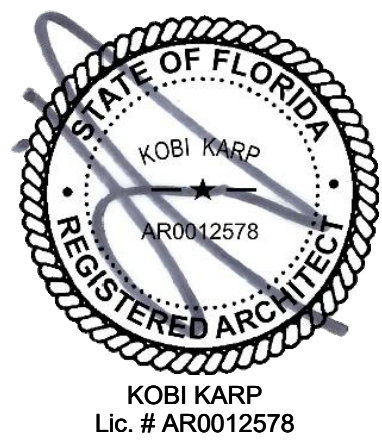
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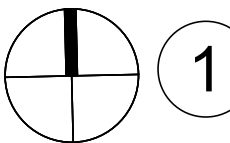
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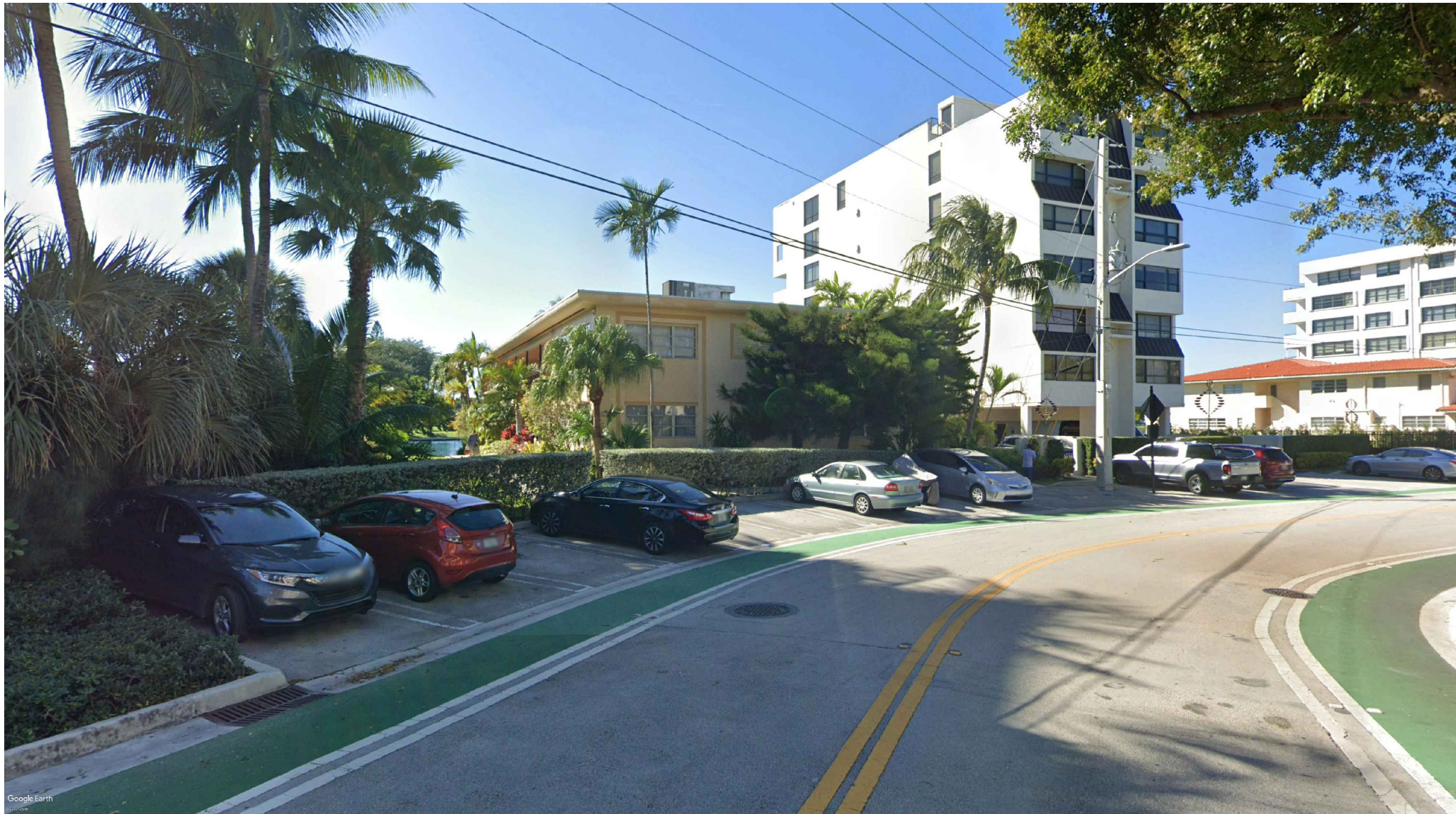
CONTEXT SITE MAP

Date	01-26-2023	Sheet No.
Scale		A1.02
Project	2234	



CONTEXT SITE MAP

SCALE: N.T.S.



1 STREET VIEW
SCALE: N.T.S.



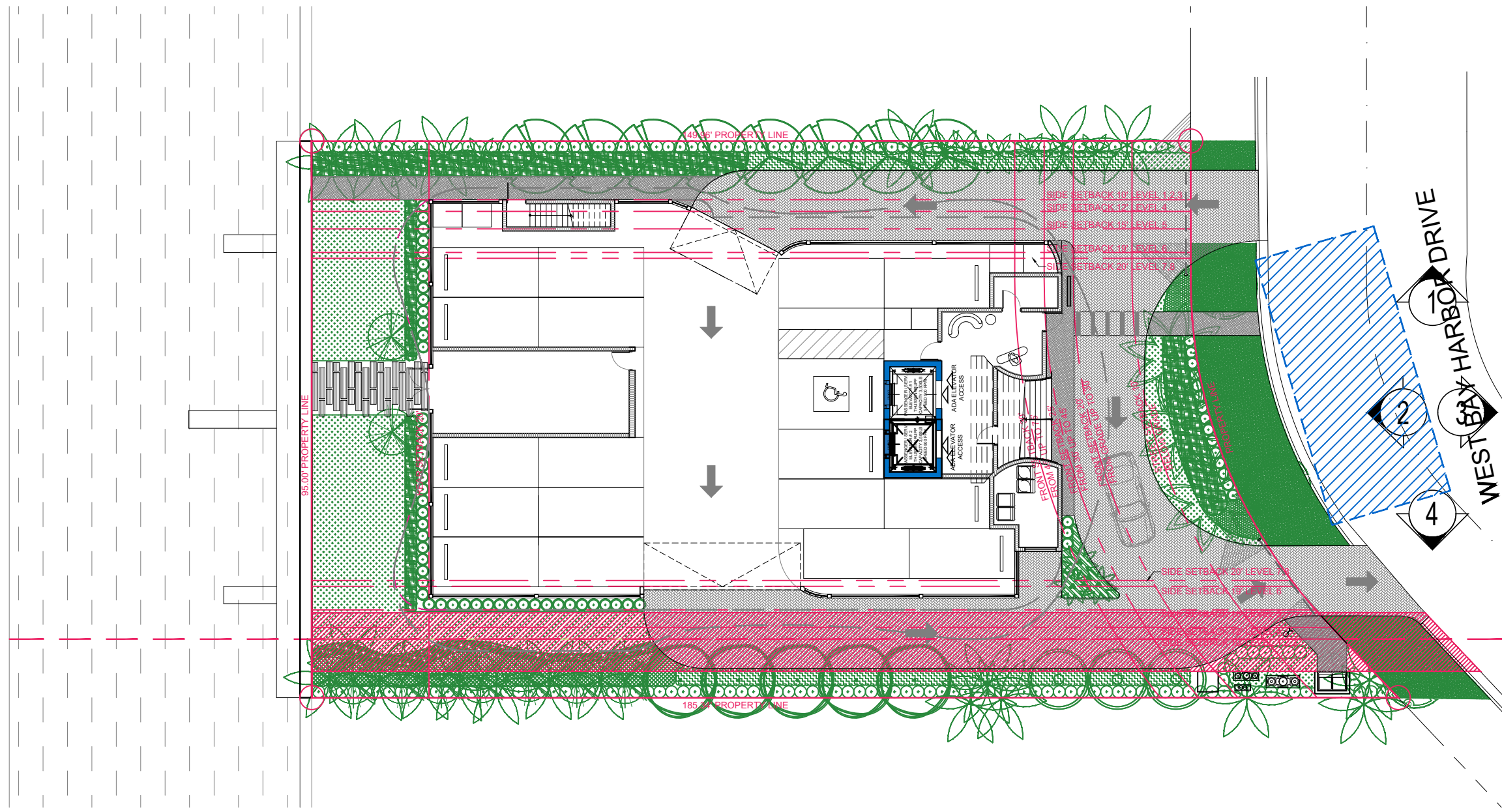
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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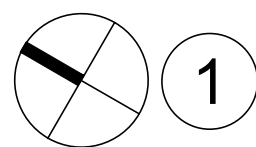
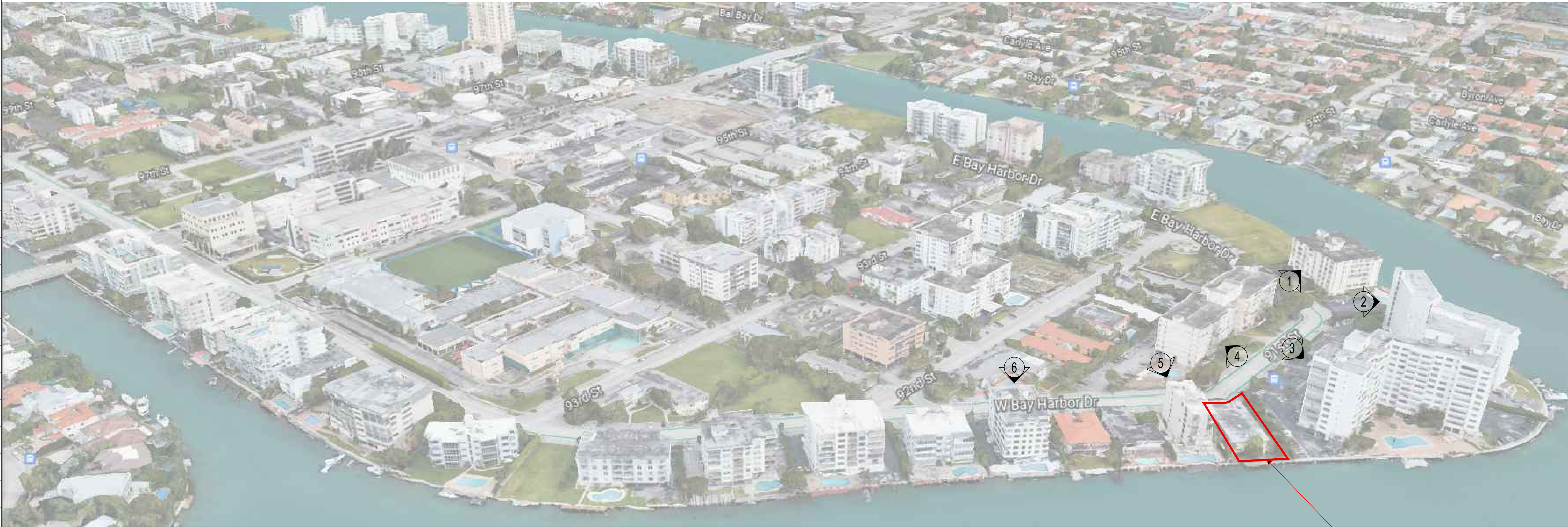
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CONTEXT PHOTOS

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SURROUNDING BUILDINGS

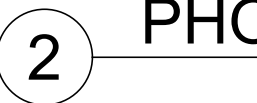
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SITE



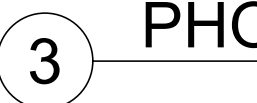
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SCALE: N.T.S.



PHOTO

SCALE: N.T.S.



PHOTO

SCALE: N.T.S.



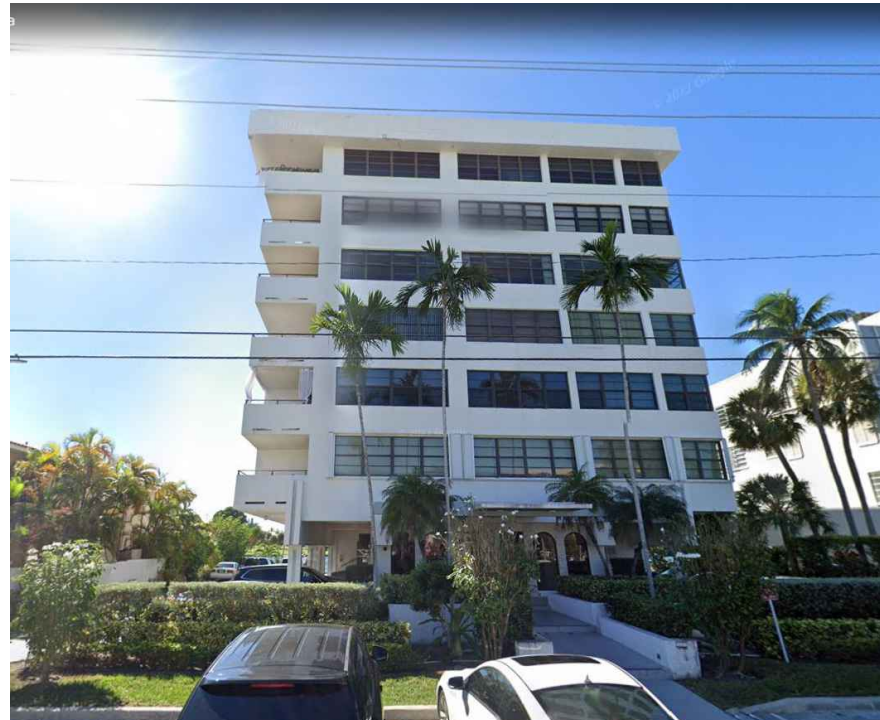
PHOTO

SCALE: N.T.S.



PHOTO

SCALE: N.T.S.



PHOTO

SCALE: N.T.S.

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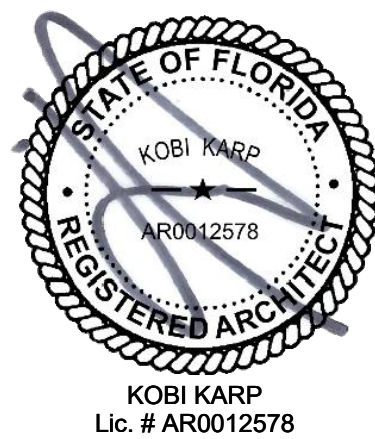
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SURROUNDING BUILDINGS

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9110 W BAY HARBOR DRIVE - BAY HARBOR ISLANDS, FLORIDA

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1 RENDERING - BAY VIEW
N.T.S

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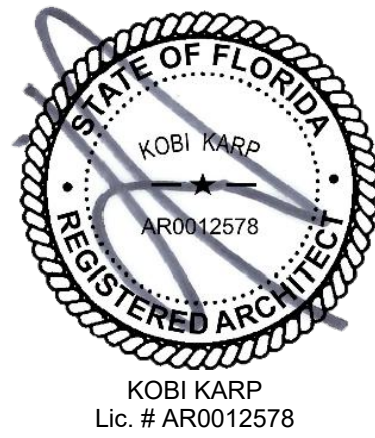
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RENDERING BAY VIEW

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2 RENDERING - STREET VIEW

N.T.S

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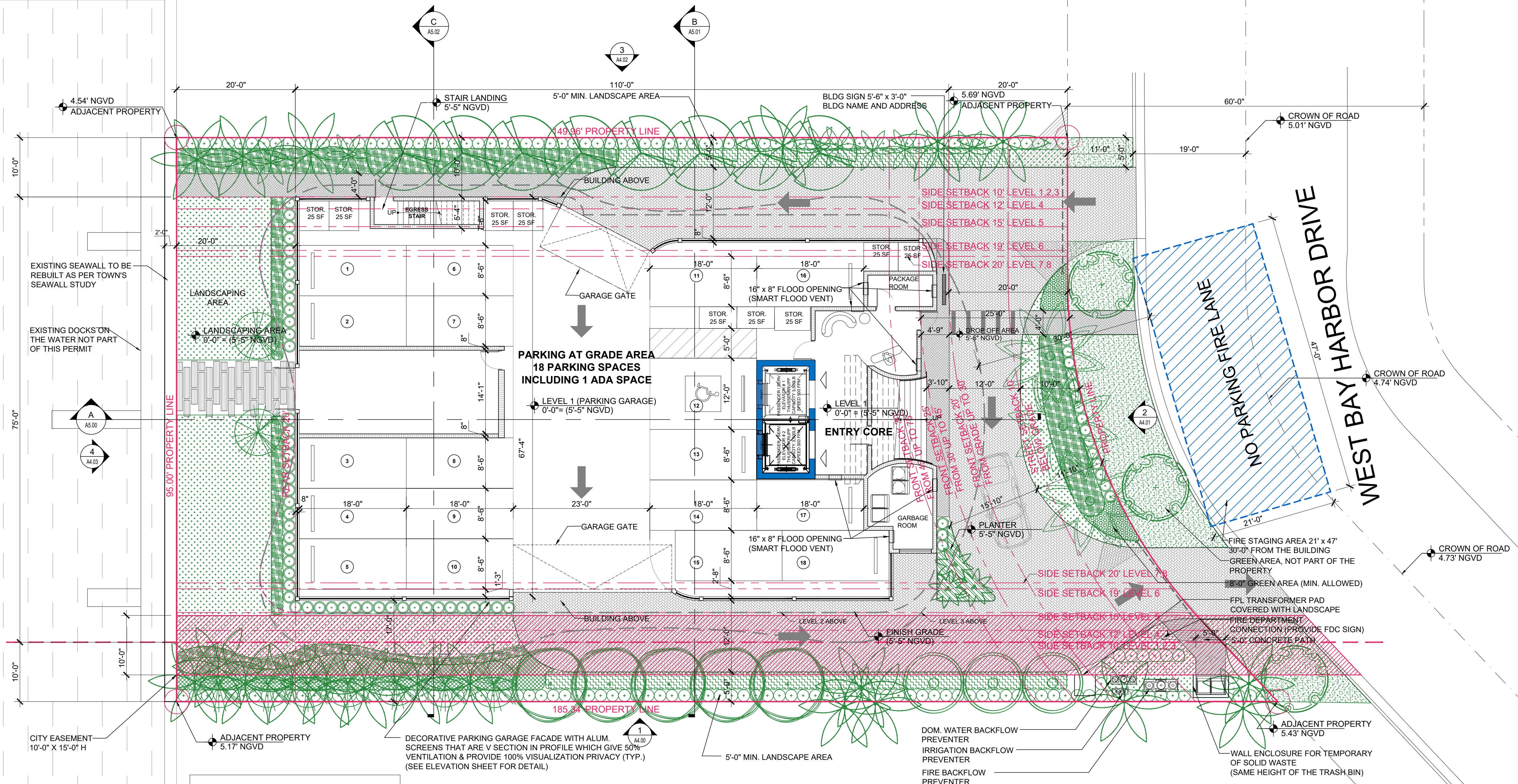
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RENDERING STREET VIEW

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FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

FLOOD PROOFING

1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (B.F.E.) + 9'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +10'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +10'-0" NGVD AND OUTSIDE THE WET FLOOD PROOFED AREA SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

-AT LEVEL 1:
ENTRY CORE AREA AND GARAGE ROOM AREA WILL REQUIRE 5 FLOOD OPENINGS IN TOTAL
-16" x 8" FLOOD OPENING (SMART FLOOD VENT)
MODEL#: 1540-510
DESCRIPTION: SMART VENT
FLOOD COVERAGE: 200 SF.
AIR VENTILATION: 51 SF.
COLOR: GRAY
-THE FLOOD OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION
-THE BOTTOM OF THE OPENING MUST BE NO HIGHER THAN 1'-0" ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE.
-ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

FLOOD VENT CALCULATION

ENTRY CORE = 411 SF. REQ. 3 (SMART FLOOD VENT)
GARAGE ROOM = 256 SF. REQ. 2 (SMART FLOOD VENT)
PACKAGE ROOM = 58 SF. REQ. 1 (SMART FLOOD VENT)

FLOOD VENT SPECIFICATION:
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED
ACTIVATION AND OPERATION
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED.

TYPE

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)

FLOOD ZONE = ZONE AE (EL 9)

B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD

MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD

NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

NOTE : ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET FLOODPROOFING

SITE PLAN

1

SCALE: 10'-0" = 1"

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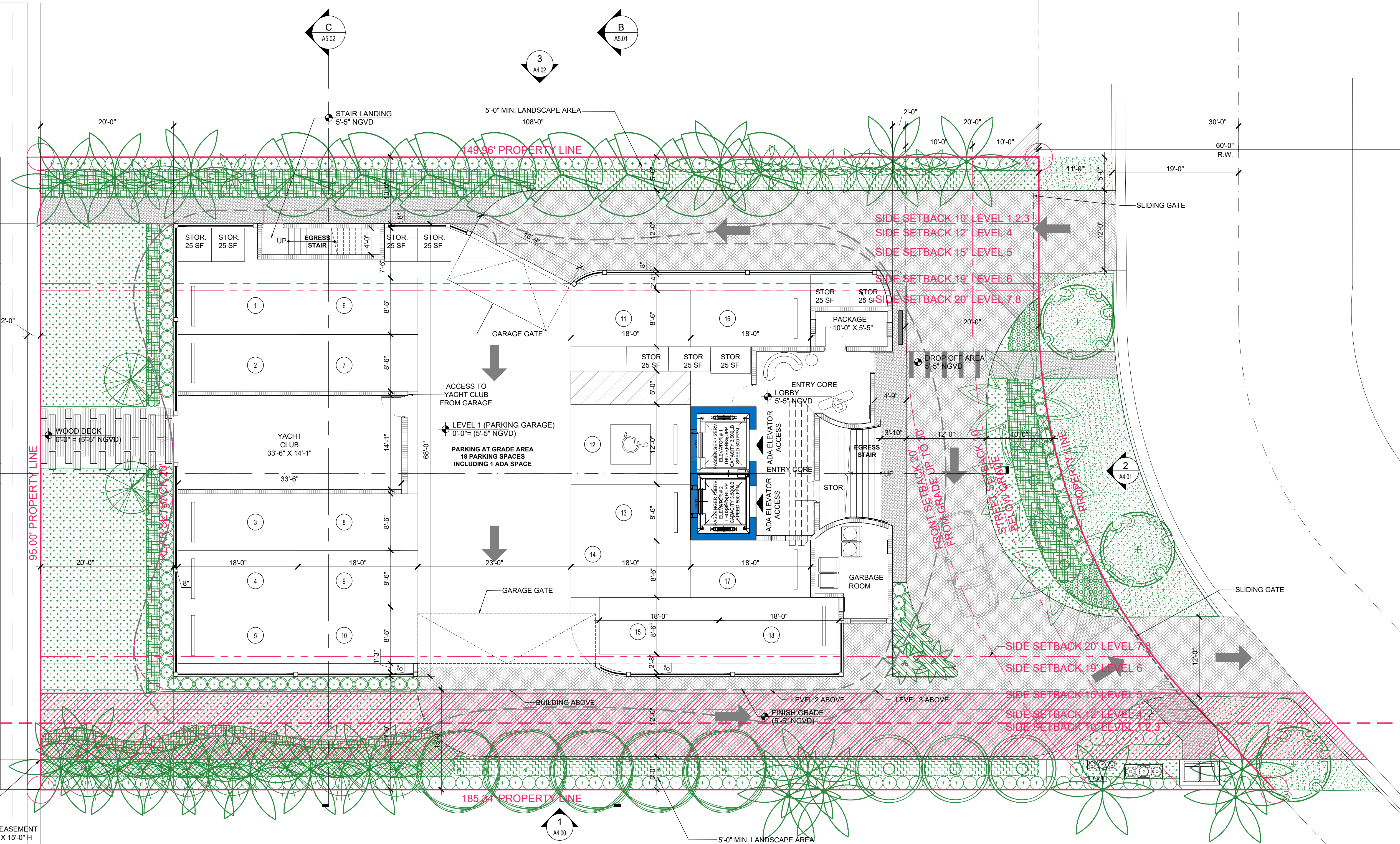
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SITE PLAN

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FLOOD LEGEND
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F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)
FLOOD ZONE = ZONE AE (EL 9)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL PARKING SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING

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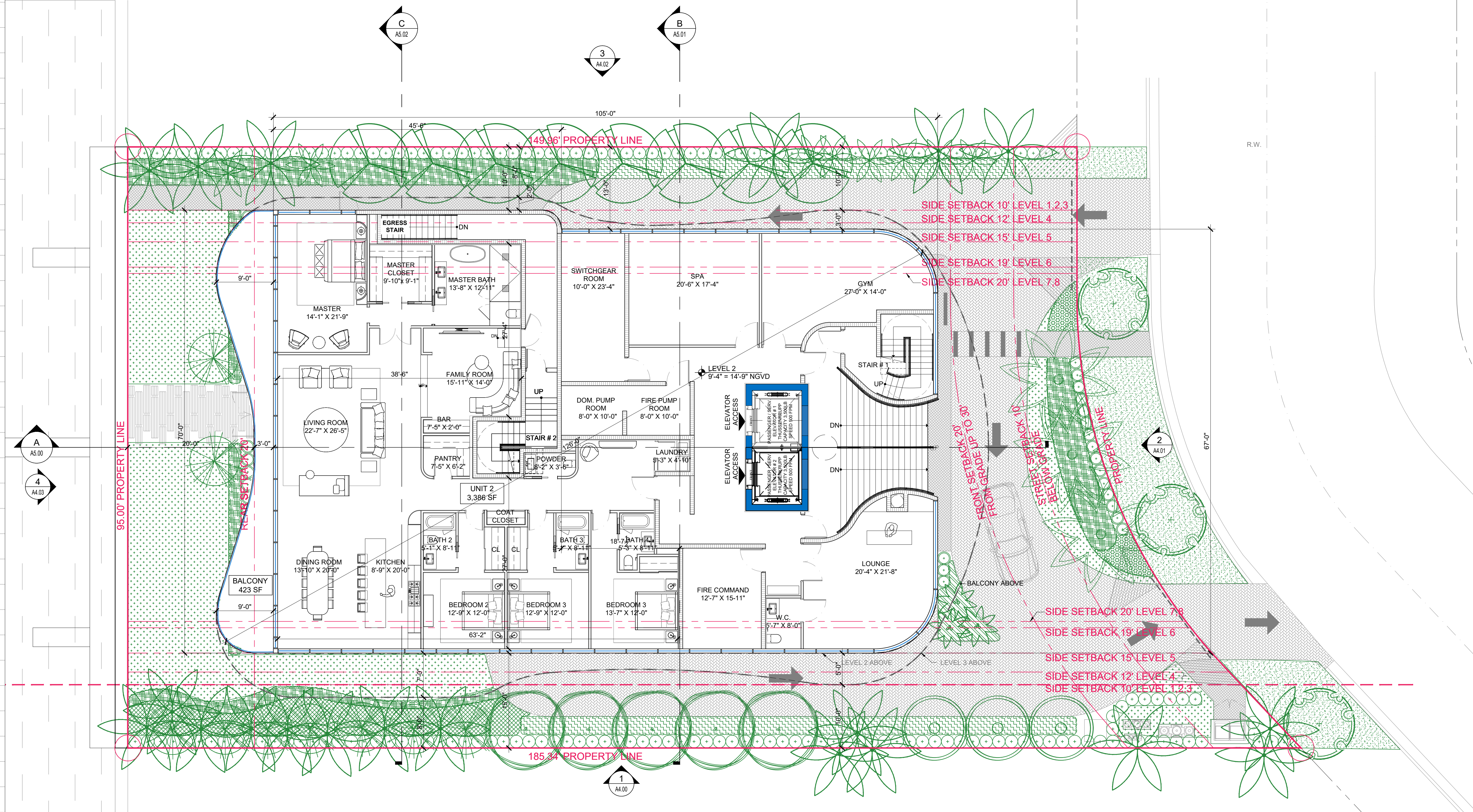
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FLOOR PLAN - LEVEL 1

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



UNIT 2 (4 BEDROOMS) = 3,386 SF
MINIMUM REQUIRED = 1,550 SF

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

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9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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Email:

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Email: wlugo@oceanengineeringinc.com

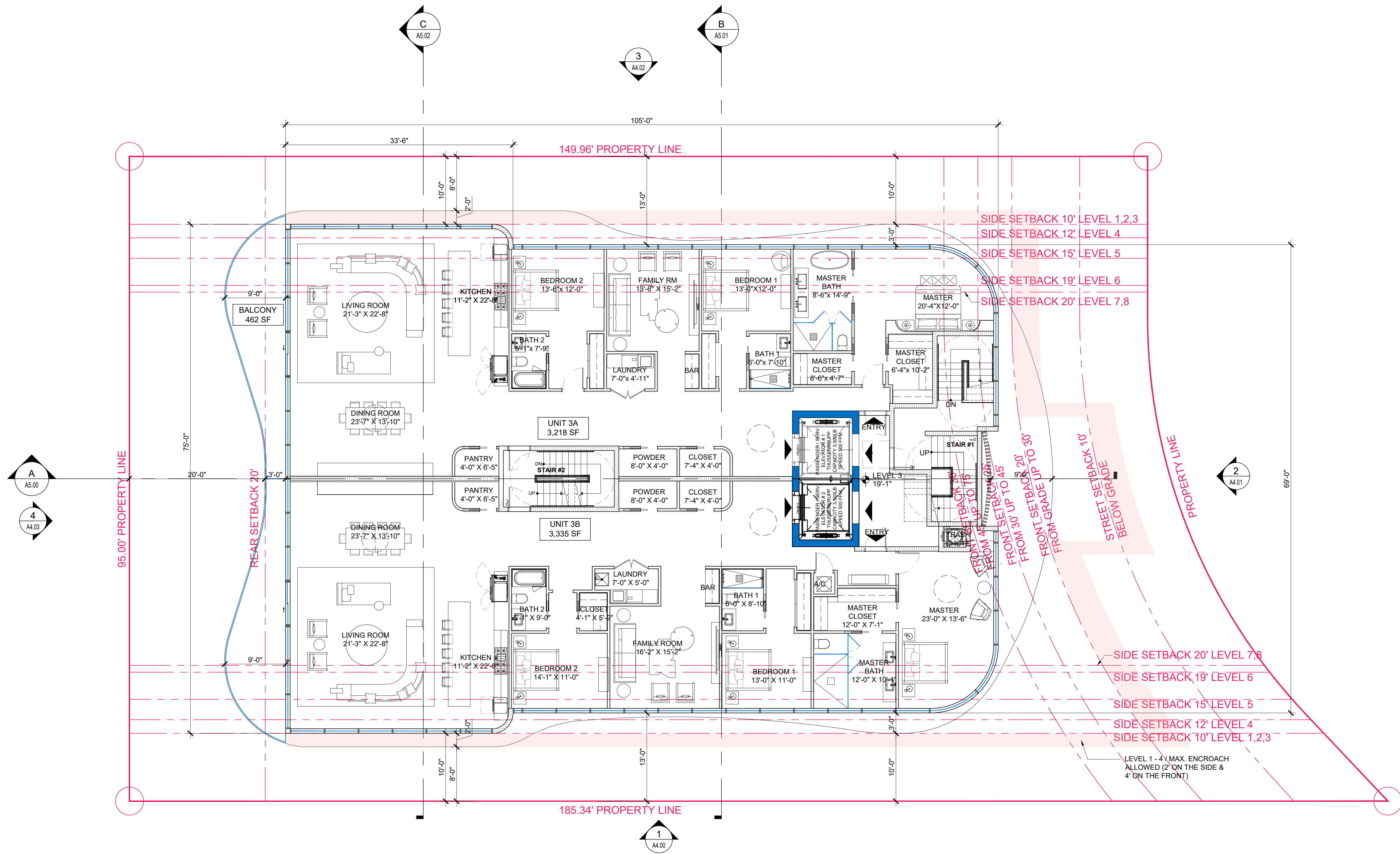
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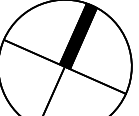
FLOOR PLAN - LEVEL 2

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UNIT 3A (3 BEDROOMS) = 3,218 SF
MINIMUM REQUIRED = 1,350 SF

UNIT 3B (3 BEDROOMS) = 3,335 SF
MINIMUM REQUIRED = 1,350 SF

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

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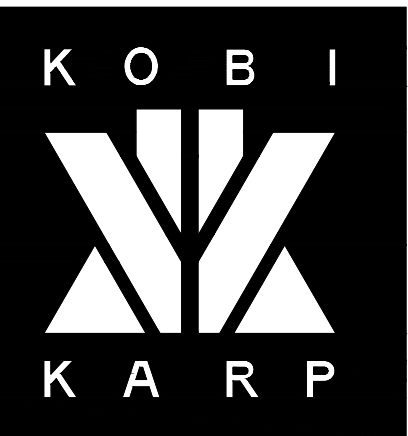
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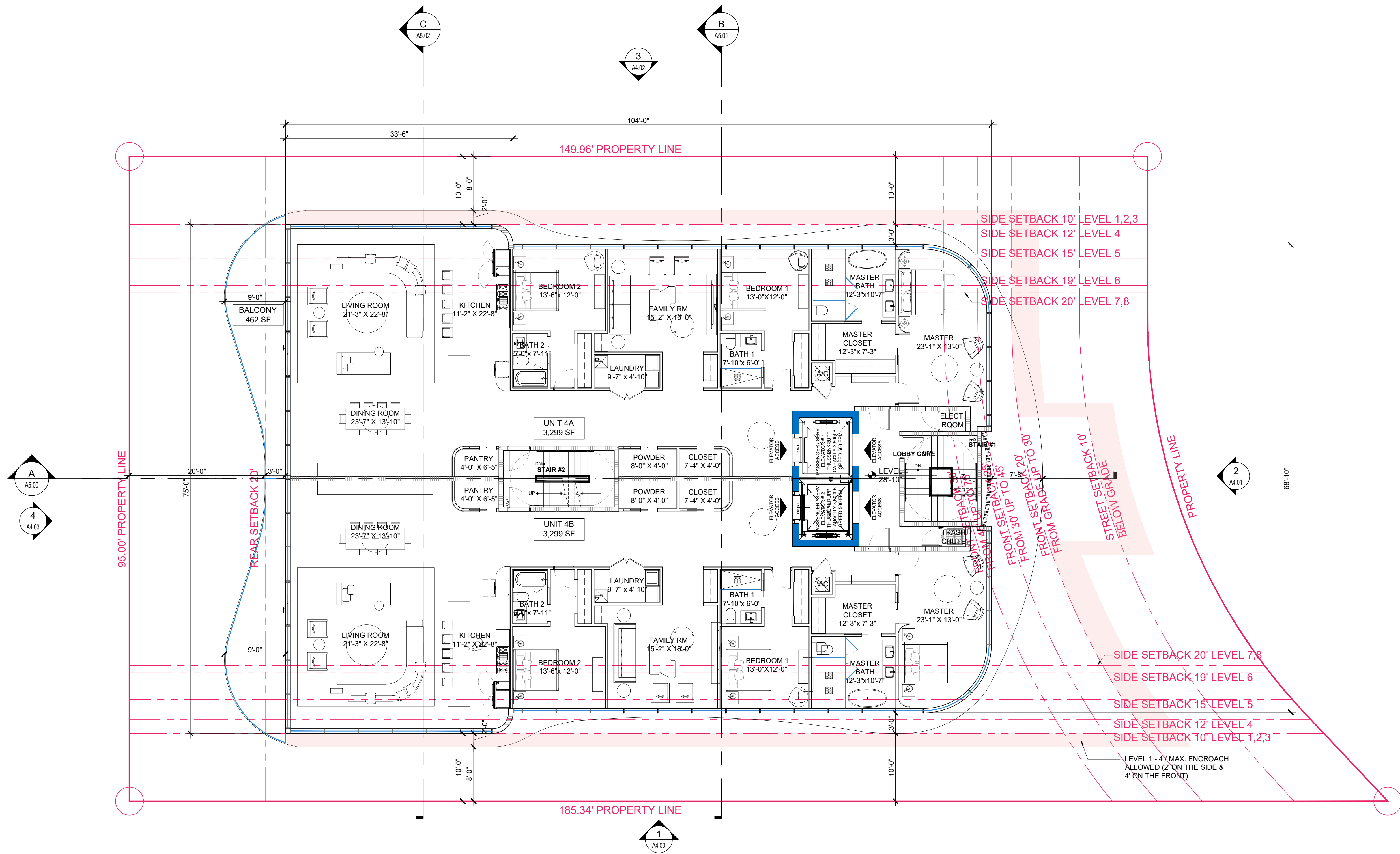


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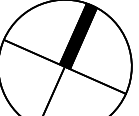
FLOOR PLAN - LEVEL 3

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UNIT 4A (3 BEDROOMS) = 3,299 SF
MINIMUM REQUIRED = 1,350 SF

UNIT 4B (3 BEDROOMS) = 3,299 SF
MINIMUM REQUIRED = 1,350 SF

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

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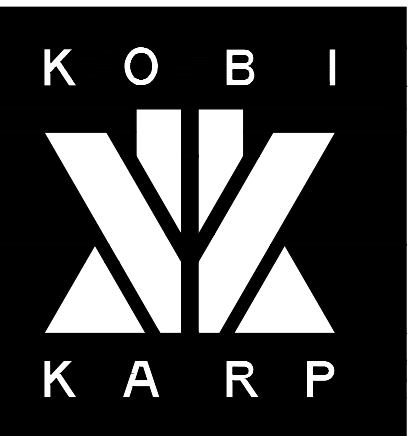
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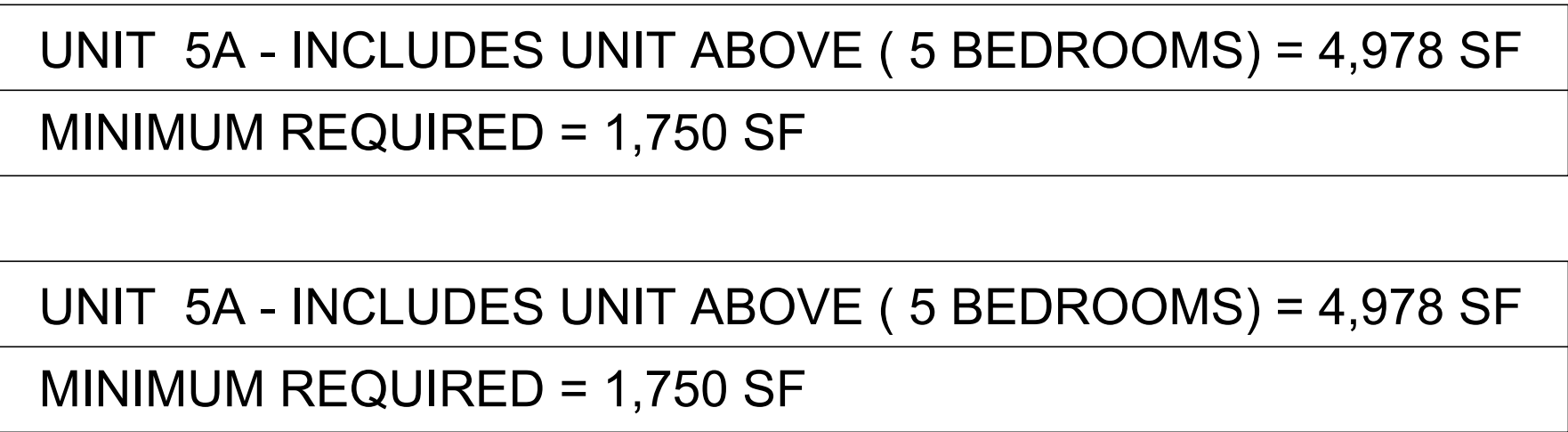


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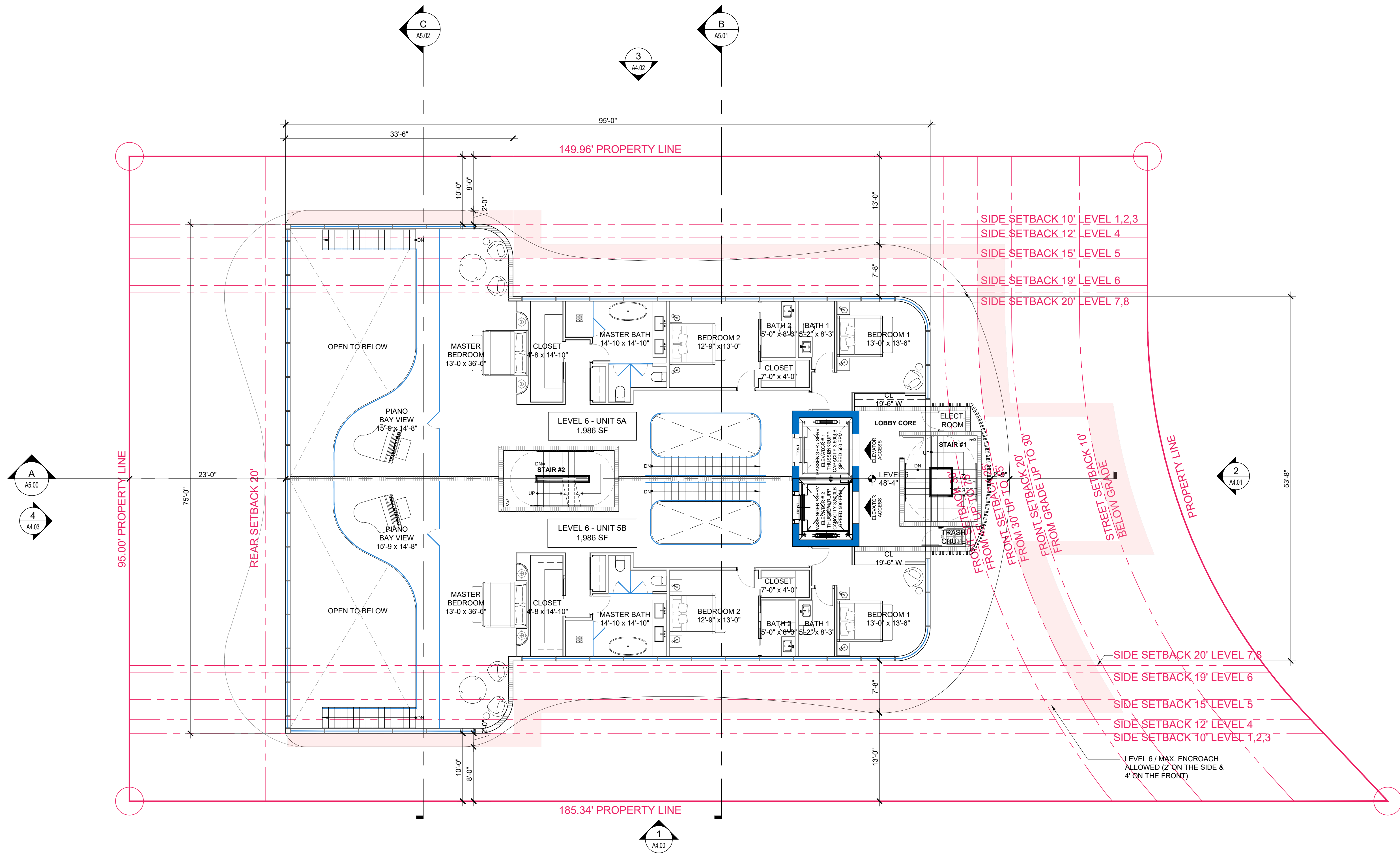


FLOOR PLAN - LEVEL 4

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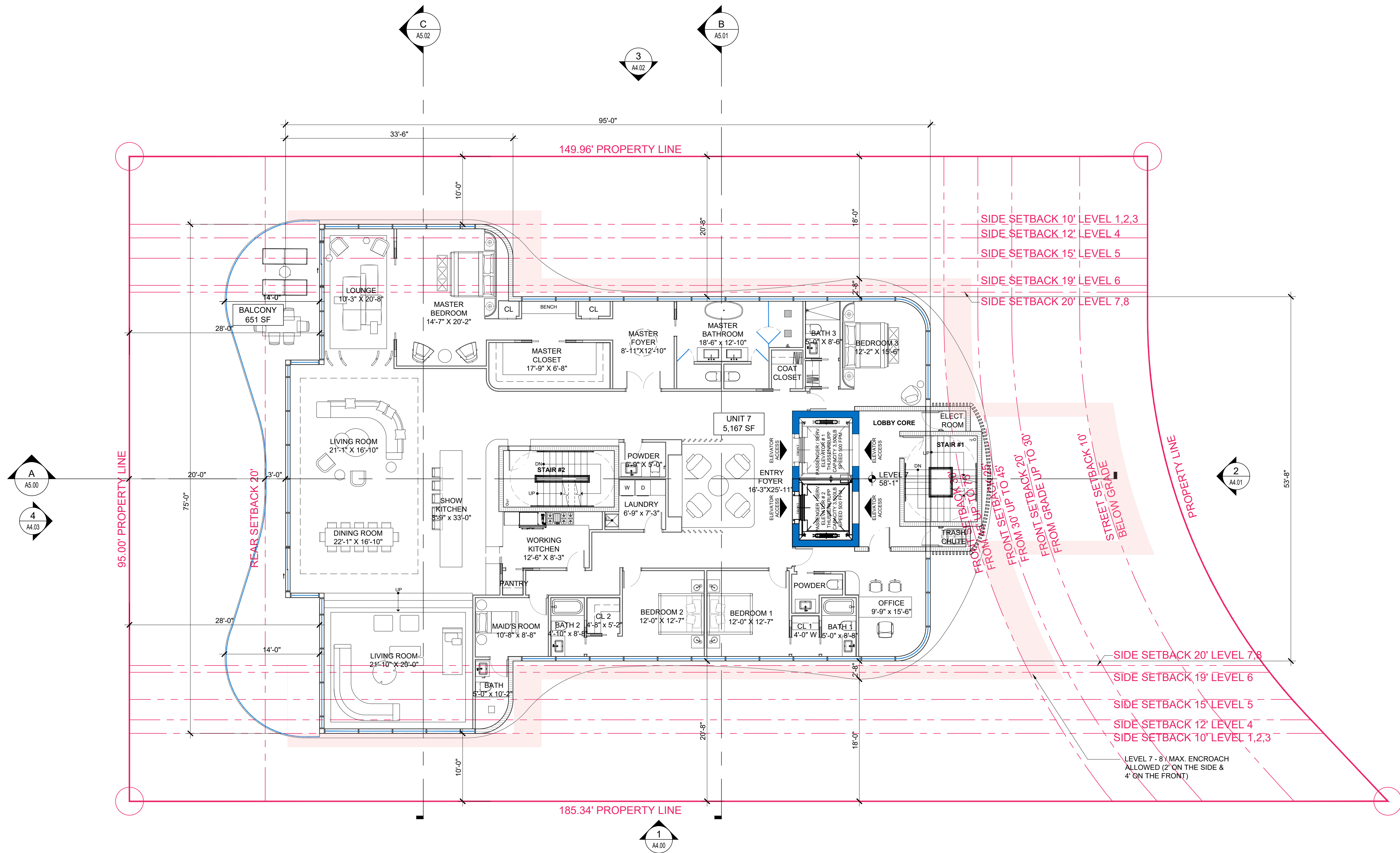
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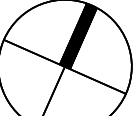
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FLOOR PLAN - LEVEL 6

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UNIT 7 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

 **1** FLOOR PLAN - LEVEL 7
SCALE: 1/8" = 1'-0"

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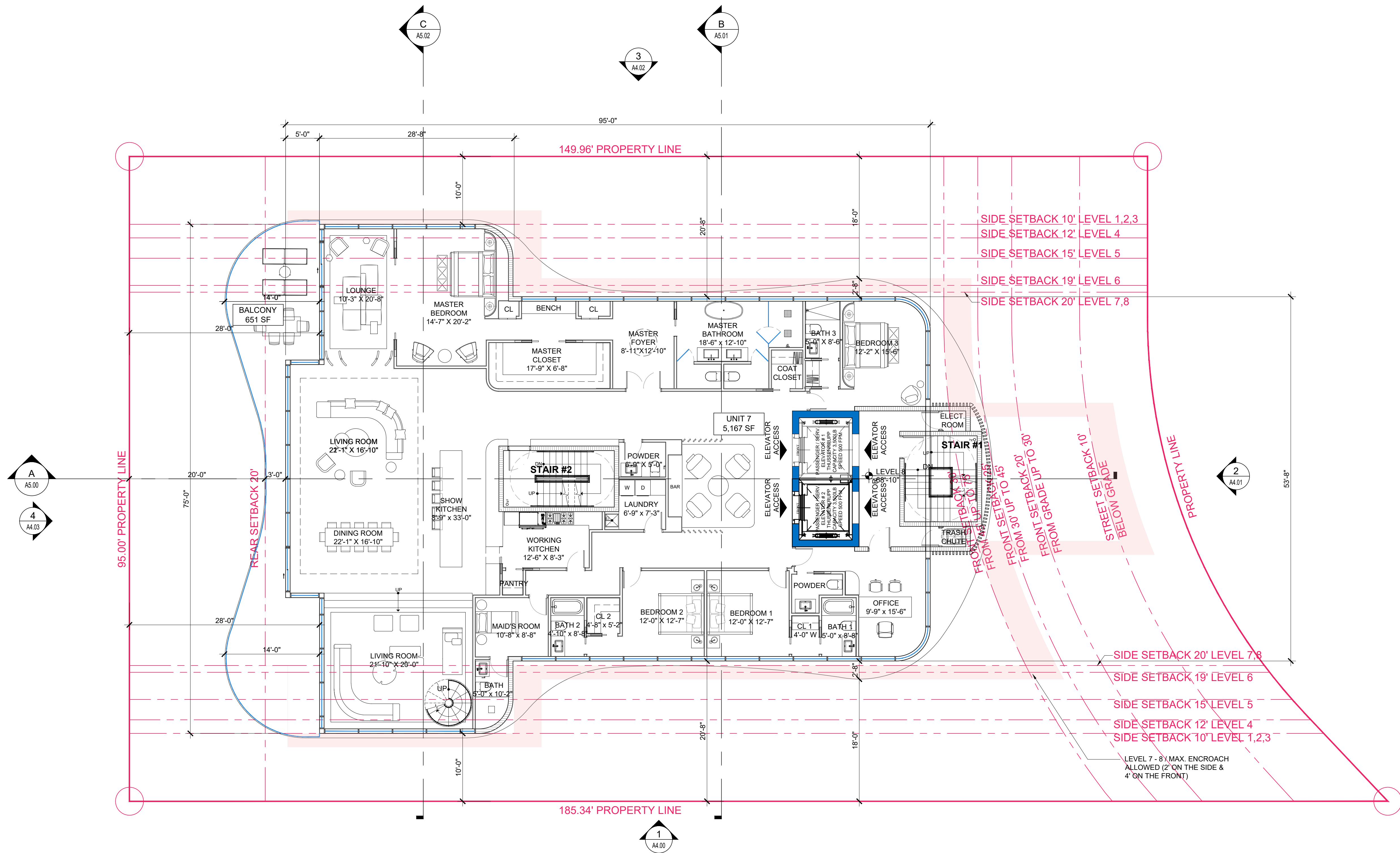


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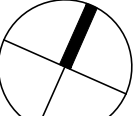


FLOOR PLAN - LEVEL 7

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UNIT 8 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

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

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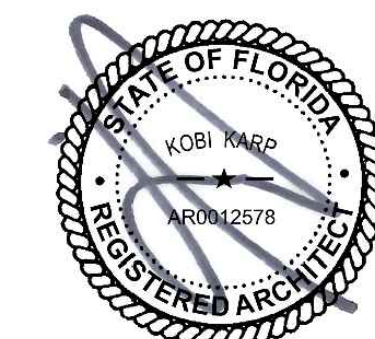
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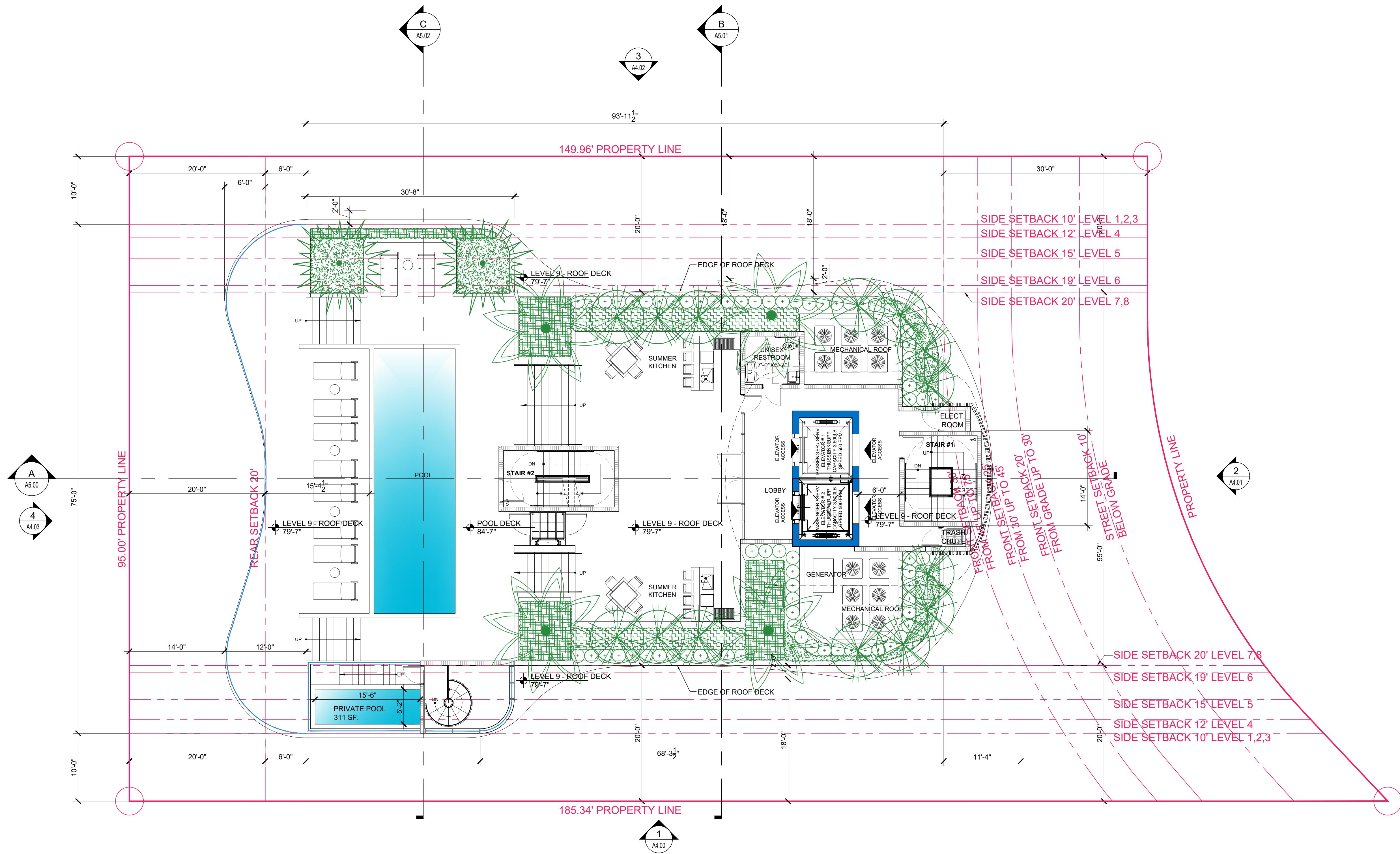


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FLOOR PLAN - LEVEL 8

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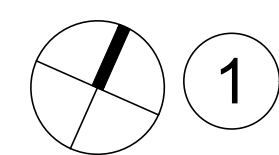
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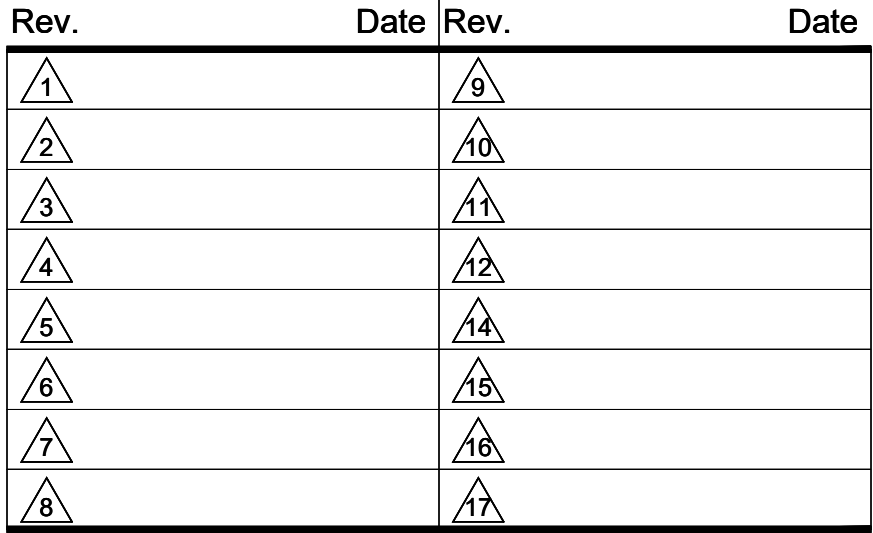
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FLOOR PLAN - LEVEL 9 ROOF DECK

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

Date	01-26-2023	Sheet No.
Scale		
Project	2234	



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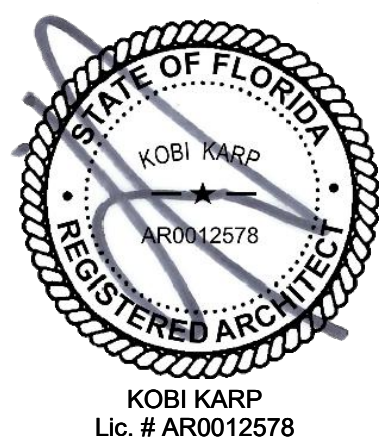
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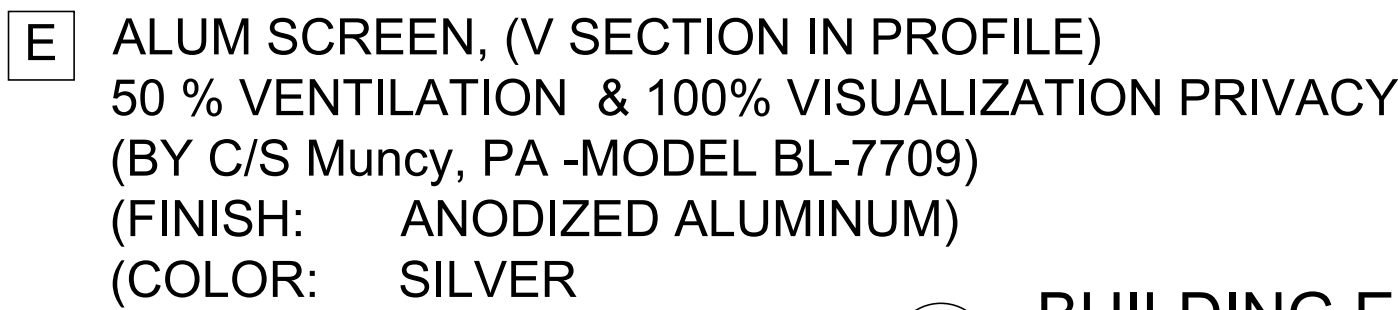
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Date	01-26-202
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A4.00



1 BUILDING ELEVATION-SOUTH

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



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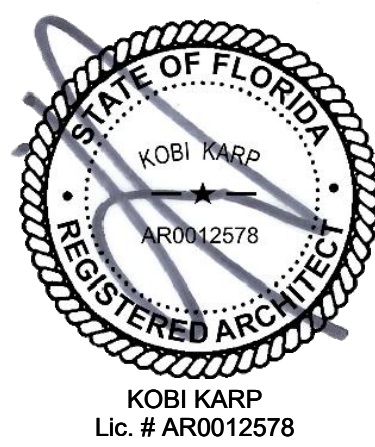
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BUILDING ELEVATION - EAST

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A GLAZING COLOR
GREY



B RAILING COLOR
CLEAR



C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER



F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

2

BUILDING ELEVATION-EAST

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



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE) 50 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM) (COLOR: SILVER



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

3 BUILDING ELEVATION - NORTH

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

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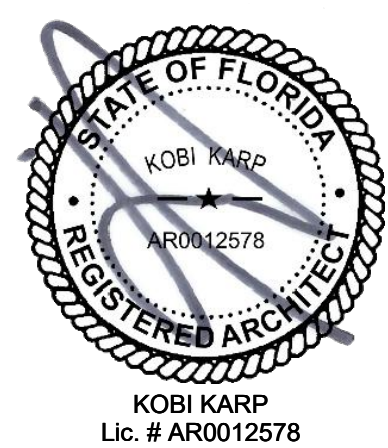
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BUILDING ELEVATION - NORTH

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A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE) 50 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM) (COLOR: SILVER)



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

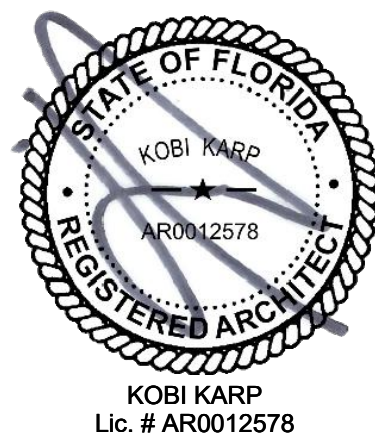
OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

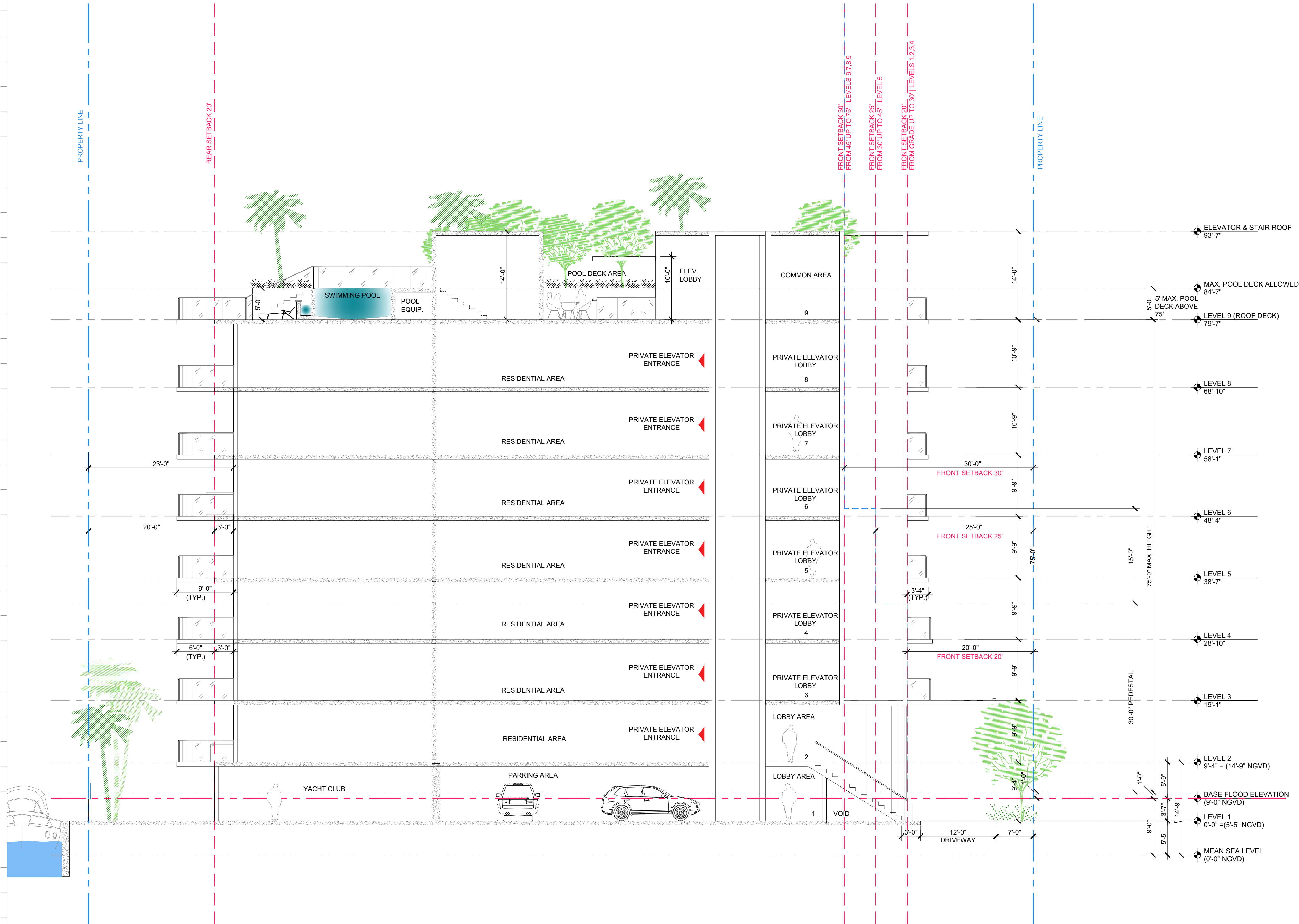
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyfr@franyie.com

ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
MIAMI, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



BUILDING ELEVATION - WEST

Date	01-26-2023	Sheet No.
Scale		A4.03
Project	2234	



Rev.	Date	Rev.	Date
1		9	
2		10	
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6		14	
7		15	
8		16	
		17	

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ZONING PHASE

100%

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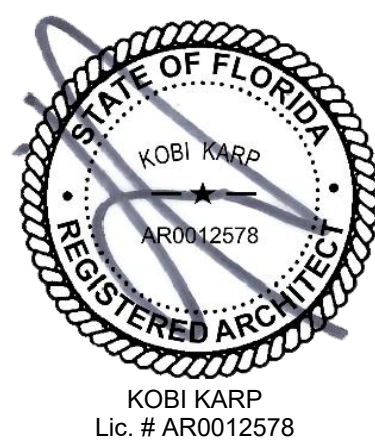
OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel: info@landauproperties.com
Email: info@landauproperties.com

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Tel: 786.518.2006
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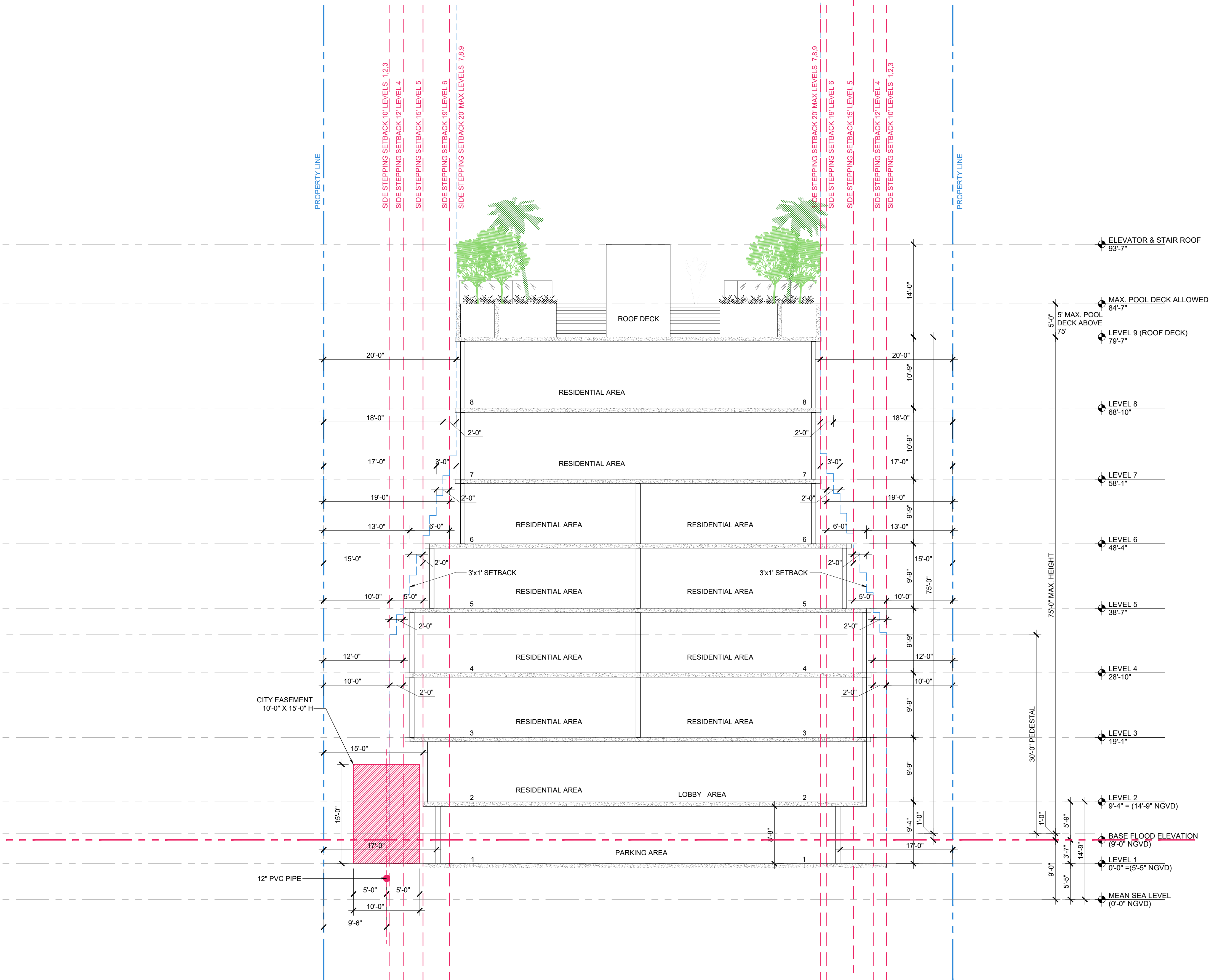
ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



BUILDING SECTION - A

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

Date	01-26-2023	Sheet No.
Scale		A5.00
Project	2234	



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

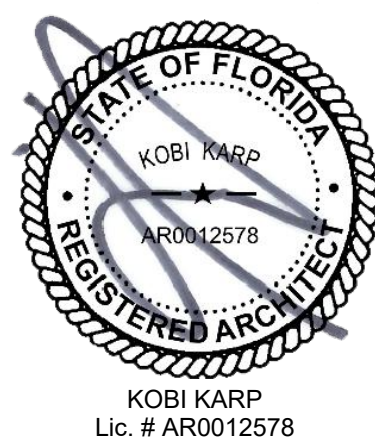
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
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DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

ARCHITECT:
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

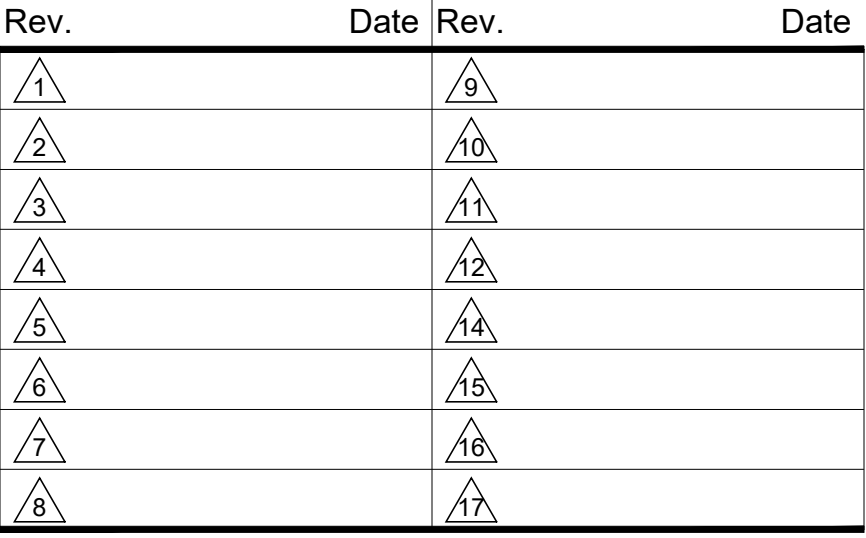


B BUILDING SECTION - B

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

BUILDING SECTION - B

Date	01-26-2023	Sheet No.
Scale		A5.01
Project	2234	



ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel: _____
Email: info@landauproperties.com

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Name: TOPO GRAPHIC LLC
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PUNTA GORDA, FL 33983
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DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

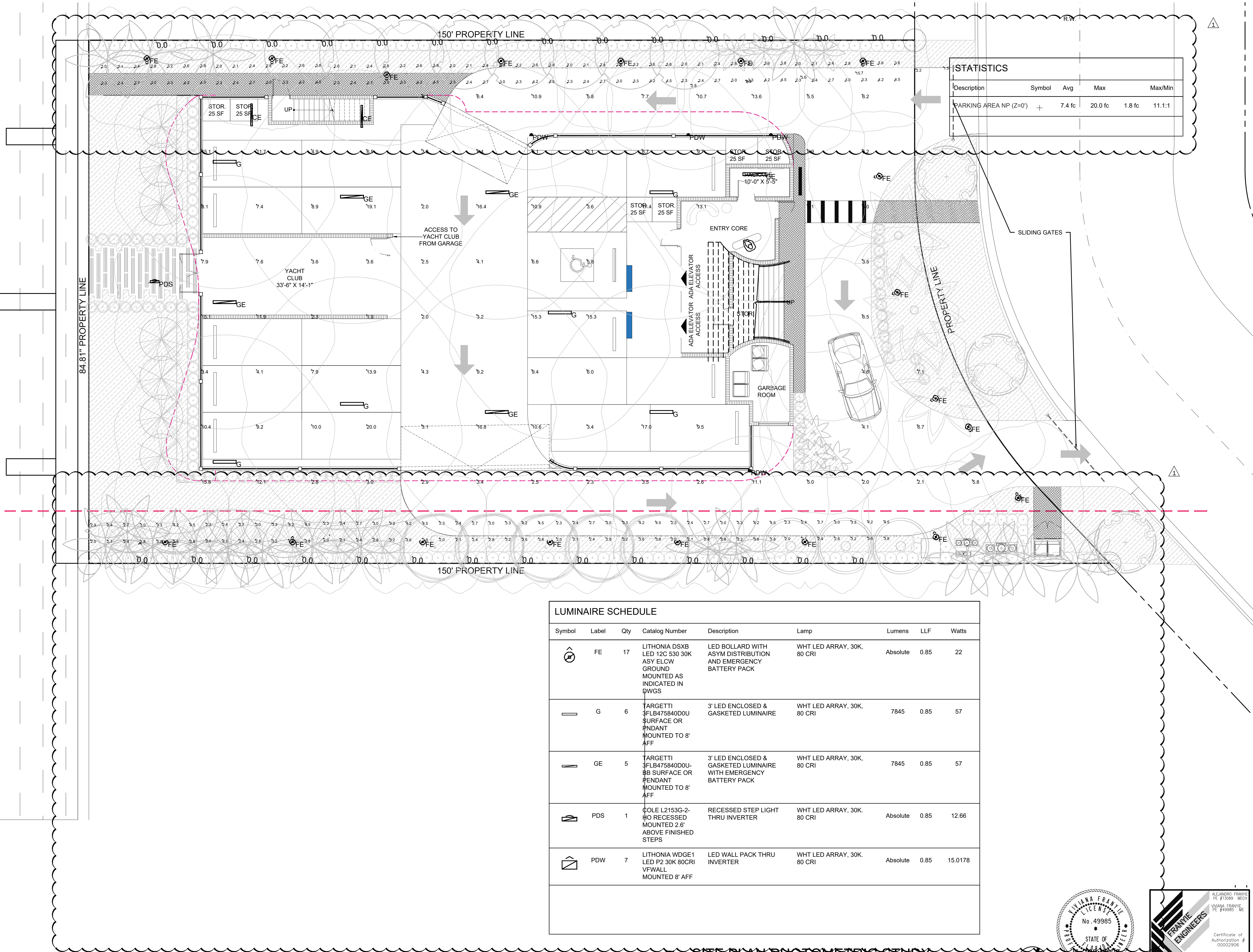
ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC
Address: 571 NW 28th STREET
 Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



BUILDING SECTION - C

Date	01-26-2023	Sheet No. A5.02
Scale		
Project	2234	

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



STATISTICS				
Description	Symbol	Avg	Max	Max/Min
PARKING AREA NP (Z=0')	+	7.4 fc	20.0 fc	1.8 fc 11.1:1

Rev.	Date	Rev.	Date
1	DRC COMM 7-21-22	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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ZONING PHASE

—%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: _____
Address: _____
Tel: _____
Email: _____

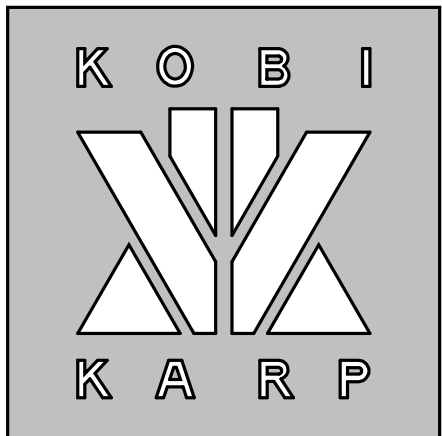
LANDSCAPE DESIGN:
Name: _____
Address: _____
Tel: _____
Email: _____

CIVIL ENGINEER:
Name: _____
Address: _____
Tel: _____
Email: _____

MEP ENGINEER:
Name: _____
Address: _____
Tel: _____
Email: _____

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

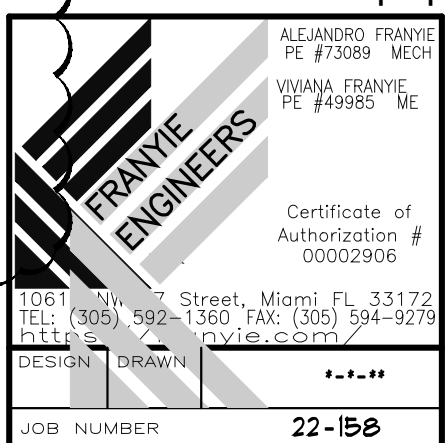
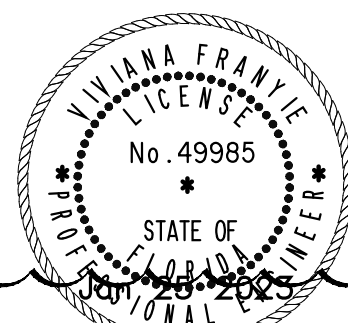
KOBİ KARP
Lic. # AR0012578



LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	FE	17	LITHONIA DSXB LED 12C 530 30K ASY ELCW GROUND MOUNTED AS INDICATED IN DWGS	LED BOLLARD WITH ASYM DISTRIBUTION AND EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85	22
	G	6	TARGETTI 3FLB475840D0U SURFACE OR PENDANT MOUNTED TO 8' AFF	3' LED ENCLOSED & GASKETED LUMINAIRE	WHT LED ARRAY, 30K, 80 CRI	7845	0.85	57
	GE	5	TARGETTI 3FLB475840D0U- BB SURFACE OR PENDANT MOUNTED TO 8' AFF	3' LED ENCLOSED & GASKETED LUMINAIRE WITH EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	7845	0.85	57
	PDS	1	COLE L2153G-2- H/O RECESSED MOUNTED 2.6' ABOVE FINISHED STEPS	RECESSED STEP LIGHT THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85	12.66
	PDW	7	LITHONIA WDG1 LED P2 30K 80CRI VFWALL MOUNTED 8' AFF	LED WALL PACK THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85	15.0178

1 SITE PLAN PHOTOMETRIC STUDY

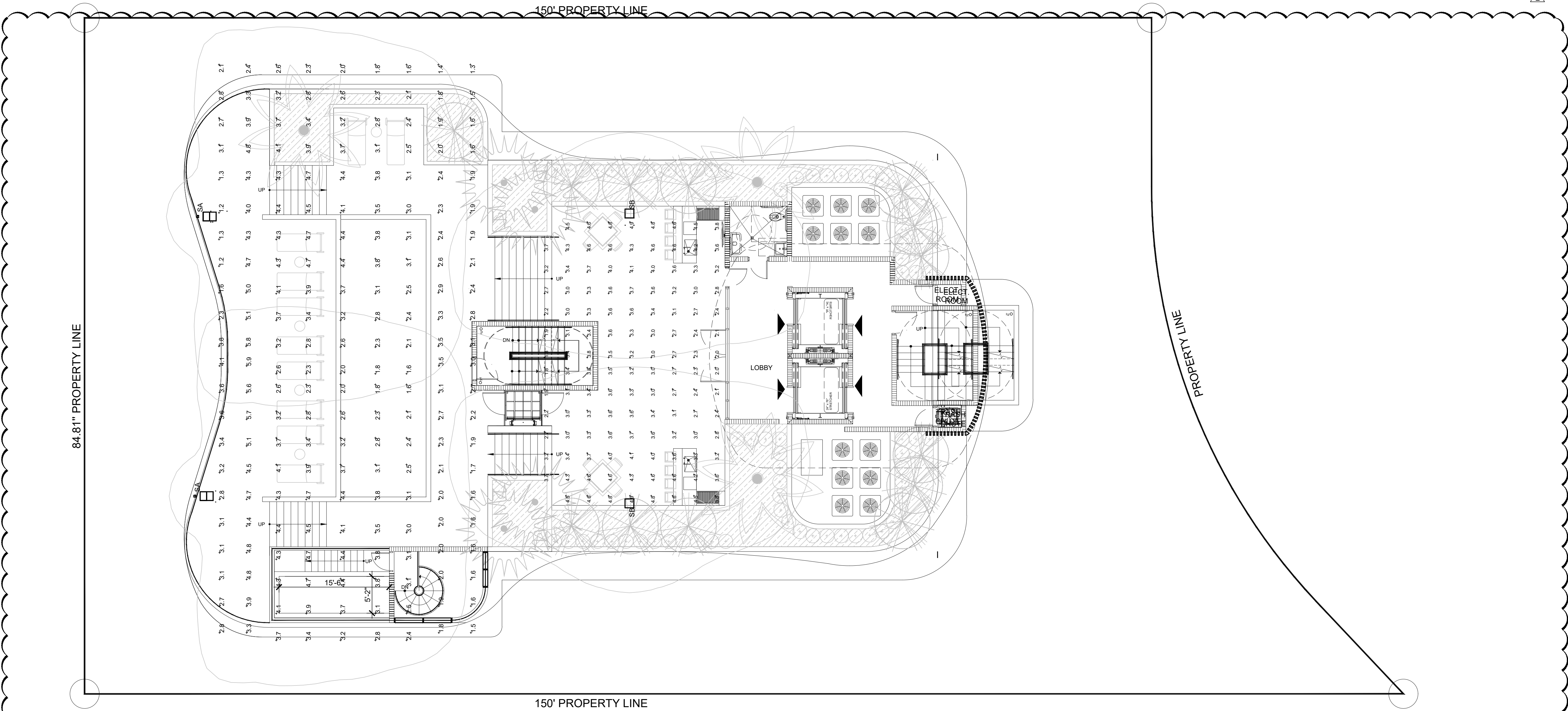
SCALE: 1/8" = 1'-0"



SITE PLAN

PHOTOMETRIC STUDY

Date	06-10-2022	Sheet No.	
Scale			SE-101
Project	2234		



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	2	US ARCHITECTURAL VLL-IV-FT-40PLED-525mA-NW-HS POLE MOUNTED 10' AFF	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 2 CIRCUIT BOARDS EACH WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	VLL-4FTS-40PLED-NW-525 Ies	Absolute	0.87	67
	SB	1	US ARCHITECTURAL RZR-WM1-III-20PLED-525mA-NW WALL MOUNTED +8' AFF	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	TWENTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION. PRORATED LUMENS BASED ON ILL83057 & TYPE IV SCALE FACTOR	RZR-WM1-3-20PLED-NW-525 IES	Absolute	0.87	32.7

NOTE: ALL LUMINAIRES TO BE FED THRU MINI-INVERTER AS MANUFACTURED BY MULE LIGHTING # SPS 110/250 120/277 AO WALL MOUNTED. CABINET DIMENSIONS: 17"W x 11"H x 4"D.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
POOL DECK NP (Z=0')	+	3.2 fc	5.9 fc	1.1 fc	5.4:1

LUMINAIRE LOCATIONS							
No.	Label	Location			MH	Orientation	Tilt
		X	Y	Z			
1	SA	285.6	58.1	10.0	10.0	180.0	0.0
2	SA	317.9	56.1	10.0	10.0	180.0	0.0
3	SB	353.5	42.5	9.0	9.0	-90.0	0.0

Rev.	Date	Rev.	Date
	DRC COMM 7-21-22		
			
			
			
			
			
			

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ZONING PHASE

—%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: -----
Address: -----
Tel: -----
Email: -----

LANDSCAPE DESIGN:

Name: -----
Address: -----
Tel: -----
Email: -----

CIVIL ENGINEER:

Name: -----
Address: -----
Tel: -----
Email: -----

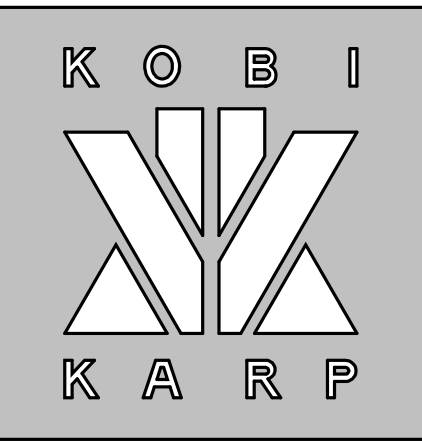
MEP ENGINEER:

Name: -----
Address: -----
Tel: -----
Email: -----

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBİ KARP
Lic. # AR0012578



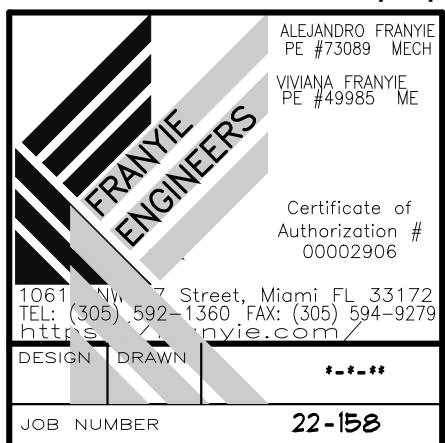
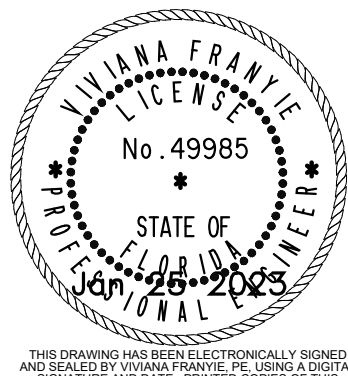
ROOF PLAN

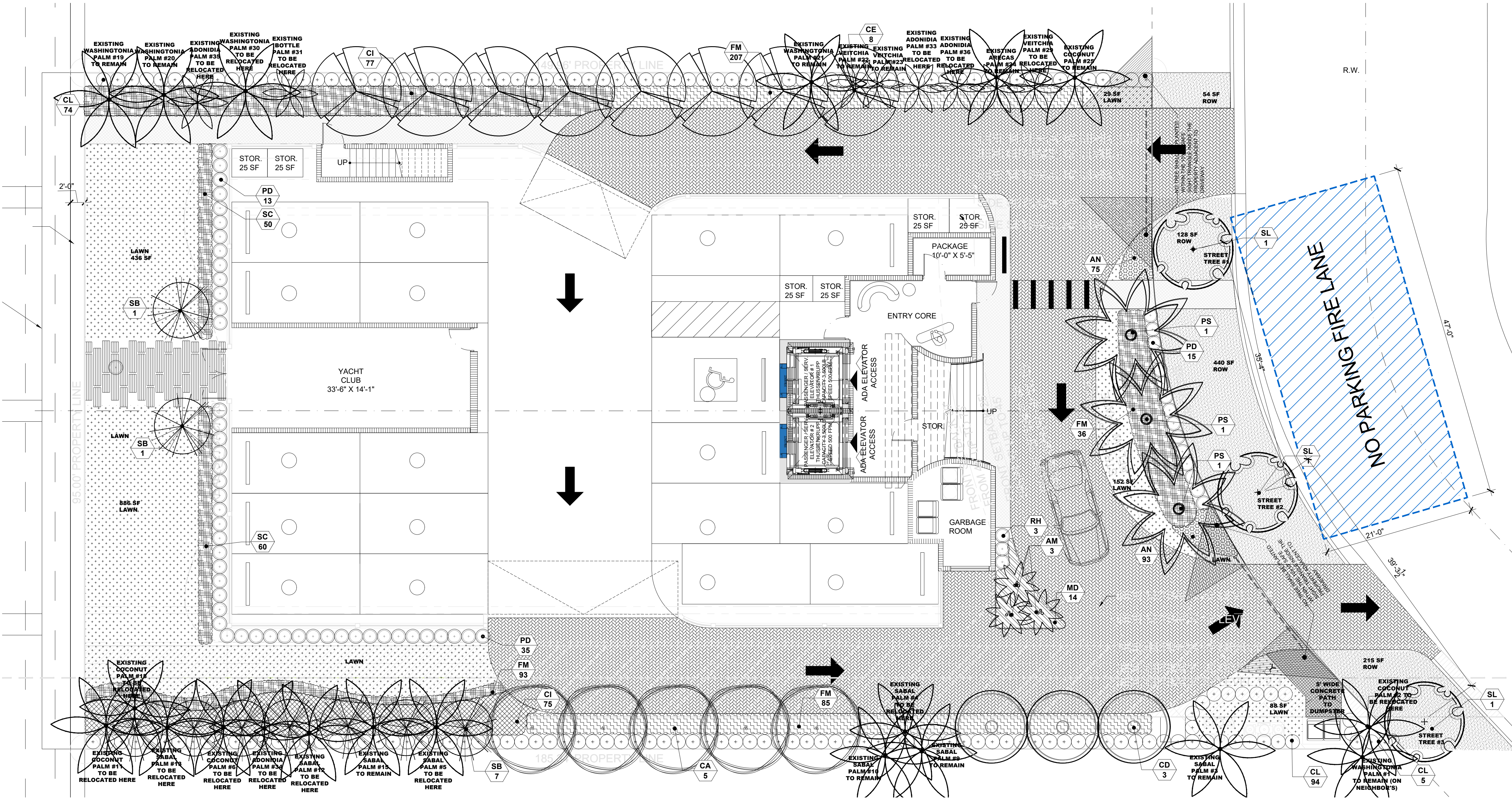
PHOTOMETRIC STUDY

Date	06-10-2022	Sheet No.	SE-102
Scale			
Project	2234		

1 ROOF PLAN - PHOTOMETRIC STUDY

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





LANDSCAPE NOTES

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planing soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9110 W Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.345 Acres / 15,042 SF

I. Open Space Requirement		Required		Provided	
1.	Net Lot Area = 15,042 SF x 20% = 3,008 SF 20% (BHI - Sec. 23-11)	3,008 SF (20%)	3,844 SF (25%)		
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))				
a.	Req. open space 3,844 SF x 60% = 2,306 SF	60% Max 2,306SF (60%)	1,210 SF (31.4%)		
II. Shade Trees Required					
1.	28 shade trees/acre; 28 x 0.345 acres = 9.66=10 (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	10	16 trees + 17 Existing Palms 3:1= 6 + 3 New Palms @3:1= 1 for a total of 23 trees		
2.	Native Species Required - 50% Min. # of shade trees req. 10 x 50% = 5 (BHI - Sec. 24-16(a)(2))	5	13		
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	5	13		
B. Tree Species					
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	10	23		
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2))				
3.	Number of Different Tree Species based on Quantity 6-10 required shade trees/ 3 shade tree species Needed	3	6		
C. Tree Heights					
1.	Number of Stories of building (8)				
2.	Number of shade trees required 7 (from Sec. (II)(A)(1) above)				
3.	Shade tree heights required:				
	14-16 ft. - 25 % or 2 shade trees	2	3 (CD)		
	16-18 ft. - 50 % or 2 shade trees	4	8 (CE)		
	18-20 ft. - 25 % or 2 shade trees	2	5 (CA)		
Size of Tree Species in Relationship to Building Height					
No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft)		
5 plus	25% 14-16	6	14-18		
	50% 16-18	7	22-28		
	25% 18-20	8	22-28		
(BHI - Sec. 24-16(a)(2) Sec. 24-16(a)(2))					
III. Street Trees		Required	Provided		
Street Trees @ 1:35'		3	3		
Width of lot 105' / 35' = 3 (15' min height / 6' clear wood / 2 1/2" caliper)					

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9110 W Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.345 Acres / 15,042 SF

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))	100	971		
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	30	377		
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	50	377		
V. Buffers (If applicable) N/A					
VI. Parking Lot Landscaping (If applicable) N/A					
VII. Right Tree Right Place (BHI - Sec. 24-16(b)(2)(i))					
	Number of trees near power lines (See attached FPL guidelines)	3	3 (Satin Leafs/ SL)		
VIII. Florida Friendly Landscaping: Applied					
(MDC - Sec. 18A-2(A))					
All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.					

LOT AREA	OPEN SPACE 20% MIN. BY CODE		
	MINIMUM	PROPOSED	%
15,047 SF.	3,009 SF.	4,172 SF.	27 %

SCALE 1/8" = 1'-0"

PLANT SCHEDULE				
SHRUBS				
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER
DESCRIPTION				
AN	168	ANNUALS/ SINGLE COLOR	NO	HIGH
4" HT. X 4" SPR. / 4" POT/ FULL/ BLU 4" O.C.				
CL	173	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW
48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.				
CI	152	CHRYSOBALANUS ICAGO 'RED TIP' / COCO PLUM	YES	LOW
24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.				
PD	63	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW
24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.				
FM	421	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW
18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. / FULL				
SC	110	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW
24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" OC.				
MD	14	MONSTERA DELICIOSA/ MONSTERA	NO	LOW
24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" OC.				
RH	3	RAHPIS EXCELSA/ LADY PALM	NO	LOW
48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.				
LAWN	1,562 SF	SOYISIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED
SOLID EVEN PIECES				
ROW	837 SF	STENOTRAPHUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW
SOLID EVEN PIECES				
TREES AND PALMS				
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER
DESCRIPTION				
PS/3		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW
18" O.A. HT. / 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT				
CE/8		CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW
16-18" HT. X 7" SPR X 5' CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
CA/5		CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	NO	LOW
18-20" HT. X 8" SPR X 6' CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
CD/3		COCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW
14-16" HT. X 6" SPR X 4' CLEAR WOOD. 3" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
AM/3		ADONIDIA MERRILLII (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW
8' - 12" O.A. HT. / F.G. / FULL / HEAVY HEADS/ TRIPLE.				
SB/2		CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW
14" HT. X 5" SPR X 5' CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
STREET TREES				
SL/3		CHRYSOPHYLLUM OLIVIFORME SATIN LEAF (STREET TREES UNDER POWERLINES)	YES	LOW
15' HT. X 6" SPR X 6' CLEAR WOOD. 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER				

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9110 WEST BAY HARBOR DRIVE
Ground Level Landscape Plan

9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:

Seal:



Drawing: Landscape Plan

Date: 01.15.2023

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

Drawn by: JRP

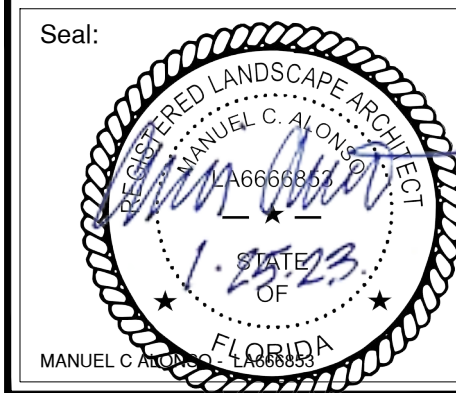
Sheet No.:

L-1

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Project:

Revisions:



Drawing: Landscape Plan

Date: 01.15.2023

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

Drawn by: JRP

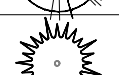
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L-2



SCALE 1/8" = 1'-0"

ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	
6,387 SF.	1,025 SF.	1,025 SF.	15 %	

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	73	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	250	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	149	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	97	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	6' HT. CLEAR TRUNK, THICK TRUNK FG, BB, FF DIAMOND CUT
	SB/ 14	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PL/ 2	PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	14' HT. X 5' SPR.,2.5" CAL,FG, BB, FF/ MULTITRUNK

Roof Deck Planter Section

SCALE 1/8" = 1'-0"

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.

**At top of planter use —
waterproofing material
rated for UV light.**

Tremco 'Root Barrier' 40
mils HDPE root guard, on
all interior planter walls.

Extend 'Biobarrier' - Root Control System up planter wall. Use approved commercial adhesive to adhere to Tremco 'Root Barrier'. (By General Contractor)

**Planter wall, see Arch-
Dwg's for details.**

1" cant of TREMproof
201 T (Trowel grade)—

----- (-----8-----)

NOTE: Attach root control systems at top of planter with Paraseal Paraterm bar

- **Planting soil mix of 90% sand and 10% organics to minimize soil compaction**

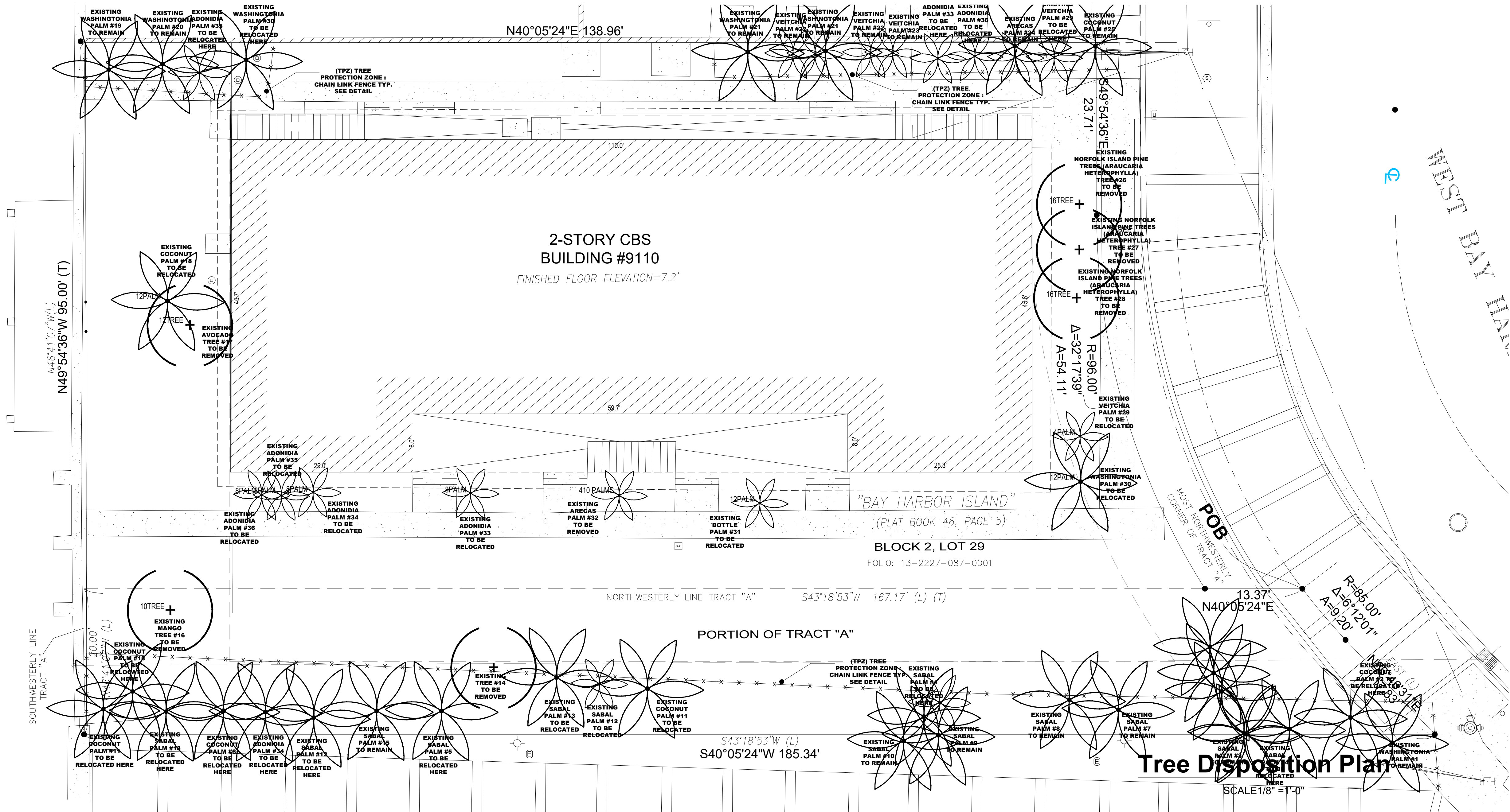
**Note: See Plumbing dwg's for
all irrigation connections,
sleeving, and drainage**

Top of slab sloped to drain

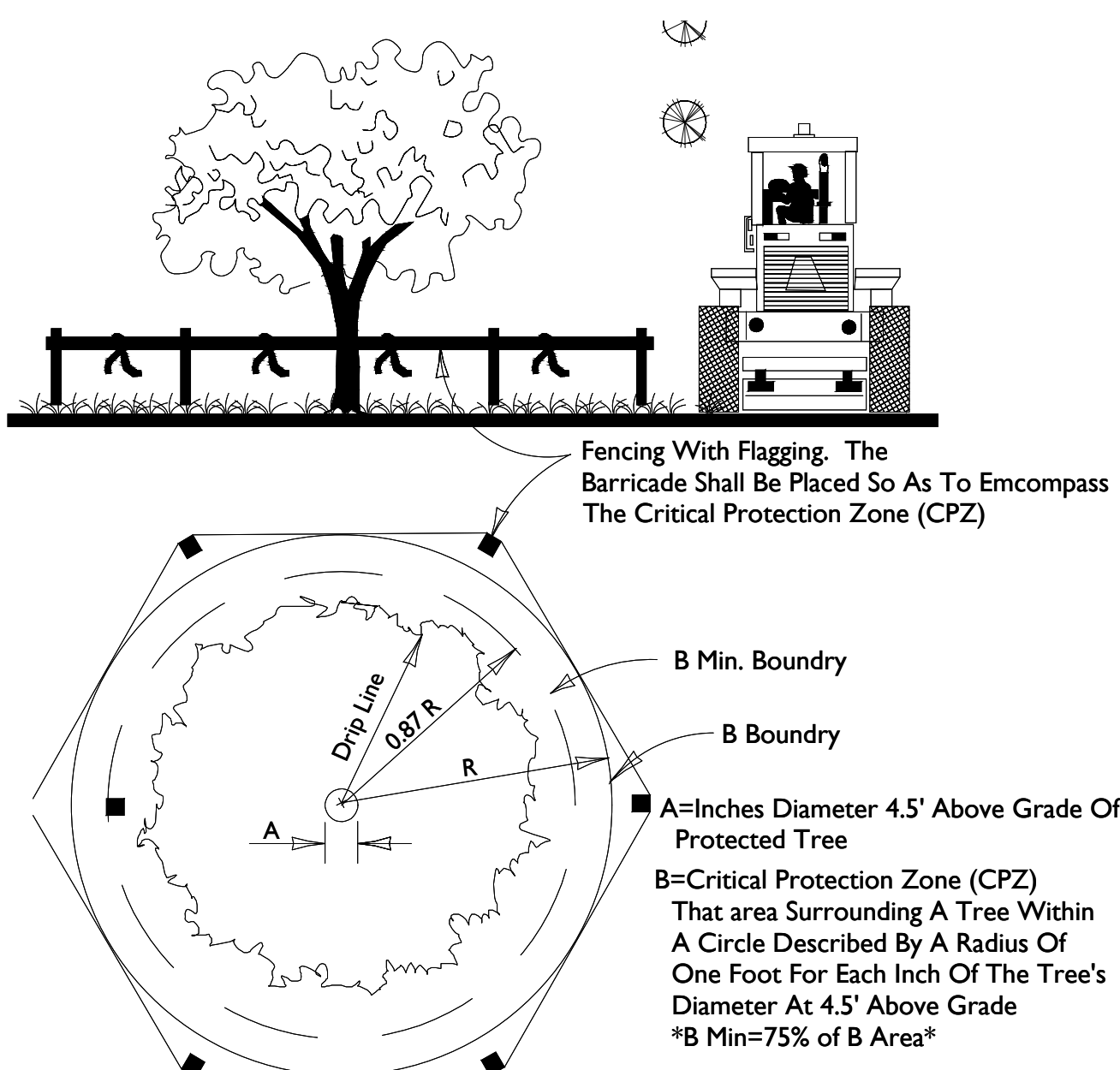
Top of slab sloped to drain

- TREMproof 250 GC @ 120 mils along horizontal surface.
- TREMproof 250 GC @ 60 mils on all interior vertical planter walls run down min. 2" onto horizontal over TREMproof 250 GC @ 120 mils.

INDIAN CREEK LAKE



EXISTING TREES ON SITE AS PER VISIT BY LANDSCAPE ARCHITECT ON 06.04.2022							
TREE #	NAME	DIAMETER	HEIGHT	SPREAD	CONDITION	ACTION	MITIGATION
1	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
2	COCOS NUCIFERA/ COCONUT	12"	30'	25'	GOOD	REMAIN	N/A
3	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
4	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
5	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
6	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
7	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
8	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
9	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
10	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
11	COCOS NUCIFERA/ COCONUT	12"	30'	25'	GOOD	RELOCATE	N/A
12	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
13	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
14	PINE TREE (SMALL)	4"	8'	8'	GOOD	REMOVE	N/A
15	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
16	MANGUIFERA INDICA/ MANGO TREE (SMALL)	10"	18'	12'	GOOD	REMOVE	N/A
17	AVOCADO TREE	10"	20'	15'	FAIR	REMOVE	N/A
18	COCOS NUCIFERA/ COCONUT	12"	30'	25'	GOOD	RELOCATE	N/A
19	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
20	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
21	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
22	(2) PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	REMAIN	N/A
23	(2) PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	REMAIN	N/A
24	DYPsis LUTESCENS/ ARECA PALM (MULTIPLE)	4"	25"	8"	GOOD	REMAIN	N/A
25	COCOS NUCIFERA/ COCONUT	12"	30'	25'	GOOD	REMAIN	N/A
26	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
27	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
28	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
29	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
30	LIVISTONA CHINENSIS/ CHINESE FAN PALM	8"	15'	8'	GOOD	RELOCATE	N/A
31	HYOPHORBE/ BOTTLE PALM	8"	6'	4'	GOOD	RELOCATE	N/A
32	DYPsis LUTESCENS/ ARECA PALM (MULTIPLE)	4"	25"	8"	GOOD	REMOVE	N/A
33	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
34	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
35	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
36	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A



TREE PROTECTION DETAIL

NTS.
* THIS DETAIL APPLIES TO ALL TREES
THAT WILL REMAIN OR BE RELOCATED

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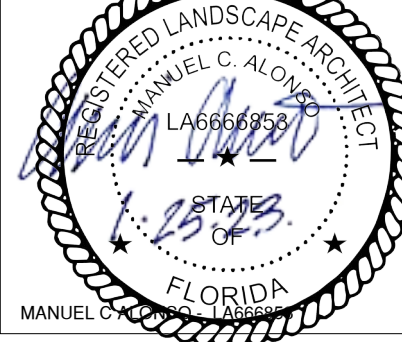
9110 WEST BAY HARBOR DRIVE Roofdeck Level Landscape Plan

9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:



Drawing: Tree Disposition Plan

Date: 01.15.2023

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

Drawn by: JRP

Sheet No.:

TD-1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

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

II. PRECONSTRUCTION RESPONSIBILITIES

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

III. INSPECTION AND TESTING

- THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
- 1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-THROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

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

- C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
- A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

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

VII. STORM DRAINAGE

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

VII. PAVING

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

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

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

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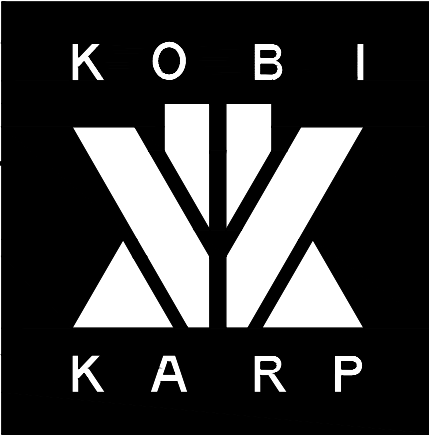
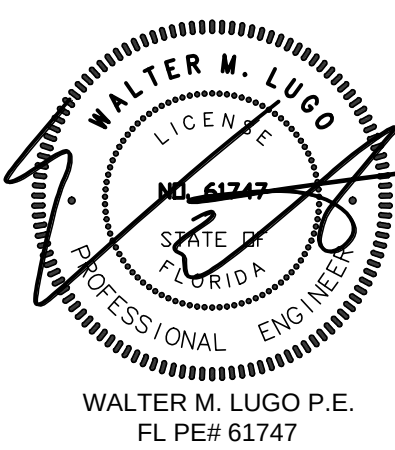
ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:	
Name:	LANDAU DEVELOPMENT 105 MADISON AVE, 2ND FLOOR NY, NY 10016
Tel:	
Email:	info@landauproperties.com
LANDSCAPE DESIGN:	
Name:	ECOPACHECO
Address:	257 SW 6th STREET DANIA BEACH, FL 33004
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Email:	juan@ecopacheco.com
CIVIL ENGINEER:	
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ARCHITECT:	
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Fax:	305.573.3766



GENERAL NOTES AND SPECIFICATIONS

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INDIAN CREEK LAKE

EXIST. SEAWALL
TO BE REBUILT
AS PER TOWN'S
SEAWALL STUDY

EXIST. DOCK ON
THE WATER NOT
PART OF THIS
PERMIT

EXIST. 8" Ø
OUTFALL
TO REMAIN

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
BLOCK 2, LOT 28
FOLIO: 13-2227-061-0001

ST-1
PROP. 24" NYLOPLAST DRAIN
BASIN W/STD. GRATE
RIM. EL: 6.00'
INV. EL: 3.50' 6" Ø HDPE;(W)
INV. EL: 2.00' 12" Ø HDPE;(SE)

ST-2
PROP. 24" NYLOPLAST DRAIN
BASIN W/STD. GRATE
RIM. EL: 5.24'
INV. EL: 2.50' 6" Ø HDPE;(E)
INV. EL: 2.00' 12" Ø HDPE;(W)
INV. EL: 2.00' 12" Ø HDPE;(S)

ST-3
PROP. 16LF OF 6" ZURN Z886
TRENCH DRAIN W/H10 RATED GRATE
RIM. EL: 5.00'

WEST BAY HARBOR DRIVE
50' RIGHT-OF-WAY

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=5.5' NGVD

PROP. 10" Ø SDR35 R/WL (SEE
MEP PLANS FOR CONT.)
PROP. DRAINAGE WELL
(SEE DETAILS ON SHT. C400)

PROP. 6" Ø SDR35 OVERFLOW
PROP. STOP SIGN (R1-1)
AND RIGHT-TURN ONLY
SIGN (R3-5R)

PROP. 24" WIDE SOLID
WHITE STOP BAR

EXIST. 10' WIDE
UTILITY EASEMENT
TO REMAIN.

ST-4
PROP. 12LF OF 6" ZURN
Z886 TRENCH DRAIN
W/H10 RATED GRATE
RIM. EL: 5.00'

PROP. 24" WIDE SOLID
WHITE STOP BAR
PROP. STOP SIGN (R1-1)
AND RIGHT-TURN ONLY
SIGN (R3-5R)

EXIST. ELECT.
POLE TO REMAIN

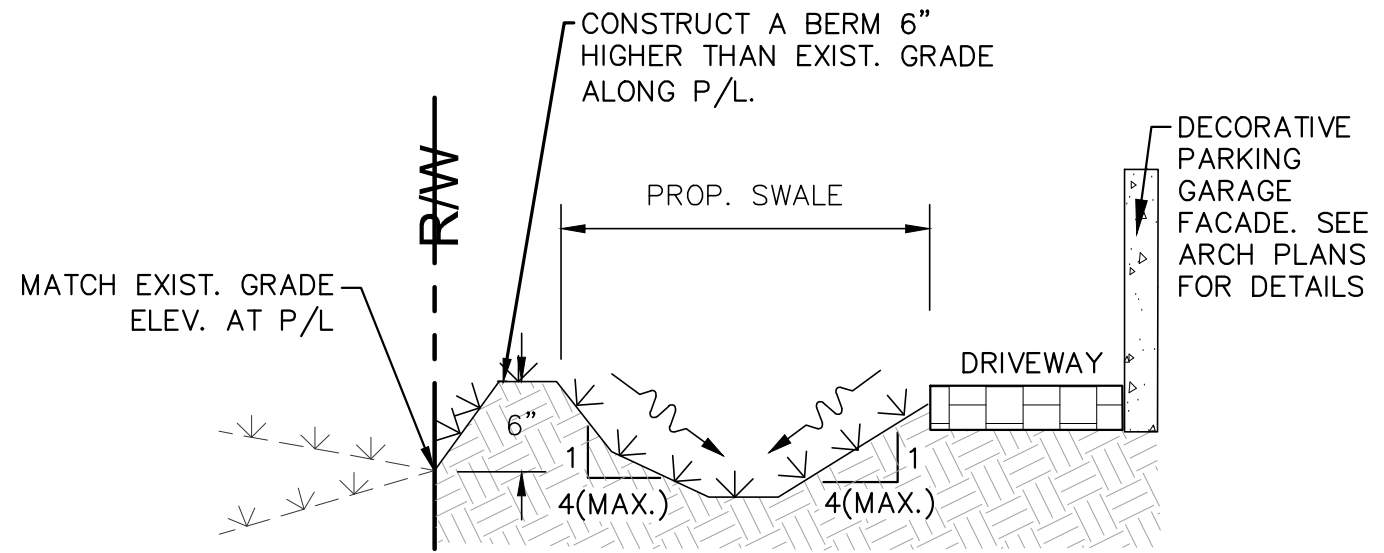
ST-5
PROP. 24" NYLOPLAST DRAIN
BASIN W/STD. GRATE
RIM. EL: 5.24'
INV. EL: 2.50' 6" Ø HDPE;(NE)
INV. EL: 2.00' 6" Ø HDPE;(NW)

PROP. FPL
TRANSFORMER PAD

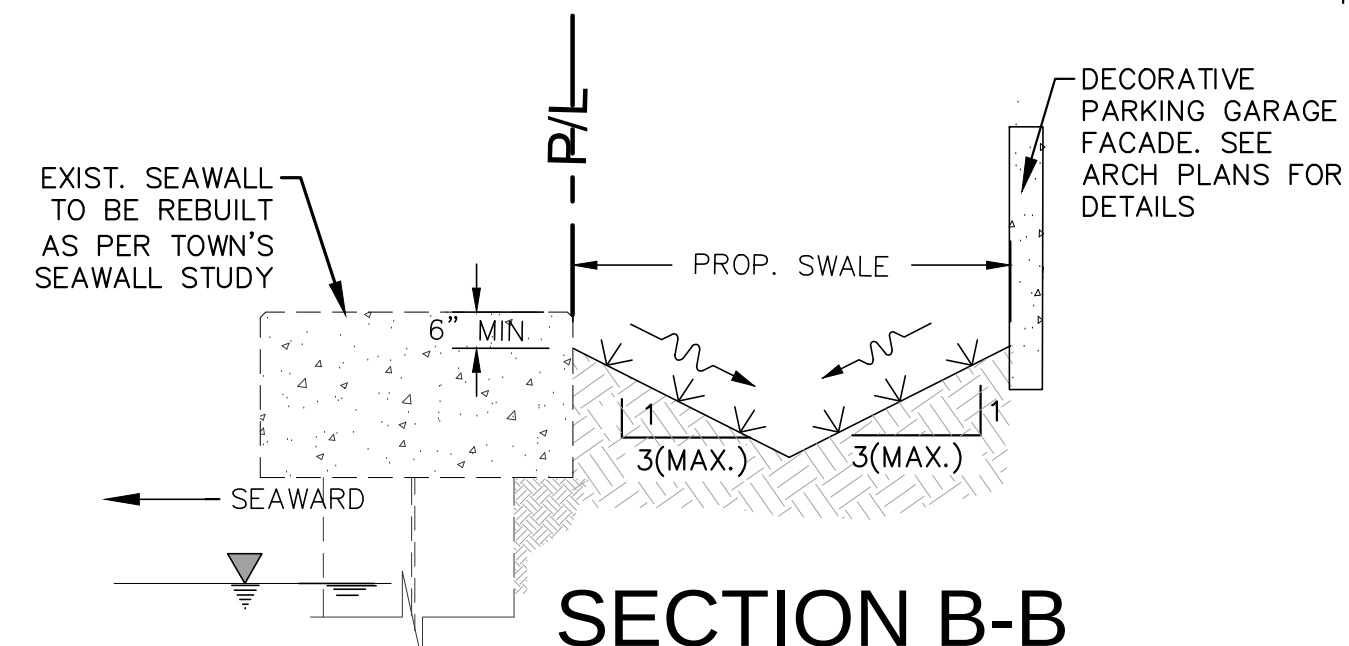
WALL ENCLOSURE FOR
TEMPORARY OF SOLID
WASTE. SEE ARCH
PLANS FOR DETAILS

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
PORTION OF TRACT "A"
FOLIO: 13-2227-035-0001

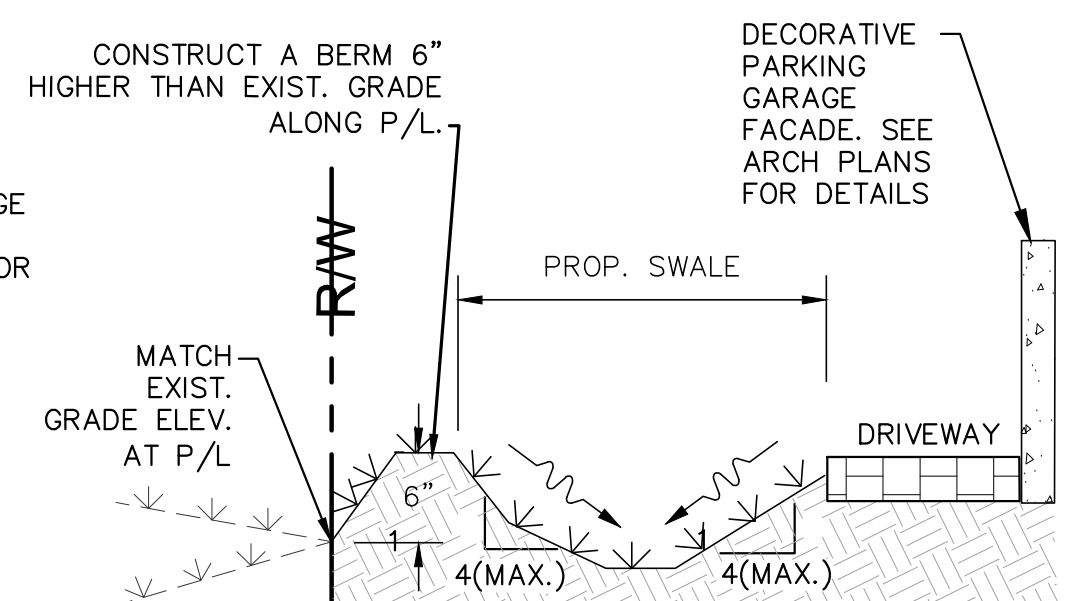
FLOOD ZONE AE EL=8
FLOOD ZONE AE EL=9



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

LEGEND:

--- R/W LINE / PROPERTY LINE

--- CENTER LINE

--- EXISTING CURBING

4.1 EXISTING ELEVATIONS (NGVD)

PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)

PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)

PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)

LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

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1	CITY COMMENTS	9	
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ZONING PHASE

100%

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9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

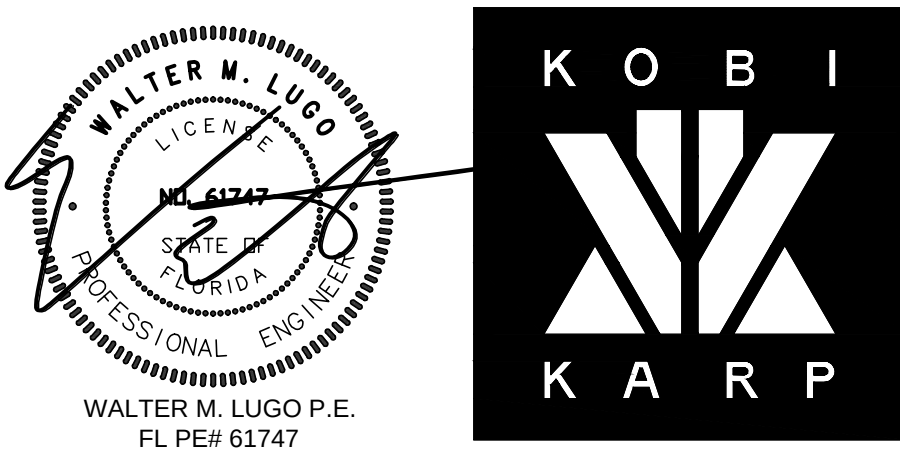
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ARCHITECT:
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



PAVING, GRADING AND DRAINAGE PLAN

Date	01-26-2023	Sheet No.
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Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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ENGINEERING
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Phone: 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

INDIAN CREEK LAKE

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
BLOCK 2, LOT 28
FOLI: 13-2227-061-0001

SEE MEP PLANS FOR CONT.

EXIST. 6"Ø C.O. TO REMAIN &
INSTALL 6"Ø SDR35 SAN. SEW.
LAT. SLOPED @ 1/8" / FT MIN.

EXISTING SANITARY SEWER LATERAL SHALL BE
TELEVISED TO CONFIRM ITS CONDITION. FIELD
RESULTS SHALL BE SUBMITTED TO CITY TO
DETERMINE IF THE LATERAL CAN BE REUSED.

EXIST WATER LINE SHOULD BE
REMOVED FROM THE ROADWAY AT
THE CONNECTION TO THE MAIN

CONNECT. PROP. 4"Ø DOM LINE TO EXIST 10"Ø
W.M WITH 10"x4" T.S AND 4" M.J. T.V

CONNECT. PROP. 2"Ø IRRIG. SVC. LINE TO EXIST 10"Ø WM
WITH A 2"Ø DOUBLE STRAP SADDLE W/2"Ø CORP. STOP

CONNECT. PROP. 6"Ø C900 FIRE LINE TO EXIST 10"Ø
W.M WITH 10"x6" T.S AND 6" M.J. T.V.

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1	CITY COMMENTS	8/1/22	9
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3			11
4			12
5			13
6			14
7			15
8			16

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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

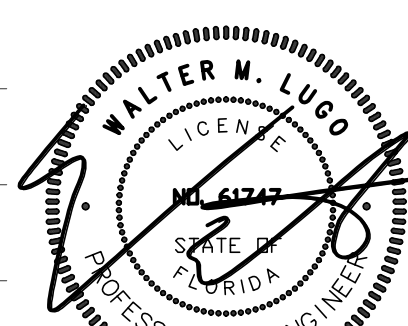
Tel: info@landauproperties.com

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DANIA BEACH, FL 33004
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ARCHITECT:
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Miami, Florida 33137 USA
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Fax: 305.573.3766



WALTER M. LUGO P.E.
FL PE# 61747



WATER AND SEWER PLAN

Date	01-26-2023	Sheet No.
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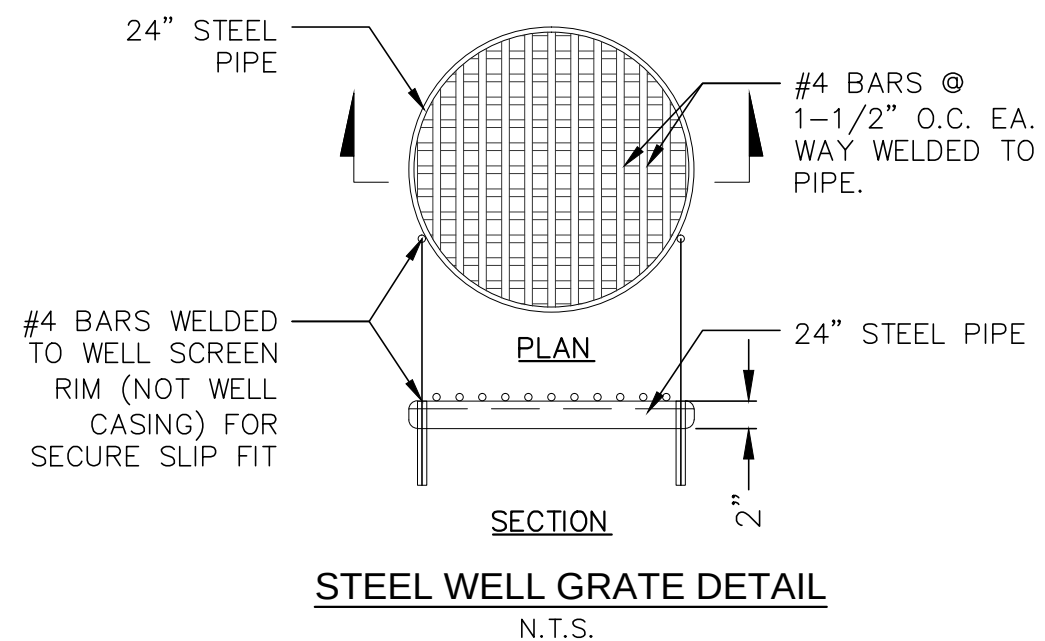
Sunshine
Call 811 or visit sunshine811.com two full
business days before digging to have
buried facilities located and marked.
Check positive response codes before you dig!

OCEAN
ENGINEERING
CIVIL ENGINEERING CONSULTANTS
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Phone: 786-518-2008 (Cell): 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

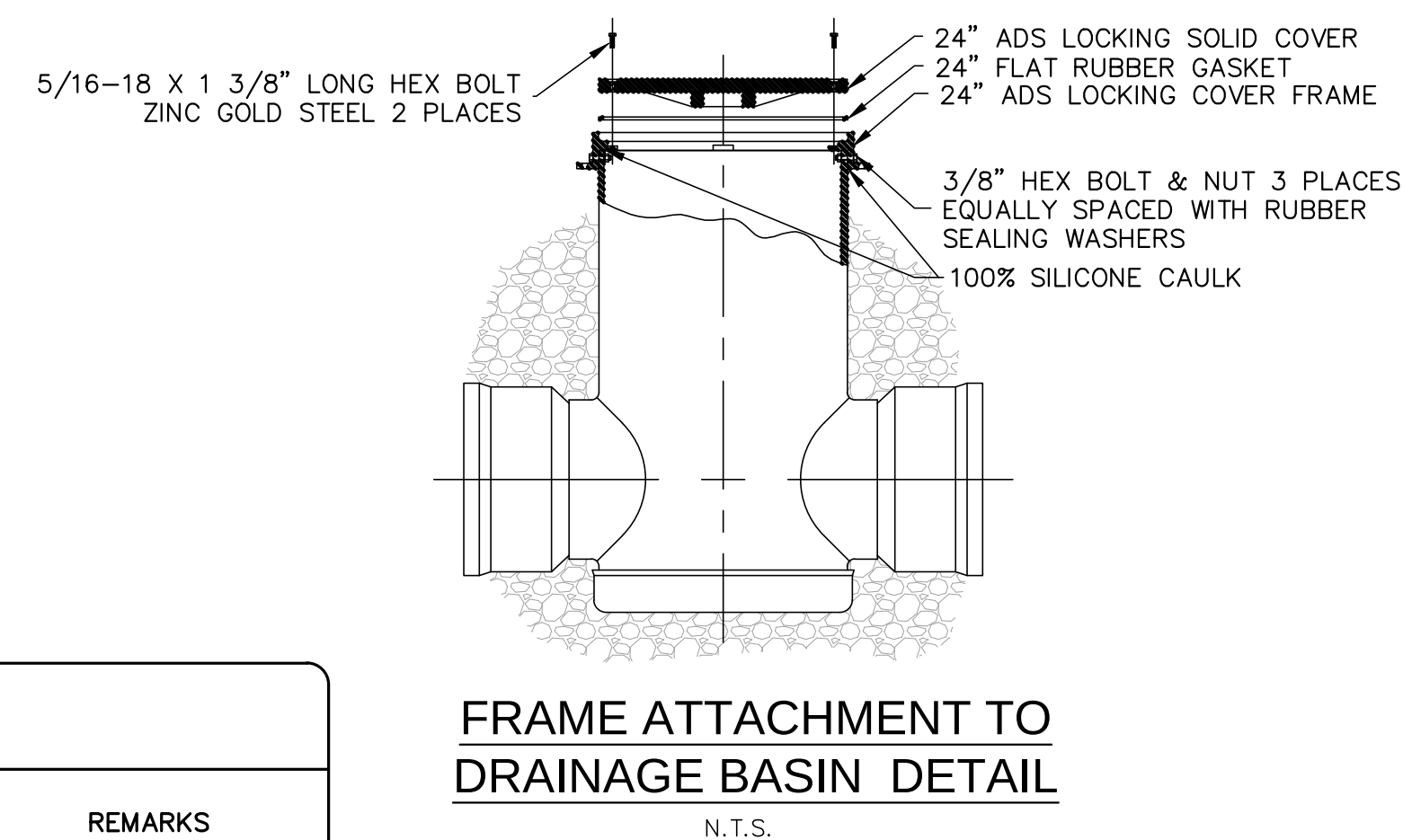
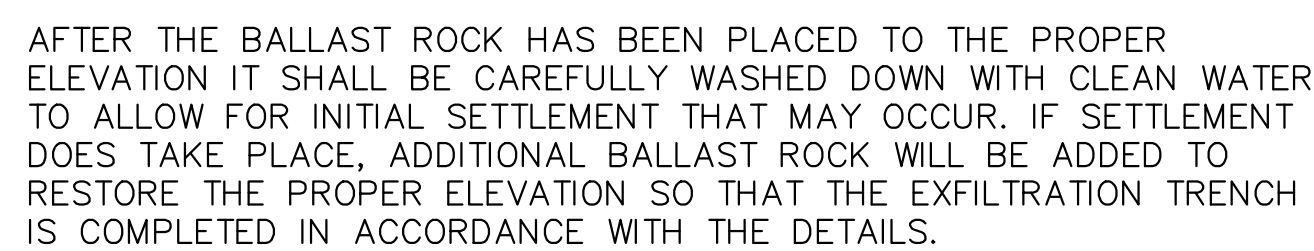
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

LEGEND:

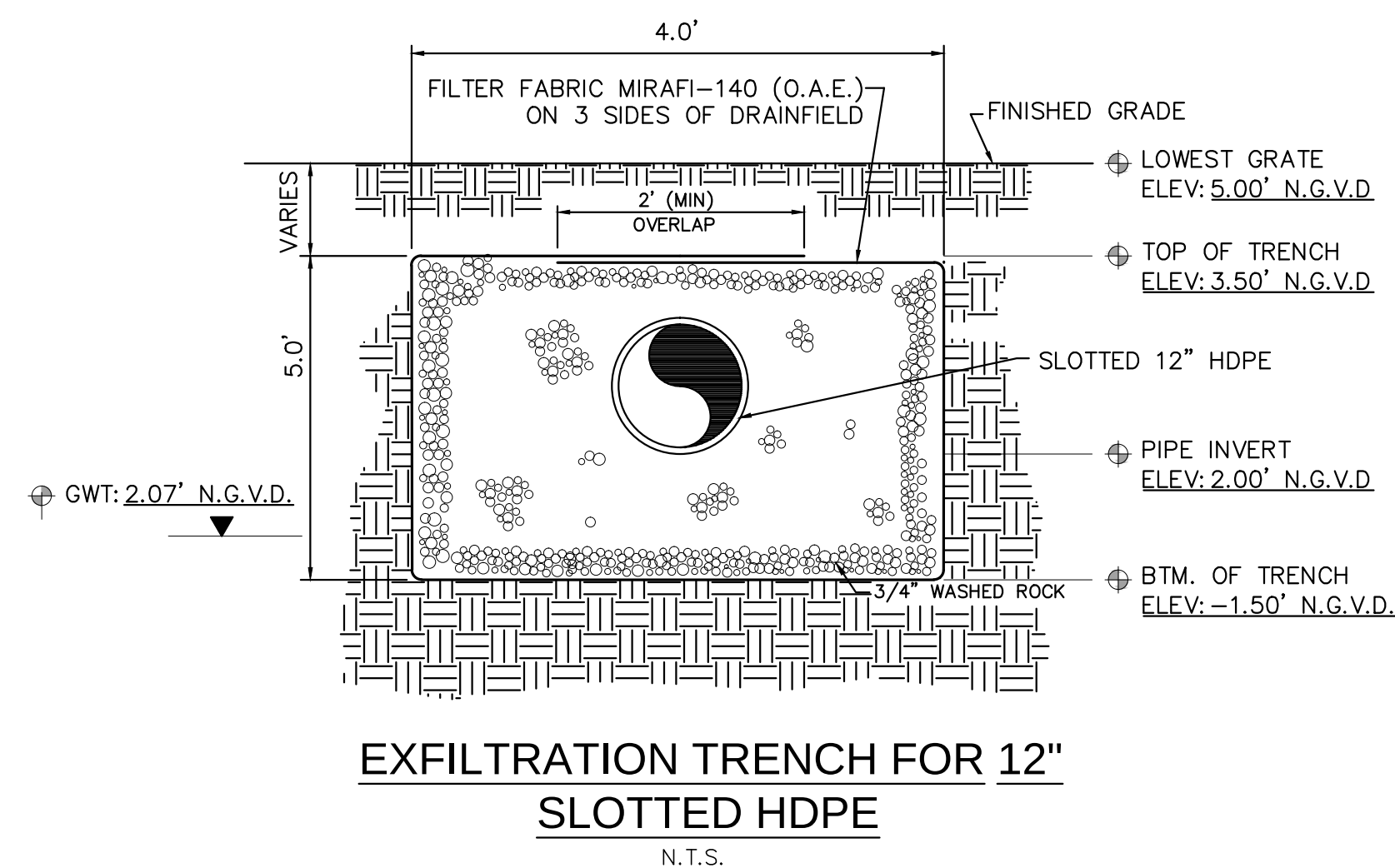
- R/W— —P/L— R/W LINE /
PROPERTY LINE
—C— —CL— CENTER LINE
--- --- EXISTING CURBING
4.1 — — — — — EXISTING ELEVATIONS (NGVD)



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



DRAINAGE WELL SCHEDULE											
STRUCT. NO.	FRAME & LID	W	X	Y	INVERT			M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					W	N	S				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'		2.10'	5.75'	2.20'	-1.30'	

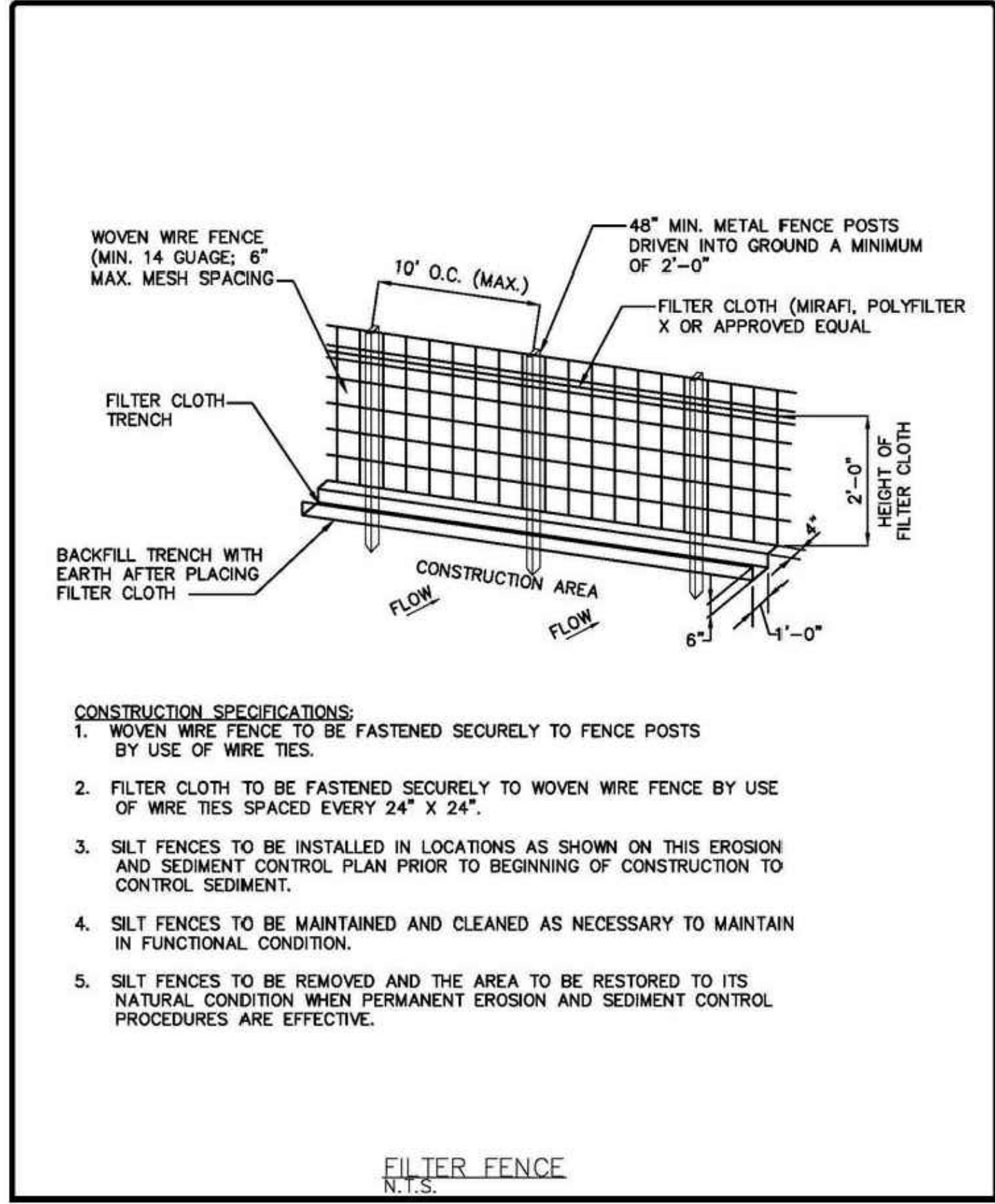


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Fax: 305.573.3766



Date	01-26-2023	Sheet No. C400
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- CONSTRUCTION SPECIFICATIONS:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24\" X 24\".
 3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
 4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
 5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

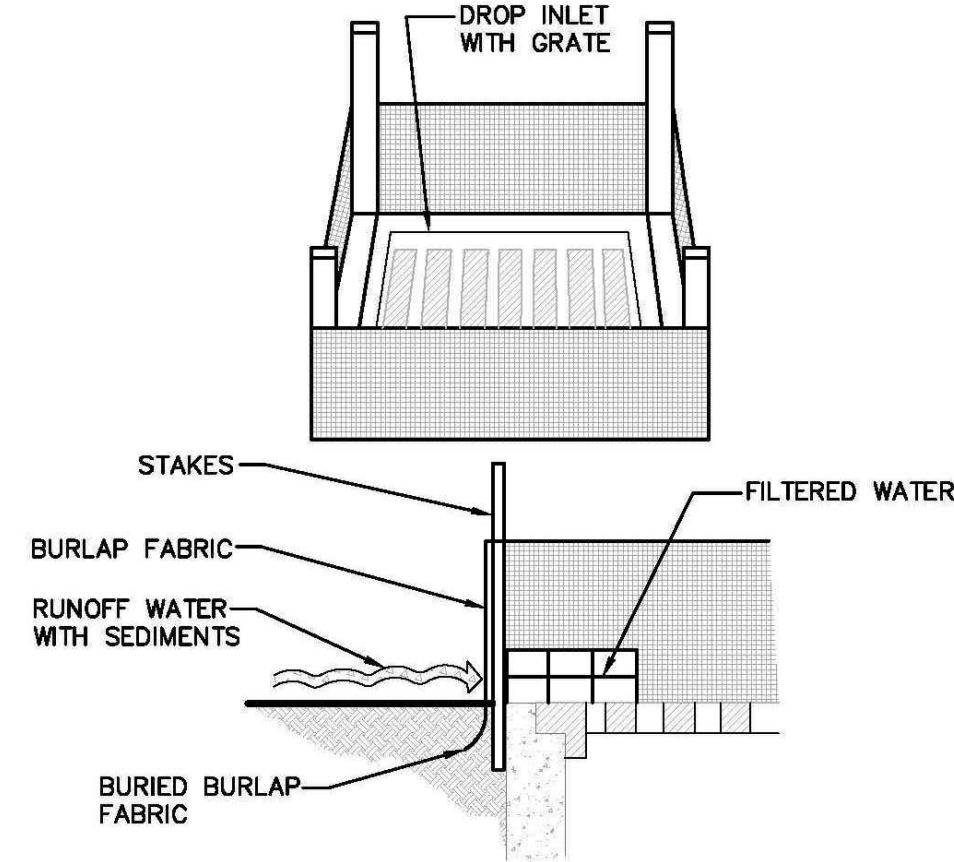
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/4-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP, P.A., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 612019

ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

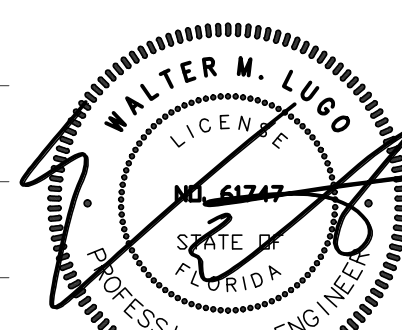
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

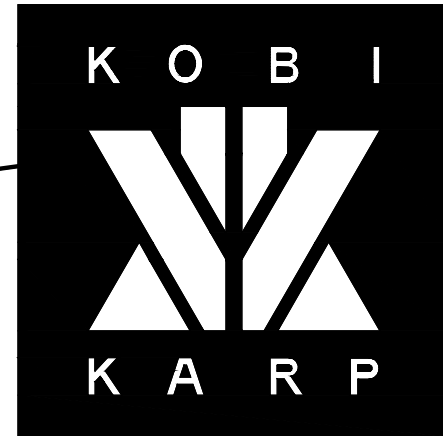
CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 5711 NW 28th BLVD, SUITE 508,
MIAMI, FL 33137
Tel: 785.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 5711 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



WALTER M. LUGO P.E.
FL PE# 61747



SEDIMENTATION & EROSION CONTROL NOTES

Date	01-26-2023	Sheet No.
Scale		C600
Project	2234	

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OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
2811 NW 28th Street, Suite 508
Miami, FL 33137 USA
Phone: 785.518.2008 (FL) 305.573.3766 (OR)
Email: wlugo@oceanengineeringinc.com

AGENDA ITEM REPORT

February 9, 2023

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Application by 1177 Bay Harbor Islands, LLC, for a revision to the previously approved New Commercial Mixed Used Building to be located at 1177 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: 1177 Bay Harbor Islands, LLC

Folio: 13-2227-001-3660

Property Address: 1177 Kane Concourse

Zoning District: B-1

Legal Description: Lots 5-14 Block 21

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 1177 Kane Con MXD Rev MMPA DRC Staff Report Feb 9 2023
2.	Letter of Intent -- 1177 Kane Concourse
3.	SPR23-000005 Revision DRC Application
4.	Jan 17 2023_ Shared Parking Analysis
5.	1177 Kane Concourse Traffic Statement_ S&S
6.	2023.01.24_ Bay Harbor Town Comparison 11x17
7.	1177 KC DRC Set Revision 2.9.2023

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 9th, 2023

Subject: Site Development Plan Application – 2023 Revisions (#1 DRC Review)
1177 Kane Concourse Mixed Use Development
Decrease DU from 90 to 54 / 98,046 Sq. Ft. Office / 15,525 Sq. Ft. Comm.
Bay Harbor Islands Acct. No. SPR23-000005
MMPA Acct. No. 01-0702-1063C

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has a few design / Code violation issues, some of the plans are inconsistent, there are some DA conflicts, and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1177 Kane Concourse
Legal Description: Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, less the south 15 feet of Lots 9, 10, 11, 12, 13, 14 of Block 21; Lot 32 of Block 3; and the 20 foot alley south and adjacent to Lots 5, 6, 7, and 8, and north and adjacent to Lots 9, 10, 11, 12, 13, 14 of Block 21, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In 2018-20 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board (now DRB) approved the final Site Development Plan on August 20th, 2019 subject to several conditions (Res. No. 2185). As this site involved a request to vacate a portion of a public alley, acquire TDR units and increase the

**Site Development Plan Application – 2023 Revisions (#1 DRC Review)
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allowable building height from 65 feet to 75 feet the Town Council also had to approve the project subject to a Public Benefit Program / Developer Agreement. This was approved by the Town Council on January 7th, 2020 by a 3-2 vote (Ordinance No. 1042). The Town Council required several site design modifications during their review that differ from the PZB approval, including the maximum number of DU, changes to the office square footage, and physical site plan modifications. This 10-lot development is located within the business area of the Town and is the first approved by the Town with mixed-uses (commercial / residential). Per the Town Council approval and Developer Agreement the maximum number of dwelling units can be 90 DU. The maximum square footage of office uses can be 98,800 sq. ft. The maximum square footage of commercial uses can be 14,900 sq. ft. per Ordinance No. 1042. As part of the Town's approval, the project received 24 TDR units from the Town's commercial account. The Town agreed to vacate that portion of the public alley in Block 21 within the boundaries of the site. To replace the alley access for landowners within this Block a replacement access easement was granted to the Town from the western termination of the public alley northward to 97th Street. As part of the consideration for the building height increase the Town acquired a waterfront lot at the northwest corner of Kane Concourse and WBHD.

The Town subsequently received / reviewed / issued Building Permit plans for this development based on the original plans on November 1st, 2022. As part of the BP review MMPA was requested to review the Building Permit plans prior to issuance to confirm consistency with the PZB approved plans, Code requirements and conditions of approval.

In late 2022 / early 2023 the Town was contacted to discuss several desired site modifications. These included a reduction in the number of DU from 90 (89 on BP set) to 54. The residential units would not be rental as originally approved but sold via condominiums. Due to the change in the number of DU the residential floor layouts have changed – which causes changes to the exterior building appearance (windows / balconies). Some additional refinements are proposed to the ground level due to flood design issues. Some of the previous residential common facilities facing 97th Street (fitness center / offices) had to be relocated higher to meet FEMA / FBC flood criteria.

The new property owner, 1177 Bay Harbor Islands, LLC, has submitted a revised Site Development Plan application, designed by Arquitectonica, for the construction a mixed-used / mid-rise development. The revised 2023 plans consist at this time of 54 dwelling units (previously 90), 98,046 sq. ft. of office use (previously 98,900 sq. ft.), 8,129 sq. ft. of restaurant / outdoor café use, and 7,396 sq. ft. of retail use. The building is still a "U" shaped modern architecture design dominated by glass and protruding rectangular designs; the open center facing West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The retail and restaurant components front Kane Concourse with transparent storefronts as required and outdoor dining space with four (4) stories of office above for a total of five (5) stories with rooftop canopy and landscaping. The residential portion of the building fronts 97th Street with seven (7) floors of residential over a lobby with a rooftop recreational area as required and parking, accessory uses that support the residential units, and ground level parking are underneath the building. There are seven (7) levels of parking garage on the east side of the property.

Site Development Plan Application – 2023 Revisions (#1 DRC Review)
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The maximum base height now allowed in the B-1 Business District is 65 feet above Base Flood Elevation (BFE) + 1' FBC Freeboard. When this project was approved in early 2020 the building height was measured only from the FEMA BFE – the Code was amended in March 2021 to add the FBC Freeboard. The structure is proposed to be 75 feet above BFE, which may be allowed by an approval by the Town Council, through a Developer Agreement using the Town's Public Benefits Program. The building height increase was approved by the Town Council. The proposed 54 dwelling units will now be condos vs. rentals and consist of four (4) dwelling unit types (previously 7 types): studios = 0 DU / 1-BR / 1.5 Bath units = 9 DU; 2-BR / 2.5 Baths = 20 DU; 3-BR / 3.5 Baths = 18 DU; 4-BR / 4.5 Baths = 7 DU. All of the units meet & exceed the Town's minimum square footage requirements (both pre-2019 and post-2019 sizes).

The site is comprised of ten (10) platted lots and includes the now vacated portion of the Town's platted 20' alley in Block 21. The existing alley corridor is being maintained for access to the parking areas, loading areas and utilities under the building from W. Bay Harbor Drive to Bay Harbor Terrace. A replacement access / utility easement under the building located at the east end of the property with large turning radius now exists to 97th Street. The former alley opening to W. Bay Harbor Drive is being modified to a right out only. Along Kane Concourse three (3) existing parking spaces are proposed to be used for valet drop-off, which requires an agreement with Town. As required by the Code there is a pedestrian walkway from Kane Concourse through the building to the parking and valet area to the rear under the building.

On 97th Street there is a lobby pick-up and drop off area for the residential portion of the development with two (2) guest spaces located near the street. At the pick-up / drop-off area there is enough room for a vehicle to be temporarily parked and another vehicle can pass. A waiver from the PZB was granted for the location of some of the guest spaces. Since there are 10 lots, technically 10 guest spaces are required to be placed "in the front setback" - but only 2 are shown within this setback – the balance will be in the parking garage. The entrance to the parking garage is shown from 97th Street between the pick-up / drop off area and the new alley access easement. The plans also show the existing paver sidewalk system on W. Bay Harbor Drive being continued onto 97th Street to the eastern limits of the project. W. Bay Harbor Drive is shown to be modified by eliminating the on-street parking space and bicycle pay station with the streetscape being redone with the Town's required street trees.

There are now 55 ground parking spaces provided under the building (plans incorrectly state 67), 10 on-street spaces along Kane Concourse with three (3) being proposed for valet service. On the ground floor level, no lifts are proposed on the revised plans; however, eleven (11) tandem valet spaces are shown on the revised plans, which requires Design Review Board approval.

The applicant requested & received a shared parking / parking reduction for this mixed-use development and submitted a study with the original application. The revised application includes an updated Traffic Impact Report and an updated Shared Parking Reduction Study. Pursuant to Code requirements 553 parking spaces are required based on the revised design with 36 fewer DU - the study states 439 spaces are needed, and 522 spaces are provided. There is flexibility and estimations being made regarding restaurant and retail space build-outs. MMPA believes the updated Plummer & Associates Shared Parking Study includes inaccurate data as compared to the Site Development Plan drawings and applicant letter.

The Town's records indicate that the lots are / were previously developed with an office building. The survey indicates the total area of the ten lots, including the alley proposed to be vacated, is 84,942 sq. ft. / 1.95 acres in size. This would allow a maximum of 66 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The revised proposal is to build 54 DU (27.7 DU/AC) which would not require the developer to acquire any TDR units. However, the original approved design included up to 90 DU, so the Town deeded 24 TDR units to the developer as part of the Developer Agreement negotiations for the 10' building height increase. The Town did receive a waterfront park site and funds (\$500,000) to assist in its development, and other concessions. Technically via the Complan / Code no party may receive / hold TDR units unless they are being used in the development. In this case due to the DU decrease from 90 DU to 54 DU there is no need for the previous Town TDR transfer. In fact, since 66 base DU are allowed and only 54 DU are proposed, the landowner would have a surplus of 12 private TDR units. The Town staff is analyzing this situation legally and will advise accordingly. Since there was a previous "deal" that involved substantial concessions, including a land conveyance / funds, and there is a recorded Developer Agreement the Town will need to decide on this matter.

The adjoining / nearby developments sites currently include: to the north a Town-owned parking lot, vacant land zoned RM-2, the four (4) story Recency Hall Condominium and three (3) story townhomes; to the south and east along Kane Concourse are office and retail buildings; to the west is a vacant lot zoned Gateway District and then several multifamily dwellings including the Island Manor and Bay Harbor Condominiums. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories), mid-rise residential complexes (5-7 stories), and commercial buildings along Kane Concourse. The Town's 2002 Community Vision Master Plan identifies this area for mid-rise commercial and mixed-use residential developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The site is currently vacant and was formerly known as the "Taplin" properties that changed ownership in late 2016. It was previously occupied with by an office commercial building that totaled 21,078 sq. ft. that was demolished in mid-2017. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of buildings to 75 feet, unless a specific proposal was submitted to the electorate for a vote.

The former BAA "Business" Zoning District was created in 1957 and seldom modified in 50 years. Most of the commercial land parcels were developed during that time period. The Town officials believed the community had stagnated and real property tax revenue was in decline. So in 2002 the Town retained an urban planning consultant (Glatting Jackson) and held a Community Visioning process. In 2003-04 the Town retained another urban planning consultant (Bermello

Ajamil Partners) who studied / prepared design recommendations for the Kane Concourse / Downtown business properties in the Town. These efforts attempted to frame issues and set basic development / building massing visions for the community.

In 2005-06 the Town refined those design concepts and adopted a series of Land Development Regulation modifications to the renamed B-1 Business District. Mixed land uses (commercial / residential) have been allowed in the B-1 District since the district rules were written. A key component of the discussions was the allowable height of buildings. Prior to the 2006 Code update the business district limited building heights to six (6) stories. At that time there was no definition as to what height constituted a "story" – this was added later at a maximum of 10 feet per floor – due to community concerns with excessive building height. The tallest existing commercial building (1111 Kane Concourse) is about 72 feet in height to the main flat roof with a 20+/- foot tall elevator/stair tower on top of the building. The Bermello Ajamil Downtown Study recommended the commercial building heights be set at 75 feet. However, the Glatting Jackson Community Visioning Study recommended maintaining the 6-story limit. The Town Council at the time of adoption decided to remove the "story" limitation and set maximum building height at 65 feet, allowing a project designer the freedom to create varying interior floor heights. Town staff / MMPA were not opposed to the 75 feet limit, as we were more concerned with the 6-story limit. Some of the main reasoning given was the existing low-scale of the buildings along the roadway and the fact that the height limit in the adjoining RM-2 Multi-family District areas north of 97th Street and south of 95th Street are 65 feet. It was felt the non-Kane Concourse frontage sites would be either parking lots / parking garages or residential uses. The district has special setbacks for residential uses along those streets.

In response to a request from the owner's representatives to consider amending the Town Code to allow buildings to be a maximum of 75 feet, the Town Council, on January 8th, 2018, adopted Ordinance No. 1018 creating a Public Benefits Program. The program can allow a building height of 75 feet in exchange for participation in the program by providing certain public benefits found appropriate by the Town Council in order to achieve high-quality commercial, office or mixed-use developments with proper floor-to-ceiling heights.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights program established by §23-22.2. The developer is now seeking to build a total of 54 DU when 66 DU are allowed by the base density, therefore, no additional TDR units are required. However, based on the original 2020 approval for 90 DU the Town deeded 24 TDR units to this site. The proposed revised development will be consistent with the applicable FLUM designation and density allowance of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1, Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck), with 75 feet maximum possible through participation in the Town's Public Benefits Program. The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, it was recommended that a new replat be prepared to simplify the site boundaries and alley vacation / easement dedication. This almost exact same scenario was done for the Ocean Cadillac site years ago. However, the Town has agreed to alternative form of Unity of Title (Covenant in Lieu) to legally tie the lots together prior to the issuance of building permits.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building is still a “U” shaped modern architecture design dominated by glass and protruding rectangular designs; the open center faces West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The parking garage is enclosed with ventilation to the roof. The building is exempt from the breezeway requirement since it is within 50 feet of Kane Concourse pursuant to §23-11(C)(12).

Due the substantial amount / type of requested plan modifications, the Town determined that the Design Review Board (DRB) and Town Council will need to re-review / re-approve the modifications.

SITE PLAN COMMENTS

Following are comments based on the plans received from the architect on January 27th, 2023, submitted to the Town for consideration:

1. Based on the revised request for only 54 DU approval of “0” TDR units by Town Council is required. As the site is 1.95 acres in size (assuming the alley is vacated), a maximum of 66 DU are allowed by right (34 DUA base density). See §23-11(B1)(11). However, the original 2020 Town approval allowed up to 90 DU; therefore, the Town deeded 24 TDR units to the developer. Due to the building height increase a Developer Agreement was required via the Town’s Public Benefit Program. If the Town approves this site modification the developer will have 12 private TDRs and 24 public TDRs. The Town staff / attorney is analyzing the legality of this situation.
2. The application included updated Traffic Generation Impact & a Shared Parking Study based on the less intensive development program. It is noted the land use data set used in the two reports has different data and results. This needs to be corrected to be consistent.
3. On revised Sheet A1.01 the plans show that there 67 parking spaces on the ground level. However, we are only able to locate 55 parking spaces in the revised garage layout and 2 guest spaces along 97th Street. Please verify the parking provided on this level and all others to comply with the Town Code / Shared Parking reduction (original and/or revised) / Developer Agreement.
4. On revised Sheet A1.01 there appears to be possibly 2 areas that could be used as parking spaces but are not designated / numbered. Please review and update.

5. On revised Sheet A1.01 the plans show that traffic could make both left / right turns onto 97th Street from the relocated alley. Per the Town Council approval and Developer Agreement condition this is not allowed – only right turns easterly to Bay Harbor Terrace - at least in the near future. There is a provision to revisit this in the future once the site is operational.
6. On revised Sheet A4.01 and several others the building height noted appears to exceed the maximum allowed by the Town Code and Charter. The Town granted approval for this building to be up to 75' in height via the Public Benefit Program. The maximum building height allowed via the Town Charter is 75'. Building height is now measured from the current FEMA BFE + FBC freeboard elevation to the top of the main roof. The revised plans are not clearly drawn but appear to show building heights of 75'-7" on some sheets and 78' on some other cases. Please research this and adjust the plans as necessary to comply with Code.
7. On the rooftop plans a number of accessory structures are shown. Elevator shaft overrides and stair towers cannot exceed 20' above the main roof. Shade structures / trellis / pergola / etc. cannot exceed 10' above the main roof deck. It appears some of the accessory structures are measured from a raised platform which is not allowed per Sec. 23-12(25)(f). Revise the plans. This was discussed / corrected at the BP review stage as well.
8. On Sheet AO-03 the plans appear to possibly show some habitable "office" space for a rooftop area. This would not be allowed as no habitable area is allowed above 75'. Is this the area under a shade structure over the roof deck? Please advise and revise as necessary.
9. On Sheet A0.02 the parking data is not consistent with the updated Plummer Engineering parking recommendation (439 spaces vs. 440 spaces). Please verify and revise.
10. On Sheet AO-02 the noted minimum DU sizes by Bedroom type in the Town Code are partially correct. When this project was originally filed in 2018 the lower DU square footages was allowed. In 2019 partially due to this project's review the DU sizes were increased to match others in the RM zoned areas. There was a grandfathering provision in the 2019 Code amendment that allowed this project to use the older sizes. It is noted the proposed former and new DU sizes all exceed the Code minimums. Add a plan notation for clarity.
11. The new tandem (valet) parking arrangement shown on the revised plans requires Design Review Board approval pursuant to §23-30(f).
12. It is noted for informational purposes the Town previously granted an approval for a narrower landscape strip along 97th Street as it does comply with the 10-foot setback for multifamily development parking design criteria stated in §23-24(d)(2). However, the site is zoned B-1.
13. We believe the revised square footages listed on the revised plans violates the previously approved Site Development Plans and Developer Agreement limits. For the commercial uses a maximum of 14,900 sq. ft. is allowed – the plans now add to 15,525 sq. ft. (7,396 sq. ft. retail / 5,606 sq. ft indoor rest. / 2,523 sq. ft. outdoor seating). Revise the plans and/or DA.



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VIA ELECTRONIC MAIL

January 25, 2023

Ms. Maria Lasday
Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Letter of Intent – Revisions to “1177 Kane Concourse” Plan.

Dear Ms. Lasday,

Our client, 1177 Bay Harbor Islands, LLC (the “Applicant”) is the owner and developer of the “1177 Kane Concourse” mixed-use development to be located on the northeast corner of Kane Concourse and W. Bay Harbor Drive. Please consider this letter the Applicant’s request for minor modifications to the approval development plan. These changes will improve the functionality of the project while significantly reducing the impacts of the development.

Public Hearing Approval of 1177 Kane Concourse Plans.
The 1177 Kane Concourse Plans were conditionally approved by the Town’s PZB (now “DRB”) on August 20, 2019. As approved, the plans proposed a mixed-use development consisting of 90 residential units, 81,014 square feet of office space, 15,496 square feet of commercial uses, and 520 parking spaces, including mechanical parking lifts.

The PZB plan approval was made contingent on the Town Council’s approval (as required by the Town Code) of: (1) the transfer of twenty-four (24) residential units to the Property under the Town’s TDR program to allow a total residential density of 90 units; (2) a height bonus to develop at up to seventy-five (75) feet; and (3) the vacation of the alley between the north and south halves of the Property.

Development Agreement. Through Ordinance 1042, adopted on second reading on January 7, 2020, the Town approved a Development Agreement with the prior owner of the Property. The Development Agreement approved the development of the Property with a mixed-use project of up to 90 units per acre and 75 feet in height as set forth in the Plans. The Development Agreement was reviewed at two Town Council meetings as required by state law (November 19, 2019 and January 7, 2020). Public comment was heard at both meetings.

In order to realize the density needed for the Project, the Town agreed to convey twenty-four (24) residential units from the Town's "bank" of units under the Town's TDR program. The Town further agreed to approve the height increase from 65 feet to 75 feet through the Town's Public Benefit Program reflected in Section 23-11(c)(8) of the Town Code. Finally, the Town agreed to vacate the twenty (20) feet wide platted alley adjacent to Lots 5, 6, 7, and 8 within Block 21, which was accomplished through Town Resolution 2192, also approved on January 7, 2020.

In the Development Agreement, the Town confirmed that the proposed mixed-use development depicted on the Plans is consistent with the Town's Comprehensive Plan and zoning. The approval of the Development Agreement constituted the completion of the conditions of the Planning and Zoning Board approval issued in August 2019.

Proposed Changes to Program. The Applicant is ready to move forward with the project and has proposed several minor revisions to the development program. Most notably, the Applicant has reduced the residential unit count from the approved 90 units to 54 units. The remainder of the building's development program has remained largely the same, with 13,002 square feet of proposed commercial uses and 79,038 square feet of office space.

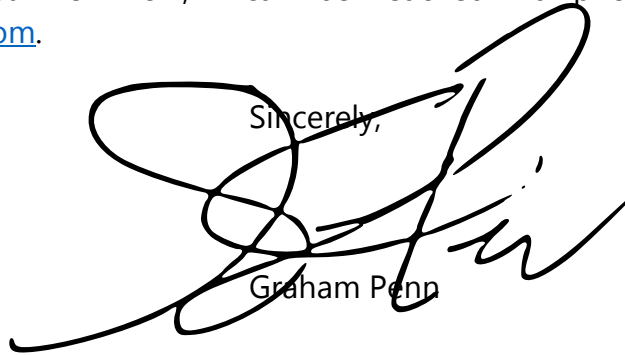
The need to comply with the Town's flood management requirements while retaining an attractive lobby area for residents also resulted in the relocation of most of the residential lobby and common areas such as office space and fitness facilities to the second floor, with an entrance stair located at grade.

The sum of the proposed changes will result in a significant reduction in external impacts from the project. There are no proposed revisions to the pedestrian or vehicular access points or functionality of the project.

Proposed Changes to Design. The architecture of the project remains essential identical to the approved plans, with minor changes proposed to reflect the reduction in the number of residential units. Those changes include the reduction in the number of balconies and the introduction of new glass façade elements replacing stucco elements. The residential entrance on 97 Street has also been improved and better emphasized – providing a superior sense of arrival. As with the original design, the modified project will be a beautiful and compatible addition to this area of Kane Concourse.

Conclusion. We respectfully request the Town's review and approval of the proposed minor revisions to the 1177 Kane Concourse development plan. If you need any additional information, please let me know, I can be reached via phone at (305) 377-6229 or gpenn@brzoninglaw.com.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'G. Penn'.

Graham Penn



TOWN OF BAY HARBOR ISLANDS
Design Review Board
(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER B20-000502 (Rev # SPR23-000005)

APPLICANT INFORMATION

Company 1177 Bay Harbor Islands, LLC

Name c/o Graham Penn BRFLT Contact Number 305 377 6229

Address 200 S Biscayne Blvd., Suite 300

City Miami State FL Email Address gpenn@brzoninglaw.com

OWNER / PROPERTY INFORMATION

Name 1177 Bay Harbor Islands, LLC Address 1177 Kane Concourse

Folio# 13-2227-001-3640, 3650, 3660, 3670, 3680, 3690 Lot 5-14 Block 21

Contact Number See Applicant Email Address See Applicant

DATE OF ORIGINAL APPROVAL ~ DRC: _____ P&Z: 8/20/19

REVISION # _____ REVISION DATE: _____

ENTER SHEET # _____

Owner / Applicant given copy of Plan Revision Checklist (☒) Yes (☐) No

REVISION REVIEW FEE: \$350.00 Please make payment payable to The Town of Bay Harbor Islands ✓ 1/27/2023

NOTE: If any application is disapproved, the Design and Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design and Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

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

January 18, 2023

Mr. Steven Rosen
Terra
3310 Mary Street, #302
Coconut Grove, FL 33133
srosen@terrargroup.com

RE: 1177 Kane Concourse Shared Parking Analysis - #18133

Dear Steve,

We have completed a parking analysis for the proposed 1177 Kane Concourse project. The project will be located at 1177 Kane Concourse in Bay Harbor Islands, Florida. The purpose of this study is to conduct a shared parking analysis based on the procedures established by the Urban Land Institute (ULI) and the Town of Bay Harbor Islands Code of Ordinance. The analysis was based on the development program shown in Exhibit 1

Exhibit 1 Proposed Development Program

Land Use	Size		Units	
Retail	6,010	SF	6,010	SF
Fine / Casual Restaurant	8,868	SF	6,208	SF
Restaurant Outdoor seating	2,523	SF	Patron Area 2,523	SF
General Office	91,506	SF	91,506	SF
Multi-Family Residential	53	DUs	53	DUs

Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the Town of Bay Harbor Islands Code of Ordinances (Section 23-24(b)). The parking requirements based on the Town parking rates is shown in Exhibit 2.

Exhibit 2
Parking Requirements Based on Town's Code

Land Use	Units	Parking Requirement	Total Parking
Retail	7,396 SF	1 space / 300 SF of GFA	25
Fine / Casual Restaurant	5,606 SF	1 space / 100 SF of patron area <i>Assumes 70% of total area as patron area</i>	57
Outdoor Seating Area	2,523 SF	1 space / 100 SF of patron area	26
General Office	98,046 SF	1 space / 300 SF of GFA	327
Multi-Family Residential	54 Dus	2 per DU + 1 per lot for visitors <i>Assumes 10 platted lots</i>	118
Total Parking Spaces			553

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. The shared parking principle also accounts for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking. Shared parking analysis was conducted for the project based on the procedures outlined in the Urban Land Institute (ULI) **Shared Parking**, 3rd Edition. The required number of parking spaces based on the Town's code was used as the starting point.

ULI Shared Parking Procedure

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by ULI Shared Parking. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday at 2:00 PM. Attachment 1 shows the results of the analysis.

Parking requirements based on the individual land uses were adjusted to account for seasonal variations, hourly distribution, non-captive ratios and mode adjustments to estimate the actual number of parking spaces required for the site. The result of the shared parking analysis shows that the proposed project requires 439 parking spaces to satisfy the maximum parking requirement. Exhibit 3 shows the results of the ULI analysis.

Exhibit 3
Shared Parking Based on ULI Procedures

Land Use		Unadjusted Parking Requirement	Month Adjustment December	Peak Hour Adjustment Weekday at 2pm	Non-captive Adjustment	Mode Adjustment	Adjusted Parking Requirement December at 2pm
Retail	Customer	20	100%	100%	97%	98%	19
	Employees	5	100%	100%	100%	95%	5
Fine / Casual Restaurant with Outdoor Seating	Customer	71	100%	65%	97%	98%	44
	Employees	12	100%	90%	100%	95%	11
General Office	Visitors	26	100%	95%	97%	98%	24
	Employees	301	100%	95%	100%	98%	280
Multi-Family Residential	Resident (Shared)	113	100%	50%	100%	100%	56
	Guest (Shared)	5	100%	20%	100%	100%	1
TOTAL REQUIRED		553					439

Ride-sharing Impact on Parking

Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ride-sharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ride-sharing on a weekly or daily basis. Parking represents the top reason (37%) that ride-sharing users substitute a ride-sharing service in place of driving themselves.

Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ride-sharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ride-sharing services on parking, there is evidence that ride-sharing services have created an alternative for consumers who would otherwise drive and park.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could off-set the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect residential neighborhoods from spillover parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed 1177 Kane Concourse project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit (Miami Dade Transit Route 107-G) which has a bus stop in front of the project. The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

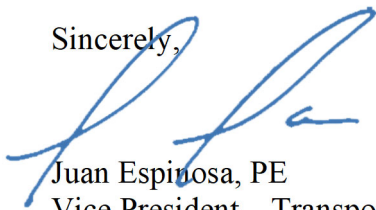
- Provide valet parking during peak demand times.
- Encourage businesses to implement commuter trip reduction programs for their employees.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facility options.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% and 15% depending on the effort that the development puts into promoting these strategies.

Conclusion

Based on the shared parking principles 439 spaces are required. However, due to ride-sharing and the proposed parking management plan it is our recommendation that the parking spaces be reduced by an additional 7%, 31 parking spaces. It is our professional opinion that the proposed 1177 Kane Concourse project should provide 408 parking spaces to satisfy their parking demand. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Juan Espinosa', is written over the word 'Sincerely,'.

Juan Espinosa, PE
Vice President – Transportation

w:\21\21225\shared parking jan 2023\jan 17 2023 _ shared parking analysis.docx

Attachment A

1177 Kane Concourse

Shared Parking Analysis Based on ULI

Land Use		Weekday Conditions																																							
		Required Parking	Time-of-Day																																						
			6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight		
Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking		
Retail (Peak December)	Customer Employees	20	1%	0	5%	1	15%	3	30%	6	55%	11	75%	15	90%	18	100%	20	100%	20	100%	20	95%	19	85%	17	80%	16	75%	15	65%	13	50%	10	30%	6	10%	2	0%	0	
		5	10%	1	15%	1	25%	1	45%	2	75%	4	95%	5	100%	5	100%	5	100%	5	100%	5	100%	5	100%	5	100%	5	100%	5	90%	5	60%	3	40%	2	20%	1	0%	0	
Fine / Casual Restaurant with Outdoor Seating	Customer Employees	71	0%	0	0%	0	0%	0	0%	0	15%	11	40%	28	75%	53	75%	53	65%	46	40%	28	50%	35	75%	53	95%	67	100%	71	100%	71	100%	71	95%	67	75%	53	25%	18	
		12	0%	0	20%	2	50%	6	75%	9	90%	11	90%	11	90%	11	90%	11	90%	11	75%	9	75%	9	100%	12	100%	12	100%	12	100%	12	100%	12	100%	12	85%	11	35%	4	
General Office	Visitors Employees	26	0%	0	1%	0	20%	5	60%	16	100%	26	45%	12	15%	4	45%	12	95%	25	45%	12	15%	4	10%	3	5%	1	2%	1	1%	0	0%	0	0%	0	0%	0	0%	0	
		301	3%	9	15%	45	50%	150	90%	271	100%	301	100%	301	85%	256	85%	256	95%	286	95%	286	85%	256	60%	181	25%	75	15%	45	5%	15	3%	9	1%	3	0%	0	0%	0	
Multi-Family Residential	Resident (Rsud)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	
	Resident (Shared)	113	95%	107	85%	96	75%	85	65%	73	60%	68	55%	62	50%	56	50%	56	50%	56	55%	62	60%	68	65%	73	70%	79	75%	85	80%	90	85%	96	95%	107	97%	109	100%	113	
	Guest (Shared)	5	0%	0	10%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	40%	2	60%	3	100%	5	100%	5	100%	5	100%	5	80%	4	50%	3	
Shared		553		117		146		251		378		433		435		404		414		450		423		397		346		258		239		211		206		202		180		138	

1177 Kane Concourse																																								
Shared Parking Analysis Based on ULI																																								
Weekend Conditions																																								
Land Use		Required Parking	Time-of-Day																																					
			6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight	
		Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	
Retail (Peak December)	Customer Employees	20	1%	0	5%	1	10%	2	35%	7	60%	12	85%	17	100%	20	100%	20	100%	20	100%	20	95%	19	80%	16	65%	13	60%	12	55%	11	50%	10	35%	7	15%	3	0%	0
		5	10%	1	15%	1	40%	2	75%	4	85%	4	95%	5	100%	5	100%	5	100%	5	100%	5	100%	5	95%	5	85%	4	80%	4	75%	4	65%	3	45%	2	15%	1	0%	0
Fine / Casual Restaurant with Outdoor Seating	Customer Employees	71	0%	0	0%	0	0%	0	0%	0	0%	0	15%	11	50%	35	55%	39	45%	32	45%	32	45%	32	60%	42	90%	63	95%	67	100%	71	90%	63	90%	63	90%	63	50%	35
		12	0%	0	20%	2	30%	4	60%	7	75%	9	75%	9	75%	9	75%	9	75%	9	75%	9	75%	9	100%	12	100%	12	100%	12	100%	12	100%	12	100%	12	85%	11	50%	6
General Office	Visitors Employees	26	0%	0	20%	5	60%	16	80%	21	90%	24	100%	26	90%	24	80%	21	60%	16	40%	10	20%	5	10%	3	5%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
		301	0%	0	20%	60	60%	181	80%	241	90%	271	100%	301	90%	271	80%	241	60%	181	40%	120	20%	60	10%	30	5%	15	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Multi-Family Residential	Resident (Rsvd)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0
	Resident (Shared)	113	90%	101	85%	96	80%	90	75%	85	70%	79	69%	78	68%	77	67%	76	66%	74	55%	62	60%	68	55%	62	50%	56	55%	62	65%	73	75%	85	85%	96	90%	101	100%	113
	Guest (Shared)	5	0%	0	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	40%	2	60%	3	100%	5	100%	5	100%	5	100%	5	80%	4	50%	3
Shared		553		102		166		296		366		400	448	442		412		338		259		199		172		167		162		176		178		185		183		157		

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

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

November 29, 2021

Mr. Daniel Zuvia
Development Manager
1177 Bay Harbor Islands, LLC
3109 Grand Avenue #349
Coconut Grove, FL 33133
305 416 4556 (O) 843 819 6145 (C)
dzuvia@terragroup.com

RE: 1177 Kane Concourse Traffic Statement - #21225

Dear Daniel,

The 1177 Kane Concourse project is an approved mixed-use development located in Bay Harbor Islands, Florida. The approved development consist of 104 residential units, 86,700 SF of office space, 10,239 SF of restaurant space, and 7,565 SF of retail space. Main access to the site was proposed via two two-way driveways located on 97th Street.

1177 Bay Harbor Islands, LLC is proposing to modify the development program to include: 53 residential units, 91,506 SF of office space, 8,868 SF of restaurant space, and 6,010 SF of retail space. Access to the new project will continue to be via two two-way driveways located on 97th Street.

A trip generation analysis was conducted for the approved and the proposed uses. The project trip generation was based on the rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. ITE research also shows that a certain percent of retail and restaurant trips are "*pass-by*" trips. These are described as trips "attracted from the traffic passing the site on an adjacent street." These are not new trips, but trips already using the existing roadway

network that stop at the proposed use and go back to their original path. Pass-by trips for this use were established based on guidelines provided in Institute of Transportation Engineers (ITE) *Trip Generation Handbook*, 3rd Edition. Transit, prevalent sidewalks, shared and exclusive bike lanes, and a Citi bike station on the west side of the project property make the study area pedestrian friendly. Thus, an 8% deduction was taken for pedestrian/transit. These deductions are consistent with the trip generation analysis conducted for the approved project.

Trip generation calculations were performed for a typical weekday daily, AM, and PM peak hour of the adjacent street for the approved land uses and the proposed development and are summarized in Exhibit 1. Support documentation is provided as Attachment A.

Exhibit 1 Trip Generation Analysis

Approved Land Uses

ITE Land Use Designation ¹	Size / Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) (Land Use 221)	104 DU	565	9	27	36	28	18	46
General Office Building (Land Use 710)	86,700 SF	924	93	15	108	16	83	99
Shopping Center (Land Use 820)	7,565 SF	286	4	3	7	14	15	29
Quality Restaurant (Land Use 931)	10,239 SF	858	4	4	8	54	26	80
Subtotal Gross Trips		2633	110	49	159	112	142	254
Internalization ²	AM	7.5%	-6	-6	-12	-29	-29	-58
	PM	22.8%						
Pass-by Shopping	PM	34%	0	0	0	-2	-2	-4
Pass-by Restaurant	PM	44%	0	0	0	-13	-13	-26
Transit/Pedestrian Trips		8%	-8	-3	-11	-6	-7	-13
Net External Trips			96	40	136	62	91	153

1) Based on ITE *Trip Generation Manual*, Tenth Edition

2) Based on ITE *Trip Generation Manual User's Guide and Handbook*, Tenth Edition

Proposed Land Uses

Proposed ITE Land Use Designation ¹	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) <i>Land Use Code: 221</i>	53 DU	288	5	14	19	15	9	24
General Office Building <i>Land Use Code: 710</i>	91,506 SF	974	97	16	113	17	88	105
Quality Restaurant <i>Land Use Code: 931</i>	8,868 SF	744	3	3	6	46	23	69
Shopping Center <i>Land Use Code: 822</i>	6,010 SF	226	4	2	6	11	12	23
Total Gross Trips		2,232	109	35	144	89	132	221
Internal Capture (AM, PM) ² (6.9%, 19.0%)			-5	-5	-10	-21	-21	-42
Other Modes of Transportation 8%			-8	-3	-11	-5	-9	-14
Restaurant Pass-by (PM) ² 44%			0	0	0	-11	-11	-22
Net Proposed Trips			96	27	123	52	91	143

¹ Based on ITE Trip Generation Manual, 10th Edition.

² Based on ITE Trip Generation Handbook, 3rd Ed.

Difference

Scenario	Daily Vehicle Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Approved Project	2633	96	40	136	62	91	153
Proposed Project	2232	96	27	123	52	91	143
Net Trip Difference	-401	0	-13	-13	-10	0	-10

The results of the trip generation analysis show that the proposed development will generate 401 less daily trips, 13 less AM peak hour trips, and 10 less PM peak hour trips when compared to the approved project. Therefore, the conclusions of the previously approved traffic study remain the same.

Maneuverability Evaluation

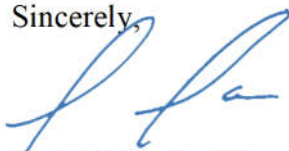
The proposed site plan has minor changes to the access area. The maneuverability of the new site plan was tested by superimposing the approved maneuverability analysis on the new site plan. The results shows that the minor changes to the plan do not affect the maneuverability of the site. The maneuverability evaluation for a WB-50, WB-40 and a delivery van are shown in Attachment B.

Conclusions

The proposed changes to the previously approved 1177 Kane Concourse project will not have any traffic related impacts. The new development program will generate less vehicular trips when compared with the approved plan. Changes to the access/loading area did not affect the maneuverability of the loading trucks.

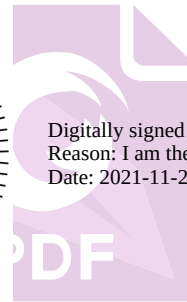
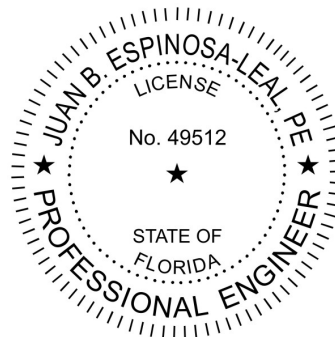
We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE

Vice-President – Transportation



Digitally signed by Juan Espinosa
Reason: I am the author of this document
Date: 2021-11-29 15:14:12

Attachments

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Attachment A

Trip Generation Information

Approved Development Program

AM Peak Hour Trip Generation and Internalization

1177 Kane Concourse

Multifamily (Mid-Rise) Land Use 221 104 DU		General Office Land Use 710 86,700 SF		Restaurant (Quality) Land Use 931 10,239 SF		Shopping Center Land Use 820 7,565 SF			
In	Out	In	Out	In	Out	In	Out		
9	27	93	15	4	4	4	3	159	ITE Trips
UNBALANCED INTERNALIZATION									
0% 0	2% 1	3% 3	1% 0	20% 1	4% 0	17% 1	14% 0		
5% 0	20% 5	1	0	20% 1	4% 0				
2% 0	1% 0	0	0			17% 1	14% 0		
		63% 9	1	23% 1	31% 1				
		14% 13	1			32% 1	29% 1		
		28% 4	1						
		4% 4	1						
				50 0% 0	14% 1	8% 0	13% 0		
				0	0				
Multifamily (Mid-Rise)		General Office		Restaurant (Quality)		Shopping Center			
In	Out	In	Out	In	Out	In	Out		
9	27	93	15	4	4	4	3	159	Vehicle Trips
BALANCED INTERNALIZATION									
0	-1	-1	0	-1	0	0	0		
0	-1			-1	0				
0	0					0	0		
		-1	-1	-1	-1				
		-1	-1			-1	-1		
				0	0	0	0		
0	-2	-3	-2	-2	-1	-1	-1	Total Sum	
9	25	90	13	2	3	3	2	-12	Internal
5.6%		4.6%			37.5%		28.6%	147	External Trips
9	25	90	13	2	3	3	2	0.0	7.5% % Internal
-1	-2	-7	-1	0	0	0	0	0	0% % Passby (Quality)
								0	0% % Passby (shopping)
8	23	83	12	2	3	3	2	147	
								-11	8.0% Transit/Pedestrian
								136	Net New External Trips

PM Peak Hour Trip Generation and Internalization

1177 Kane Concourse

Multifamily (Mid-Rise) Land Use 221 104 DU General Office Land Use 710 86,700 SF Restaurant (Quality) Land Use 931 10,239 SF Shopping Center Land Use 820 7,565 SF									
In	Out	In	Out	In	Out	In	Out	254	ITE Trips
28	18	16	83	54	26	14	15		
UNBALANCED INTERNALIZATION									
	4% 1		57% 9						
4% 1		1							
	21% 4				14% 8				
16% 4		4				18% 5			
	42% 8						10% 1		
46% 13								26% 4	
			4% 3	1	2% 1				
			30% 5	1		3% 1			
			20% 17		1		8% 1		
			31% 5		0			2% 0	
					41% 11	7	50% 7		
					29% 16	4		29% 4	
Multifamily (Mid-Rise) General Office Restaurant (Quality) Shopping Center								254	Vehicle Trips
In	Out	In	Out	In	Out	In	Out		
28	18	16	83	54	26	14	15		
BALANCED INTERNALIZATION									
	-1		-1						
-1			-1						
	-4				-4				
-4					-4				
	-1						-1		
-4								-4	
			-1		-1				
			-1		-1			-1	
			0					0	
					-7		-7		
				-4				-4	
-9	-6	-2	-3	-9	-12	-9	-8	Total Sum	
19	12	14	80	45	14	5	7	-58	Internal
	32.6%		5.1%		26.3%		58.6%	196	External Trips
				-13.0	-13.0	-2	-2	-26.0	22.8% % Internal
19	12	14	80	32	1	3	5	-4	44% % Passby (Quality)
-2	-1	-1	-6	-3	0	0	0	166	34% % Passby (shopping)
								-13	8% Transit/Pedestrian
17	11	13	74	29	1	3	5	153	Net New External Trips

Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 53

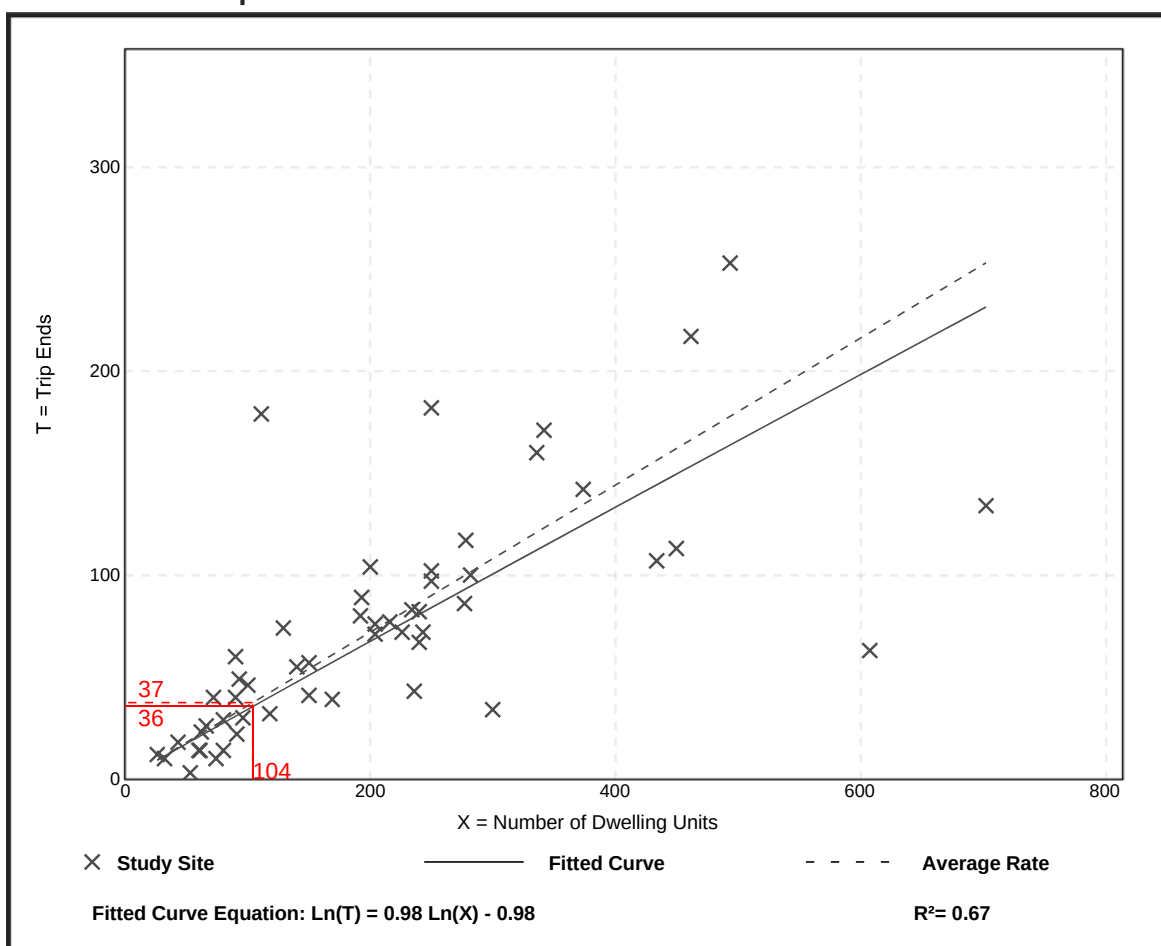
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



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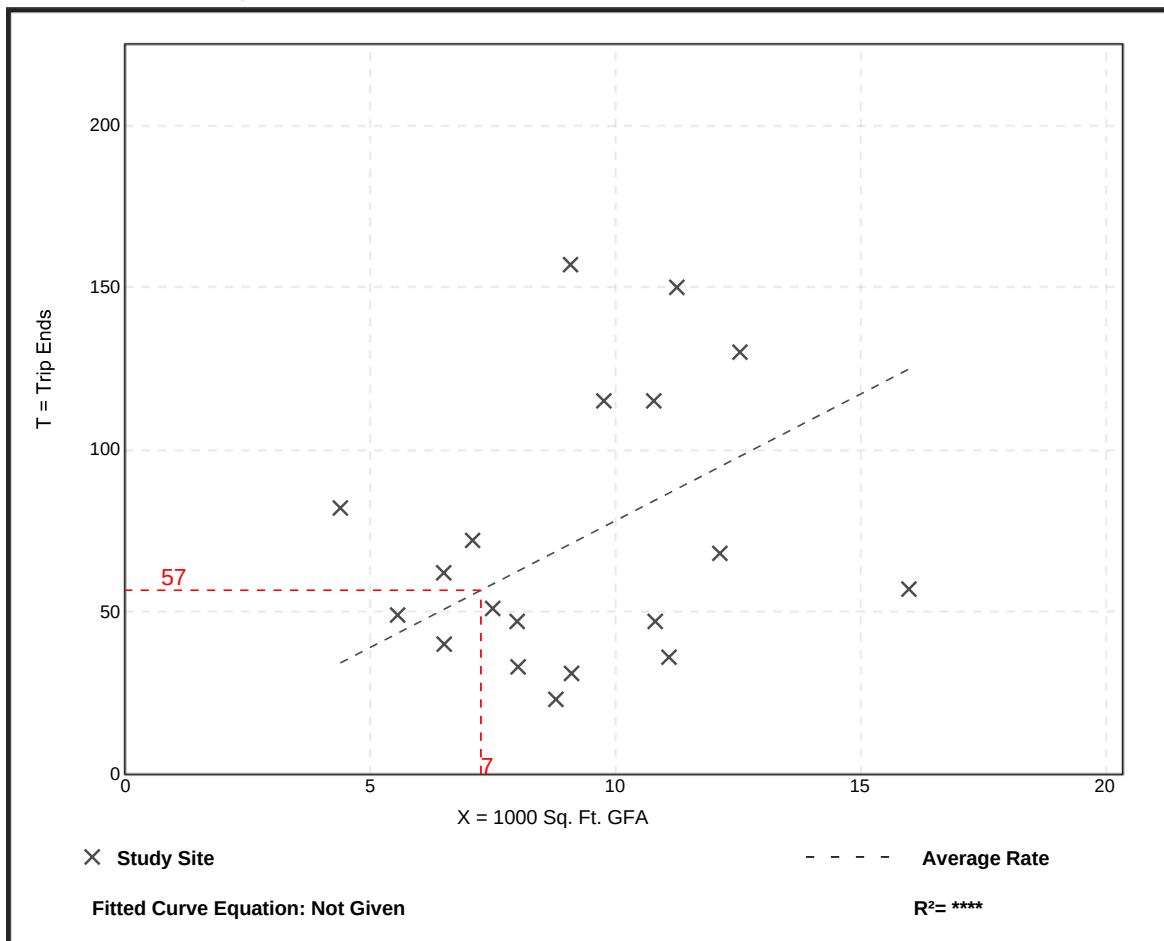
Quality Restaurant (931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 19
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



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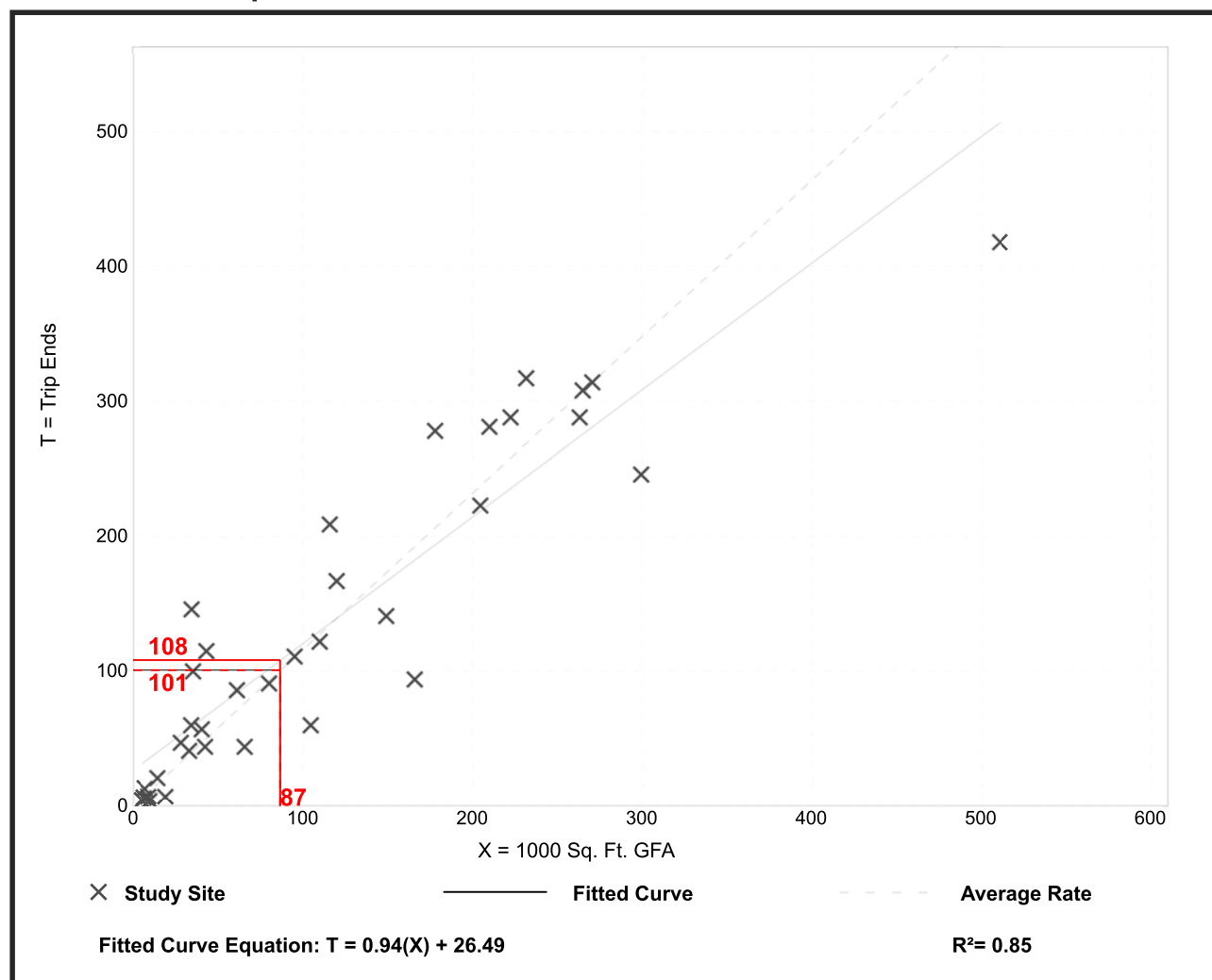
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

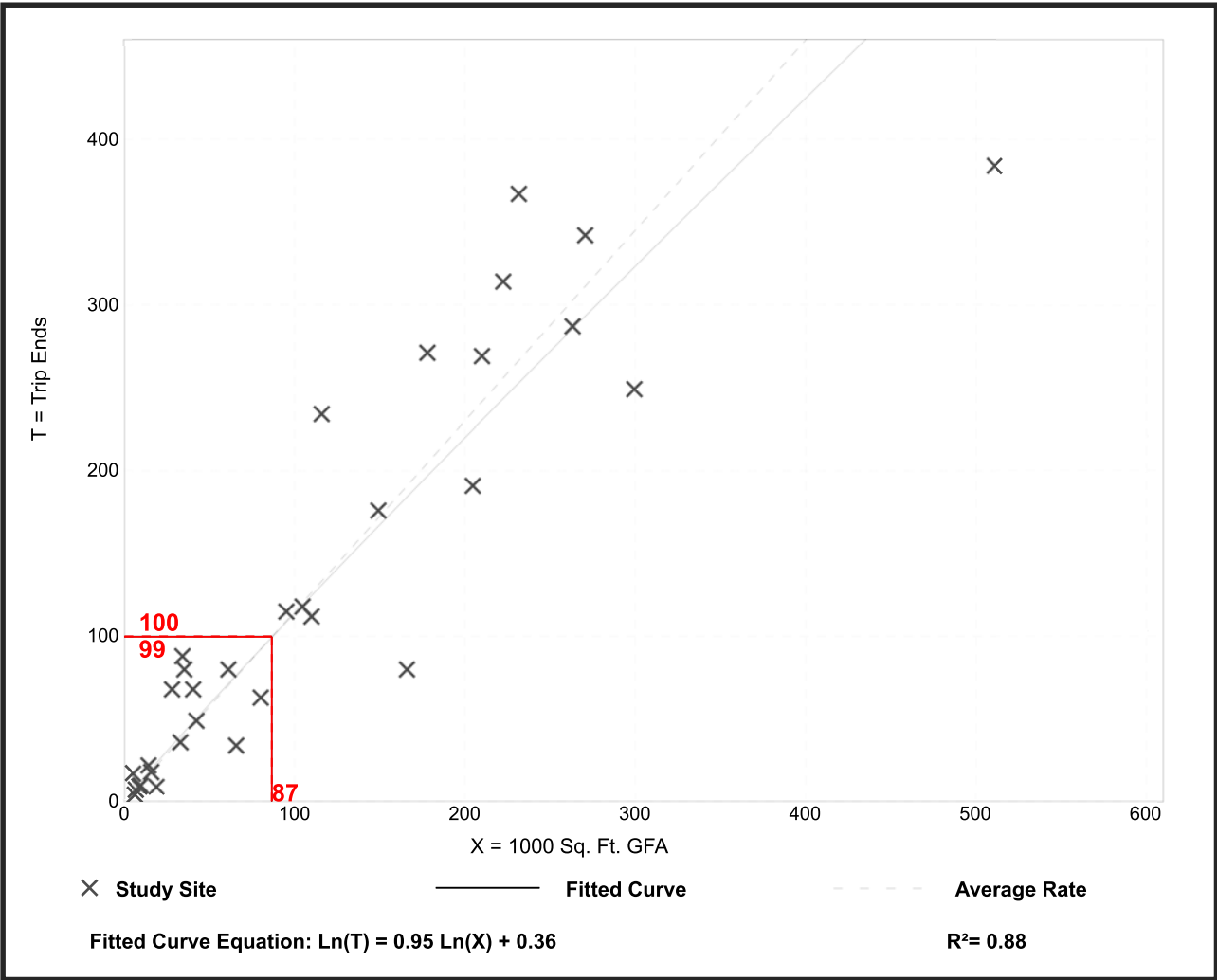
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. 1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Quality Restaurant

(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

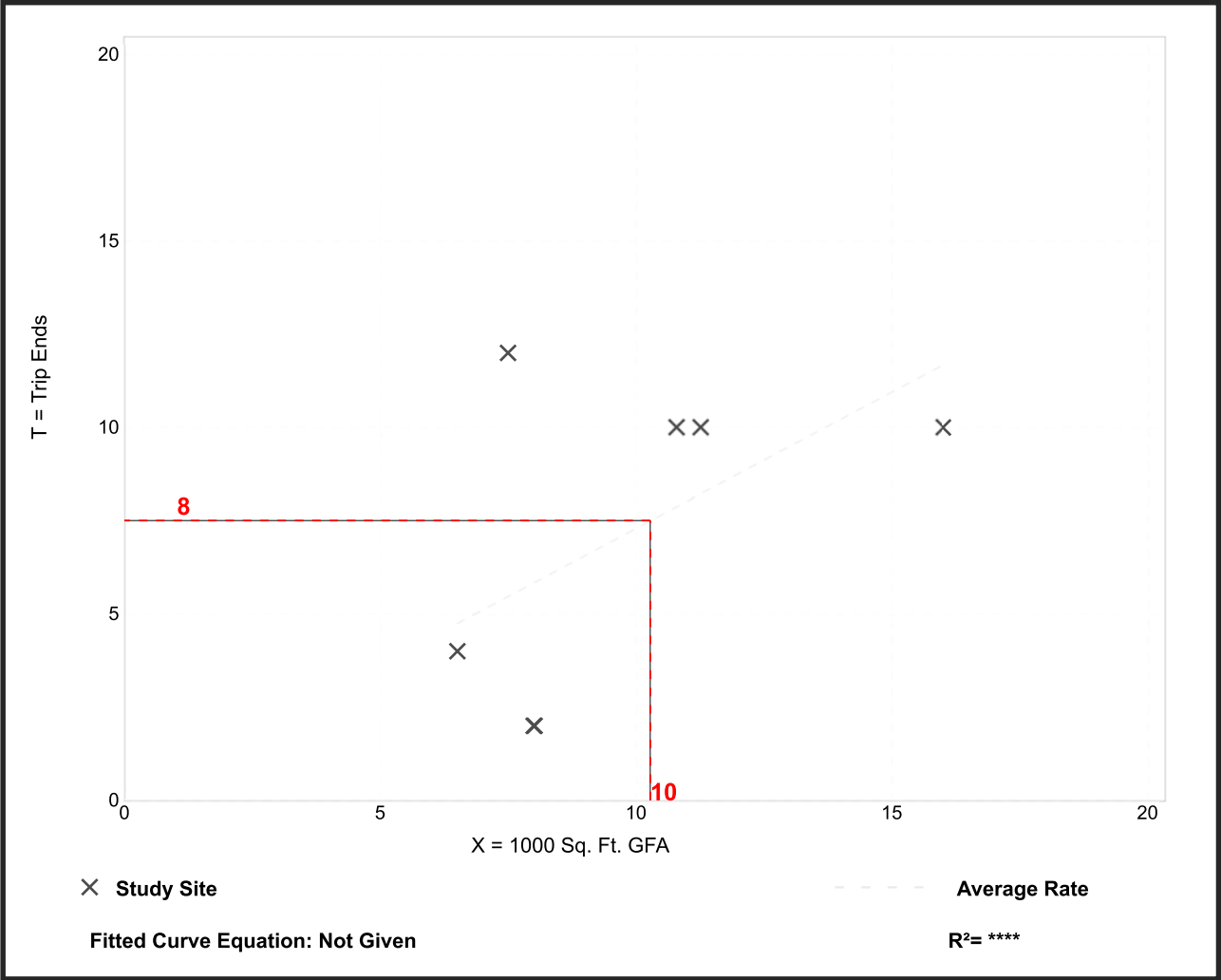
Avg. 1000 Sq. Ft. GFA: 10

Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.60	0.42

Data Plot and Equation



Quality Restaurant

(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

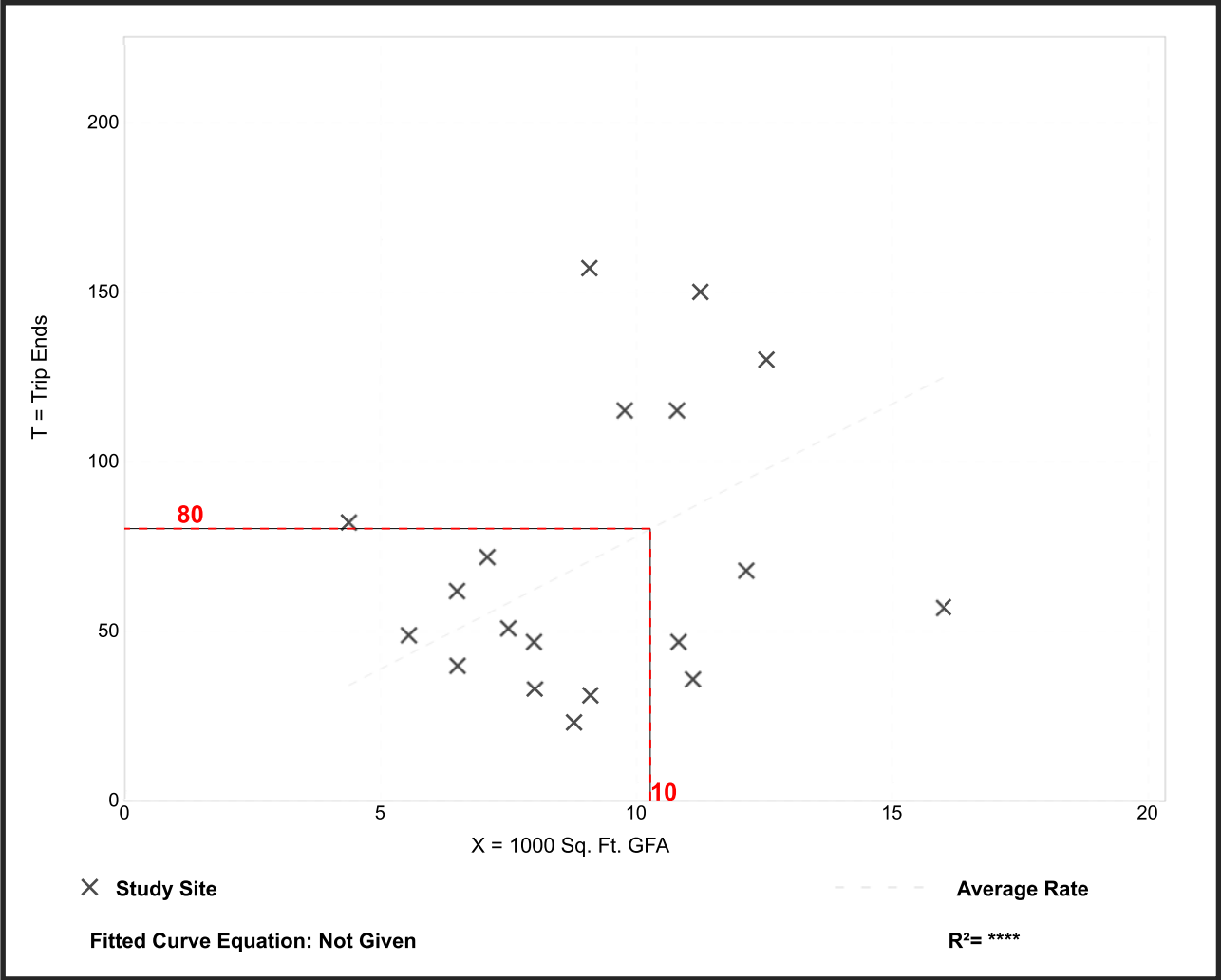
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



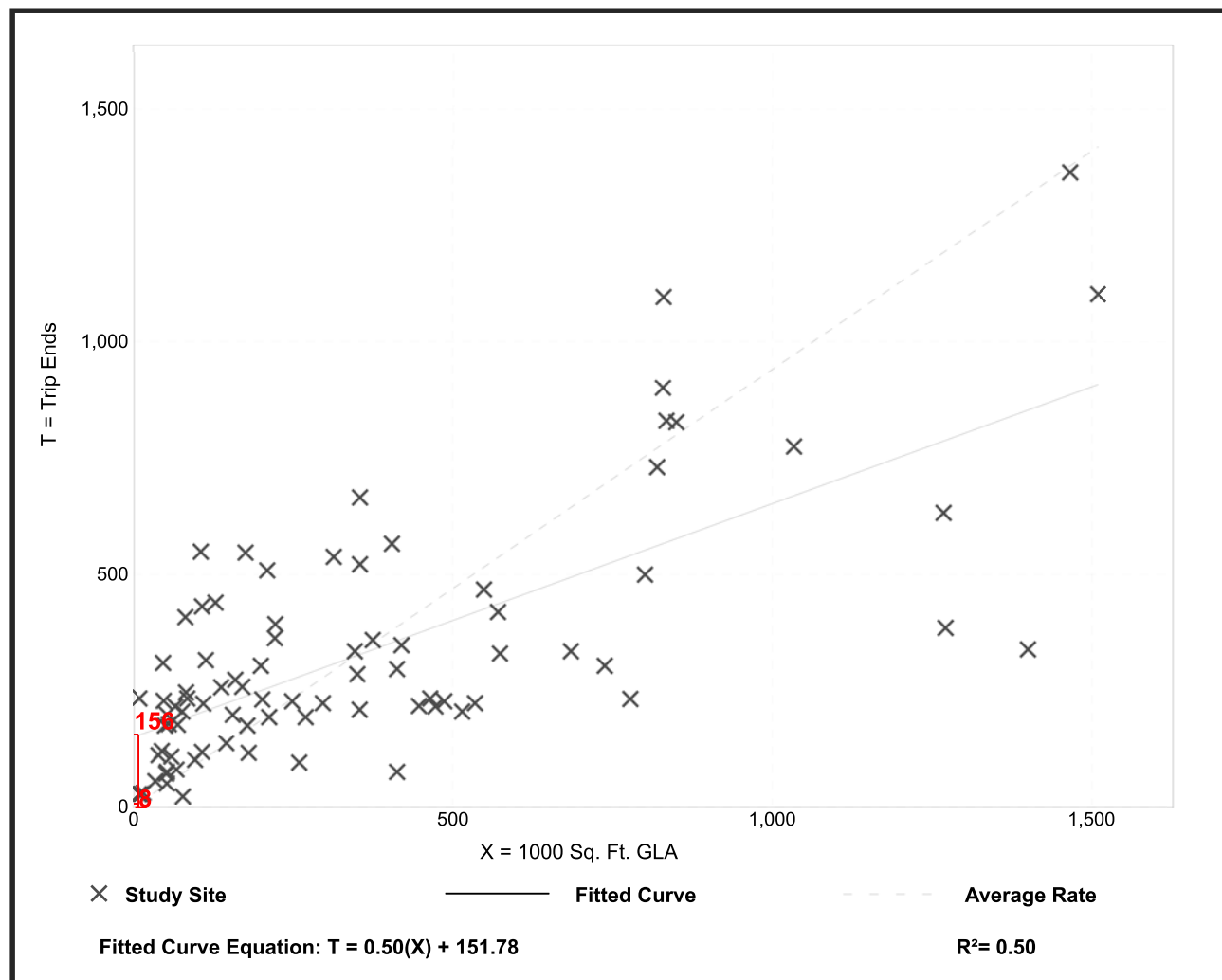
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 84
 Avg. 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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Shopping Center

(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 261

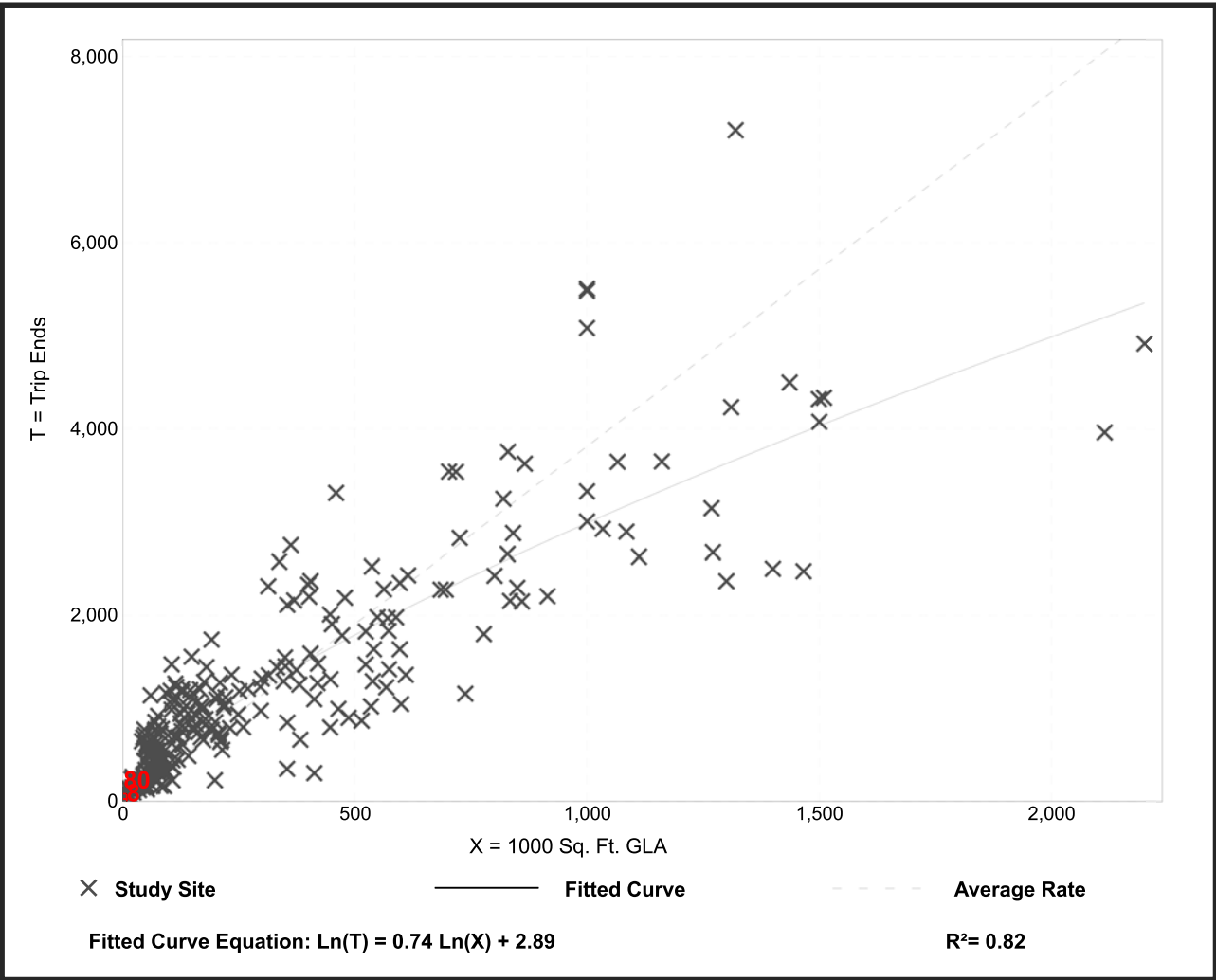
Avg. 1000 Sq. Ft. GLA: 327

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

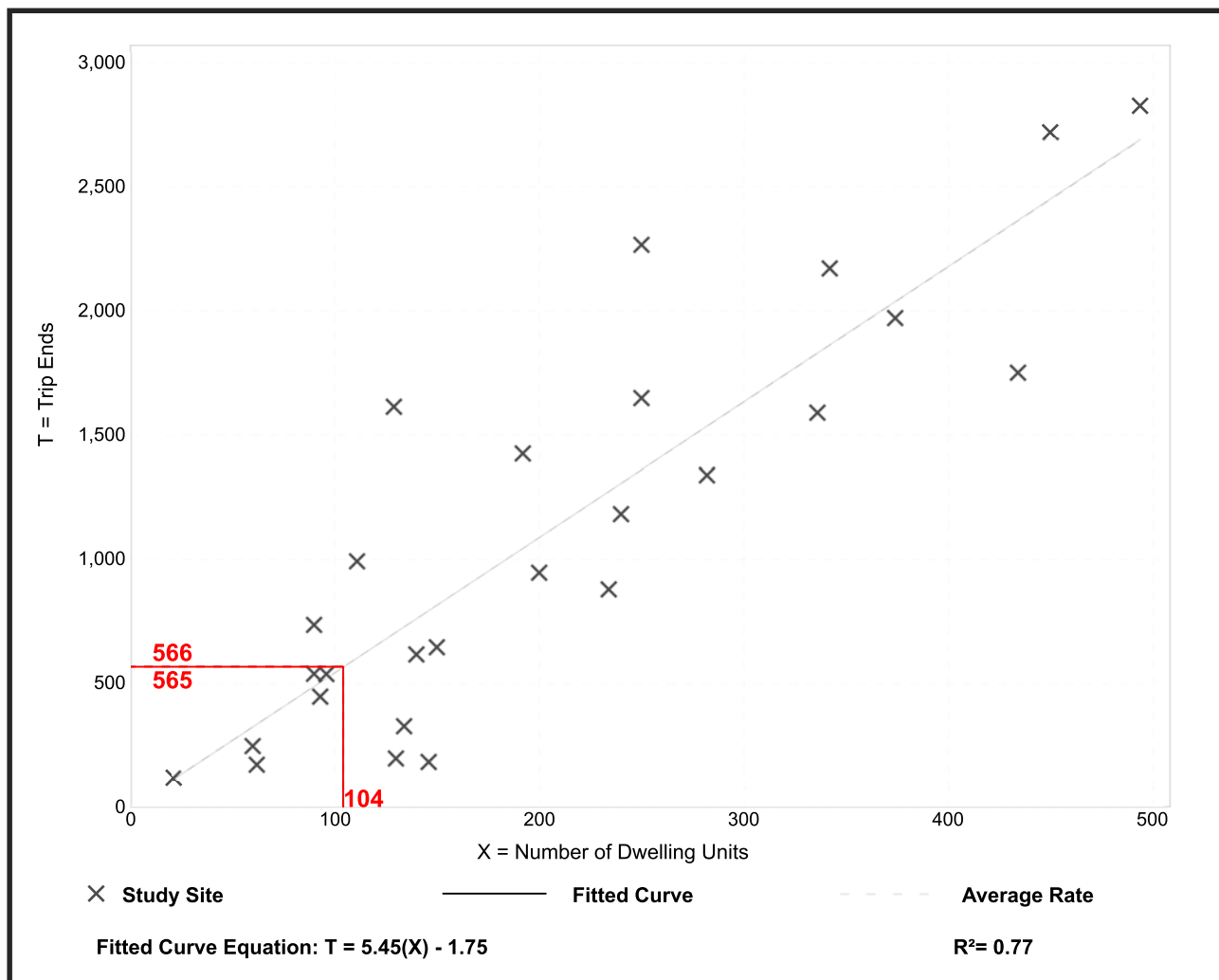
Avg. Num. of Dwelling Units: 205

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



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General Office Building (710)

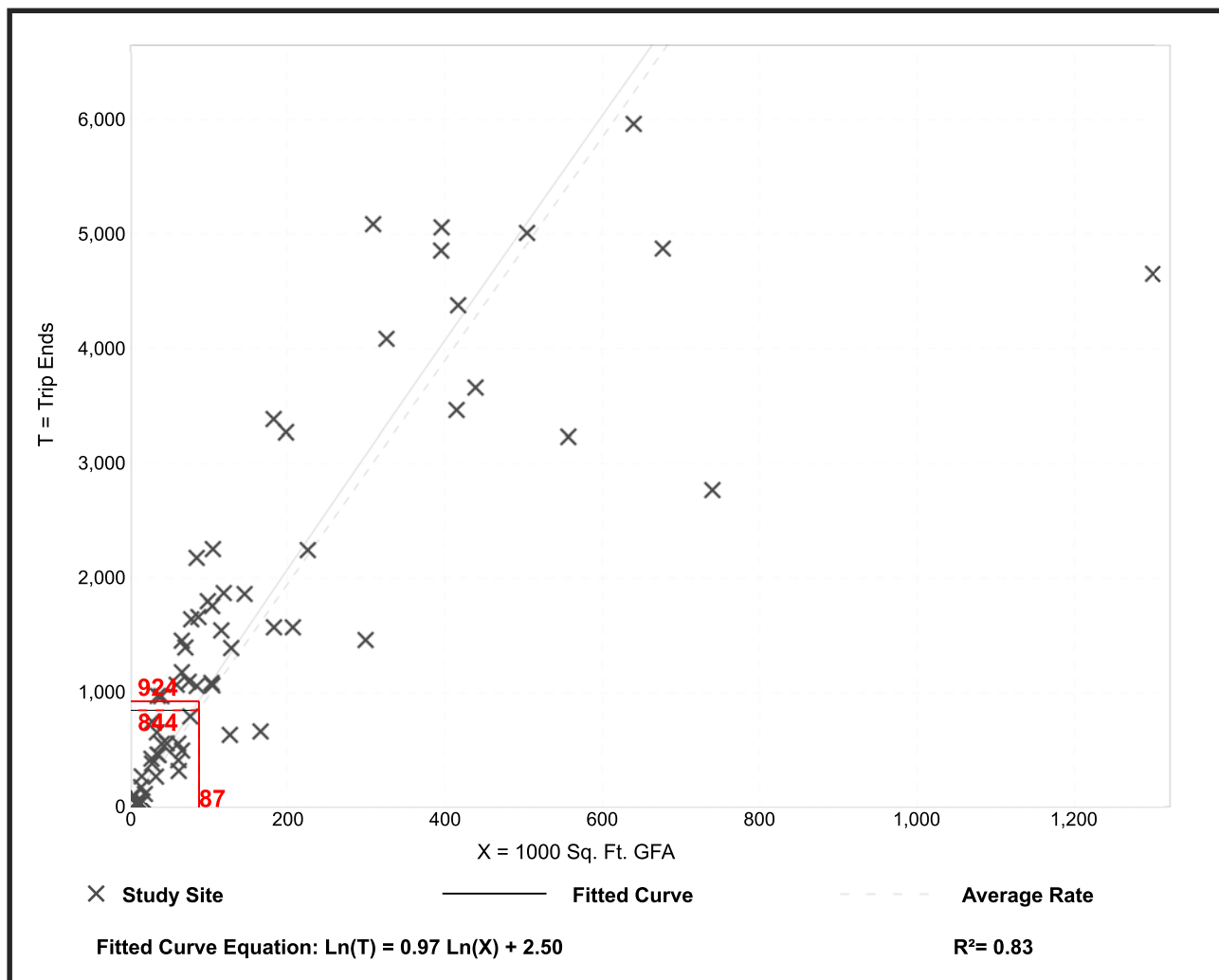
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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Shopping Center (820)

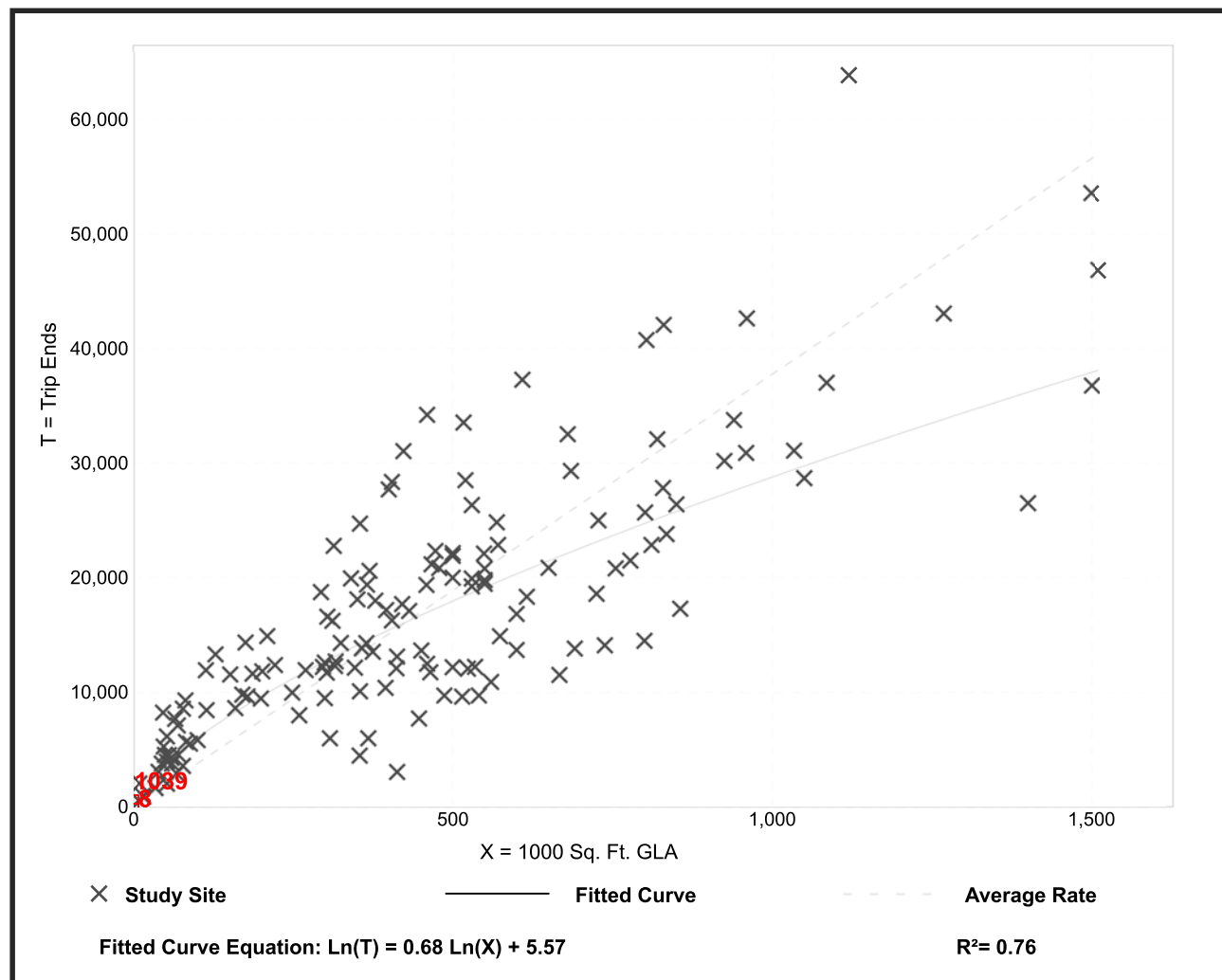
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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Quality Restaurant (931)

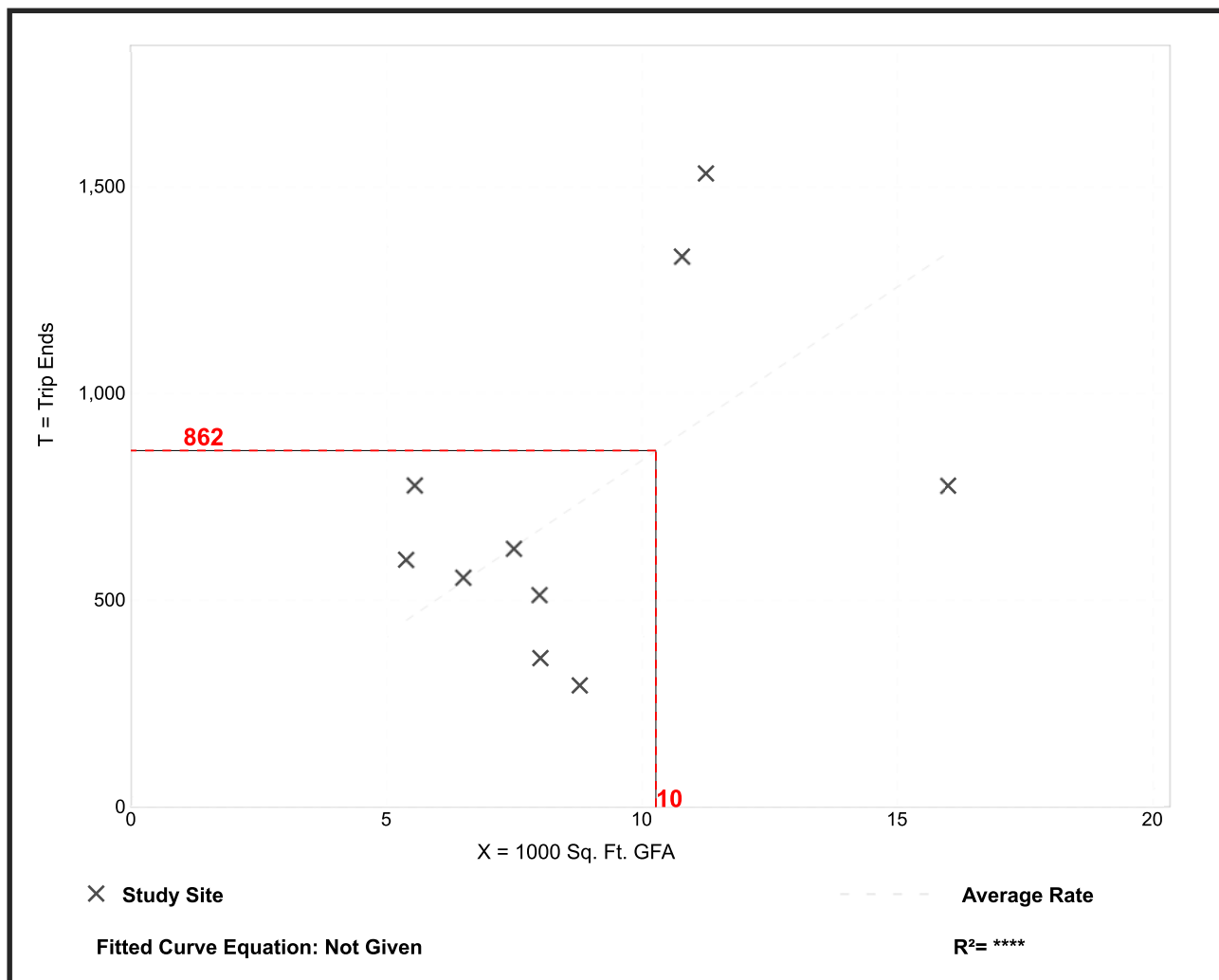
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.84	33.45 - 139.93	40.01

Data Plot and Equation



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S0801

COMMUTING CHARACTERISTICS BY SEX

2012-2016 American Community Survey 5-Year Estimates

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

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Subject	ZCTA5 33154				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	5,950	+/-477	3,070	+/-309	2,880
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	76.8%	+/-4.9	75.9%	+/-5.9	77.7%
Drove alone	66.4%	+/-6.0	67.0%	+/-6.5	65.8%
Carpooled	10.3%	+/-3.8	8.9%	+/-3.8	11.8%
In 2-person carpool	10.1%	+/-3.7	8.9%	+/-3.8	11.3%
In 3-person carpool	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
In 4-or-more person carpool	0.3%	+/-0.4	0.0%	+/-1.3	0.6%
Workers per car, truck, or van	1.07	+/-0.03	1.06	+/-0.03	1.08
Public transportation (excluding taxicab)	1.6%	+/-1.4	1.0%	+/-1.1	2.3%
Walked	6.0%	+/-2.3	8.5%	+/-4.1	3.3%
Bicycle	0.9%	+/-1.2	0.6%	+/-0.9	1.3%
Taxicab, motorcycle, or other means	1.7%	+/-1.3	3.3%	+/-2.4	0.0%
Worked at home	13.0%	+/-4.0	10.7%	+/-4.5	15.4%
PLACE OF WORK					
Worked in state of residence	97.3%	+/-1.3	97.0%	+/-1.9	97.7%
Worked in county of residence	88.4%	+/-2.7	85.2%	+/-4.2	91.8%
Worked outside county of residence	8.9%	+/-2.5	11.8%	+/-3.8	5.9%
Worked outside state of residence	2.7%	+/-1.3	3.0%	+/-1.9	2.3%
Living in a place					
Living in a place	100.0%	+/-0.7	100.0%	+/-1.3	100.0%
Worked in place of residence	22.1%	+/-5.1	23.8%	+/-6.6	20.3%
Worked outside place of residence	77.9%	+/-5.1	76.2%	+/-6.6	79.7%
Not living in a place					
Not living in a place	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Living in 12 selected states					
Living in 12 selected states	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Worked in minor civil division of residence	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Worked outside minor civil division of residence	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Not living in 12 selected states					
Not living in 12 selected states	100.0%	+/-0.7	100.0%	+/-1.3	100.0%

Proposed Development Program

AM Peak Hour Trip Generation and Internalization

1177 Kane Concourse

Residential Land Use 221 53		Office Land Use 710 91,506		Restaurant Land Use 931 8,868		Retail Land Use 822 6,010 Sq Ft		144	ITE Trips
In	Out	In	Out	In	Out	In	Out		
5	14	97	16	3	3	4	2		
UNBALANCED INTERNALIZATION									
0%	2%	3%	1%						
0	0	0	3						
0	0	0	0						
5%	20%			20%					
0	3	1		1					
0	0	0		0					
2%	1%					17%			
0	0	0				1			
0	0	0					14%		
							0		
		63%	23%						
		10	1	1					
		14%	31%						
		14	1	1					
		28%				32%			
		4	1			1			
		4%					29%		
		4	1				1		
				14%		8%			
				0		0			
				50%			13%		
				2		0	0		
Residential		Office		Restaurant		Retail		144	Vehicle Trips
In	Out	In	Out	In	Out	In	Out		
5	14	97	16	3	3	4	2		
BALANCED INTERNALIZATION									
0	0	0	0						
0	0	0	0						
0	-1			-1					
0	0			0					
0	0					0			
0	0						0		
		-1	-1	-1	-1				
		-1	-1			-1			
		-1	-1				-1		
				0	0	0	0		
0	-1	-2	-2	-2	-1	-1	-1	Total Sum	
5	13	95	14	1	2	3	1	-10	Internal
	5.3%		3.5%		50.0%		33.3%	134	External
0	-1	-8	-1	0	0	0	0	-11	Trips
				0.0	0.0	0	0	-11	6.9% % Internal
5	12	87	13	1	2	3	1	0	-8% Transit/Pedestrian
				0	0			0	0%
								123.36	
								0	0% % Passby (Quality)
5	12	87	13	1	2	3	1	123	Net New External Trips

PM Peak Hour Trip Generation and Internalization

1177 Kane Concourse

Residential Land Use 221 53		Office Land Use 710 91506		Restaurant Land Use 931 8868		Retail Land Use 822 6,010 Sq Ft		221 ITE Trips			
In 15	Out 9	In 17	Out 88	In 46	Out 23	In 11	Out 12				
UNBALANCED INTERNALIZATION											
	4% 0	0	57% 10								
4% 1		1	2% 2								
	21% 2	2		14% 6							
16% 2		2		18% 4							
	42% 4		1			10% 1					
46% 7			3				26% 3				
			4% 4	1	2% 1						
		30% 5		1	3% 1						
			20% 18	1		8% 1					
		31% 5		0			2% 0				
					41% 9	6	50% 6				
				29% 13		3	29% 3				
Residential		Office		Restaurant		Retail					
In 15	Out 9	In 17	Out 88	In 46	Out 23	In 11	Out 12	221 Vehicle Trips			
BALANCED INTERNALIZATION											
-1	0	0	-1								
-2	-2			-2	-2						
-3	-1					-1	-3				
		-1	-1	-1	-1						
		0	-1			-1	0				
				-3	-6	-6	-3				
-6	-3	-1	-3	-6	-9	-8	-6	Total Sum			
9	6	16	85	40	14	3	6	-42	Internal		
	37.5%		3.8%		21.7%		60.9%	179	External Trips		
-1	0	-1	-7	-3	-1	0	0	-14	19.0% % Internal transit/pedestrian		
8	6	15	78.2	37	13	3	6	164.68			
				-11	-11			-22	44% % Passby		
8	6	15	78	26	2	3	6	143	Net New External Trips		

Scenario - 2

Scenario Name: Proposed 10th edition

User Group:

Dev. phase: 1

No. of Years to Project 0

Traffic :

Analyst Note:

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	53	Weekday	Best Fit (LIN)	144	144	288
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 5.45(X) - 1.75$	50%	50%	
221(1) - Multifamily Housing (Mid-Rise)	General	Dwelling Units	53	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	5	14	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.98\ln(X) - 0.98$	26%	74%	19
221(2) - Multifamily Housing (Mid-Rise)	General	Dwelling Units	53	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	15	9	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.96\ln(X) - 0.63$	61%	39%	
710 - General Office Building	General	1000 Sq. Ft. GFA	91.51	Weekday	Best Fit (LOG)	487	487	974
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.97\ln(X) + 2.50$	50%	50%	
710(1) - General Office Building	General	1000 Sq. Ft. GFA	91.51	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	97	16	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 0.94(X) + 26.49$	86%	14%	113
710(2) - General Office Building	General	1000 Sq. Ft. GFA	91.51	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	17	88	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.95\ln(X) + 0.36$	16%	84%	
931 - Quality Restaurant	General	1000 Sq. Ft. GFA	8.87	Weekday	Average	372	372	744
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				83.84	50%	50%	
931(1) - Quality Restaurant	General	1000 Sq. Ft. GFA	8.87	Weekday, Peak Hour of Adjacent Street Traffic,	Average	3	3	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.73	50%	50%	6
931(2) - Quality Restaurant	General	1000 Sq. Ft. GFA	8.87	Weekday, Peak Hour of Adjacent Street Traffic,	Average	46	23	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				7.80	67%	33%	
820 - Shopping Center	General	1000 Sq. Ft. GLA	6.01	Weekday	Average	113	113	226
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				37.75	50%	50%	
820(1) - Shopping Center	General	1000 Sq. Ft. GLA	6.01	Weekday, Peak Hour of Adjacent Street Traffic,	Average	4	2	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.94	62%	38%	6
820(2) - Shopping Center	General	1000 Sq. Ft. GLA	6.01	Weekday, Peak Hour of Adjacent Street Traffic,	Average	11	12	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				3.81	48%	52%	



S0801

COMMUTING CHARACTERISTICS BY SEX

2012-2016 American Community Survey 5-Year Estimates

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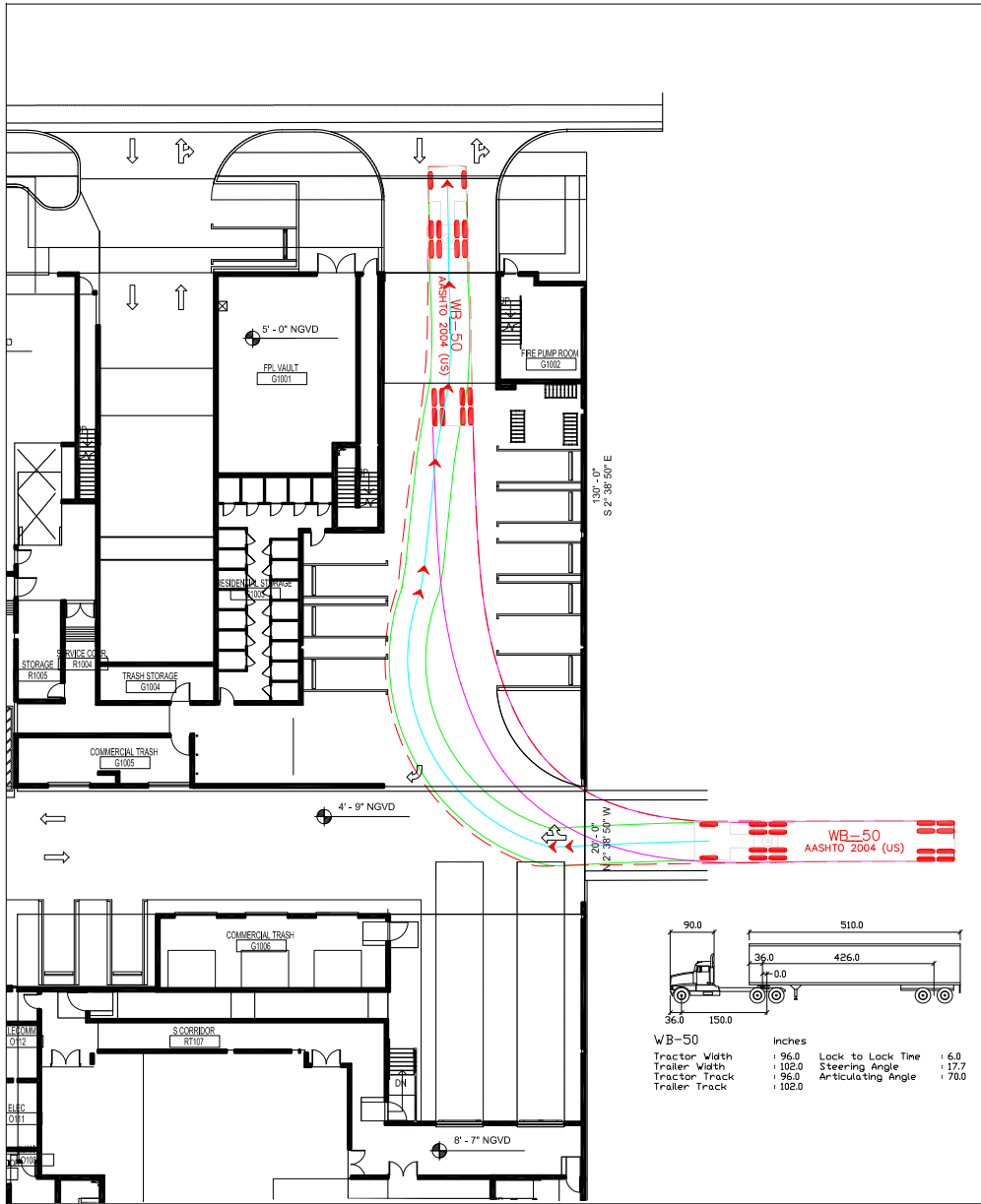
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Subject	ZCTA5 33154				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	5,950	+/-477	3,070	+/-309	2,880
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	76.8%	+/-4.9	75.9%	+/-5.9	77.7%
Drove alone	66.4%	+/-6.0	67.0%	+/-6.5	65.8%
Carpooled	10.3%	+/-3.8	8.9%	+/-3.8	11.8%
In 2-person carpool	10.1%	+/-3.7	8.9%	+/-3.8	11.3%
In 3-person carpool	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
In 4-or-more person carpool	0.3%	+/-0.4	0.0%	+/-1.3	0.6%
Workers per car, truck, or van	1.07	+/-0.03	1.06	+/-0.03	1.08
Public transportation (excluding taxicab)	1.6%	+/-1.4	1.0%	+/-1.1	2.3%
Walked	6.0%	+/-2.3	8.5%	+/-4.1	3.3%
Bicycle	0.9%	+/-1.2	0.6%	+/-0.9	1.3%
Taxicab, motorcycle, or other means	1.7%	+/-1.3	3.3%	+/-2.4	0.0%
Worked at home	13.0%	+/-4.0	10.7%	+/-4.5	15.4%
PLACE OF WORK					
Worked in state of residence	97.3%	+/-1.3	97.0%	+/-1.9	97.7%
Worked in county of residence	88.4%	+/-2.7	85.2%	+/-4.2	91.8%
Worked outside county of residence	8.9%	+/-2.5	11.8%	+/-3.8	5.9%
Worked outside state of residence	2.7%	+/-1.3	3.0%	+/-1.9	2.3%
Living in a place					
Worked in place of residence	22.1%	+/-5.1	23.8%	+/-6.6	20.3%
Worked outside place of residence	77.9%	+/-5.1	76.2%	+/-6.6	79.7%
Not living in a place	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Living in 12 selected states					
Worked in minor civil division of residence	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Worked outside minor civil division of residence	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Not living in 12 selected states	100.0%	+/-0.7	100.0%	+/-1.3	100.0%

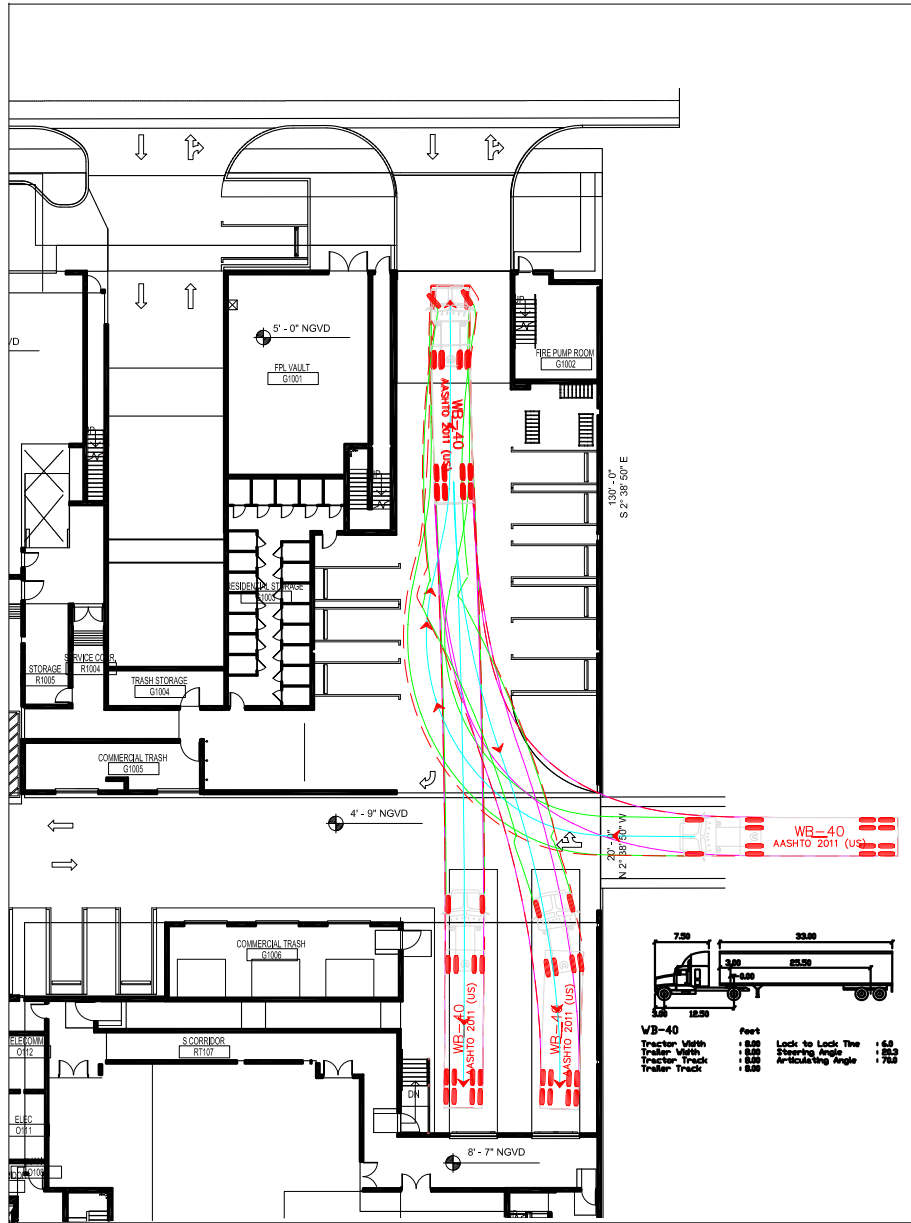
Attachment B

Maneuverability Evaluation

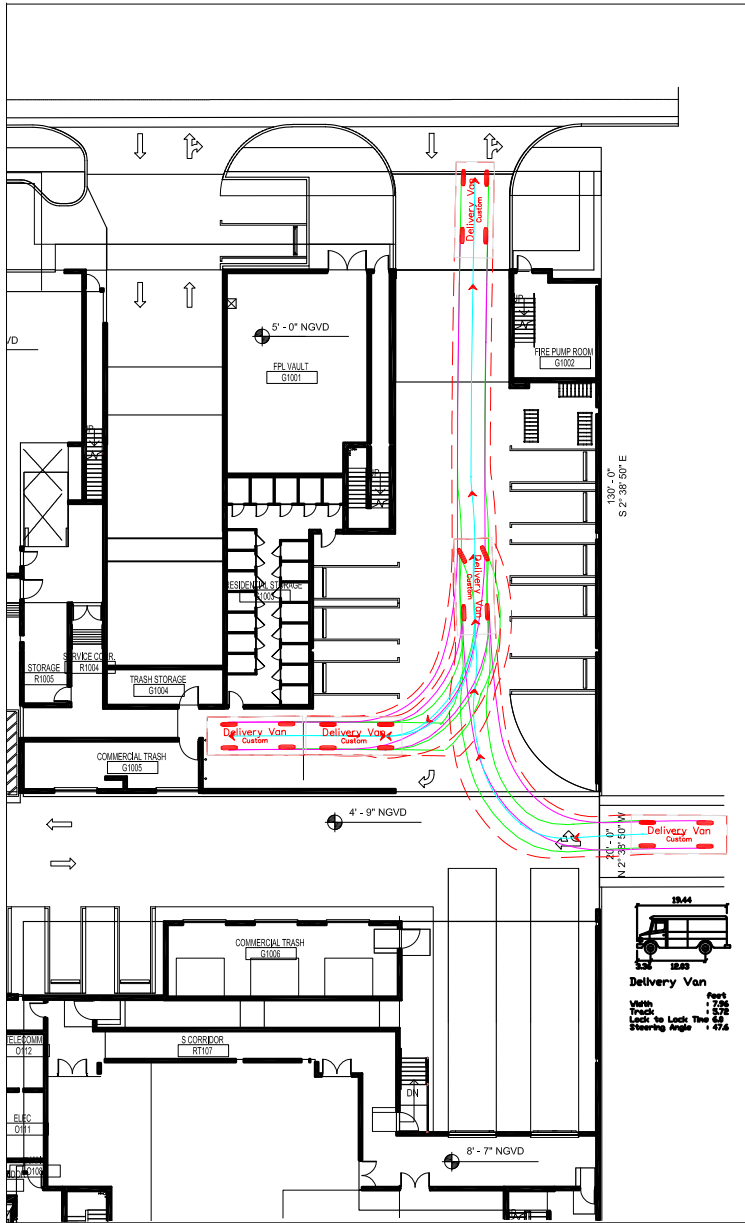
U:\proj\2112225\planconcept\01.dwg Nov 29, 2021-1:33:09pm\dmnyl



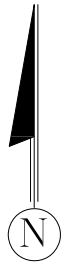
WB-50 MANEUVERABILITY MODEL



WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL



DAVID PLUMMER & ASSOCIATES, INC.
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL
CORAL GABLES
1750 PONCE DE LEON BLVD. CORAL GABLES FL 33134 TELEPHONE (305) 447-0900 FAX (305) 444-4986
FORT MYERS
CERTIFICATE OF AUTHORIZATION EB 2690

REVISIONS:	
CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATE ALL UTILITIES BEFORE COMMENCING WITH PROJECT.	

PROJECT:
1177 KANE CONCOURSE

TITLE:
MANEUVERABILITY STUDIES

DATE	11/29/21	PROJECT NO.	21225
DRAWN		SHEET NO.	
CHECKED			
APPROVED			

A0-12

1177 KANE CONCOURSE
PROPOSED PROGRAM AND BUILDING MODIFICATIONS COMPARISON



1177 Kane Concourse

Bay Harbor Islands, FL 33154

January 18th, 2023

TOWN COUNCIL FINAL APPROVED SET

Architect:

ARQUITECTONICA

2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

Civil:

Kimley»Horn

355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLE, FL 33134
P: 305.673.2025
www.kimley-horn.com

Traffic/Parking:

**DAVID PLUMMER &
ASSOCIATES**

1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
P: 305.447.0900
www.dplummer.com

MEPFP:

exp.

396 ALHAMBRA CIRCLE
SUITE 202
CORAL GABLES, FL 33134
P: 305.631.2208
www.exp.com

Landscape Architect:

ARQUITECTONICA**GEO**

2900 OAK AVENUE
MIAMI, FLORIDA 33133
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F: 305.372.1175
www.arquitectonica.com

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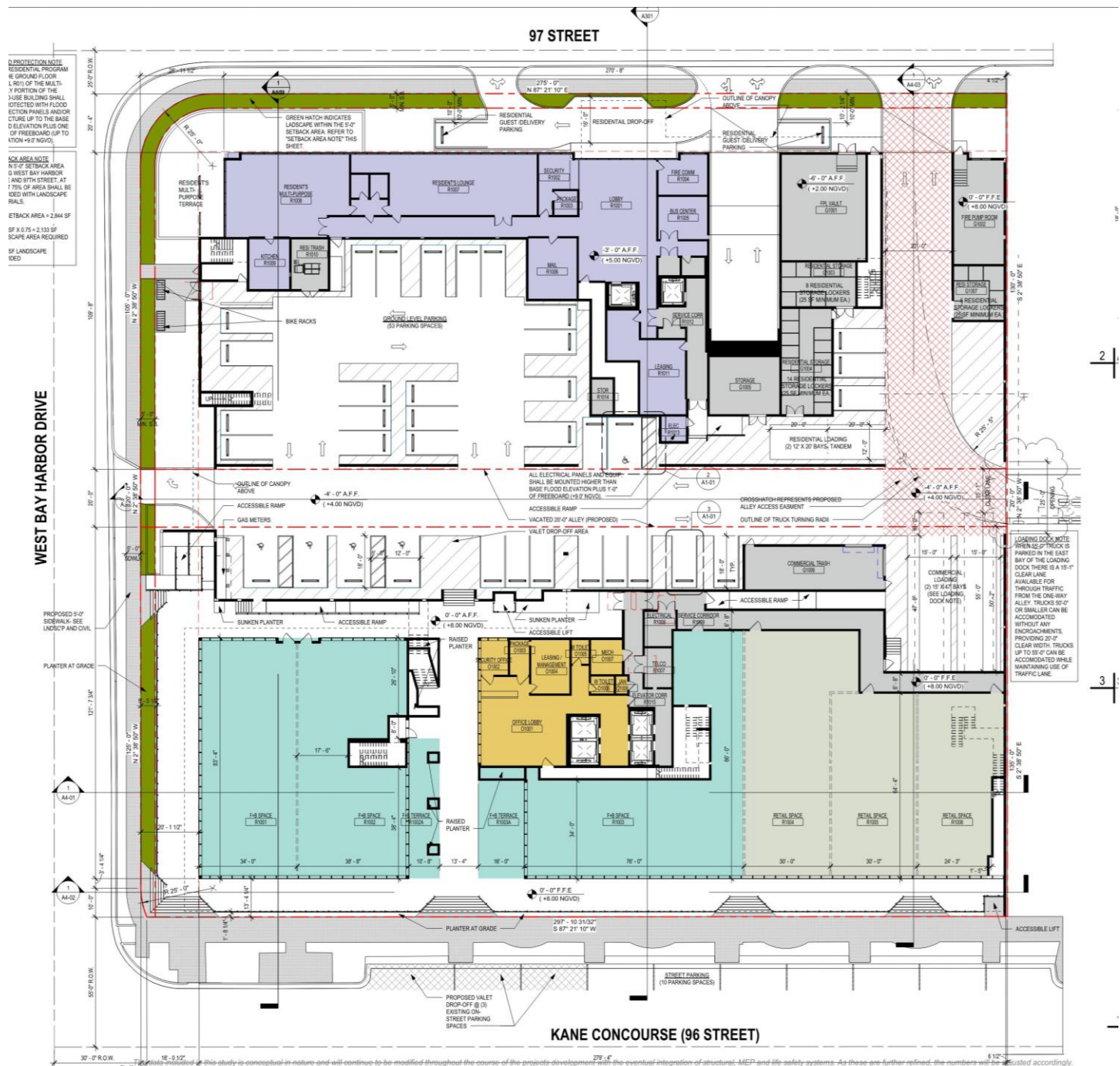
1177 KANE CONCOURSE SUMMARY OF CHANGES

1. REDUCED RESIDENTIAL DENSITY (FROM 89 UNITS TO 54 UNITS).
2. REDUCED OFFICE SQUARE FOOTAGE.
3. UNLEASABLE OFFICE SF REDISTRIBUTED TO RESIDENTIAL SF.
4. REDUCED GROUND FLOOR RESIDENTIAL LOBBY AREA DUE TO FLOOD CODE REQUIREMENTS.
5. REFINED OFFICE CORE TO OPTIMIZE OFFICE FLOORPLATE.
6. CONVERTED RESIDENTIAL RENTAL PRODUCT TO RESIDENTIAL CONDOMINIUM FOR REDUCED TENANT TURNOVER.

1177 KANE CONCOURSE ENTITLEMENTS PROGRAM COMPARISON

	DEVELOPMENT AGREEMENT	TOWN COUNCIL APPROVED	PERMIT SET	PROPOSED PROGRAM
RESIDENTIAL UNITS	90	90	89	54
OFFICE NSF	98,800	81,014	82,322	79,038
FOOD & BEV. + RETAIL NSF	14,900	15,496	14,581	13,002
PARKING SPACES	520	520	520	522

SITE PLAN
TOWN COUNCIL – APPROVED



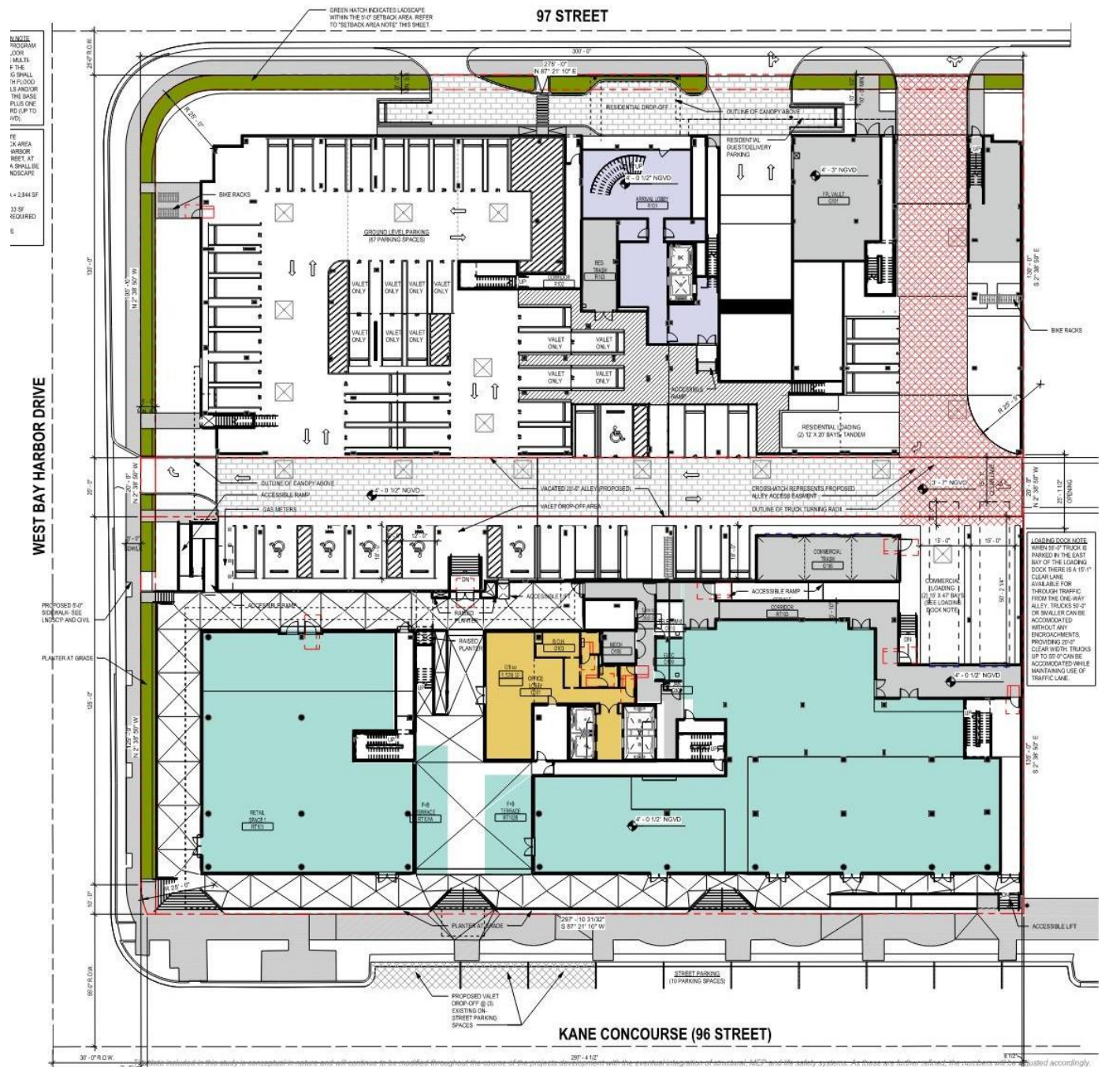
Kane Concourse

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Date: 01/17/2020

SITE PLAN-C

SITE PLAN
PROPOSED CHANGES



1177 Kane Concourse

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Date: 12/8/2022

SITE PLAN

CHANGE NARRATIVE

- RESIDENTIAL LOBBY** – FLOOD CODE REQUIREMENTS ENFORCED DURING PERMIT REVIEW RESULTED IN THE LOBBY BEING CONVERTED FROM A DRY FLOOD PROOF CONDITION TO WET FLOOD PROOF. DUE TO REGULATIONS ON USES, MATERIALITY, AND MEPS IN A WET FLOOD PROOFED AREA, THE RESULTING LOBBY WAS NO LONGER IN LINE WITH THE OBJECTIVE AND VISION OF THE BUILDING AND THE DECISION WAS MADE TO ELIMINATE THE GROUND FLOOR RESIDENTIAL LOBBY AND RELOCATE ALL LOBBY PROGRAM TO THE 2ND FLOOR. RESIDENTIAL CORE MODIFIED TO ACCOMMODATE THE LOBBY CHANGES.
- OFFICE** – LOBBY LAYOUT CHANGES AND EGRESS STAIR CHANGES AS REQUIRED PER BUILDING CODE AND FIRE DEPARTMENT.
- RETAIL** – NO MODIFICATIONS.
- GARAGE** – MODIFIED GROUND FLOOR GARAGE ACCORDING TO ABOVE CHANGES.

2ND FLOOR PLAN
TOWN COUNCIL – APPROVED



LEVEL R02
SCALE: 1/16" = 1'-0"

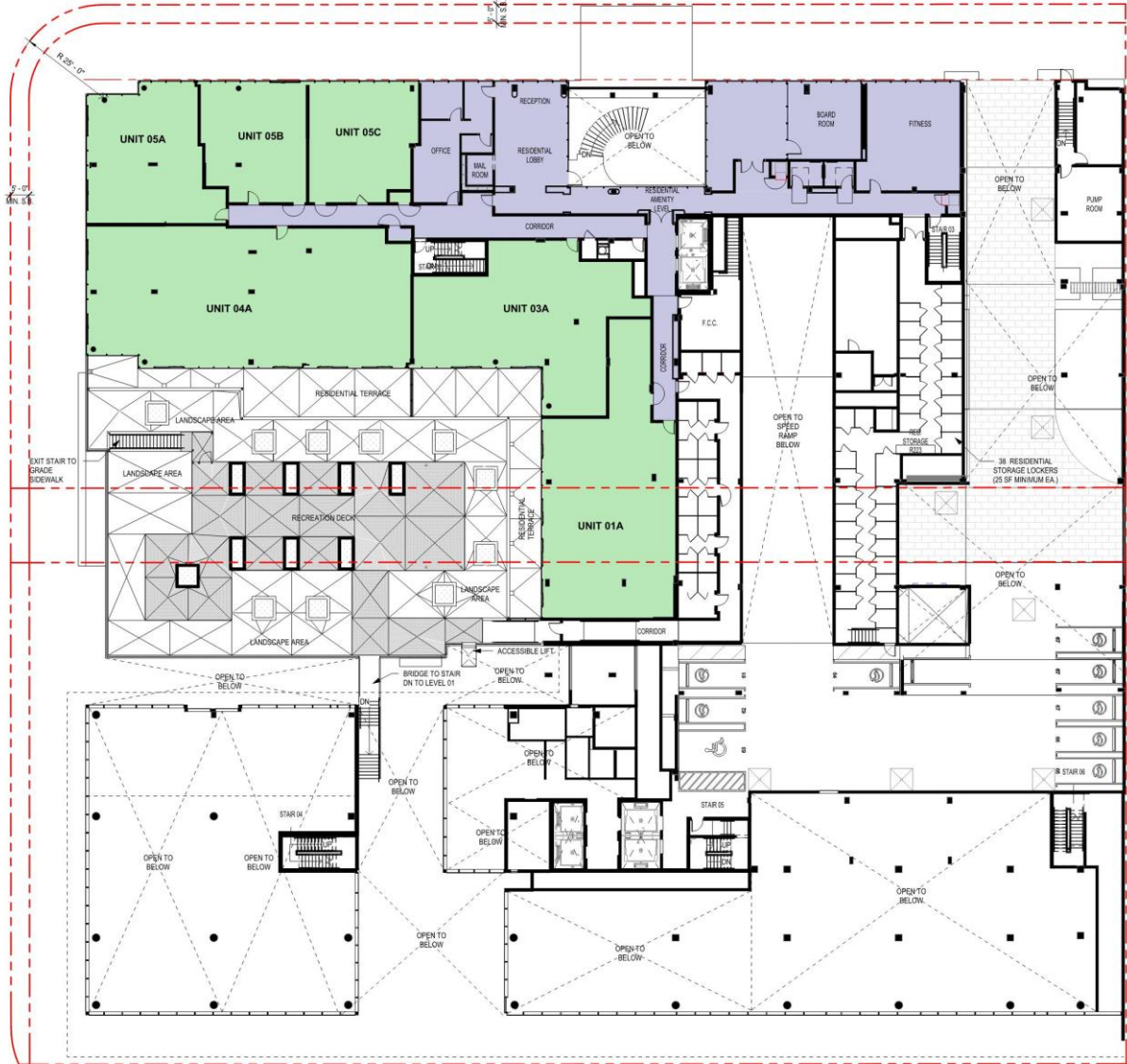
Kane Concourse

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Date: 01/17/2020

OVERALL FL

2ND FLOOR PLAN
PROPOSED CHANGES



1 LEVEL R02
SCALE: 1/16" = 1'-0"

Kane Concourse

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Date: 12/8/2022

C

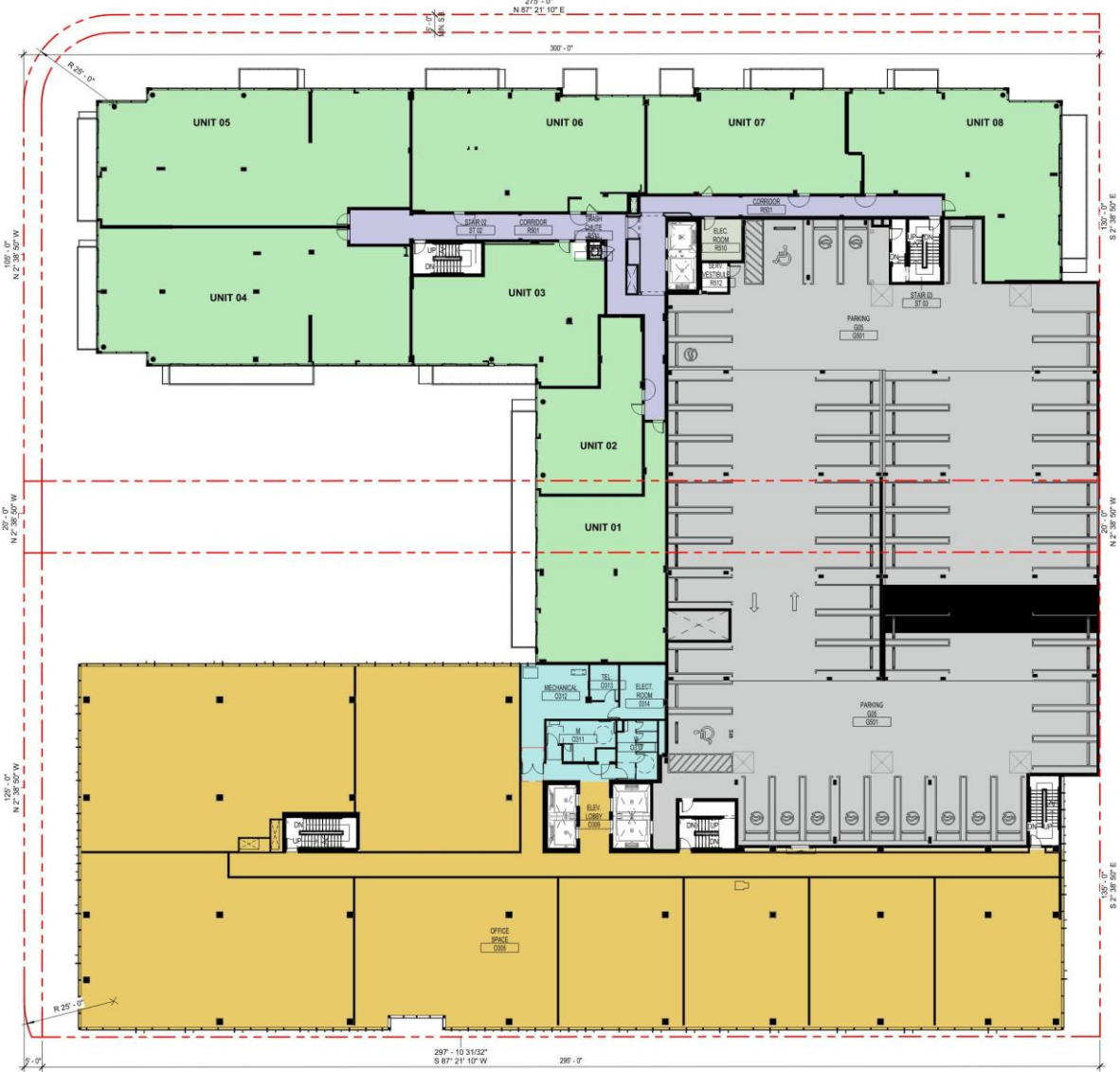
CHANGE NARRATIVE

- **RESIDENTIAL LOBBY** – RELOCATED LOBBY TO 2ND FLOOR DUE TO FLOOD CODE RESTRICTIONS ON GROUND FLOOR. RESIDENTIAL CORE MODIFIED TO ACCOMMODATE LOBBY CHANGES.
- **RESIDENTIAL UNITS** – REDUCED DENSITY ON THE RESIDENTIAL 2ND FLOOR (FROM 12 UNITS TO 5 UNITS).
- **RESIDENTIAL FITNESS** – FPL REQUIREMENTS FOR NO WATER OR SEWER ABOVE VAULT RESULTED IN THE LOSS OF HABITABLE SPACE.
- **OFFICE** – NO CHANGE – “DOUBLE HEIGHT” LEVEL.
- **GARAGE** – ADJUSTED NUMBER OF STORAGE LOCKERS PROVIDED ACCORDING TO NEW UNIT COUNT AND MEP UPDATES AS REQUIRED BY BUILDING CODE.

TYPICAL FLOOR PLAN TOWN COUNCIL – APPROVED



TYPICAL FLOOR PLAN PROPOSED CHANGES



CHANGE NARRATIVE

- **RESIDENTAL UNITS** – REDUCED DENISITY ON THE RESIDENTAL 2ND FLOOR (FROM 13 UNITS TO 8 UNITS). AREA DETERMINED AS UNLEASABLE FOR OFFICE AREA WAS REDISTRIBUTED AS RESIDENTIAL.
- **OFFICE** – REDUCED FLOORPLATE AND RELOCATED CORE.
- **GARAGE** – MEP MODIFICATIONS AS REQUIRED BY BUILDING CODE.

ROOF LEVEL TOWN COUNCIL – APPROVED



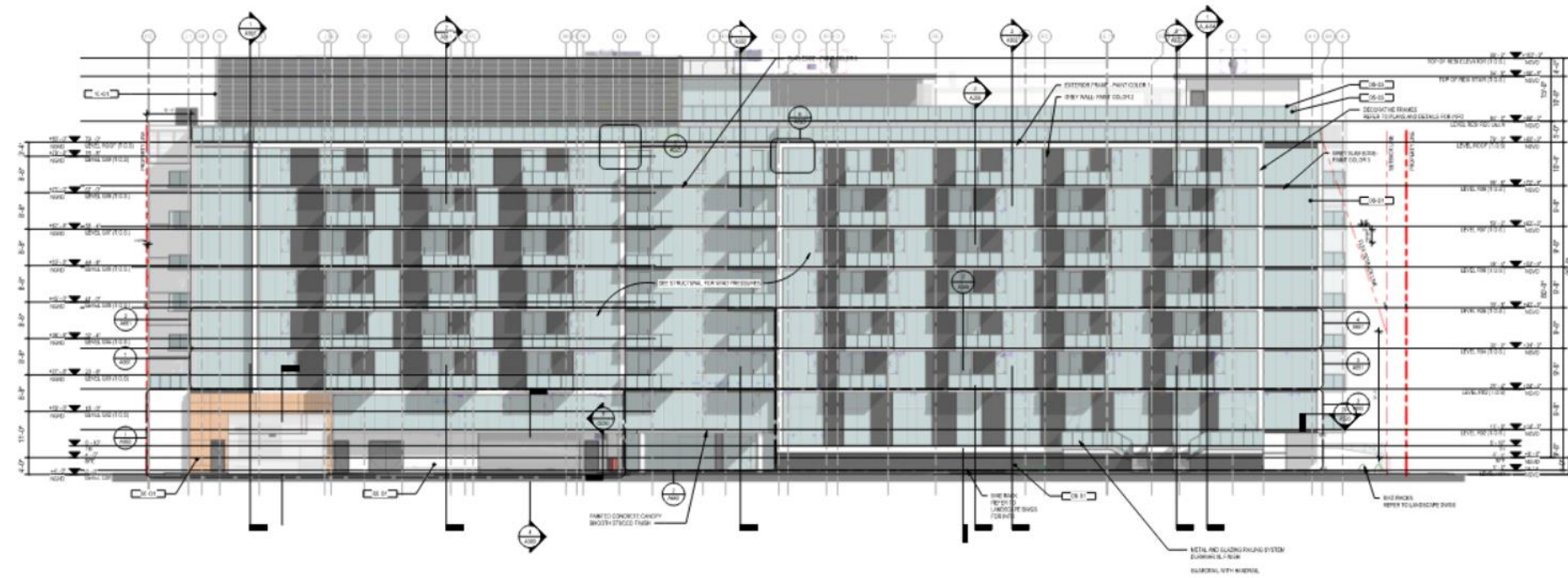
ROOF LEVEL PROPOSED CHANGES



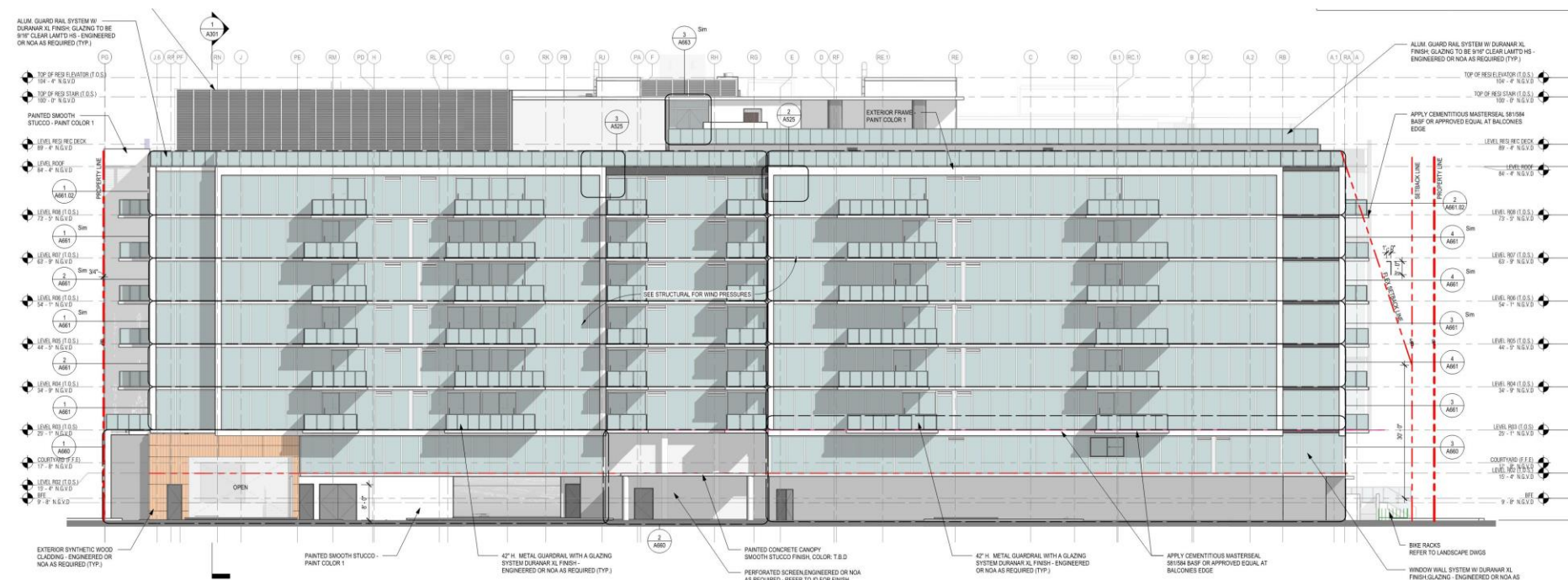
CHANGE NARRATIVE

- **RESIDENTAL ROOFDECK** – RELOCATED EGRESS STAIR AND MODIFIED BOH AREAS TO ACCOMMODATE POOL EQUIPMENT AND PROPER ROOF LOBBY.
- **OFFICE ROOFDECK** – BOH SUPPORT ROOMS ADDED FOR ROOFTOP OPERATIONS.
- **ROOFTOP MECHANICAL** – MECHANICAL AREAS RE-SIZED TO ACCOMMODATE EQUIPMENT.
- **GARAGE** – MEP MODIFICATIONS AS REQUIRED BY BUILDING CODE.

NORTH ELEVATION TOWN COUNCIL – APPROVED



NORTH ELEVATION PROPOSED CHANGES

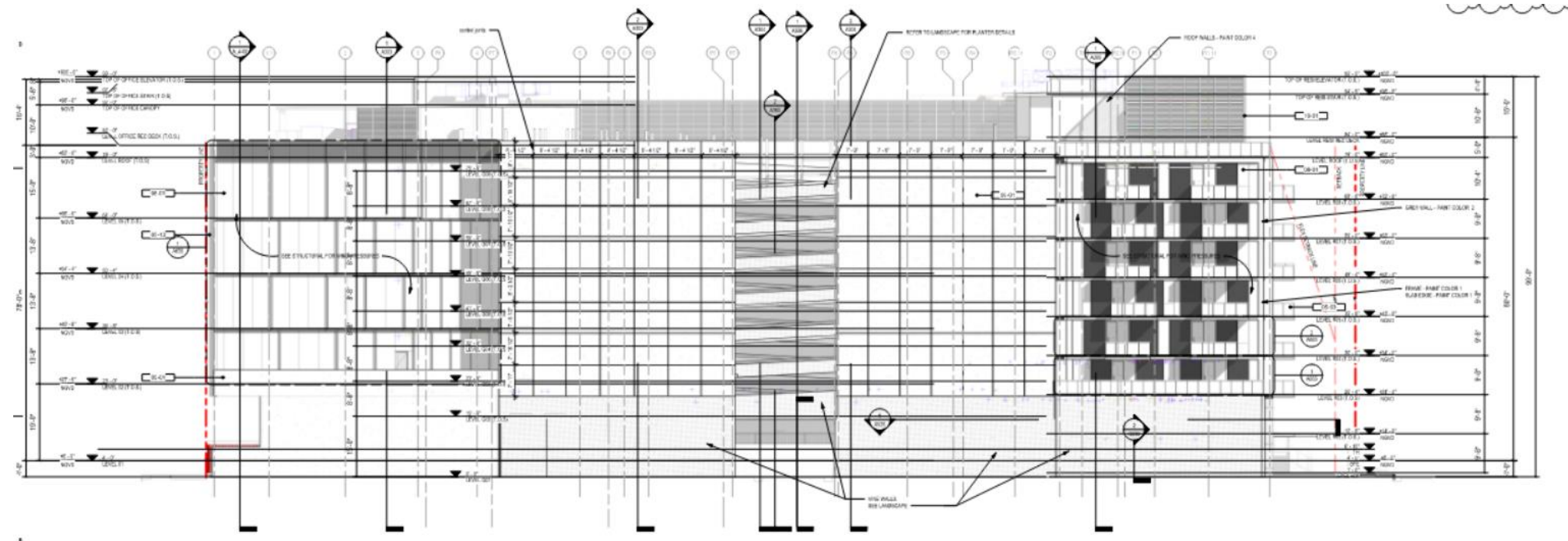


CHANGE NARRATIVE

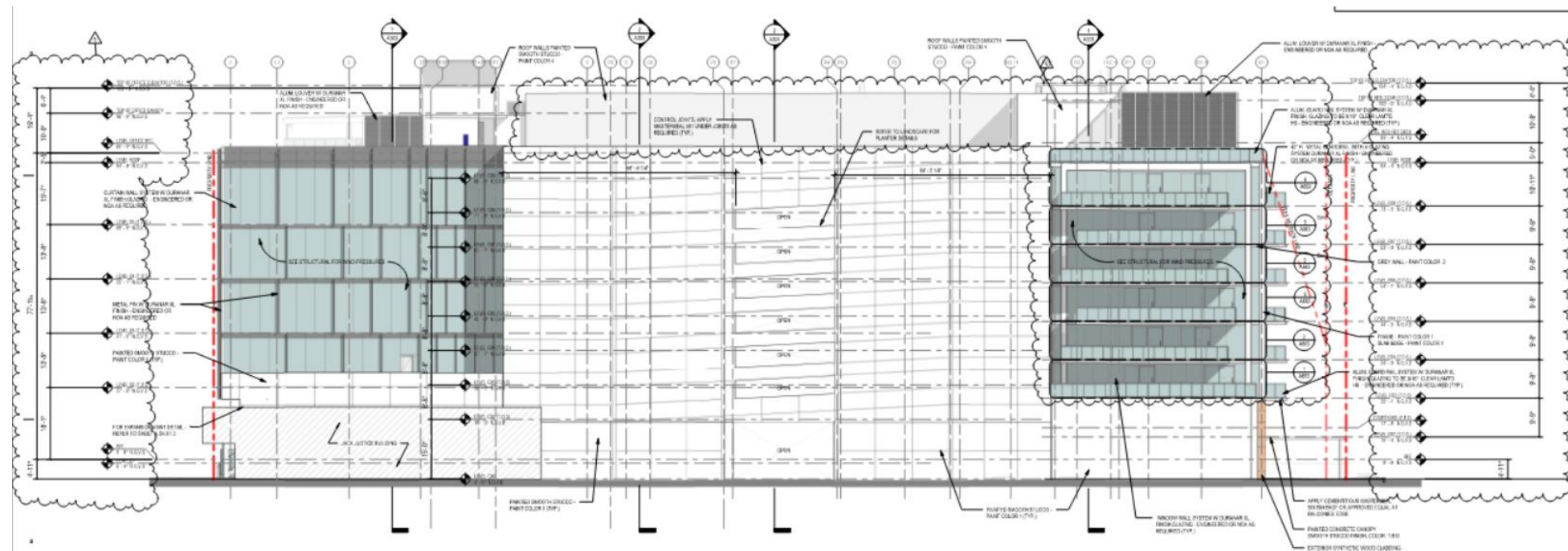
CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

EAST ELEVATION TOWN COUNCIL – APPROVED



EAST ELEVATION PROPOSED CHANGES

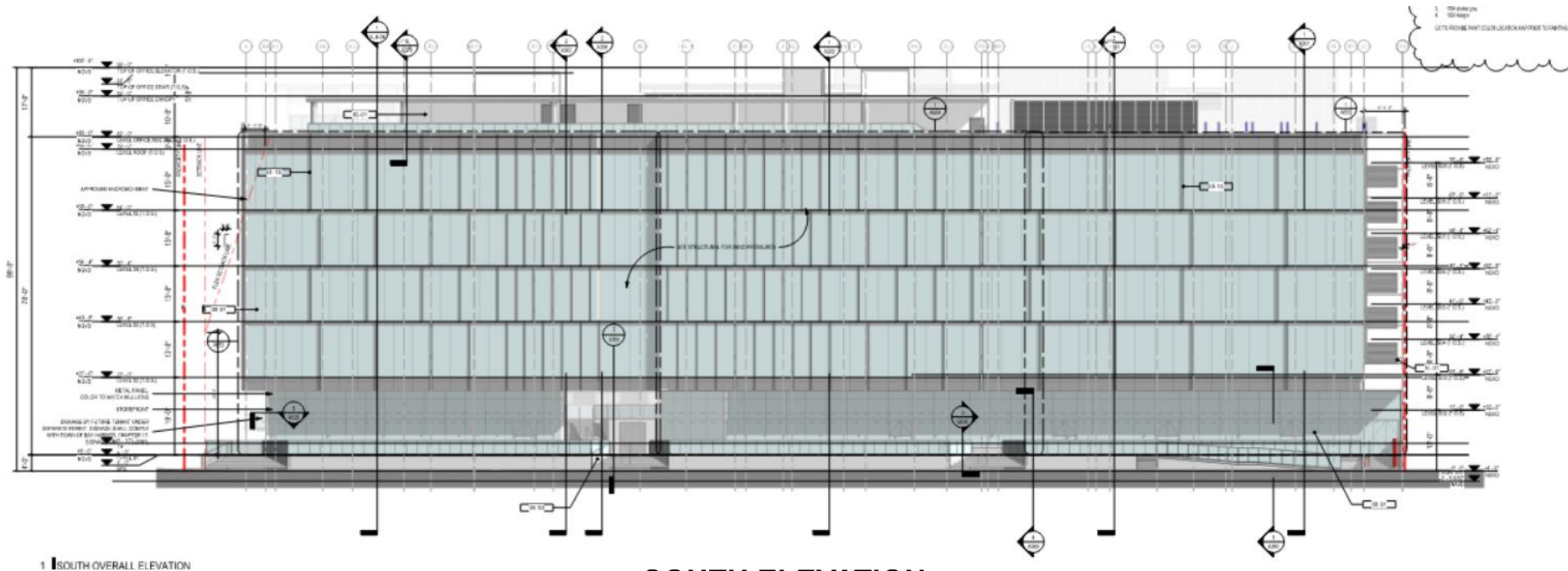


CHANGE NARRATIVE

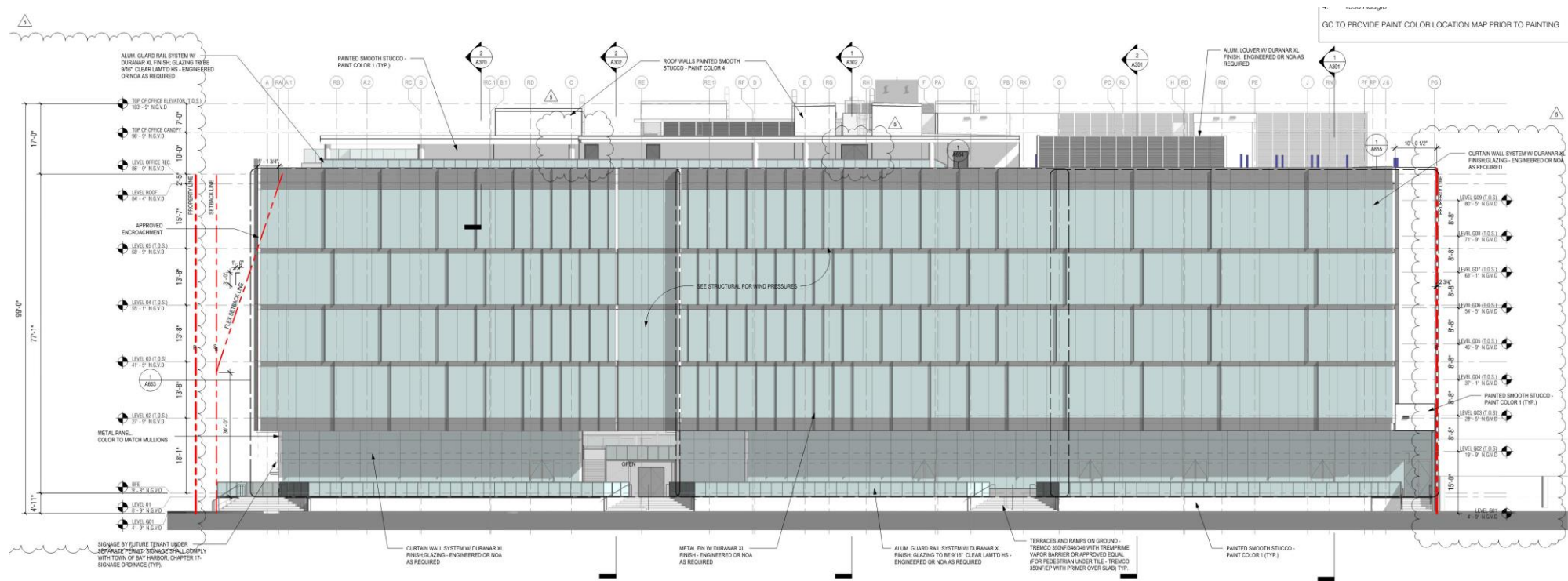
CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

SOUTH ELEVATION TOWN COUNCIL – APPROVED



SOUTH ELEVATION PROPOSED CHANGES

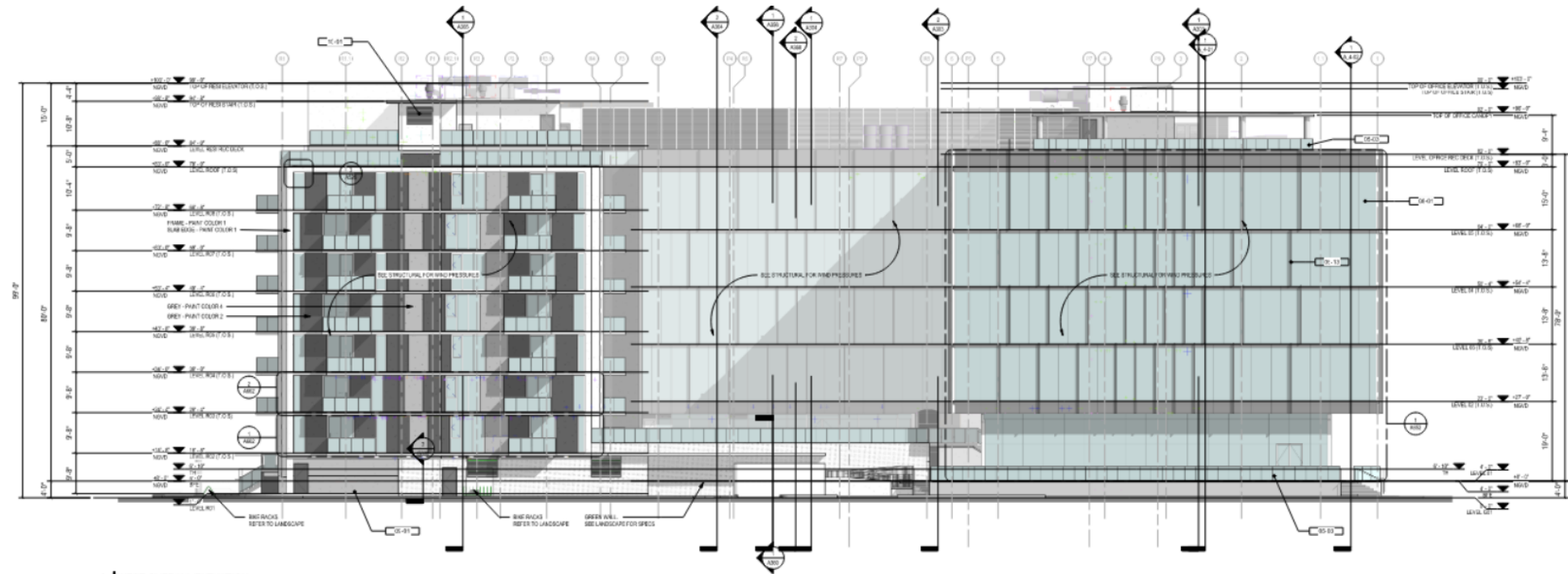


CHANGE NARRATIVE

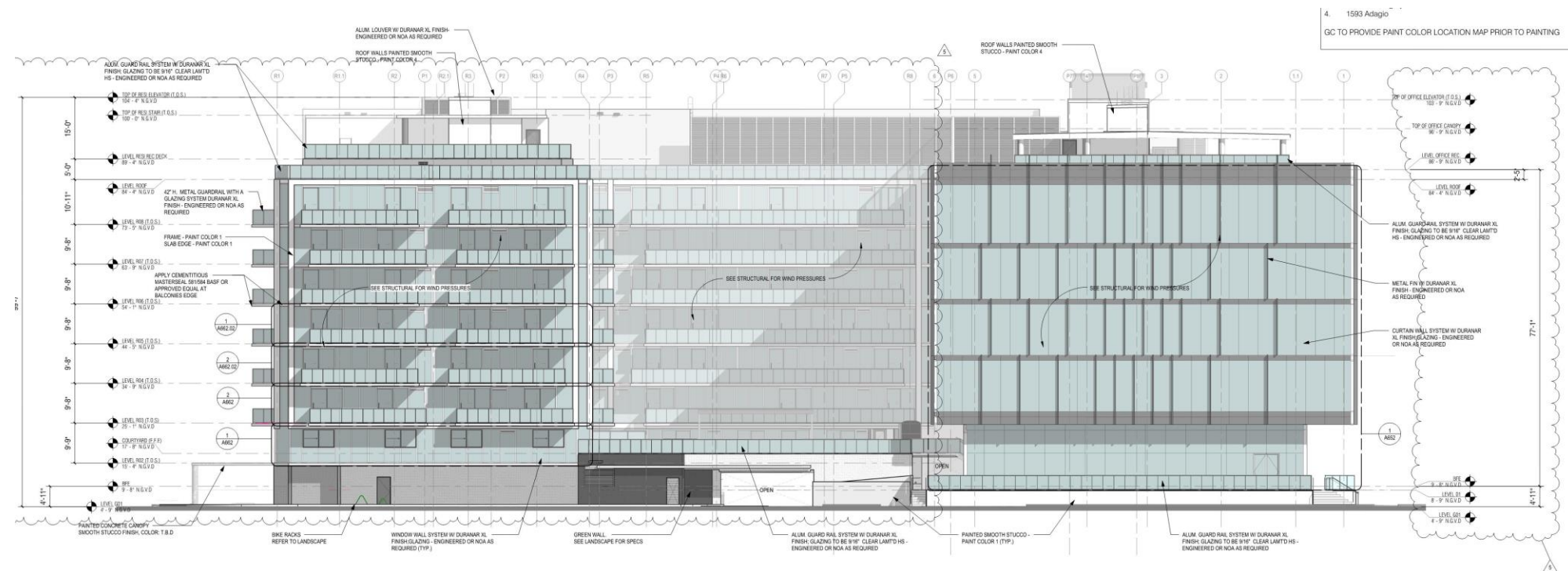
CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

WEST ELEVATION TOWN COUNCIL – APPROVED



WEST ELEVATION PROPOSED CHANGES



CHANGE NARRATIVE

CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

KANE CONC. & WBH DR. FACADES (SOUTH/WEST) TOWN COUNCIL - APPROVED



V02 – Town Council Approved.

KANE CONC. & WBH DR. FACADES (SOUTH/WEST) PROPOSED CHANGES



V02

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM.

WATERWAY PERSPECTIVE TOWN COUNCIL - APPROVED



V05 – Town Council Approved.

WATERWAY PERSPECTIVE PROPOSED CHANGES



V05

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM.

AERIAL PERSPECTIVE OF WEST FACADE
TOWN COUNCIL - APPROVED



V07 – Town Council Approved.

AERIAL PERSPECTIVE OF WEST FACADE
PROPOSED CHANGES



V07

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM.

RESIDENTIAL FAÇADE (NORTH)
TOWN COUNCIL - APPROVED



V03 – Town Council Approved.

RESIDENTIAL FAÇADE (NORTH)
PROPOSED CHANGES



V03

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 4) REQUIRE MEP SCREEN FOR COLLING TOWER, 5) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.

GARAGE FAÇADE (EAST) TOWN COUNCIL - APPROVED



V04 – Town Council Approved.

GARAGE FAÇADE (EAST) PROPOSED CHANGES



V04

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 4) REQUIRE MEP SCREEN FOR COLLING TOWER, 5) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.
- **GARAGE EXTERIOR** – LOWER GREEN WALL REMOVED DURING FINAL ORIGINAL TOWN COUNCIL REVIEW.

GARAGE FAÇADE (EAST) TOWN COUNCIL - APPROVED



V01 – Town Council Approved.

GARAGE FAÇADE (EAST) PROPOSED CHANGES



V01

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 4) REQUIRE MEP SCREEN FOR COLLING TOWER, 5) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.
- **GARAGE EXTERIOR** – LOWER GREEN WALL REMOVED DURING FINAL ORIGINAL TOWN COUNCIL REVIEW.

RESIDENTIAL ARRIVAL TOWN COUNCIL - APPROVED



Residential Arrival – Town Council Approved.

RESIDENTIAL ARRIVAL PROPOSED CHANGES



Residential Arrival

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 3) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE, & 4) MODIFIED RESIDENTIAL ARRIVAL PER FLOOD CODE RESTRICTIONS.

97th STREET INGRESS/EGRESS
TOWN COUNCIL - APPROVED



Residential Arrival – Town Council Approved.

97th STREET INGRESS/EGRESS
PROPOSED CHANGES

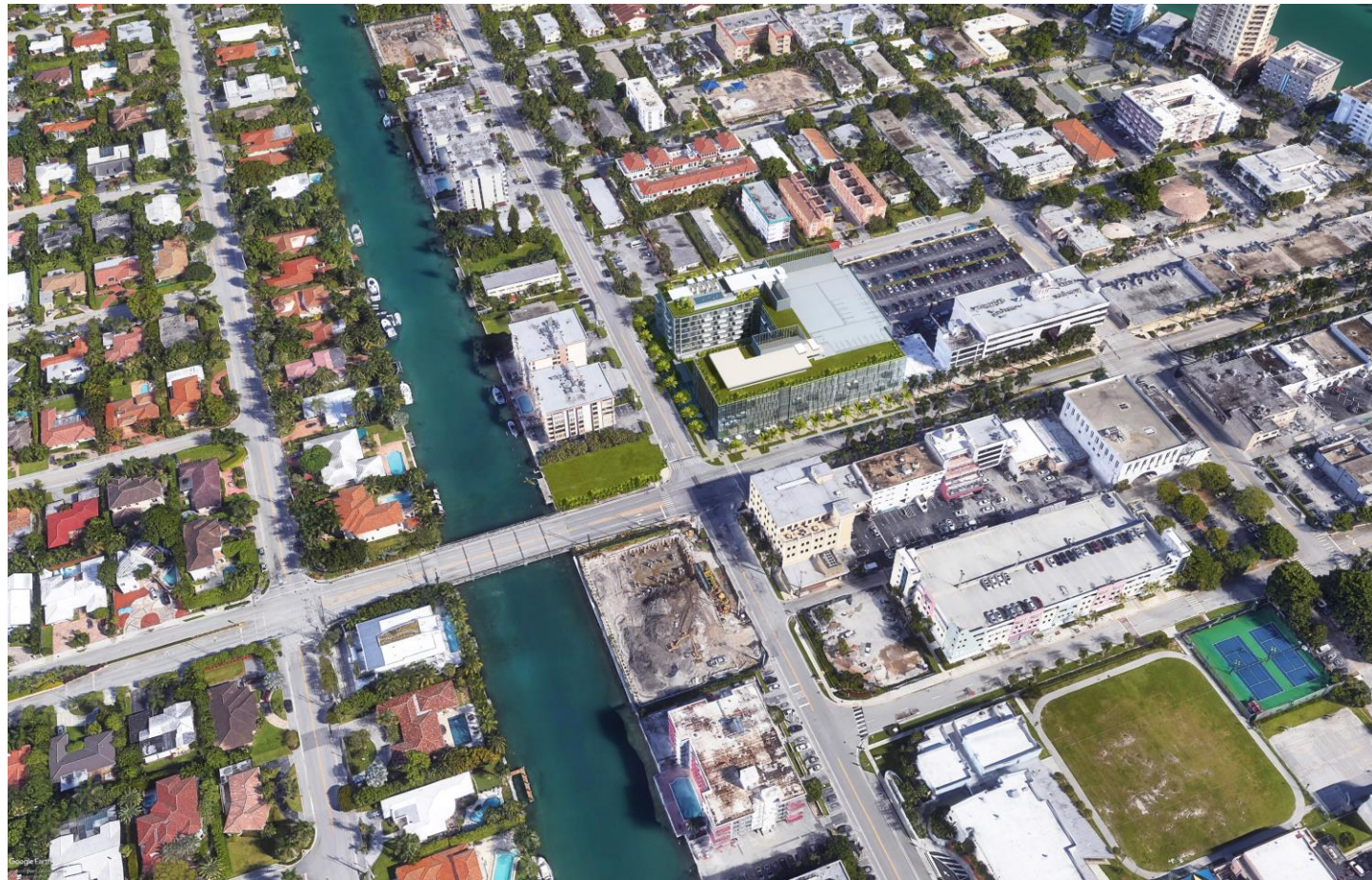


Residential Arrival

CHANGE NARRATIVE

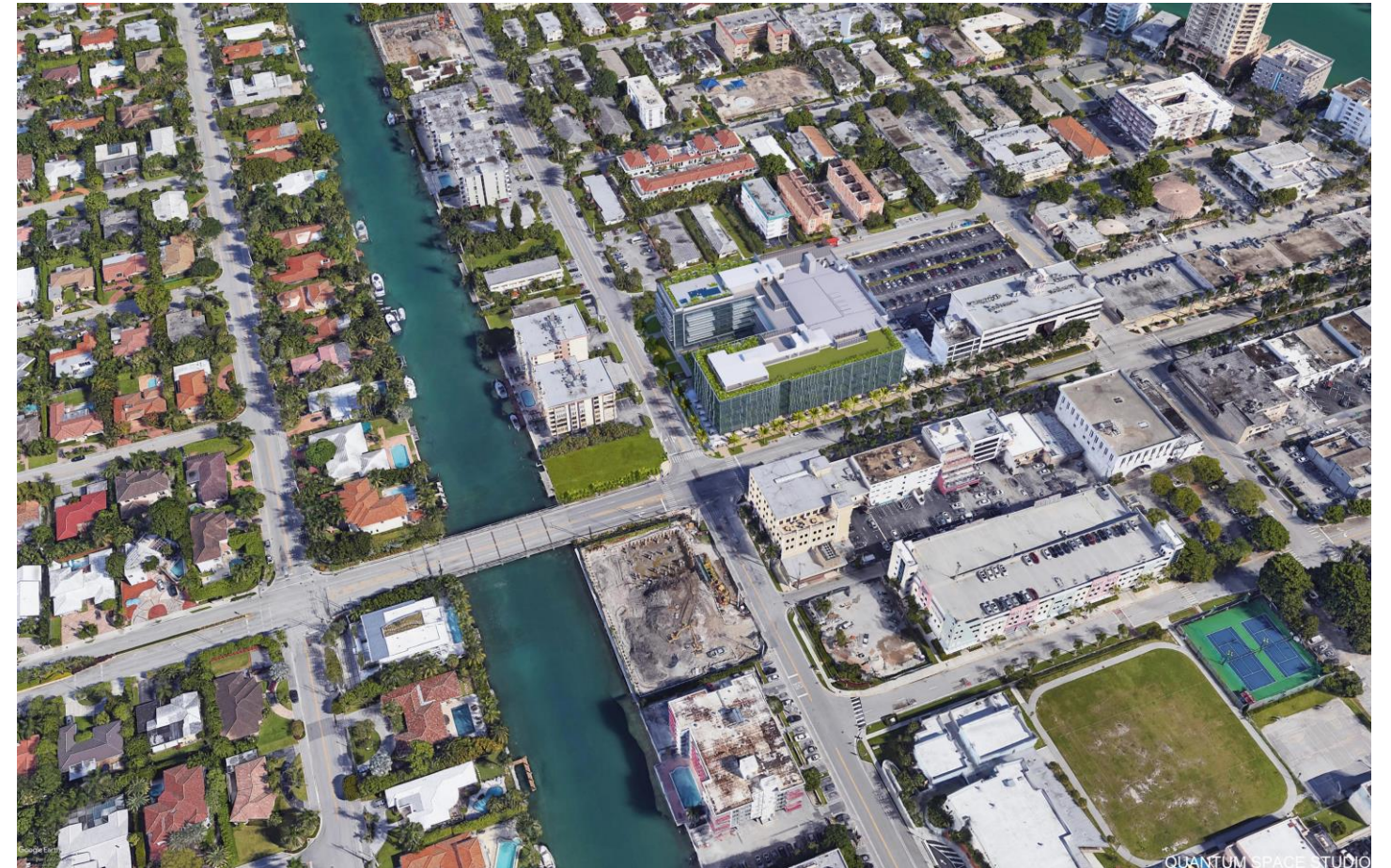
- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, & 3) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.

AERIAL 1 TOWN COUNCIL - APPROVED



Aerial 1 – Town Council Approved.

AERIAL 1 PROPOSED CHANGES



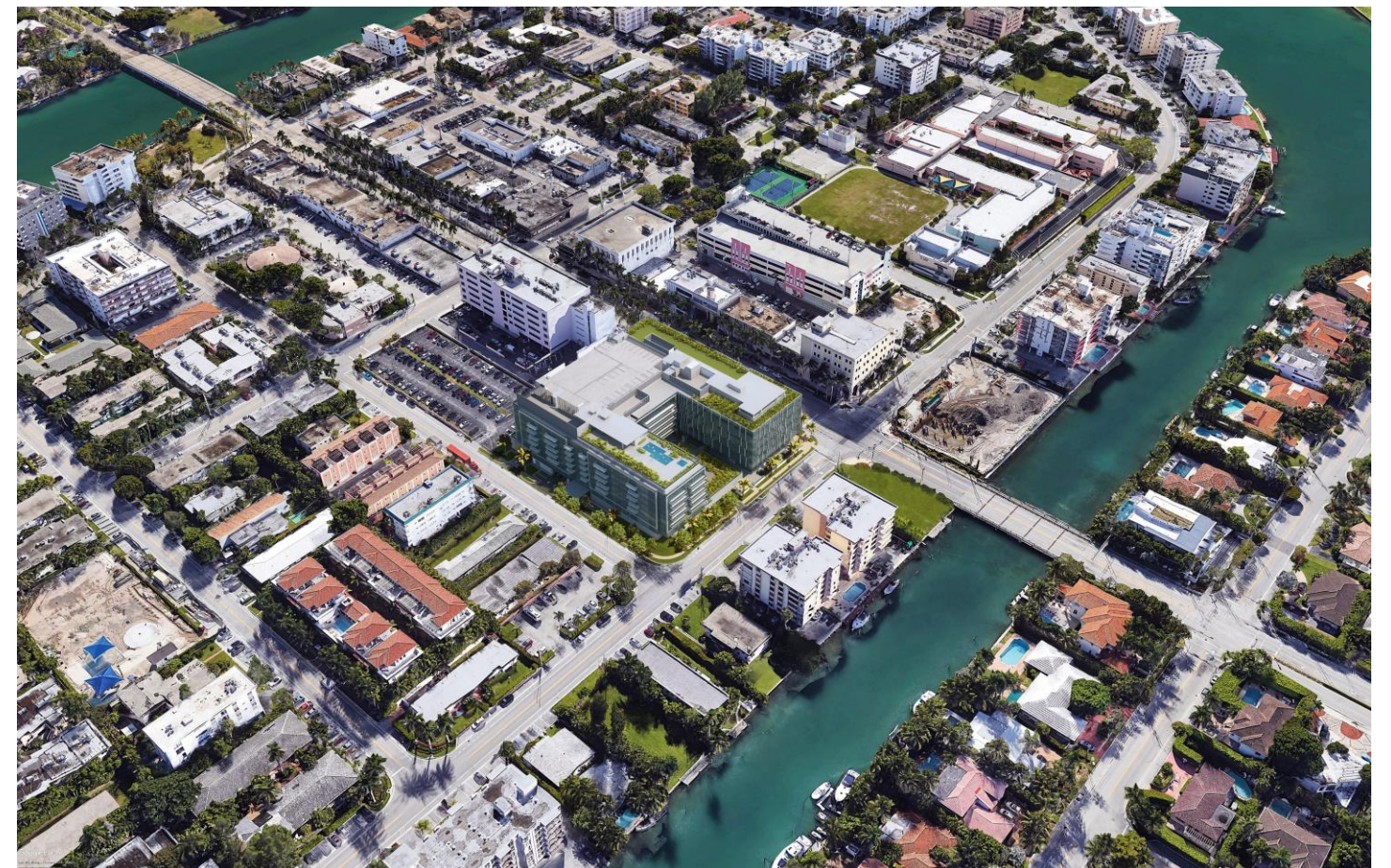
Aerial 1

AERIAL 2 TOWN COUNCIL - APPROVED



Aerial 2 – Town Council Approved.

AERIAL 2 PROPOSED CHANGES



Aerial 2



1177 Kane Concourse

Bay Harbor Islands, FL 33154

January 18th, 2023

TOWN COUNCIL FINAL APPROVED SET

Owner:

1177 BAY HARBOR ISLAND, LLC.
3310 MARY STREET, SUITE 302
MIAMI, FLORIDA 33133
P: 305.416.4556

Architect:

ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

Civil:

Kimley»Horn
355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLE, FL 33134
P: 305.673.2025
www.kimley-horn.com

Traffic/Parking:

**DAVID PLUMMER &
ASSOCIATES**
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CORAL GABLES, FL 33134
P: 305.447.0900
www.dplummer.com

MEFPF:

exp.
396 ALHAMBRA CIRCLE
SUITE 202
CORAL GABLES, FL 33134
P: 305.631.2208
www.exp.com

Landscape Architect:

ARQUITECTONICA**GEO**
2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

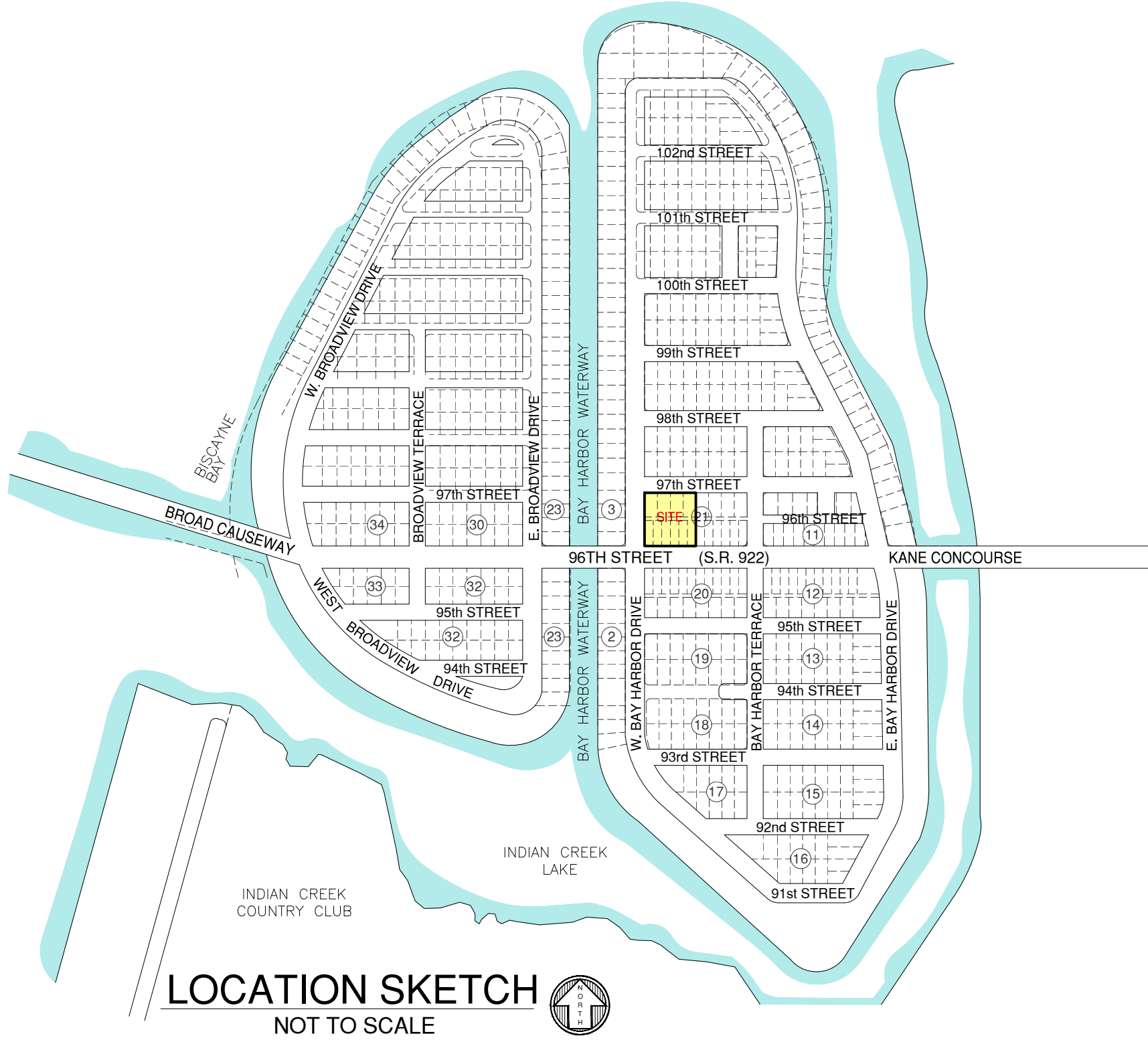
LEGEND		
	—OH—	OVERHEAD UTILITY WIRE
	—X—	CHAIN LINK FENCE
		LIMITED ACCESS RIGHT-OF-WAY LINE
		0.5' CURB
		2.00' CURB & GUTTER
		WALL
	EL.	ELEVATION
	INV.	INVERT
	SAN.	SANITARY
	TYP.	TYPICAL
	C.L.F.	CHAIN LINK FENCE
	P.R.M.	PERMANENT REFERENCE MONUMENT
	F.D.O.T.	FLORIDA DEPT. OF TRANSPORTATION
	P.B.	PLAT BOOK PG. PAGE
	CON.	CONCRETE
	ASPH.	ASPHALT PAVEMENT
	R/W	RIGHT-OF-WAY
	CL	CENTER LINE
	O.R.B.	OFFICIAL RECORDS BOOK



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SURVEYOR'S NOTES:

- This site lies in Section 27, Township 52 South, Range 42 East, Town of Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per the Chicago Title Insurance Company Order No. 9752921 with a commitment date of July 22, 2021. All Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B SECTION II

1 – 5 Standard Exceptions not addressed.

6.Restrictions in Deeds recorded under Clerk's File No. CC--57059; Deed Book 3741, Page 174;

Benefits and encumbers Parcel A but not subject to location. Blanket in nature. Not a survey matter. No building setbacks required.

and Deed Book 2848, Page 69;

Restrictions encumber Parcels A & B but not subject to location. Blanket in nature. Not a survey matter. Easement over the rear five feet of Lots for utilities. No planting of trees in said five foot easement.

as may be affected by the Affidavit recorded in Deed Book 3741, Page 176;

Benefits Parcel A but not subject to location. Blanket in nature. Not a survey matter. States Declaration of Restrictions does not cover said Parcel A

as affected by Notice to Extend recorded in O.R.B. 9649, Page 253;

Restrictions encumber Parcels A and B but not subject to location. Blanket in nature. Not a survey matter. Easement over the rear five feet of Lots for utilities. No planting of trees in said five foot easement.

as further affected by the Notice to Extend recorded in O.R.B. 26282, Page 717, which purports to affect all of the subdivision lots and parcels.

Restrictions encumber Parcels A and B but not subject to location. Blanket in nature. Not a survey matter. Easement over the rear five feet of Lots for utilities. No planting of trees in said five foot easement.

7.Reservations in favor of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to Bay Harbor Island, Inc., a Florida corporation, by Deed No. 19415, dated April 23, 1948, filed April 5, 1949, and recorded in Deed Book 3128, Page 247. NOTE: The right of entry has been released pursuant to Florida Statute 270.11.

Appears to encumber Parcels A and B, however the Legal Description is not complete in the document and we cannot say for sure if said document encumbers Parcels A and B or not.

8.Terms, covenants, conditions and agreements shown in the Public School Concurrency Proportionate Share Mitigation Development Agreement recorded in O.R.B. 31531, Page 334.

Encumbers Parcels A and B but not subject to location. Blanket in nature. Not a survey matter.

9.Ordinance No. 1042, recorded April 6,2020 in O.R.B. 31883, Page 4082.

Benefits and encumbers Parcels A and B but not subject to location. Blanket in nature. Not a survey matter. Easement for Ingress / Egress encumbers Parcels A and B and is shown on the survey.

as assigned by that Assignment of Development Agreement by and between NR/Wharton Kane Concourse Property Owner LLC, a Delaware limited liability company (the "Assignor") and 1177 Bay Harbor Island, LLC, a Delaware limited liability company (the "Assignee"), dated June 16, 2021, recorded June 29, 2021 in O.R.B. 32587, Page 4732;

Benefits Parcels A and B but not subject to location. Blanket in nature. Not a survey matter.

as further assigned by that Collateral Assignment of Development Agreement by 1177 Bay Harbor Island, LLC, a Delaware limited liability company to Bay Harbor Finance & Investment, LLC, a Florida limited liability company, dated June 16, 2021, recorded June 29, 2021 in O.R.B. 32587, Page 4743;

Appears to encumber Parcels A and B, however Exhibit "A", the property was not included in the document.

10. Public Access Easement in favor of the Town of Bay Harbor Islands, recorded in O.R.B. 31883, Page 4209.

Public Access Easement encumbers Parcels A and B and is shown on the survey.

11. Transfer of Development Rights and Declaration of Restrictions recorded in O.R.B. 31972, Page 2015.

Benefits and encumbers Parcels A and B but not subject to location. Blanket in nature. Not a survey matter.

12. Resolution No. 2192 recorded May 28, 2021 in O.R.B. 32533, Page 4115 and O.R.B. 32533, Page 4517.

Benefits and encumbers Parcels A and B and is shown on the survey.

13. Rights of the United States Government and the State of Florida arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce and the sovereign rights of the State of Florida in submerged, filled or artificially exposed lands and lands accreted to such lands.

Standard exception. Document not provided.

14. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. Standards exception. Document not provided.

15. Survey prepared by Cousins Surveyors & Associates, Inc. dated 11/7/2016, last revised 11/22/16, sets forth the following matters:

- a.concrete wall encroaches on to adjoining property along eastern boundary of Lot 5.
- b.2 story building on property line along eastern boundary of Lot 14.

Survey by Cousins Surveyors & Associates, Inc. was not provided for our review.

16. Any additional taxes, interest or penalties, which are due or which may become due for the following tax years for which Value Adjustment Board or judicial review is pending: 13--2227--001--3660; 13--2227--001--3640; 13--2227--001--3650; 13--2227--001--3670; 13--2227--001--3680 and 13--2227--001--3690.

Standard exception. Document not provided.

17. Liability under this policy is presently limited to \$31,600,000.00, the purchase price of the land, but will increase in direct proportion to the actual cost of improvements erected thereon and fully paid for. Liability under this policy shall never exceed the face amount of this policy. The effective date of this policy will not change and will be as stated in Schedule A as are all other Matters.

Standard exception. Not a survey matter.

18. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.

Standard exception. Not a survey matter.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

- Bearings hereon are referred to an assumed value of S90°00'00"E for the South right of way line of 97th Street, and evidenced by (2) Found 1/2" pipes.

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 Located in February 2015 at 96 Street and East Broadview Drive.

- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

- Lands shown hereon containing 85,359 ± square feet, or 1.96 acres, more or less.

- All horizontal control measurements are within a precision of 1:10,000.

- This map is intended to be displayed at the graphic scale shown hereon or smaller.

- Roof overhang not located unless otherwise shown.

- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

- Legal description shown hereon based on title commitment and information furnished by client and no claims as to ownership are made or implied.

- Folio Numbers: 13--2227--001--3640, 13--2227--001--3650, 13--2227--001--3660, 13--2227--001--3670, 13--2227--001--3680, and 13--2227--001--3690, per Miami-Dade County Property Appraiser's Website.

LEGAL DESCRIPTION:

PARCEL A:

Lots 7, 8, 9, 10 and 11, less the South 15 feet of Lots 9, 10 and 11, of Block 21, BAY HARBOR ISLAND, according to the map or Plat thereof, as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

PARCEL B:

Lots 5, 6, 12, 13 and 14, less the South 15 feet of Lots 12, 13 and 14, of Block 21, BAY HARBOR ISLAND, according to the map or Plat thereof, as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

AND:

That 20.00 foot Alley located South of and adjacent with Lots 5, 6, 7 and 8, of Block 21, and North of and adjacent with Lots 9, 10, 11, 12, 13 and 14, of Block 21 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. Vacated as per Resolution No. 2192, recorded in Official Records Book 32533, Page 4517, of the Public records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

1177 BAY HARBOR ISLANDS, LLC
BAY HARBOR FINANCE & INVESTMENT, LLC
KS REAL ESTATE GROUP, LLC
GREENBERG TRAURIG, P.A.
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 12, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

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

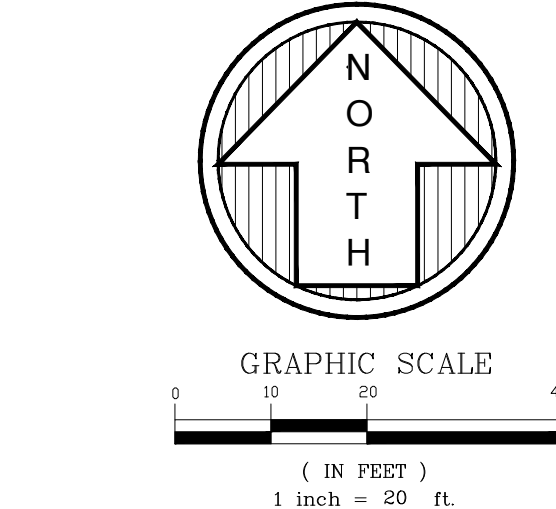
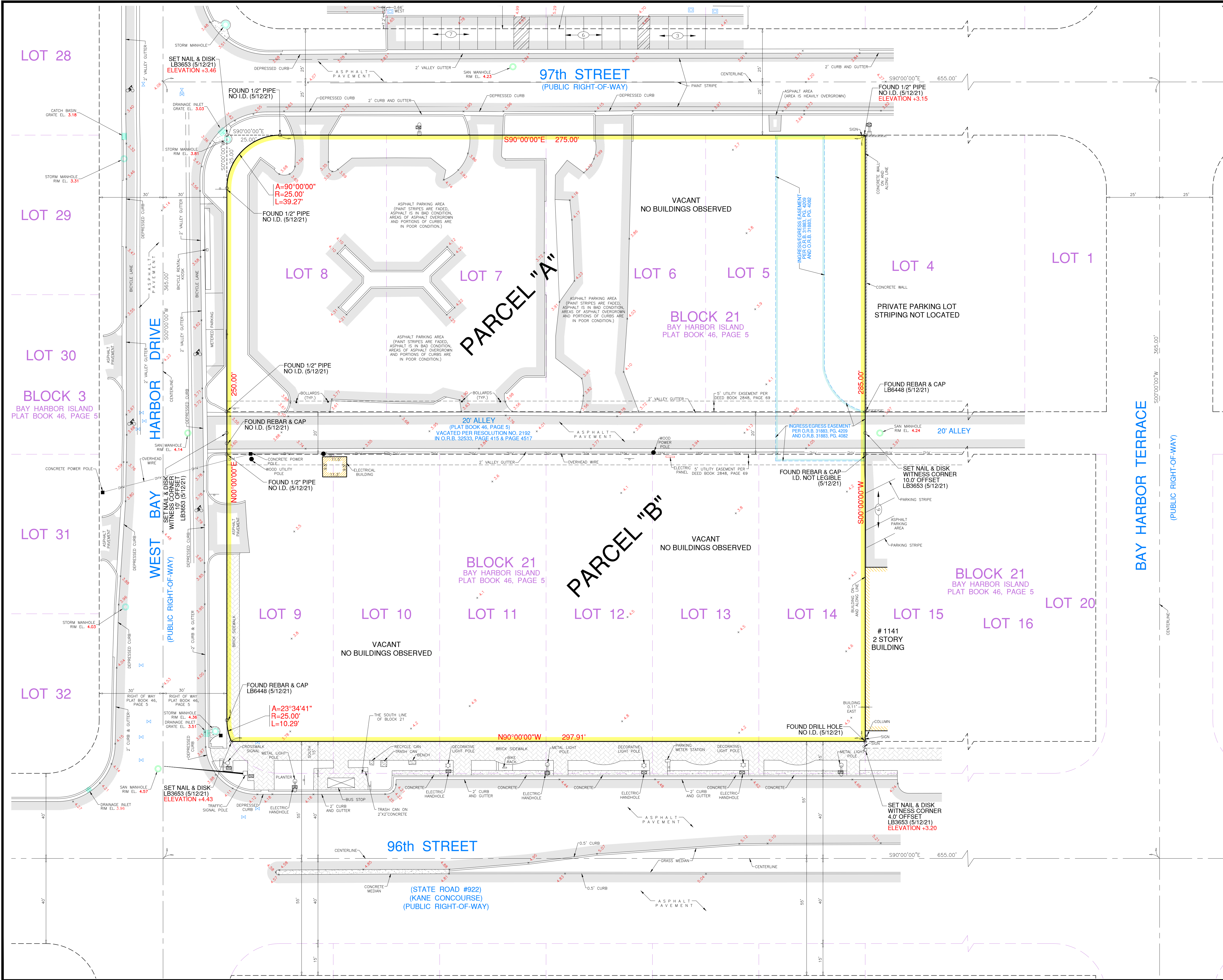
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	AMEUD PER NEW TITLE COMMITMENT (8/19/21)	Revision Description
1	210648	O.N.	KTF

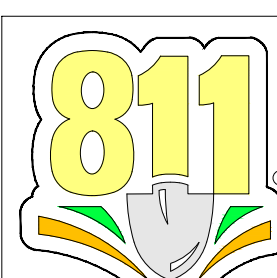
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email lfs@lfsurvey.com

ALTANSPS LAND TITLE SURVEY
1177 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/12/21
Scale	1" = 20'
Drawn By	GEM/KTF
CAD No.	150129
Plotted	5/10/21 7:46p
Ref. Dwg.	2015-016
Field Book	
Job No.	210228
Dwg. No.	2021-036
Sheet	1 of 2



LEGEND	
	CATCH BASIN
	CATCH BASIN INLET
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
	UTILITY POLE
	RISER
	FIRE HYDRANT
	HANDHOLE
	SEWER/GAS VALVE
	CLEANOUT
	WELL
	DRAIN
	GRADE ELEVATION
	BOLLARD
	SIGN
	OVERHEAD UTILITY WIRE
	CHAIN LINK FENCE
	LIMITED ACCESS RIGHT-OF-WAY LINE
	0.5' CURB
	2' CURB
	2' CURB & GUTTER
	WALL
EL.	ELEVATION
INV.	INVERT
SAN.	SANITARY
TYP.	TYPICAL
C.L.F.	CHAIN LINK FENCE
P.R.M.	PERMANENT REFERENCE MONUMENT
F.D.O.T.	FLORIDA DEPT. OF TRANSPORTATION
P.B.	PLAT BOOK
PG.	PAGE
	CONCRETE
	ASPHALT PAVEMENT
R/W	RIGHT-OF-WAY
	CENTER LINE
O.R.B.	OFFICIAL RECORDS BOOK



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No.	Revised	Description
1	2/06/18	AMEND PER NEW TITLE COMMITMENT (8/19/21)

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fssurvey.com

ALTANSIPS LAND TITLE SURVEY
1177 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date
5/12/21

Scale
1" = 20'

Drawn By
GEM/KTF

CAD No.
150129

Plotted
5/10/21 7:46p

Ref. Dwg.
2015-016

Field Book
FIELD SHEET-TC

Job No.
210228

Dwg. No.
2021-036

Sheet
2 of 2

SCHEDULE - SHEET INDEX SDs				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A0-00	COVER	12/16/2020		
A0-01	INDEX	03/28/2022		
A0-02	ZONING DATA	03/28/2022	3	7/21/21
A0-02.1	ZONING MAP INFORMATION	03/28/2022		
A0-03	STATISTICS- OFFICE AREAS	03/28/2022		
A0-04	STATISTICS- OFFICE AREAS	03/28/2022		
A0-05	STATISTICS- RESI AREAS	03/28/2022		
A0-05.1	STATISTICS - RESI AREAS	03/28/2022		
A0-06	AERIAL VIEWS	03/28/2022		
A0-07	CONTEXT - STREET VIEWS	03/28/2022		
A0-10	SITE CONTEXT- ROOF	03/28/2022		
A0-11	SITE CONTEXT- GRND FLOOR	03/28/2022		
A0-12	MANEUVERABILITY STUDIES	03/28/2022		
A0-20	ZONING - UNIT SIZES	03/28/2022		
A0-21	ZONING - UNIT SIZES	03/28/2022		
A1-01	SITE PLAN- GROUND FLOOR	12/8/2022		
A1-02	GROUND LEVEL FLOOR PLAN	12/8/2022		
A1-03	OVERALL FLOOR PLAN- TYP.	12/8/2022		
A1-04	OVERALL ROOF PLAN	12/8/2022		
A1-12	ENLARGED FLOOR PLAN	03/28/2022		
A1-13	ENLARGED FLOOR PLAN	03/28/2022		
A1-22	ENLARGED FLOOR PLAN	03/28/2022		
A4-01	BUILDING SECTION	03/28/2022		
A4-02	BUILDING SECTION	03/28/2022		
A4-03	BUILDING SECTION	03/28/2022		
A4-04	BUILDING SECTION	03/28/2022		
A5-01	SIGNAGE DETAILS	03/28/2022		
A7-01	SOUTH ELEVATION- COLORED	03/28/2022		
A7-02	NORTH ELEVATION- COLORED	03/28/2022		
A7-03	WEST ELEVATION- COLORED	03/28/2022		
A7-04	EAST ELEVATION- COLORED	03/28/2022		
A8-01	RENDERING	03/28/2022		
A8-02	RENDERING	03/28/2022		
A8-03	RENDERING	03/28/2022		
A8-04	RENDERING	03/28/2022		
A8-05	RENDERING	03/28/2022		
A8-06	RENDERING	03/28/2022		
A8-07	RENDERING	03/28/2022		
A8-08	RENDERING	03/28/2022		
A8-09	RENDERING	03/28/2022		
A8-10	RENDERING	03/28/2022		
A8-11	RENDERING	03/28/2022		
A8-12	RENDERING	03/28/2022		
A8-13	RENDERING	03/28/2022		
A8-14	RENDERING	03/28/2022		
A8-15	RENDERING	03/28/2022		
A8-16	RENDERING	03/28/2022		
A8-17	RENDERING	03/28/2022		
A8-18	RENDERING	03/28/2022		
A9-01	LIFE SAFETY SITE PLAN	03/28/2022		

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ZONING DATA

PROJECT ADDRESS:

1177 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBERS:

LOT 5, BLOCK 21: 13-2227-001-3640 (PARCEL B)
LOT 6, BLOCK 21: 13-2227-001-3650 (PARCEL B)
LOTS 7 THRU 11, BLOCK 21: 13-2227-001-3660 (PARCEL A)
LOT 12, BLOCK 21: 13-2227-001-3670 (PARCEL B)
LOT 13, BLOCK 21: 13-2227-001-3680 (PARCEL B)
LOT 14, BLOCK 21: 13-2227-001-3690 (PARCEL B)

LEGAL DESCRIPTION (PER SURVEY):

PARCEL A:
LOTS 7, 8, 9, 10 AND 11, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 9, 10 AND 11 OF BLOCK 21 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 RECORDS, FLORIDA.

PARCEL B:
LOTS 5, 6, 12, 13 AND 14, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 12, 13 AND 14 OF BLOCK 21 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 RECORDS, FLORIDA.

SURVEY INFORMATION:

PREPARED BY:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PH: (954) 689-7766
FAX: (954) 689-7799

SURVEY PROJECT NUMBER: 8194-16

CERTIFIED TO: THE OWNER

ZONING DISTRICTS:

PARCEL A: B-1 BUSINESS DISTRICT
PARCEL B: B-1 BUSINESS DISTRICT

FLOOD ZONE INFORMATION (PER SURVEY):

COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144 L
ZONE: AE
BASE FLOOD ELEVATION: 9.67'
EFFECTIVE DATE: 09/11/2009



PROJECT LOCATION MAP
N.T.S.

BUILDING SETBACKS:

B-1 BUSINESS DISTRICT:

KANE CONCOURSE (96TH STREET): 0'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY FOR THE KANE CONCOURSE (55 FEET FROM CENTERLINE OF THE ROADWAY).

EAST BAY HARBOR DRIVE, WEST BAY HARBOR DRIVE, BAY HARBOR TERRACE, 95TH STREET AND 97TH STREET: 5'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL BE ER ECTED OR ALTERED TO BE LESS THAN AN AVERAGE OF FIVE FEET FROM THE AFOREMENTIONED PUBLIC RIGHTS-OF-WAY. WITHIN THE REQUIRED SETBACK AREAS, LANDSCAPING INCLUDING FOUNDATION PLANTINGS, PLAZAS, SCULPTURES AND THE LIKE SHALL BE INSTALLED. AT LEAST 75 PERCENT OF THE AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS. THE REMAINING AREA MAY INCLUDE HARDSCAPE SUCH AS WALKWAYS, PAVERS AND THE LIKE. FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 15 FEET. THE TOWN COUNCIL RESERVES THE RIGHT TO MODIFY THE ADDITIONAL BUILDING SETBACK PROVISIONS LISTED ABOVE DUE TO INCREASED BUILDING HEIGHT FOR PARKING GARAGE STRUCTURES ON TOWN-OWNED LANDS.

ALLEYS: 0'-0"
ALLEYS DEPICTED ON THE RECORDED PLAT FOR BAY HARBOR ISLANDS BETWEEN BLOCKS 11, 12, 20 AND 21: NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12 SHALL ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY. NOTWITHSTANDING AND ABOVE, SETBACKS SHALL BE PROVIDED TO PROVIDE FOR REQUIRED LOADING AREAS AND SERVICE DELIVERIES SO THAT THE ALLEY IS NOT BLOCKED FROM VEHICULAR TRAFFIC MOVEMENTS.

INTERIOR SIDE: 0'-0"
NO SETBACK IS REQUIRED ALONG INTERIOR SIDE PROPERTY LINES.

FLEX SETBACKS:
A PROJECT DESIGNER HAS THE OPTION TO OFFER CREATIVE DESIGN SOLUTIONS TO THE BUILDING CONFIGURATIONS AND THE TOWN COUNCIL MAY ALLOW PORTIONS OF THE BUILDING STRUCTURE TO ENCR OACH INTO THE SETBACK REQUIREMENTS ABOVE. THE TOTAL AMOUNT OF ENCR OACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THIS PROVISION SHALL SERVE TO CREATE AN ARCHITECTURAL OPPORTUNITY FOR CREATIVE DESIGN APPROACHES WHILE PROMOTING THE BENEFICIAL PURPOSES OF BUILDING SETBACKS IN THE DISTRICT. IN NO CASE SHALL ANY PORTION OF A BUILDING ENCR OACH INTO THE BASE BUILDING SETBACKS SET FORTH ABOVE FOR PORTIONS OF THE BUILDING BELOW 25 FEET IN HEIGHT.

BUILDING SETBACK TABLE				
STREET / FRONTAGE	REQUIRED SETBACK	PROVIDED SETBACK	PROPOSED BLDG. HGT.	REMARKS
PARCELS A AND B				
KANE CONCOURSE (96TH STREET)	0'-0"	2'-0 1/4"	75'-0"	
WEST BAY HARBOR DRIVE	VARIABLE BASED ON HEIGHT	20'-3 1/2" RESIDENTIAL 15'-1 1/2" OFFICE*	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
97TH STREET	VARIABLE BASED ON HEIGHT	20'-4"	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
SIDE- INTERIOR	0'-0"	0'-4"	75'-0"	
*PROPOSED ENCR OACHMENT OF 4'-10 1/2" ON UPPER FLOOR OF OFFICE ONLY. PROPOSING TO USE FLEX SETBACK PROVISION OF THE CODE, SECTION 23-11(C)(6)- SEE BUILDING SECTIONS AND ELEVATIONS.				

PROJECT SITE AREAS:

PARCELS A AND B LESS 20'-0" ALLEY R.O.W. = 79,399 SF (1.82 ACRES)

20'-0" ALLEY R.O.W. = 6,000 SF (0.13 ACRES)

TOTAL LOT AREA (INCLUDING ALLEY) = 85,399 (1.95 ACRES)

PROJECT DENSITY:

MAXIMUM ALLOWABLE BASE DENSITY: 34 DU / ACRE

PROJECT BASE DENSITY: 1.95 ACRES X 34 DU/ACRE = 66 DU ALLOWABLE

MAXIMUM ALLOWABLE OVERALL DENSITY: 80 DU / ACRE

PROJECT OVERALL DENSITY: 1.95 ACRES X 80 DU/ACRE = 156 DU ALLOWABLE

PROPOSED PROJECT DENSITY:
54 UNITS

OFF-STREET PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS-

A MINIMUM OF TWO PARKING SPACES SHALL BE REQUIRED ON THE BUILDING PLOT FOR EACH DWELLING UNIT WITHIN A MULTIPLE-FAMILY DEVELOPMENT. EXCEPT AS PROVIDED FOR OTHERWISE IN ARTICLE II OF THE BAY HARBOR ISLANDS, FL CODE OF ORDINANCES. IN ADDITION, GUEST PARKING SHALL BE PROVIDED FOR MULTIPLE-FAMILY DELOPMENTS. AT LEAST ONE GUEST PARKING SPACE SHALL BE REQUIRED FOR EACH WHOLE PLATTED LOT.

RESTAURANTS, PUBLIC DINING ROOMS, BARS, PRIVATE CLUBS, COCKTAIL LOUNGES-

ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF CUSTOMER SERVICE AREA. THE ABOVE SHALL NOT BE INTENDED TO INCLUDE FOOD AND DRINK PREPERATION AREAS, BATHROOMS, WAITING AREAS OR STORAGE AREAS.

RETAIL, COMMERCIAL, PERSONAL SERVICE, MISCELLANEOUS USES AND BUSINESS USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

OFFICE AND PROFESSIONAL USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

PARKING TABLE					SHARED PARKING REQUIRED*		PROVIDED PARKING*	REMARKS
USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE (GROSS)	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQ'D*	W/ 7% PARKING ADJUSTMENT****		
RESIDENTIAL								
MULTIPLE-FAMILY RESIDENTIAL	54 DU	N/A	2 PER DU	108 SPACES	126 SPACES	56 SPACES	108 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
MULTIPLE-FAMILY VISITOR	10 PLATTED LOTS	N/A	1 PER PLATTED LOT	10 SPACES****	2 SPACES	1 SPACES	2 SPACES	(2) OF DELIVERY / GUEST SPACES PROVIDED AT FRONT YARD****
OFFICE	N/A	98,046 SF	1 PER 300 SF	327 SPACES	328 SPACES	304 SPACES	307 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RESTAURANT	N/A	5,606 SF**	1 PER 100 SF	57 SPACES	51 SPACES	44 SPACES	54 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
FUTURE SIDEWALK CAFE PARKING	N/A	2,523 SF	1 PER 100 SF	26 SPACES	13 SPACES	11 SPACES	26 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RETAIL	N/A	7,396 SF	1 PER 300 SF	25 SPACES	24 SPACES	24 SPACES	25 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
SUB-TOTAL				553 SPACES	543 SPACES*	440 SPACES*	522 SPACES***	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
EXISTING STREET PARKING							NOT USED	NO STREET PARKING SPACES USED TOWARD PROVIDED SPACE COUNT.
TOTALS						440 SPACES*	522 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION. ** CONSIDERS 30% REDUCTION IN SPACE SQUARE FOOTAGE FOR COMMERCIAL KITCHEN LEAVING 70% OF SPACE AS DINING SPACE. SUBJECT TO CHANGE DEPENDING ON TENANT'S ACTUAL NEEDS. *** TOTAL OF (56) PARKING SPACES ON LIFTS ON THE PARKING DECK ROOF = 112 TOTAL PROVIDED SPACES. PARKING LIFT SPACES SHALL BE OPERATED BY VALET OPERATOR ONLY. ****(2) DELIVERY/GUEST SPACES PROVIDED IN FRONT YARD- THE REMAINING (8) GUEST SPACES ARE PROVIDED IN THE PARKING GARAGE STRUCTURE AND ARE PART OF TOTAL PARKING COUNT PROVIDED. *****ADDITIONAL 7% REDUCTION DUE OT RIDE SHARING AND PARKING MANAGEMENT PLAN RECOMMENDED BY DAVID PLUMMER & ASSOCIATES. SEE SHARED PARKING ANALYSIS REPORT.								

ACCESSIBLE PARKING REQUIREMENTS PER FBCA TABLE 208.2

TOTAL ACCESSIBLE SPACES REQUIRED

TOTAL PARKING SPACES 522 SPACES (2%) 11 SPACES 11 SPACES

TOTAL VAN PARKING SPACES REQUIRED FBCA 208.2.4 (1 PER EVERY SIX ADA SPACES)

TOTAL ADA PARKING SPACES 11 SPACES REQUIRED 2 SPACES PROVIDED 2 SPACES

VAN PARKING SPACES ARE PART OF THE TOTAL ACESIBLE PARKING COUNT.

DWELLING UNIT SIZES:

ZONING CODE MINIMUM UNIT SIZES (NET AREA)

STUDIO (S) = 650 SF
1 BEDROOM (1BR) = 800 SF
2 BEDROOM (2BR) = 950 SF
3 BEDROOM (3BR) = 1100 SF

AVERAGE UNIT SIZE (NET)

113,364 NSF / 54 UNITS = 2,099 NSF/UNIT

AVERAGE UNIT SIZE (GROSS)

115,364 GSF / 54 UNITS = 2,136 GSF/UNIT

Unit Matrix- Gross Area						
Level	thru Level	Name	Beds / Baths	Number of Units	Area Gross	Total Area Gross
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,292 SF	2,292 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	4BR / 2.5BA	1	1,992 SF	1,992 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,291 SF	3,291 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,221 SF	1,221 SF
LEVEL R02 (T.O.S.)	N/A	Unit 206B	1BR / 1.5BA	1	904 SF	904 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	904 SF	904 SF
				6		10,683 SF
LEVEL R03 (T.O.S)						
LEVEL R03 (T.O.S)	thru R08	Unit 01	2BR / 2.5BA	6	1,849 SF	11,094 SF
LEVEL R03 (T.O.S)	thru R08	Unit 02	1BR / 1.5BA	6	1,150 SF	6,899 SF
LEVEL R03 (T.O.S)	thru R08	Unit 03	2BR / 2.5BA	6	1,756 SF	10,537 SF
LEVEL R03 (T.O.S)	thru R08	Unit 04	4BR / 4.5BA	6	3,266 SF	19,595 SF
LEVEL R03 (T.O.S)	thru R08	Unit 05	3BR / 3.5BA	6	3,262 SF	19,573 SF
LEVEL R03 (T.O.S)	thru R08	Unit 06	3BR / 3.5BA	6	2,214 SF	13,285 SF
LEVEL R03 (T.O.S)	thru R08	Unit 07	2BR / 2.5BA	6	1,701 SF	10,209 SF
LEVEL R03 (T.O.S)	thru R08	Unit 08	3BR / 3.5BA	6	2,293 SF	13,757 SF
				48		104,949 SF
				54		115,632 SF

Unit Matrix- Net Area						
Level	thru Level	Name	Beds / Baths	Number of Units	Area Net	Total Area Net
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,268 SF	2,268 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,969 SF	1,969 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,219 SF	3,219 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,181 SF	1,181 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205B	1BR / 1.5BA	1	905 SF	905 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	947 SF	947 SF
				6		10,490 SF
LEVEL R03 (T.O.S)						
LEVEL R03 (T.O.S)	thru R08	Unit 01	2BR / 2.5BA	6	1,822 SF	10,934 SF
LEVEL R03 (T.O.S)	thru R08	Unit 02	1BR / 1.5BA	6	1,135 SF	6,806 SF
LEVEL R03 (T.O.S)	thru R08	Unit 03	2BR / 2.5BA	6	1,730 SF	10,381 SF
LEVEL R03 (T.O.S)	thru R08	Unit 04	4BR / 4.5BA	6	3,193 SF	19,156 SF
LEVEL R03 (T.O.S)	thru R08	Unit 05	3BR / 3.5BA	6	3,188 SF	19,129 SF
LEVEL R03 (T.O.S)	thru R08	Unit 06	3BR / 3.5BA	6	2,176 SF	13,056 SF
LEVEL R03 (T.O.S)	thru R08	Unit 07	2BR / 2.5BA	6	1,666 SF	9,994 SF
LEVEL R03 (T.O.S)	thru R08	Unit 08	3BR / 3.5BA	6	2,235 SF	13,413 SF
				48		102,874 SF
				54		113,364 SF

UNIT MIX BY UNIT TYPE

201A 1 UNIT 1.85%
203A 1 UNIT 1.85%
204A 1 UNIT 1.85%
205A 1 UNIT 1.85%
205B 1 UNIT 1.85%
205C 1 UNIT 1.85%
1 6 UNITS 11.11%
2 6 UNITS 11.11%
3 6 UNITS 11.11%
4 6 UNITS 11.11%
5 6 UNITS 11.11%
6 6 UNITS 11.11%
7 6 UNITS 11.11%
8 6 UNITS 11.11%

DEN NOTE:

PER FLORIDA STATUTE SECTION 381.0065 A BEDROOM IS DEFINED AS A ROOM THAT CAN BE USED FOR SLEEPING AND THAT:
a.) HAS A MINIMUM OF 70 SF OF CONDITIONED SPACE

c.) IS LOCATED ON AN EXTERIOR WALL.
d.) HAS A CLOSET AND A DOOR OR ENTRANCE WHERE A DOOR COULD BE REASONABLY INSTALLED
e.) HAS AN EMERGENCY MEANS OF ESCAPE AND RESCUE OPENING TO THE OUTSIDE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

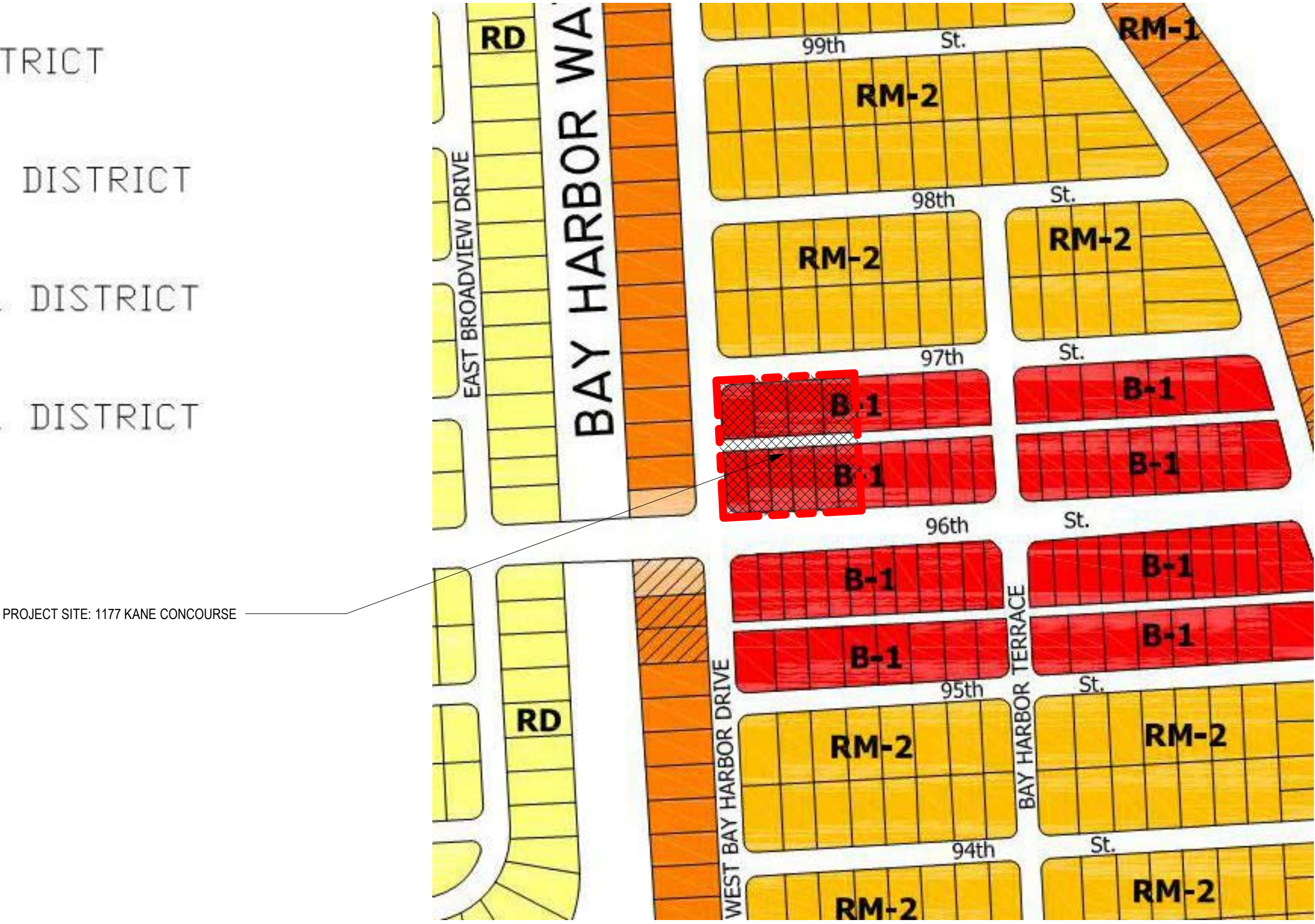
ADDITIONALLY, "BEDROOM" DOES NOT INCLUDE HALLWAY, BATHROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING ROOM, DEN, BREAKFAST NOOK, PANTRY, LAUNDRY ROOM, SUNROOM, RECREATION ROOM, MEDIA/VIDEO ROOM, OR EXERCISE ROOM.

UNIT MIX BY # OF BEDROOMS

1BR= 9 UNITS (17.0%)
2BR= 20 UNITS (37.0%)
3BR= 18 UNITS (33.0%)
4BR= 7 UNITS (13.0%)

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- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT

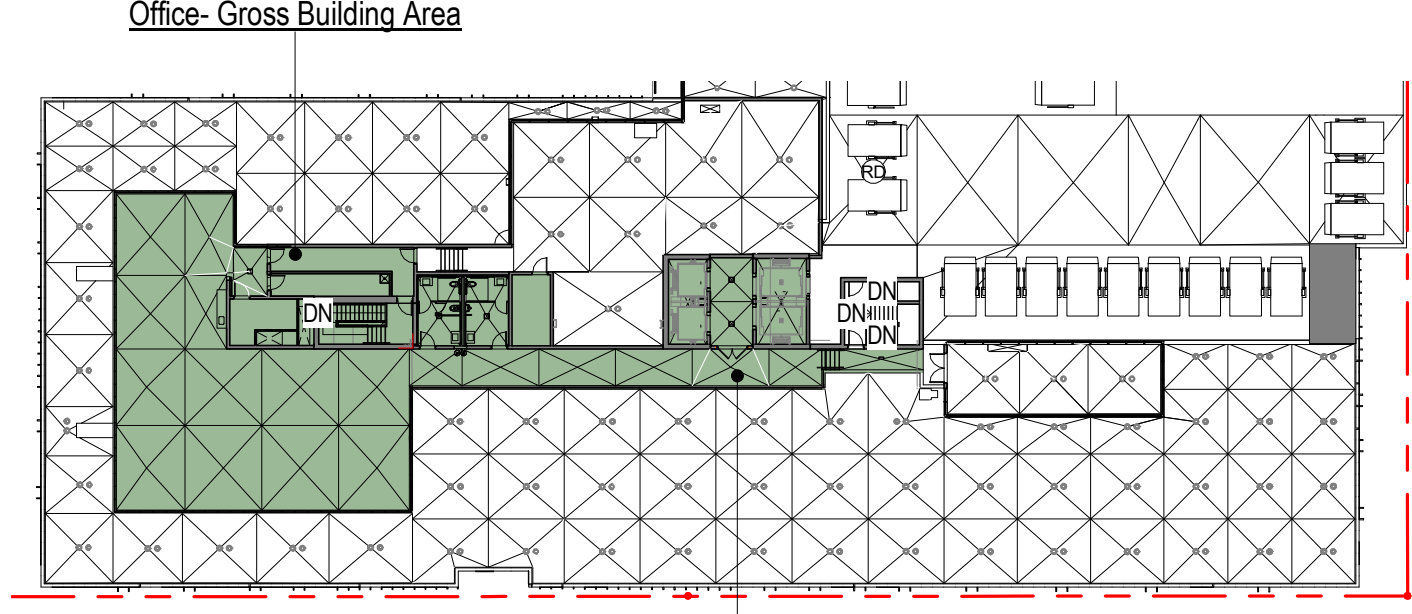
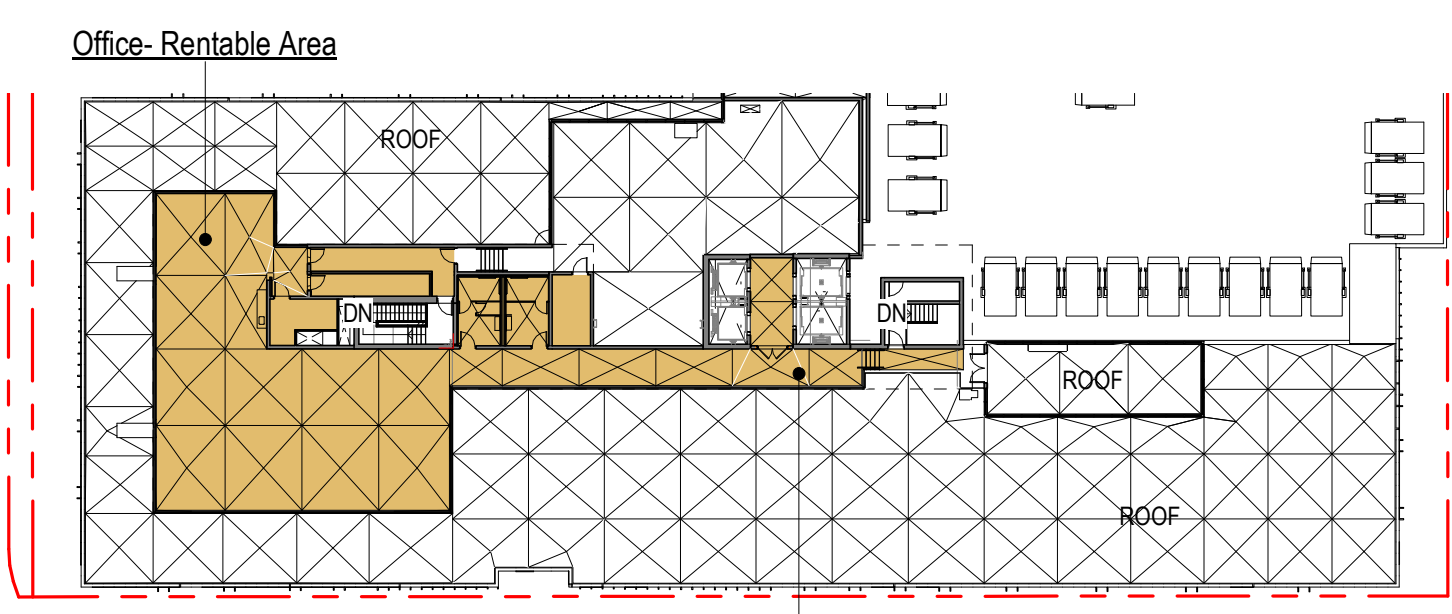
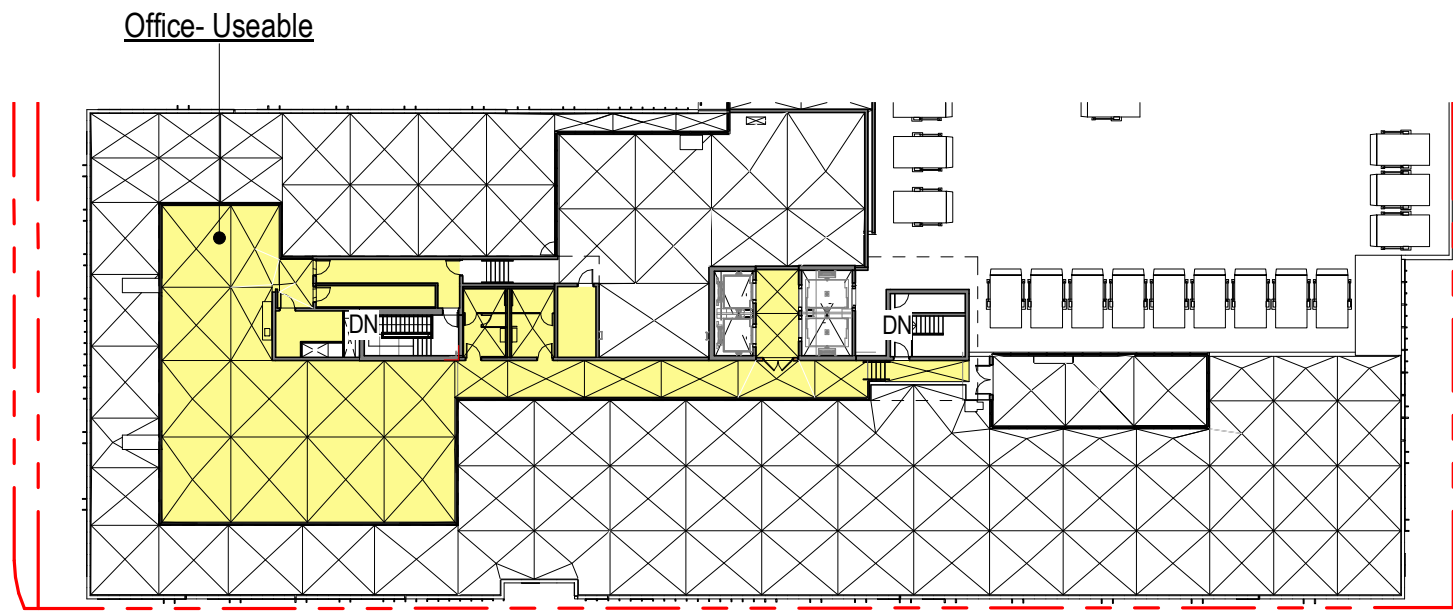


1

ZONING MAP INFORMATION

NOT TO SCALE

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12 OFFICE - USEABLE - ROOF LEVEL

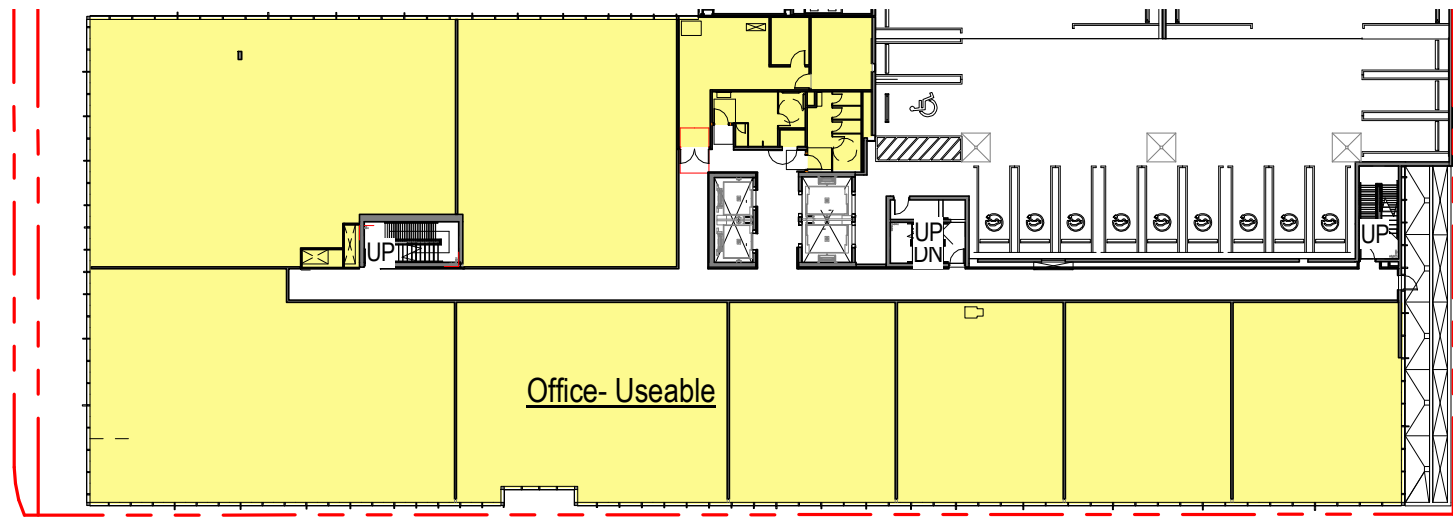
SCALE: 1" = 40'-0"

8 OFFICE - RENTABLE - ROOF LEVEL

SCALE: 1" = 40'-0"

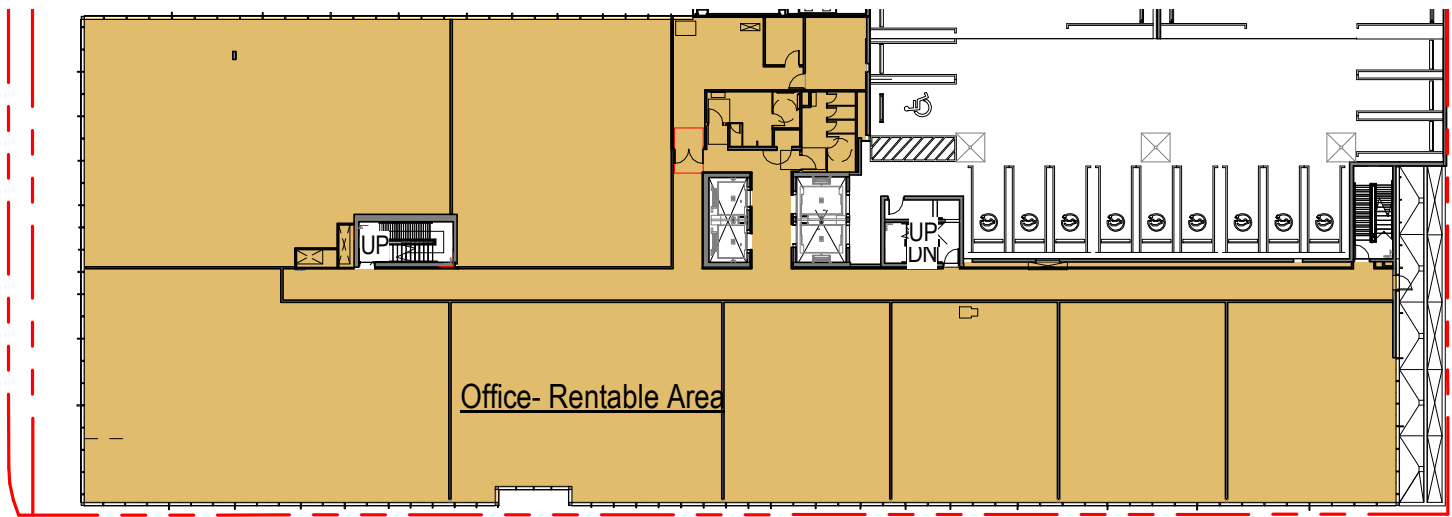
4 OFFICE - FLOOR AREA GROSS - ROOF LEVEL

SCALE: 1" = 40'-0"



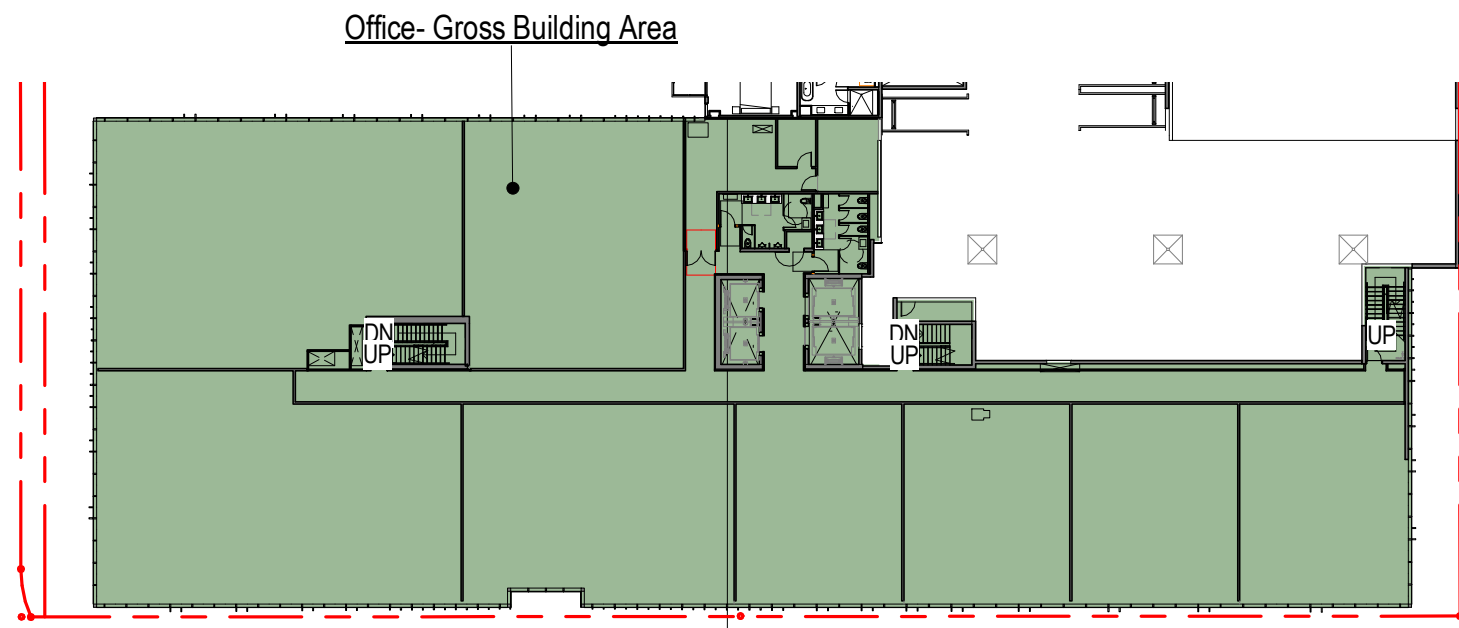
11 OFFICE - USEABLE - LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



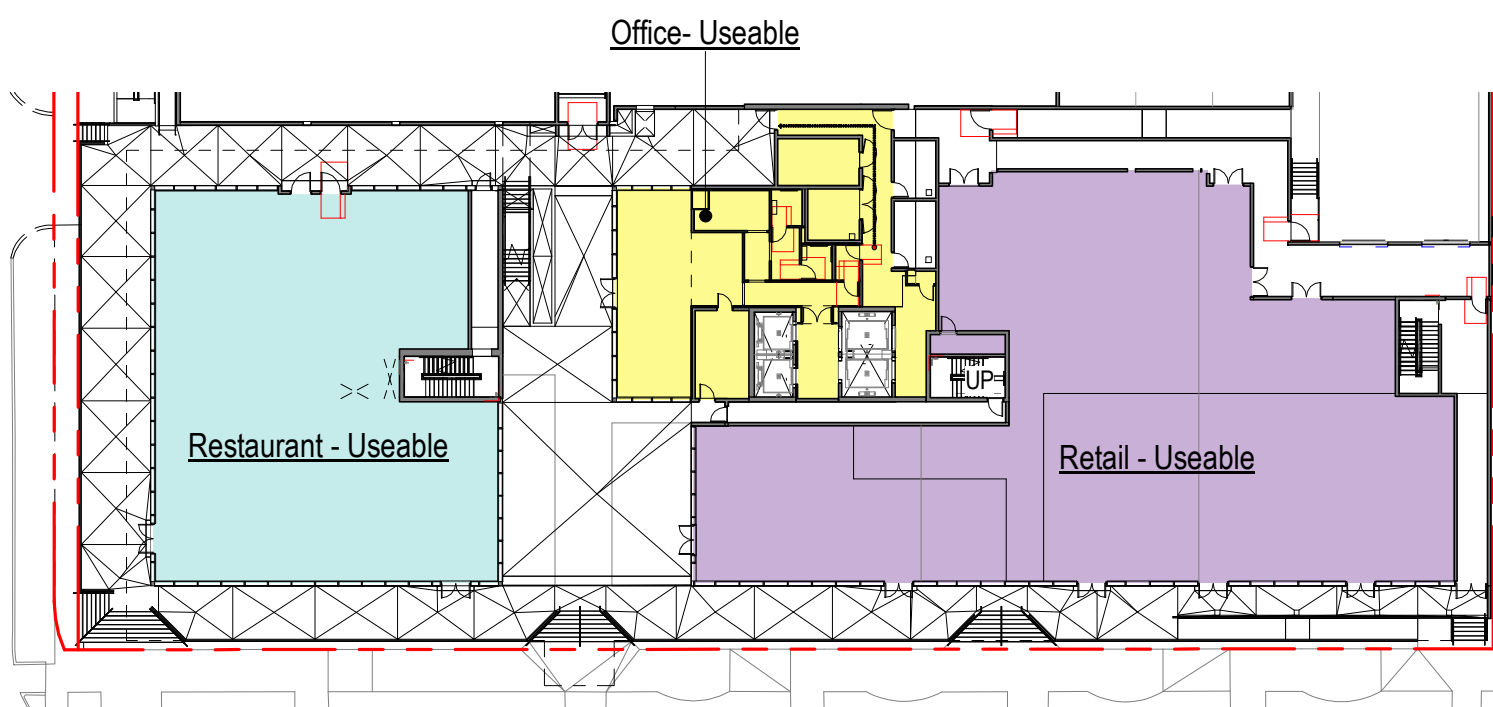
7 OFFICE - RENTABLE - LEVEL 02

SCALE: 1" = 40'-0"



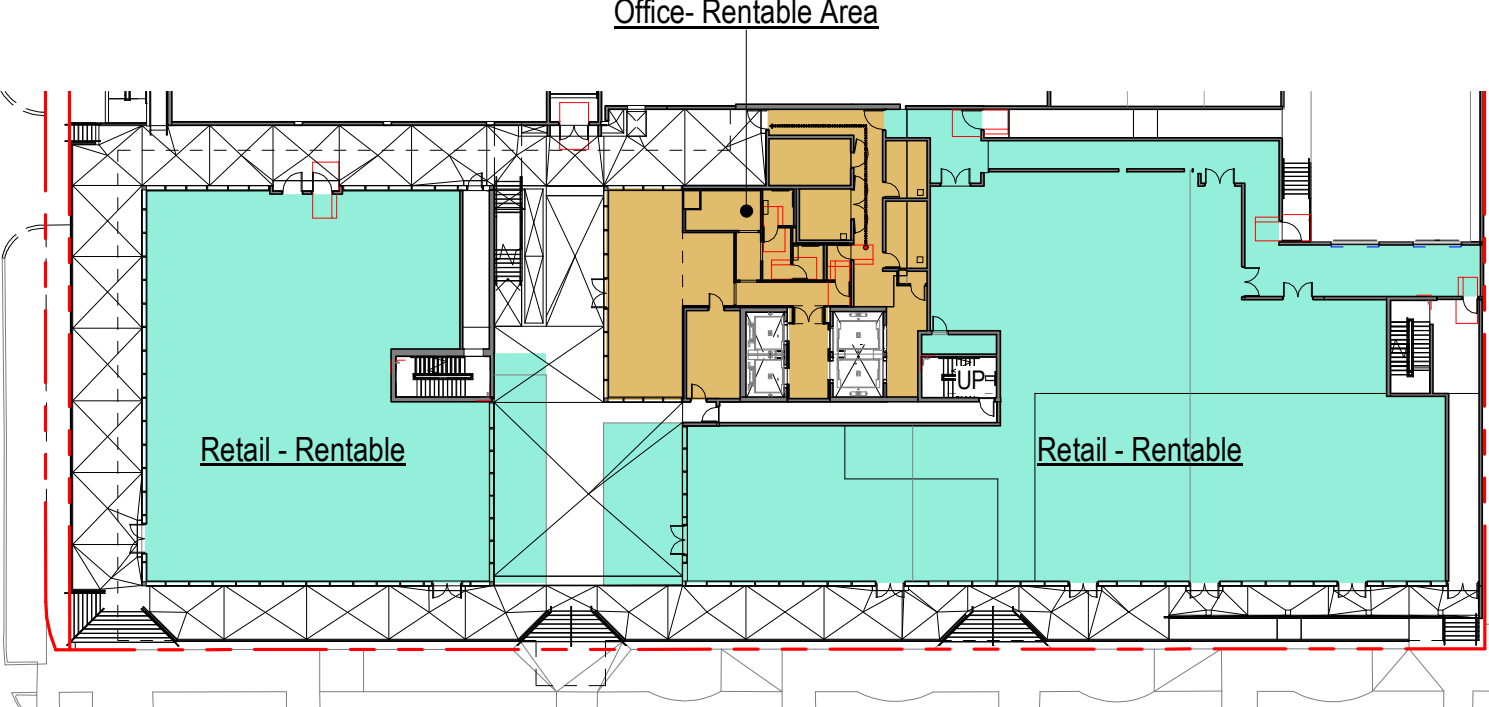
3 OFFICE-FLOOR AREA GROSS - LEVEL 03 TO 05

SCALE: 1" = 40'-0"



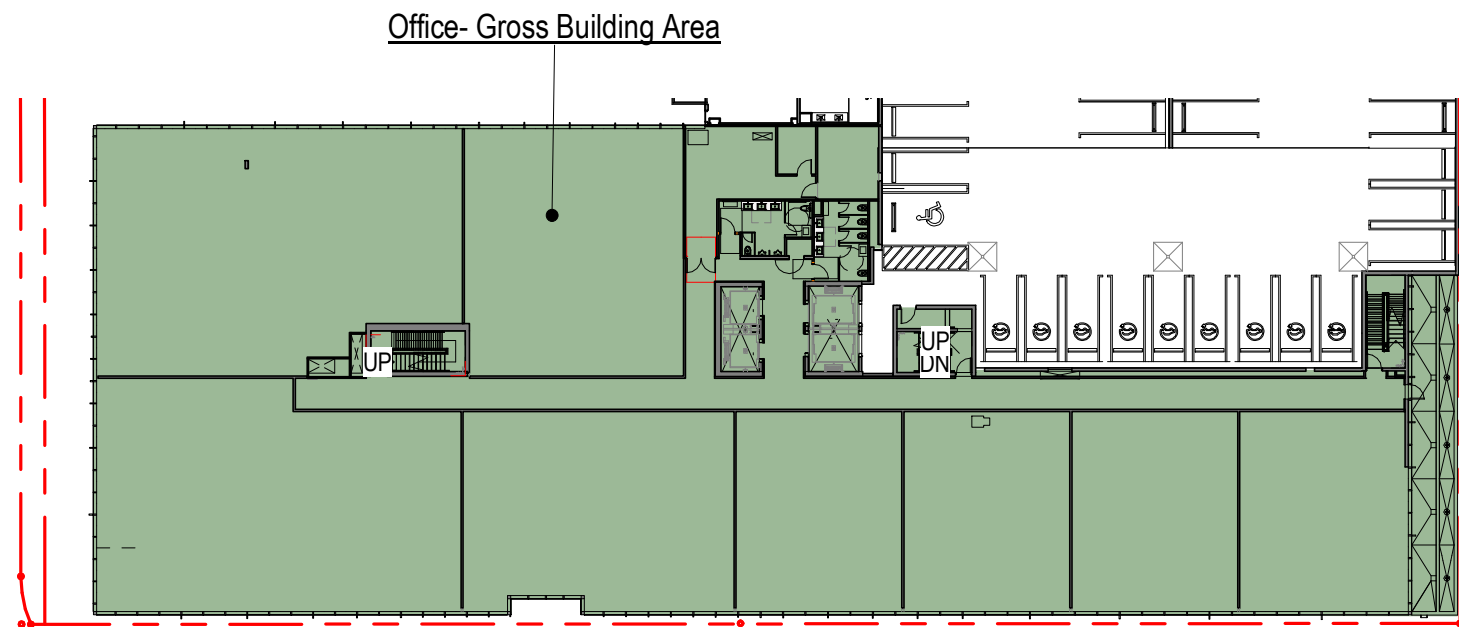
10 OFFICE - USEABLE - LEVEL 01

SCALE: 1" = 40'-0"



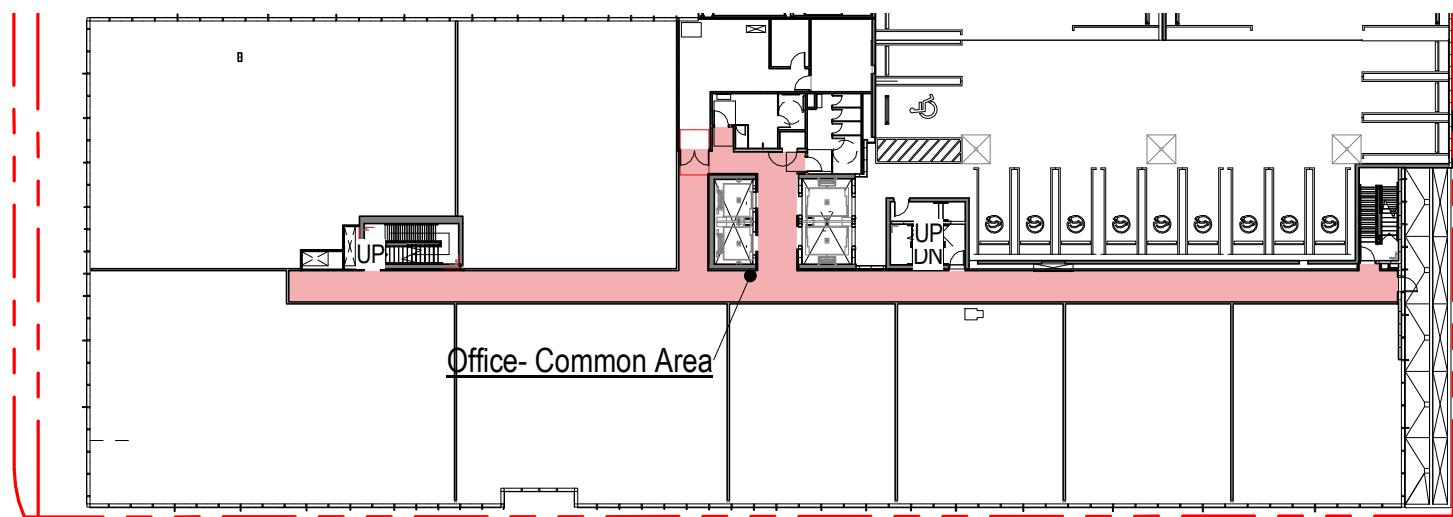
6 OFFICE - RENTABLE - LEVEL 01

SCALE: 1" = 40'-0"



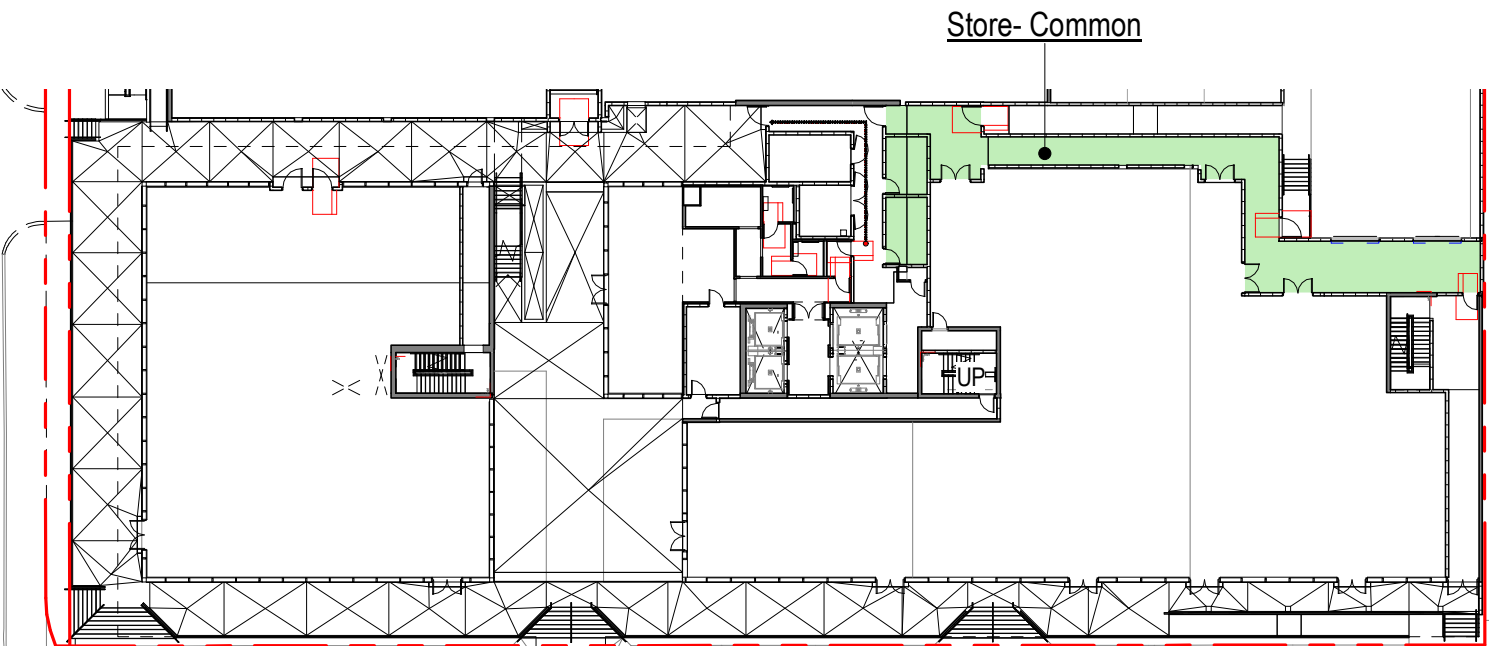
2 OFFICE - FLOOR AREA GROSS - LEVEL 02

SCALE: 1" = 40'-0"



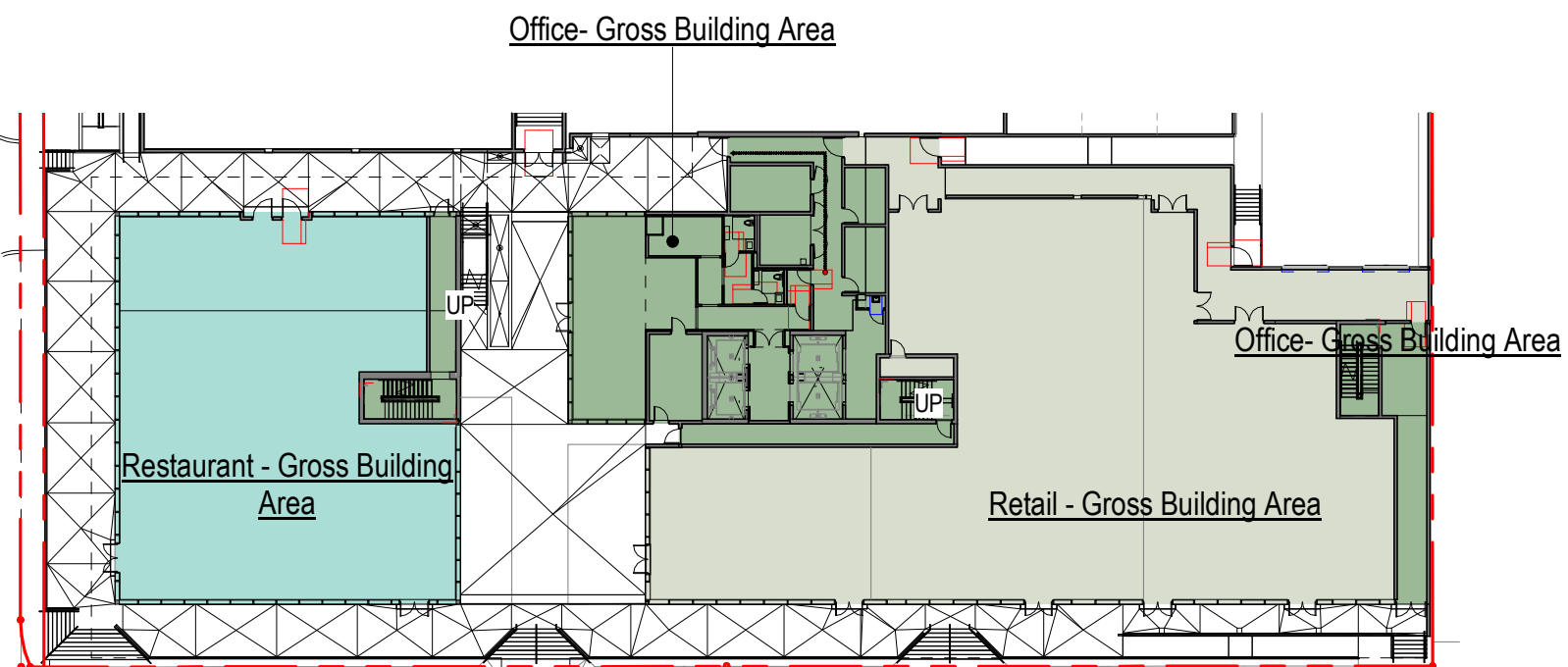
9 OFFICE - COMMON - LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



5 OFFICE - COMMON - LEVEL 01

SCALE: 1" = 40'-0"



1 OFFICE - FLOOR AREA GROSS - LEVEL 01

SCALE: 1" = 40'-0"

OFFICE (FLOOR AREA GROSS)

Level	Name	Area	Number of Stories	Gross SF
Not Placed				
Not Placed	Restaurant - Gross Building Area	Not Placed		0 SF
Not Placed				
LEVEL 01				
LEVEL 01	Office- Gross Building Area	3,986 SF	1	3,986 SF
LEVEL 01	Restaurant - Gross Building Area	5,686 SF		
LEVEL 01	Retail - Gross Building Area	10,812 SF		
LEVEL 01	Office- Gross Building Area	689 SF	1	689 SF
LEVEL 01	Office- Gross Building Area	446 SF	1	446 SF
LEVEL 01				5,121 SF
LEVEL 03 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Gross Building Area	23,384 SF	1	23,384 SF
LEVEL 02 (T.O.S.)				23,384 SF
LEVEL 03 (T.O.S.)				
LEVEL 03 (T.O.S.)	Office- Gross Building Area	22,663 SF	3	67,988 SF
LEVEL 03 (T.O.S.)				67,988 SF
LEVEL ROOF				
LEVEL ROOF	Office- Gross Building Area	5,705 SF	1	5,705 SF
LEVEL ROOF	Office- Gross Building Area	Redundant Area	1	
LEVEL ROOF				5,705 SF
Grand total				102,198 SF

Area Schedule (Office - Rentable)

Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office- Rentable Area	3,009 SF	1	3,009 SF
Office- Rentable Area				3,009 SF
LEVEL 01	Retail - Rentable	6,062 SF	1	6,062 SF
LEVEL 01	Retail - Rentable	11,179 SF	1	11,179 SF
Retail - Rentable				17,241 SF
LEVEL 01				20,250 SF
LEVEL 02 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Rentable Area	21,318 SF	4	85,271 SF
Office- Rentable Area				85,271 SF
LEVEL 02 (T.O.S.)				85,271 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office- Rentable Area	4,663 SF	1	4,663 SF
LEVEL OFFICE REC.	Office- Rentable Area	Redundant Area	1	
LEVEL OFFICE REC.	Office- Rentable Area	Redundant Area	1	
Office- Rentable Area				4,663 SF
LEVEL OFFICE REC.				4,663 SF
Grand total				110,183 SF

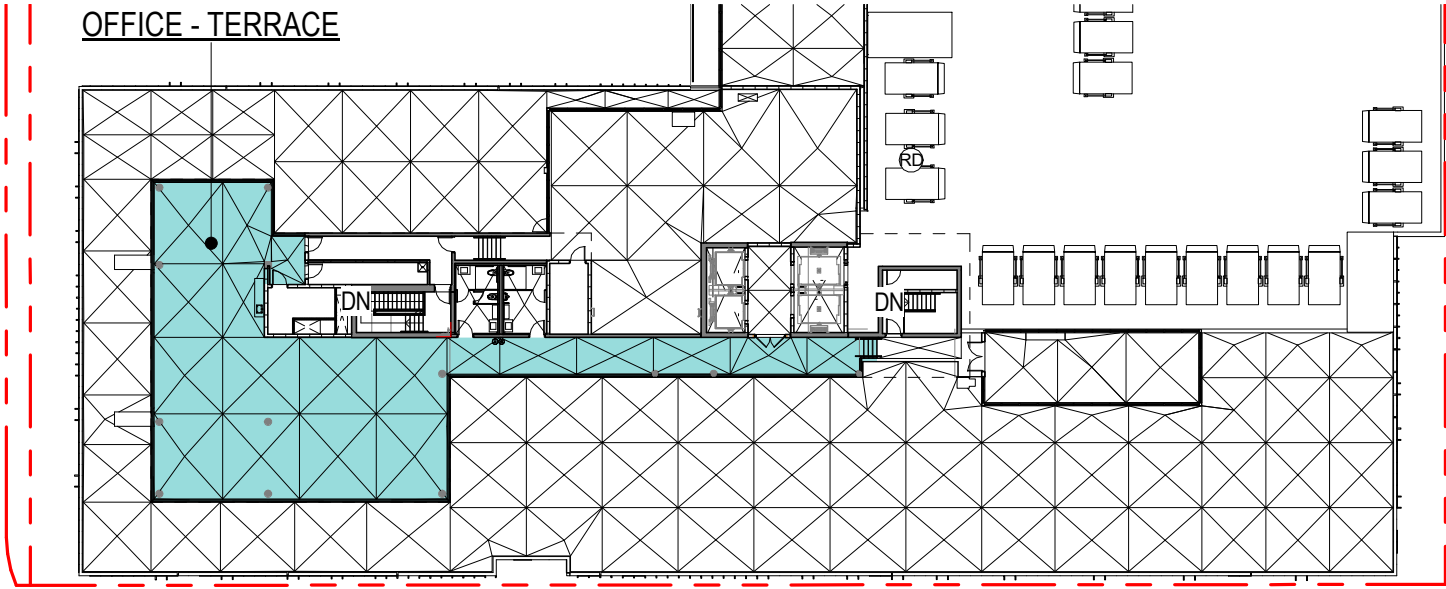
Area Schedule (Office- Useable)

Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office- Useable	2,755 SF	1	2,755 SF
Office- Useable				2,755 SF
LEVEL 01	Restaurant - Useable	5,489 SF	1	5,489 SF
Restaurant - Useable				5,489 SF
LEVEL 01	Retail - Useable	9,305 SF	1	9,305 SF
Retail - Useable				9,305 SF
LEVEL 02 - 05 (T.O.S.)				17,549 SF
LEVEL 02 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Useable	19,060 SF	4	76,239 SF
Office- Useable				76,239 SF
LEVEL 02 (T.O.S.)				76,239 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office- Useable	4,657 SF	1	4,657 SF
LEVEL OFFICE REC.	Office- Useable	Redundant Area	1	
Office- Useable				4,657 SF
LEVEL OFFICE REC.				4,657 SF
Grand total				98,445 SF

Area Schedule (Office- Common)

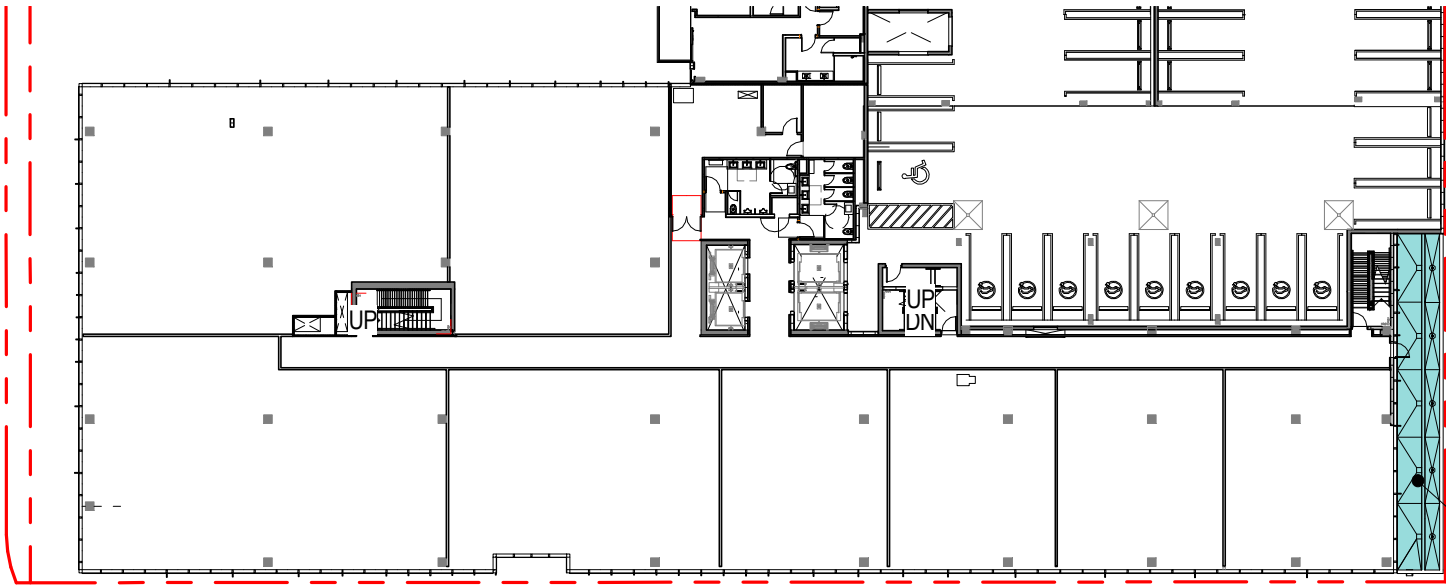
Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store- Common	1,492 SF	1	1,492 SF
Store- Common				1,492 SF
LEVEL 01				1,492 SF
LEVEL 02 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Common Area	1,946 SF	4	7,783 SF
Office- Common Area				7,783 SF
LEVEL 02 (T.O.S.)				7,783 SF
Grand total				9,275 SF

OFFICE TERRACE / BALCONY				
Level	Name	Area	Number of Stories	Terrace/Balcony SF
LEVEL 01				
OFFICE ENTRY TERRACE				
LEVEL 01	OFFICE ENTRY TERRACE	1,424 SF	1	1,424 SF
OFFICE ENTRY TERRACE				1,424 SF
RETAIL TERRACE				
LEVEL 01	RETAIL TERRACE	5,527 SF	1	5,527 SF
RETAIL TERRACE				5,527 SF
SERVICE TERRACE				
LEVEL 01	SERVICE TERRACE	430 SF	1	430 SF
SERVICE TERRACE				430 SF
LEVEL 01				7,381 SF
LEVEL 02 (T.O.S.)				
OFFICE - TERRACE				
LEVEL 02 (T.O.S.)	OFFICE - TERRACE	620 SF	1	620 SF
OFFICE - TERRACE				620 SF
LEVEL 02 (T.O.S.)				
LEVEL OFFICE REC.				
OFFICE - TERRACE				
LEVEL OFFICE REC.	OFFICE - TERRACE	3,771 SF	1	3,771 SF
OFFICE - TERRACE				3,771 SF
LEVEL OFFICE REC.				3,771 SF
Grand total				11,771 SF



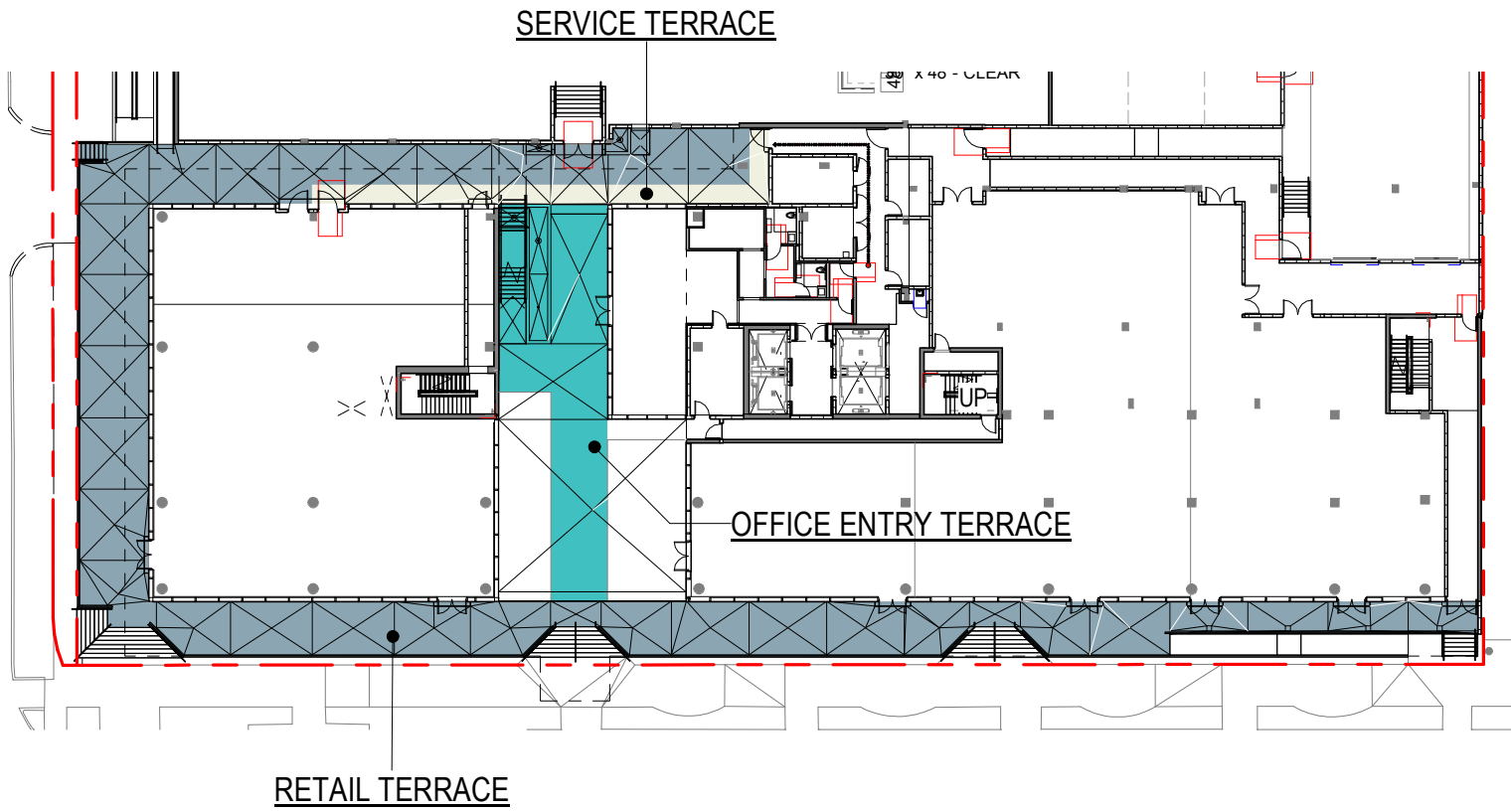
3 | OFFICE- TERRACE - ROOF LEVEL

SCALE: 1" = 40'-0"



2 | OFFICE- TERRACE/BALCONY- LEVEL 02

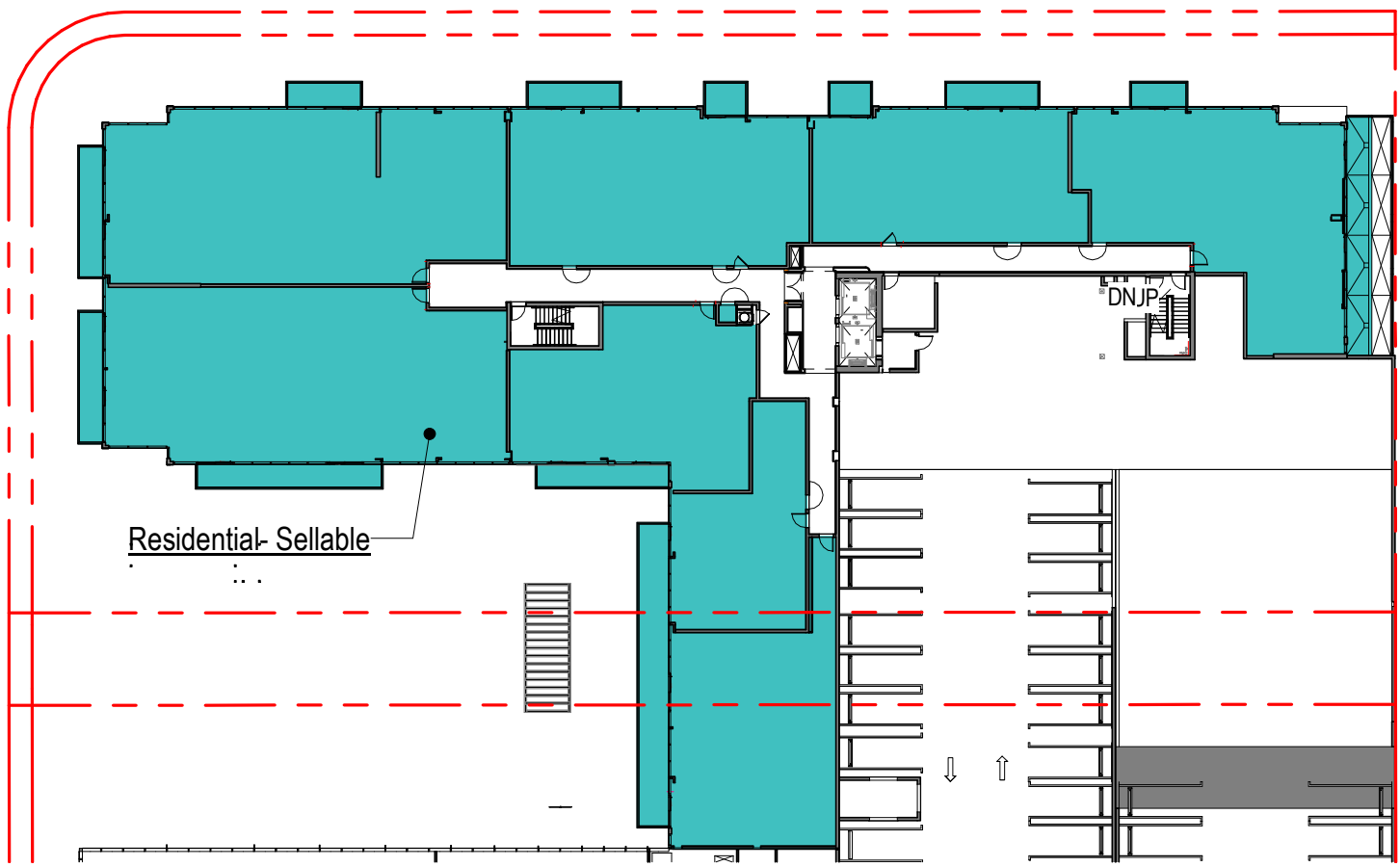
SCALE: 1" = 40'-0"



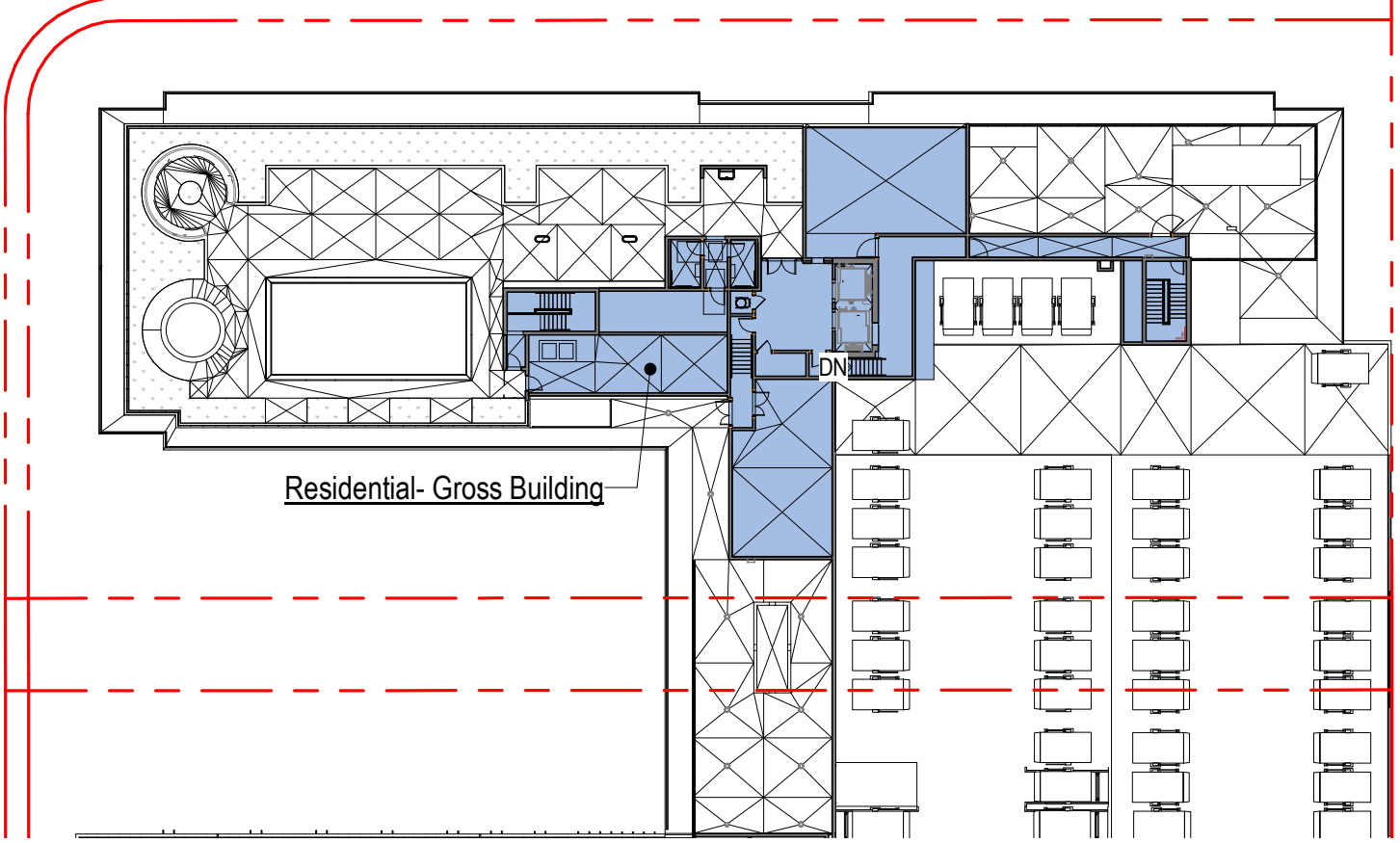
1 | RETAIL TERRACE- LEVEL 01

SCALE: 1" = 40'-0"

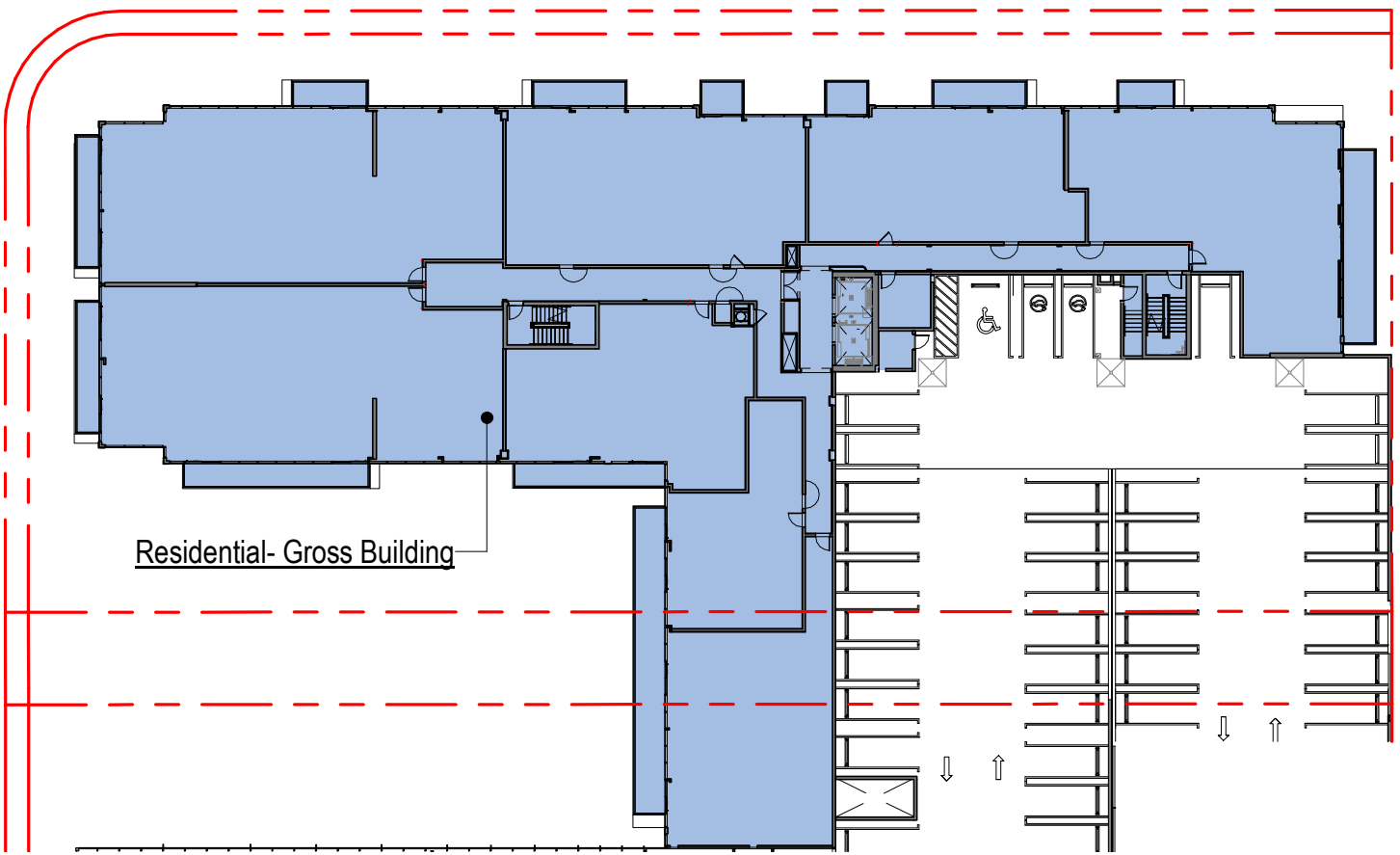
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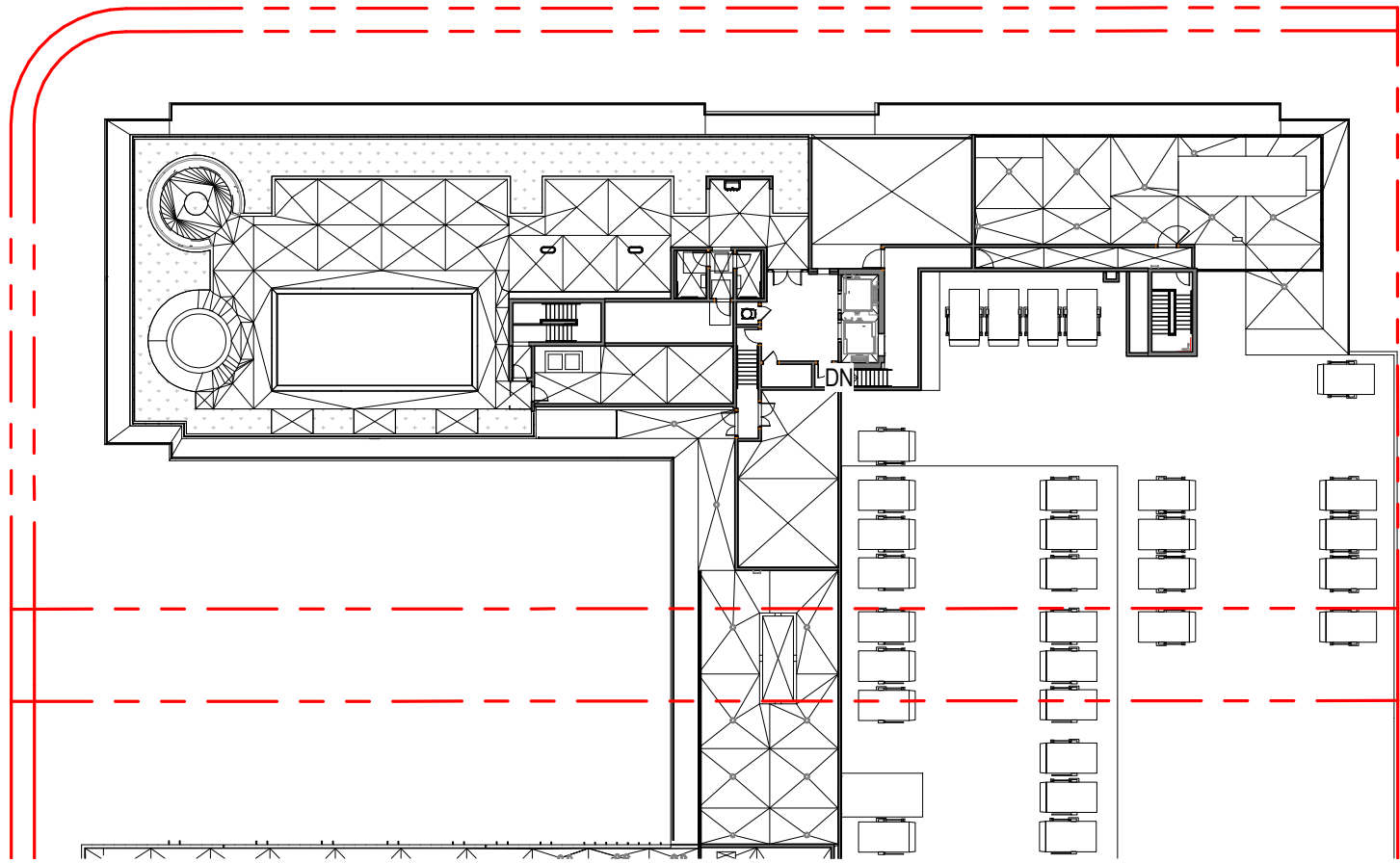
8 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R03
SCALE: 1" = 40'-0"



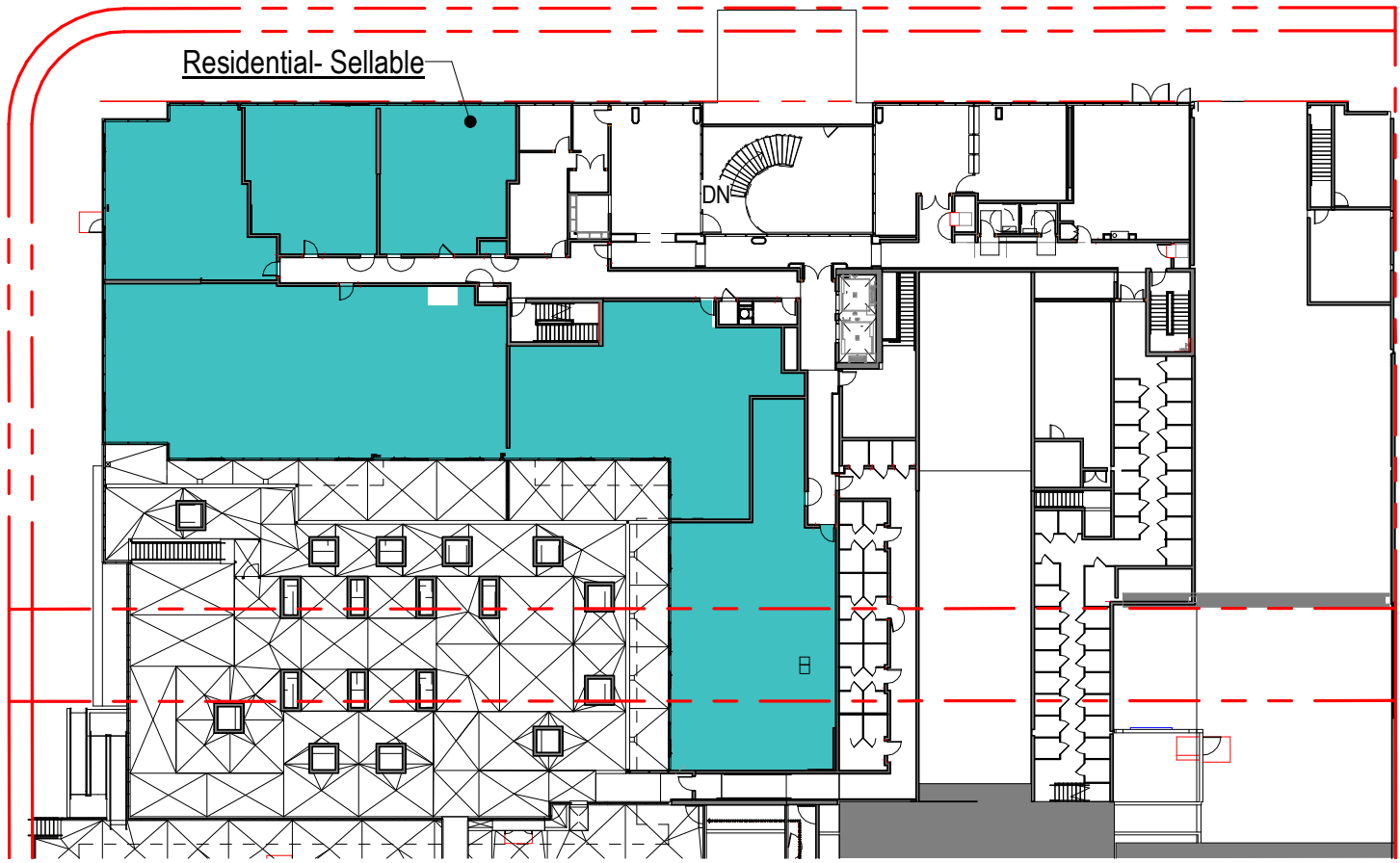
5 RESIDENTIAL - FLOOR GROSS - LEVEL ROOF
SCALE: 1" = 40'-0"



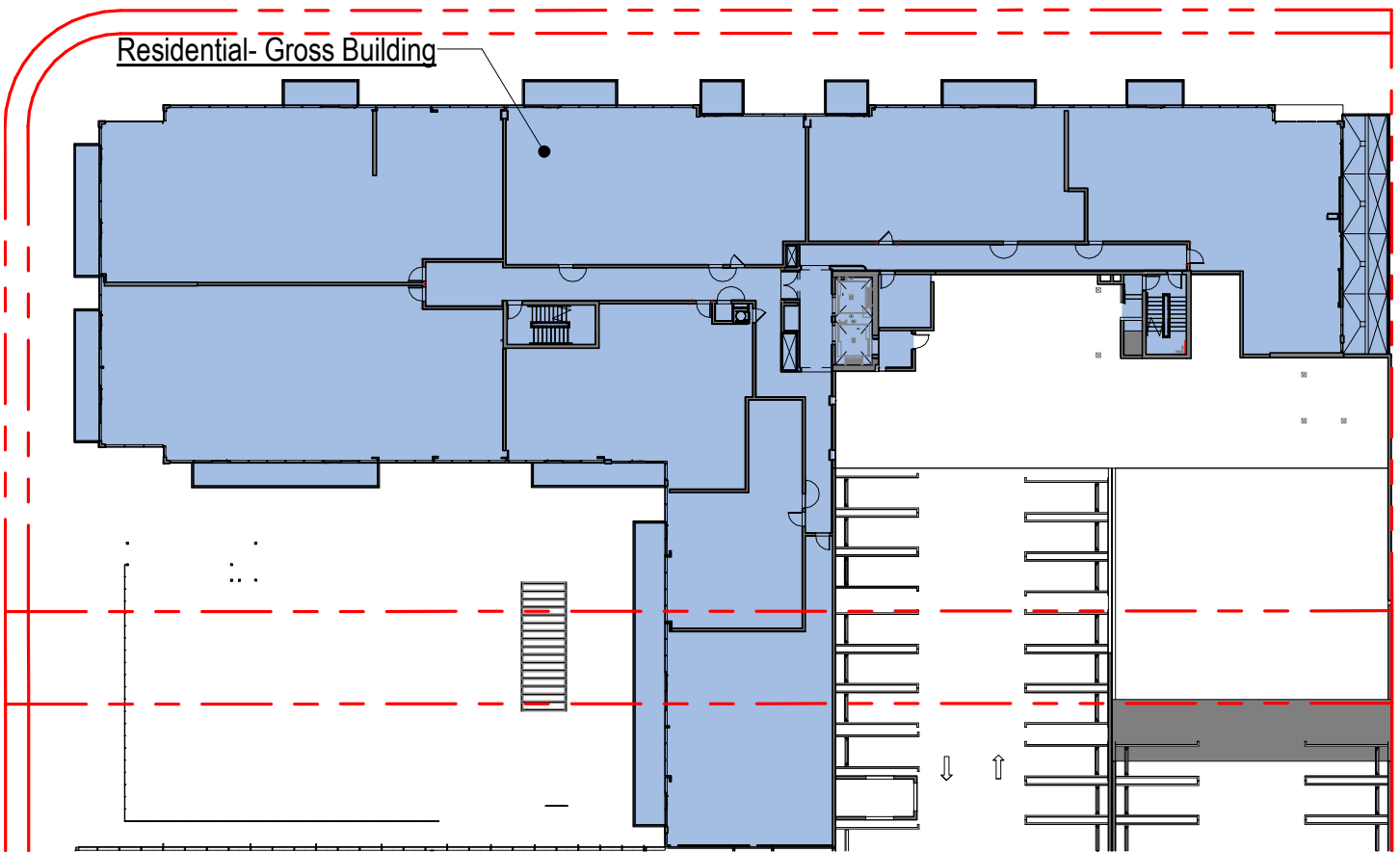
4 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R04 THRU R08
SCALE: 1" = 40'-0"



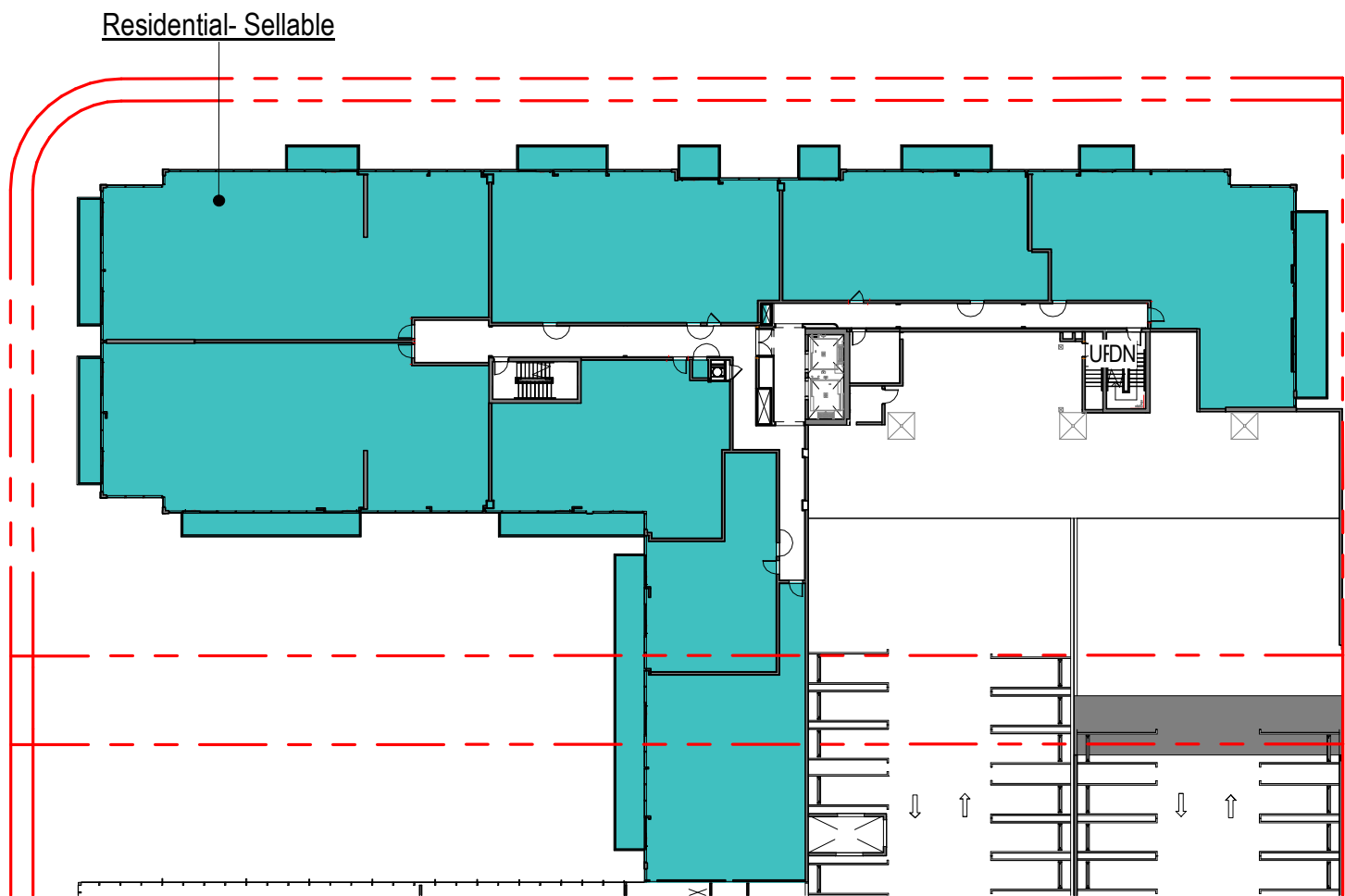
10 RESIDENTIAL - FLOOR SELLABLE - LEVEL ROOF
SCALE: 1" = 40'-0"



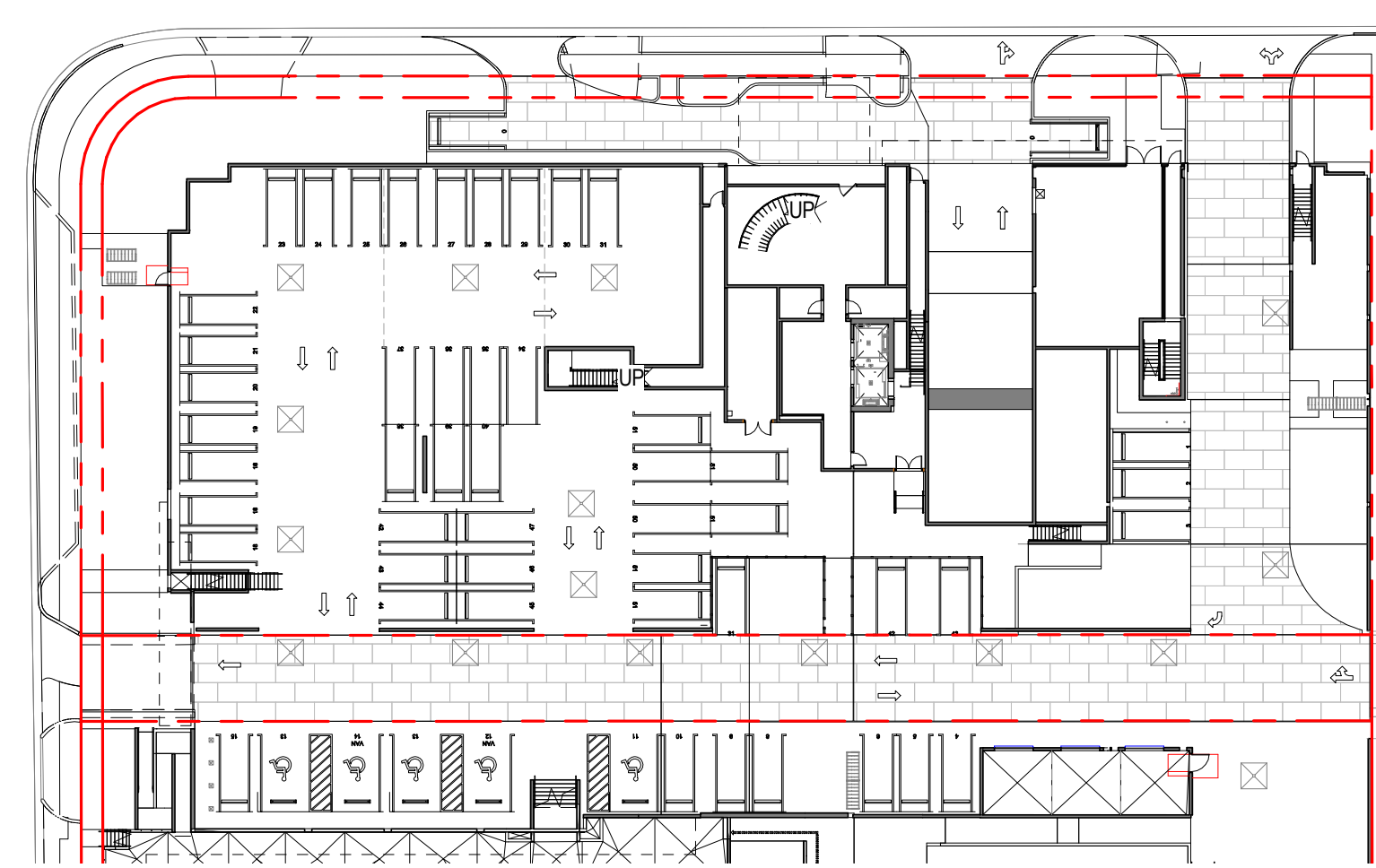
7 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R02
SCALE: 1" = 40'-0"



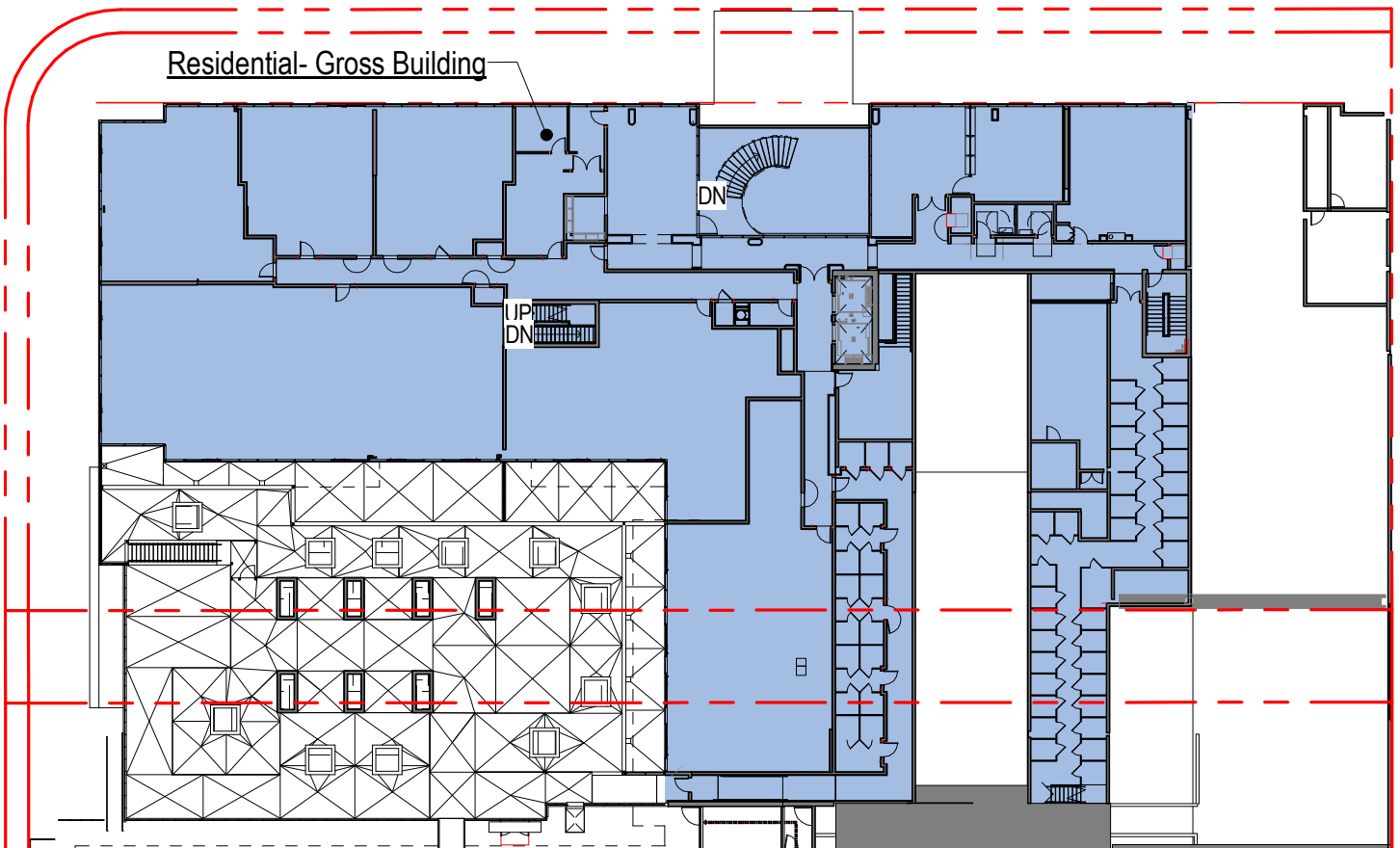
3 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R03
SCALE: 1" = 40'-0"



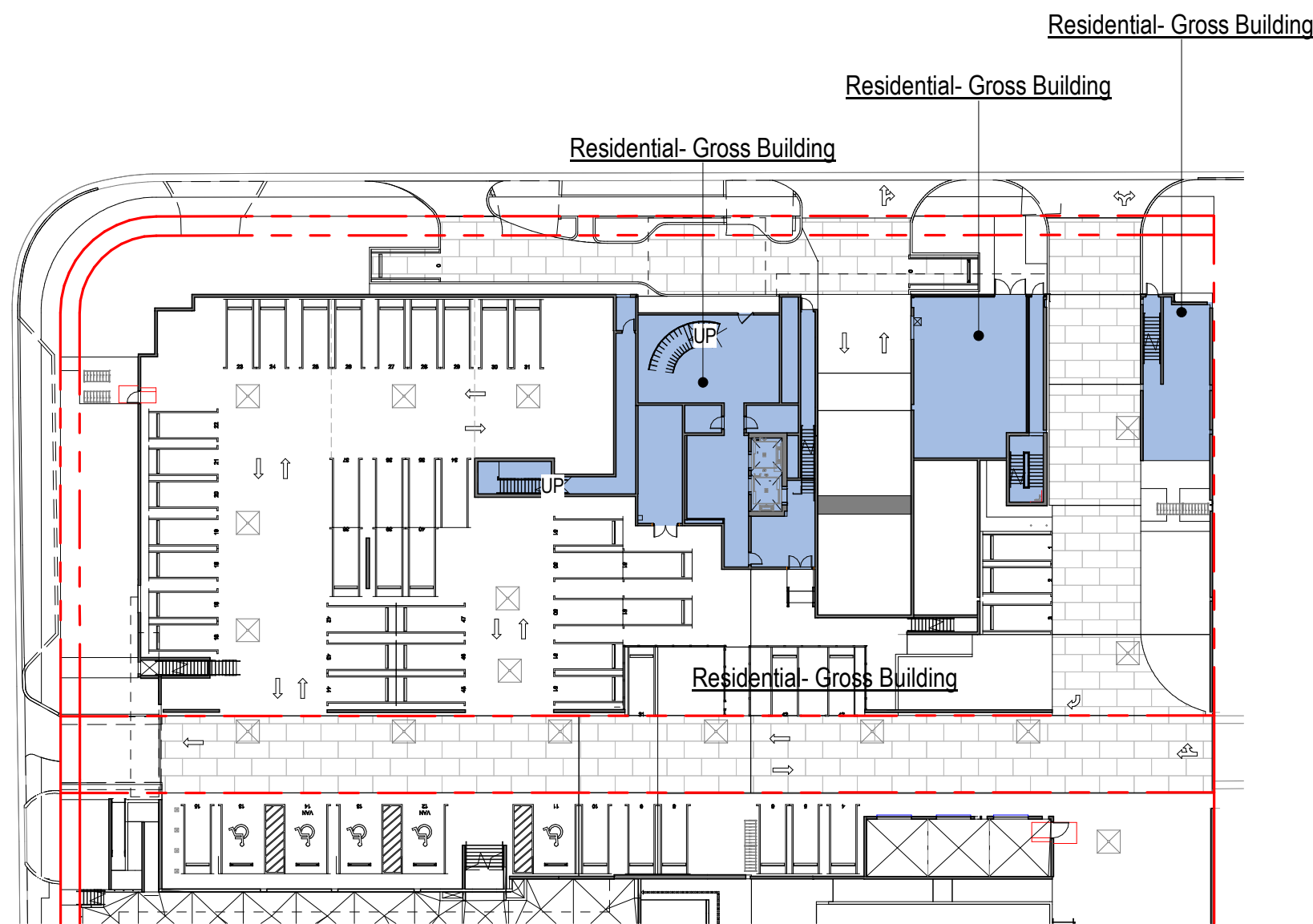
9 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R04 THRU R08
SCALE: 1" = 40'-0"



6 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R01
SCALE: 1" = 40'-0"



2 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R02
SCALE: 1" = 40'-0"



1 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R01
SCALE: 1" = 40'-0"

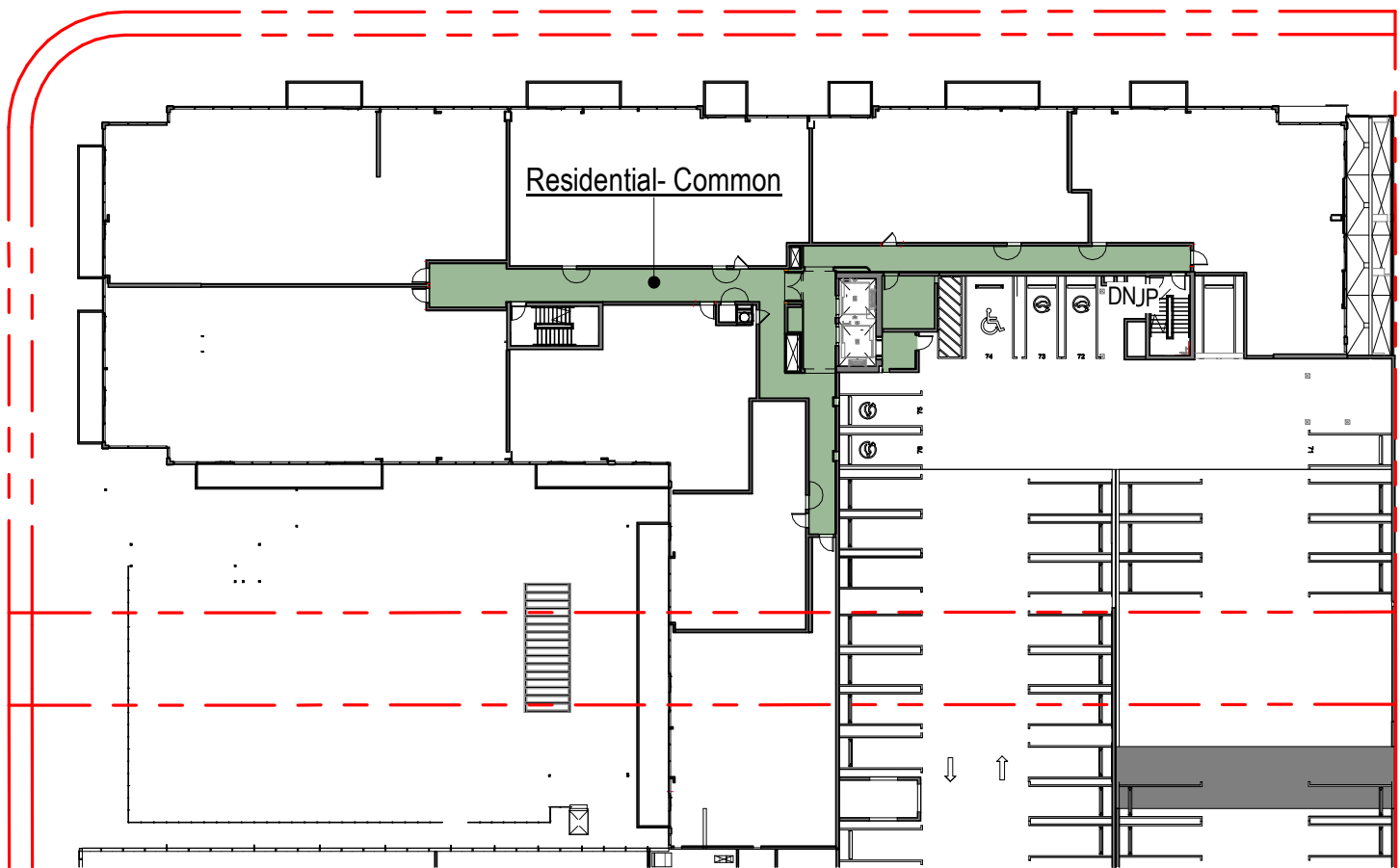
Area Schedule (Residential - Gross Building)				
Level	Name	Area	Number of Stories	Gross SF
LEVEL R01				
LEVEL R01	Residential- Gross Building	3,466 SF	1	3,466 SF
LEVEL R01	Residential- Gross Building	772 SF	1	772 SF
LEVEL R01	Residential- Gross Building	1,626 SF	1	1,626 SF
LEVEL R01	Residential- Gross Building	Not Enclosed	1	
Residential- Gross Building				5,864 SF
LEVEL R01				5,864 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Gross Building	22,972 SF	1	22,972 SF
Residential- Gross Building				22,972 SF
LEVEL R02 (T.O.S.)				22,972 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Gross Building	22,418 SF	1	22,418 SF
LEVEL R04 -R08 (T.O.S.)				22,418 SF
LEVEL R03 (T.O.S.)				22,418 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Gross Building	22,212 SF	5	111,058 SF
Residential- Gross Building				111,058 SF
LEVEL R04 (T.O.S.)				111,058 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Gross Building	4,866 SF	1	4,866 SF
Residential- Gross Building				4,866 SF
LEVEL ROOF				4,866 SF
Grand total				167,176 SF

Area Schedule (Residential - Sellable)				
Level	Name	Area	Number of Stories	Rentable SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Sellable	10,644 SF	1	10,644 SF
Residential- Sellable				10,644 SF
LEVEL R02 (T.O.S.)				10,644 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Sellable	19,461 SF	1	19,461 SF
Residential- Sellable				19,461 SF
LEVEL R03 (T.O.S.)				19,461 SF
LEVEL R04 - R08 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Sellable	19,509 SF	5	97,547 SF
Residential- Sellable				97,547 SF
LEVEL R04 (T.O.S.)				97,547 SF
Grand total				127,652 SF

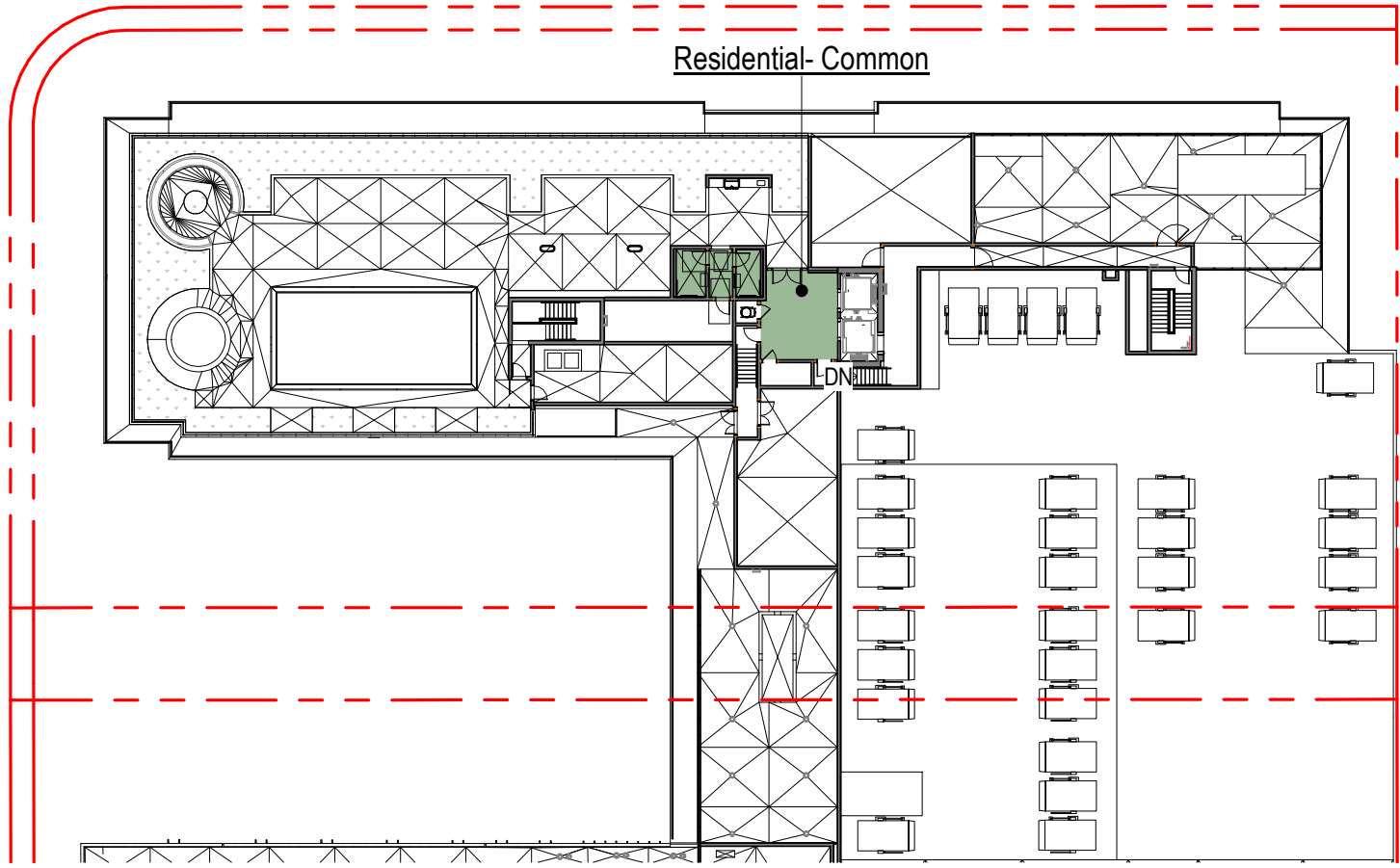
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Area Schedule (Residential- Common)				
Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residential- Lobby	2,136 SF	1	2,136 SF
Residential- Lobby				2,136 SF
LEVEL R01				2,136 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Common	5,680 SF	1	5,680 SF
Residential- Common				5,680 SF
LEVEL R02 (T.O.S.)				5,680 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Common	1,995 SF	6	11,969 SF
Residential- Common				11,969 SF
LEVEL R03 (T.O.S.)				11,969 SF
LEVEL R04 - R08 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Common	1,989 SF	5	9,947 SF
Residential- Common				9,947 SF
LEVEL R04 (T.O.S.)				9,947 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Common	525 SF		
Residential- Common				0 SF
LEVEL ROOF				0 SF
Grand total				29,731 SF

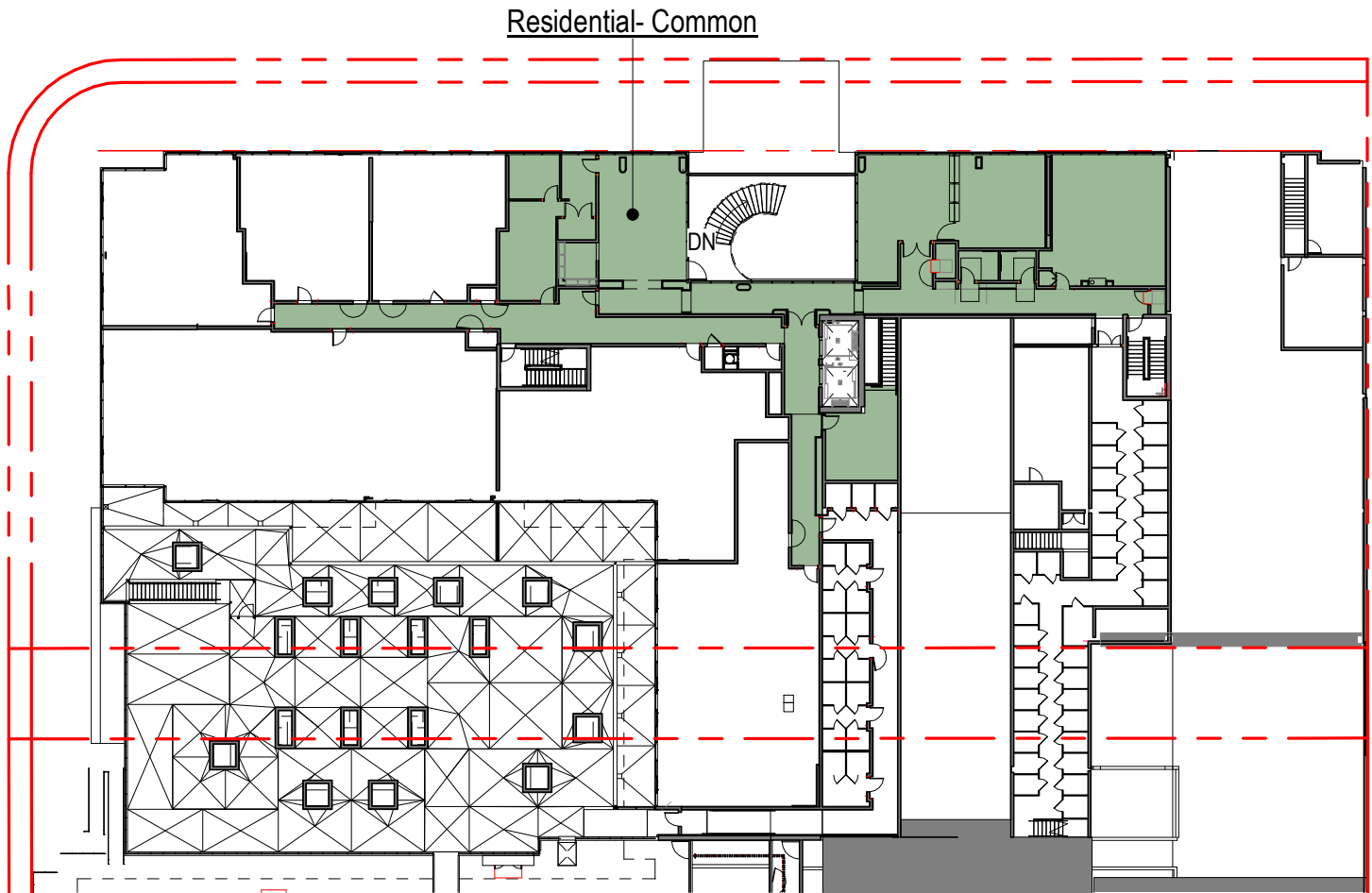
3 | LEVEL R03
SCALE: 1" = 40'-0"



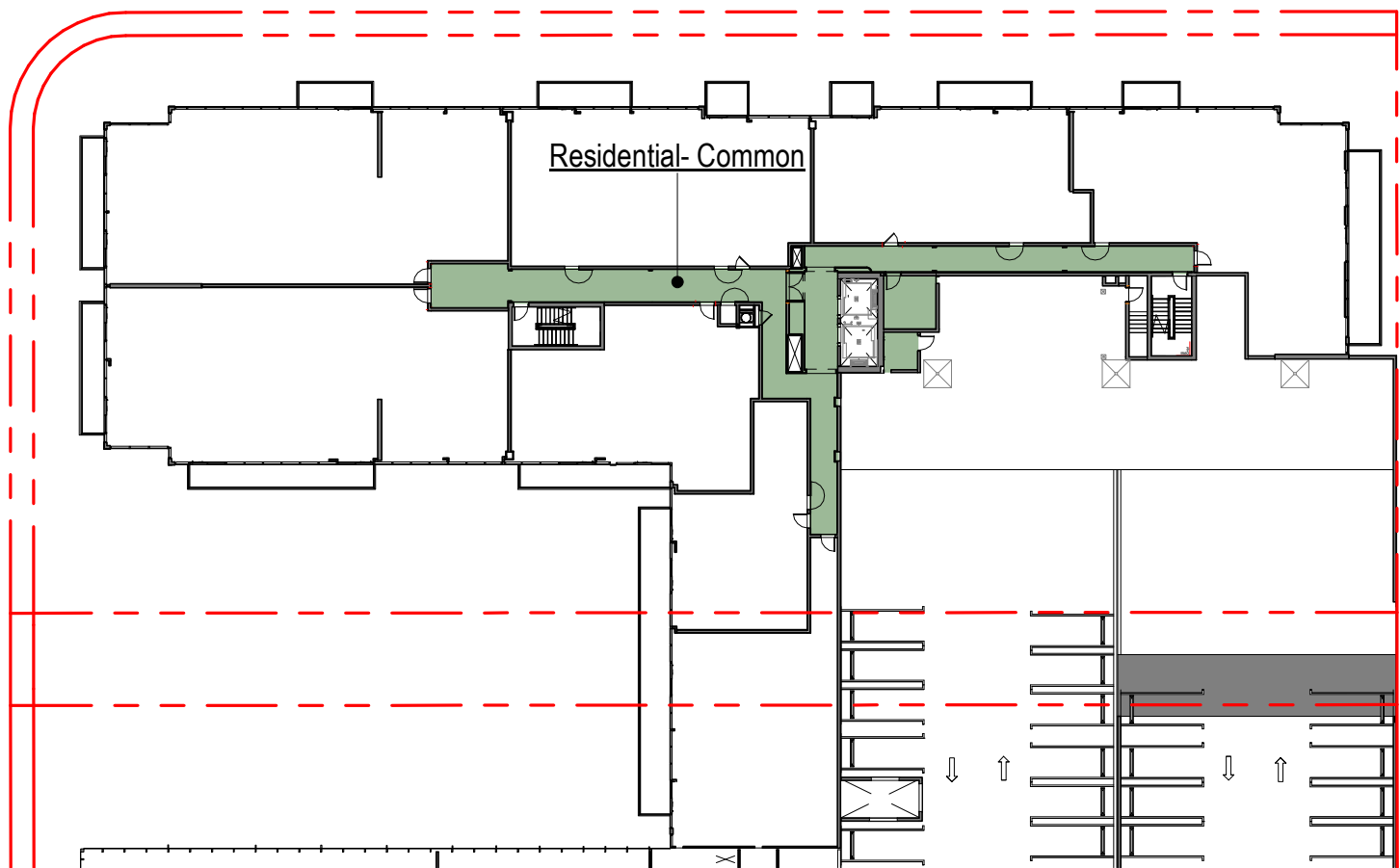
5 | LEVEL ROOF
SCALE: 1" = 40'-0"



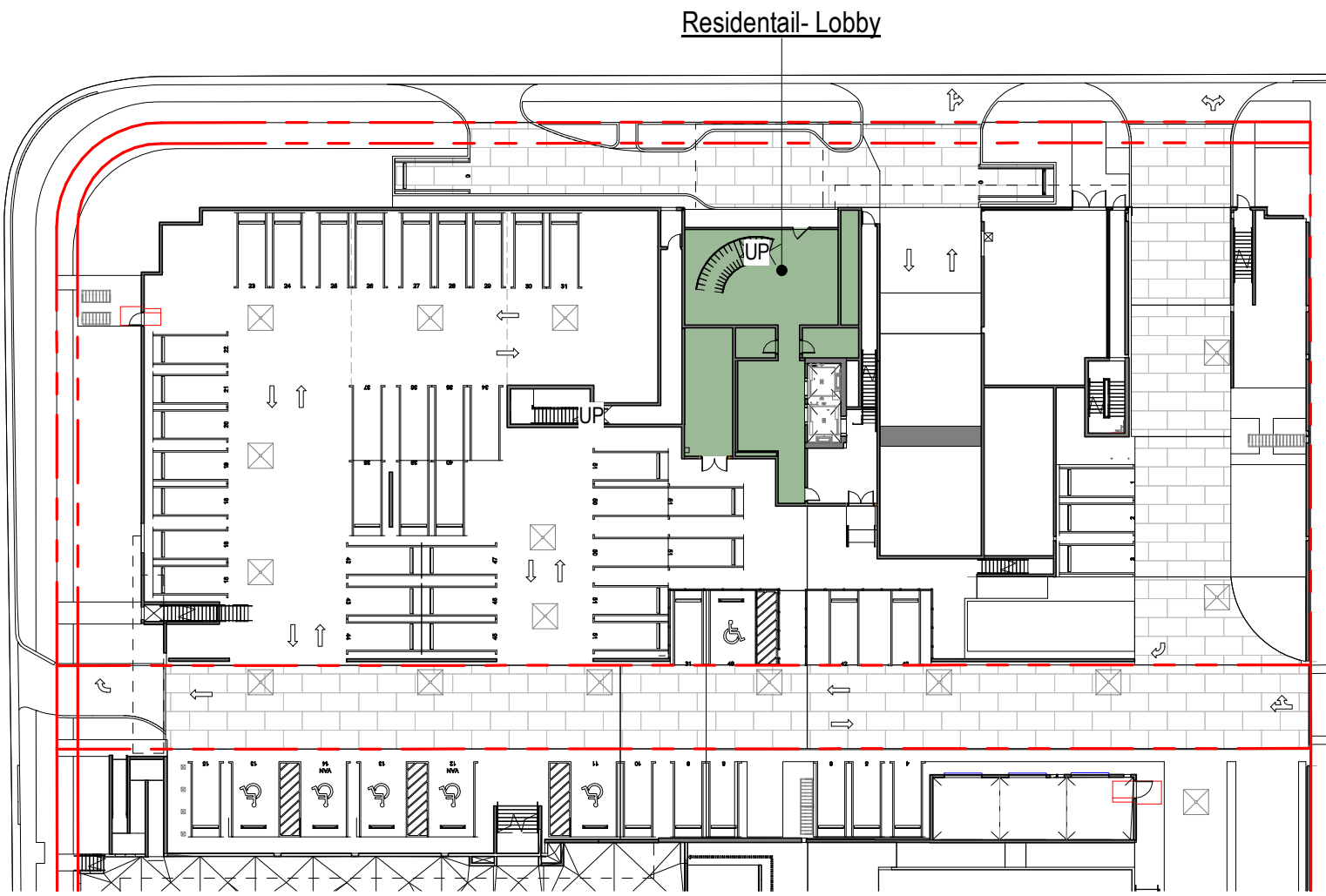
2 | LEVEL R02
SCALE: 1" = 40'-0"



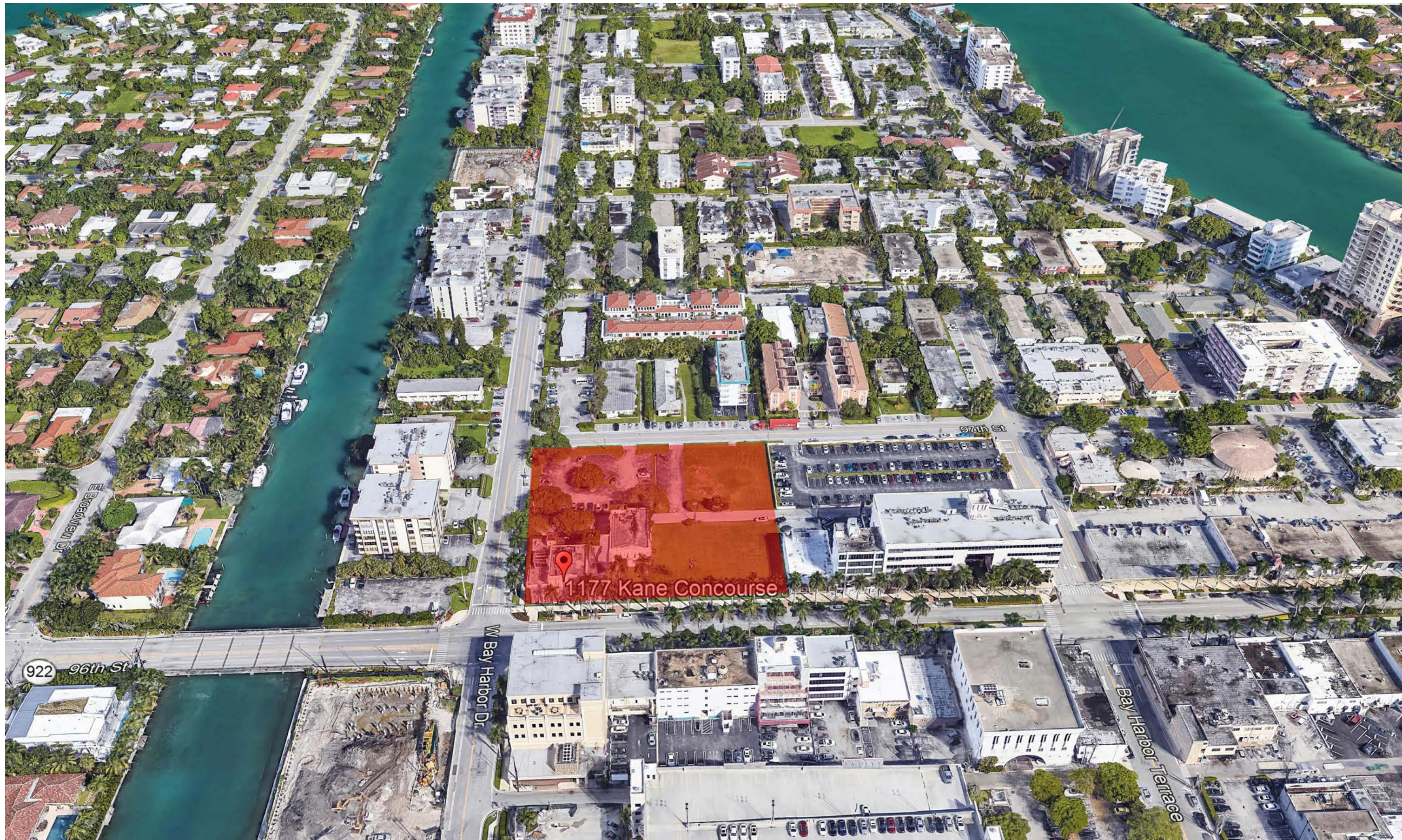
4 | LEVEL R04 - R08
SCALE: 1" = 40'-0"



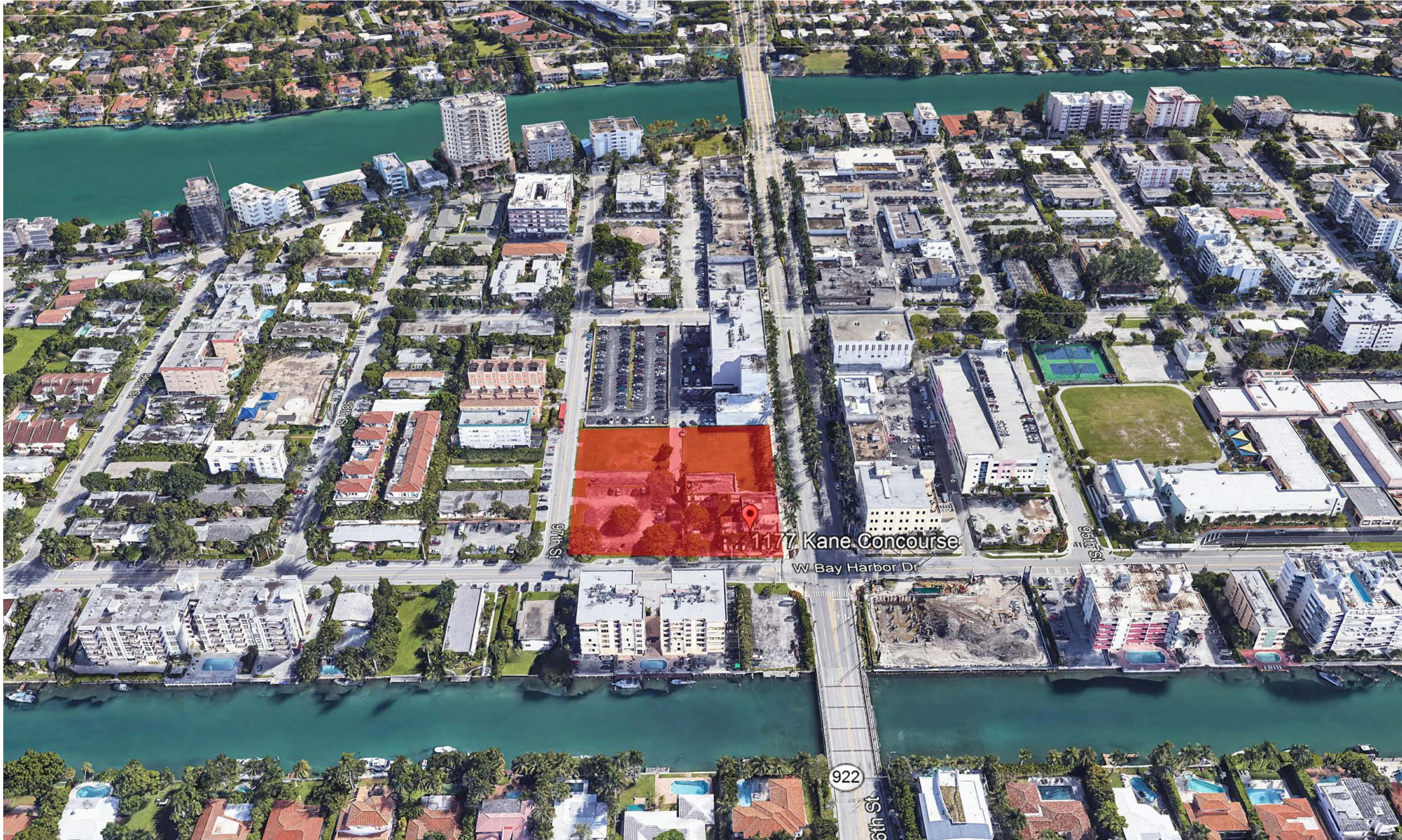
1 | LEVEL R01
SCALE: 1" = 40'-0"



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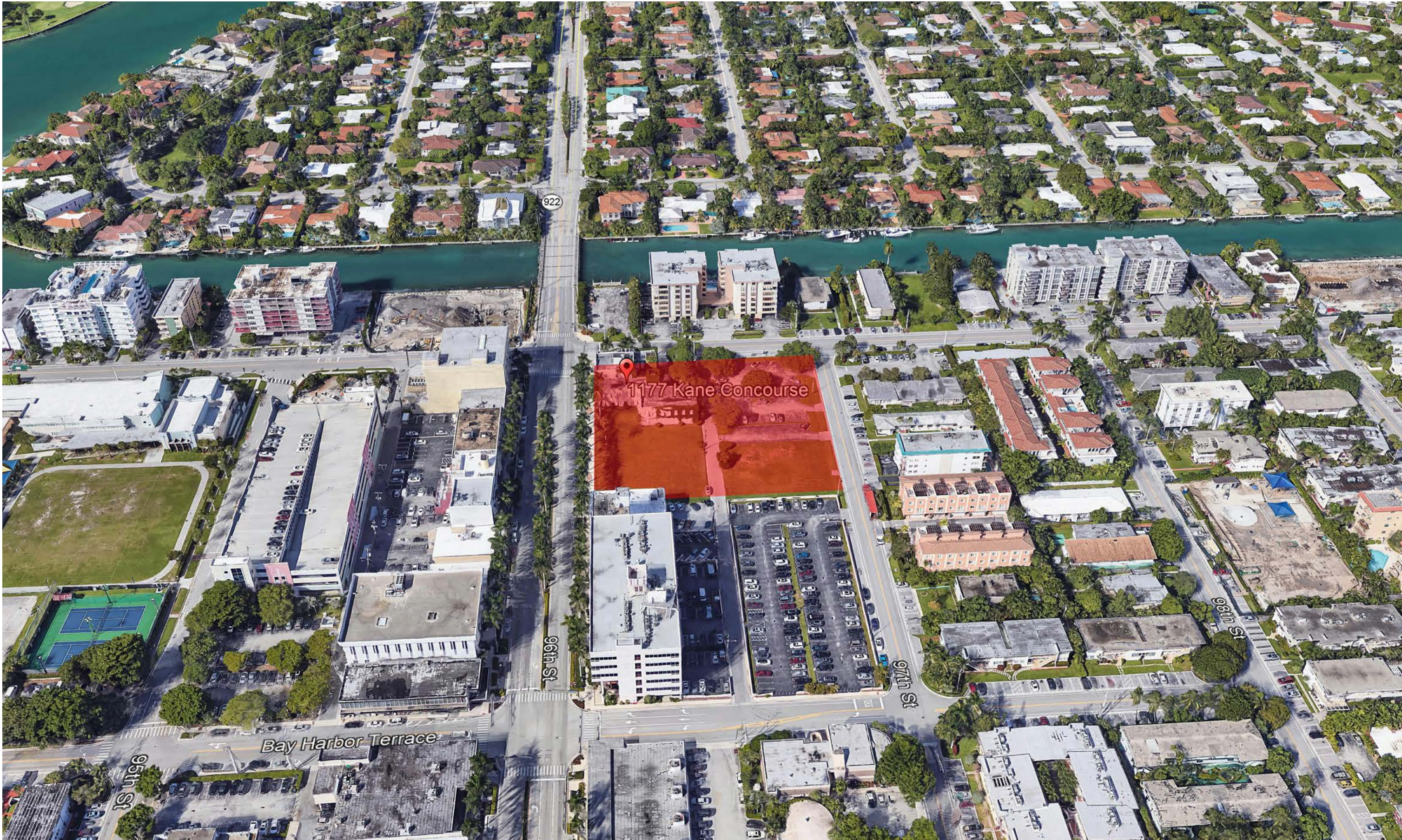
VIEW 01 - LOOKING NORTH



VIEW 02 - LOOKING EAST

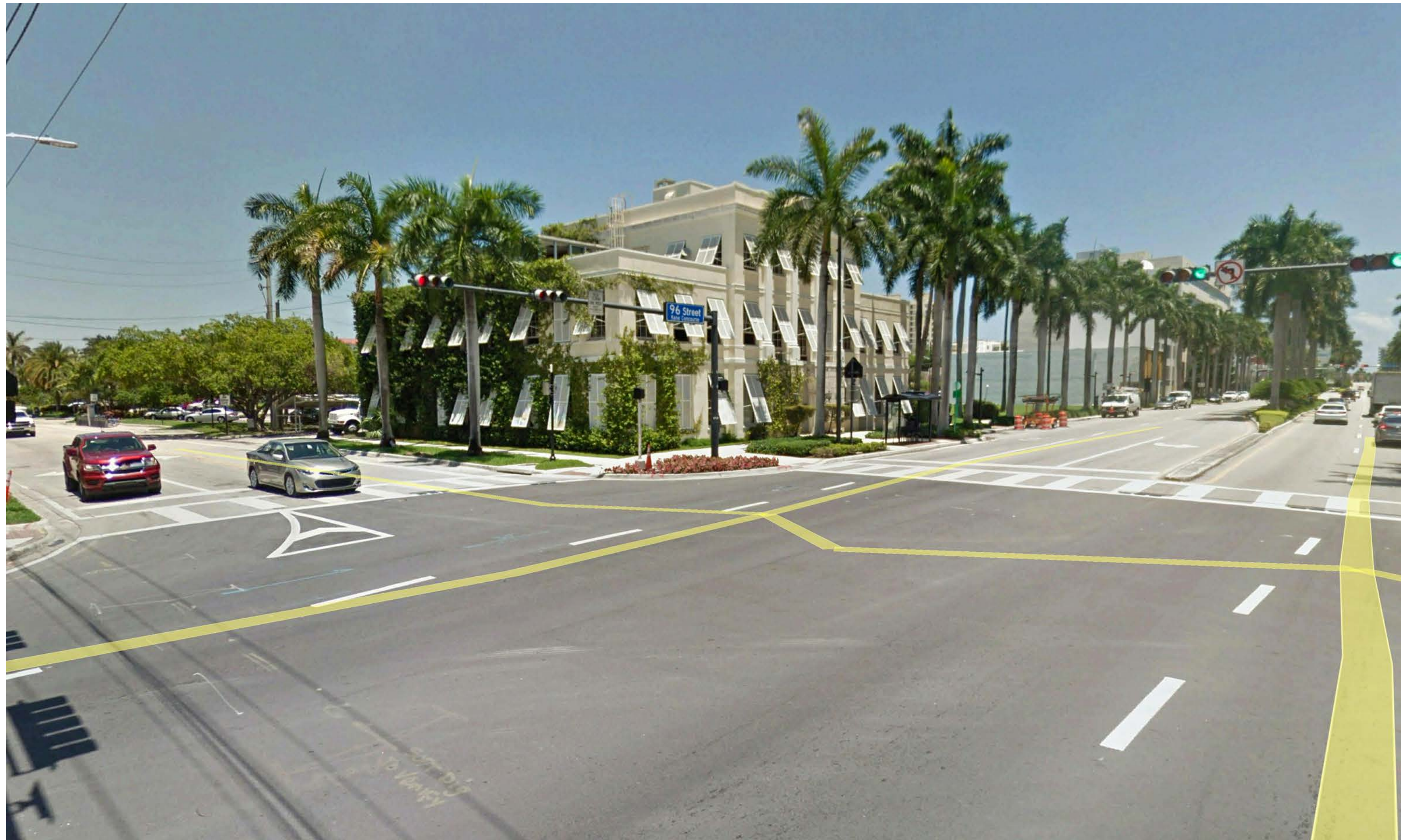


VIEW 03 - LOOKING SOUTH



VIEW 04 - LOOKING WEST

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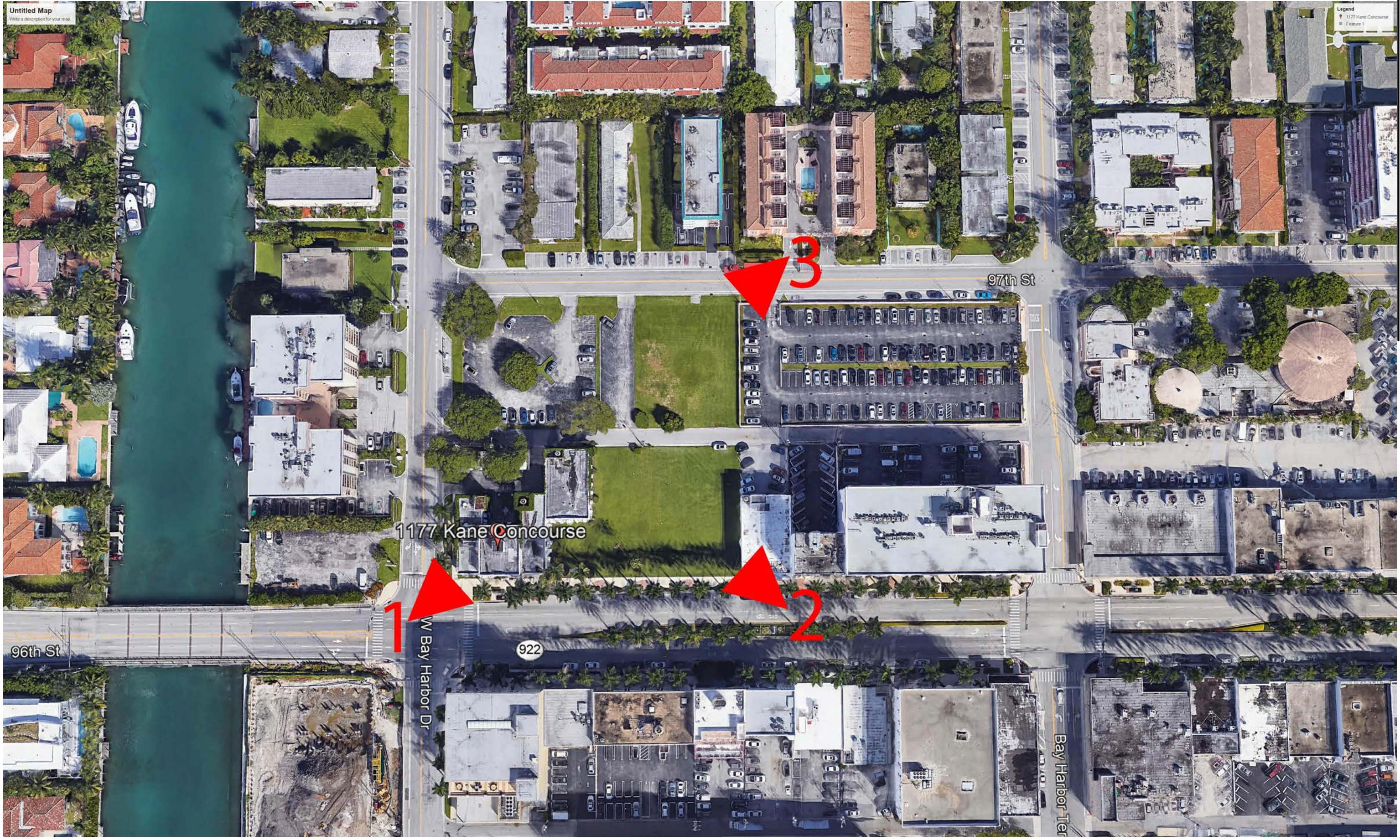
STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



LOCATION KEY MAP

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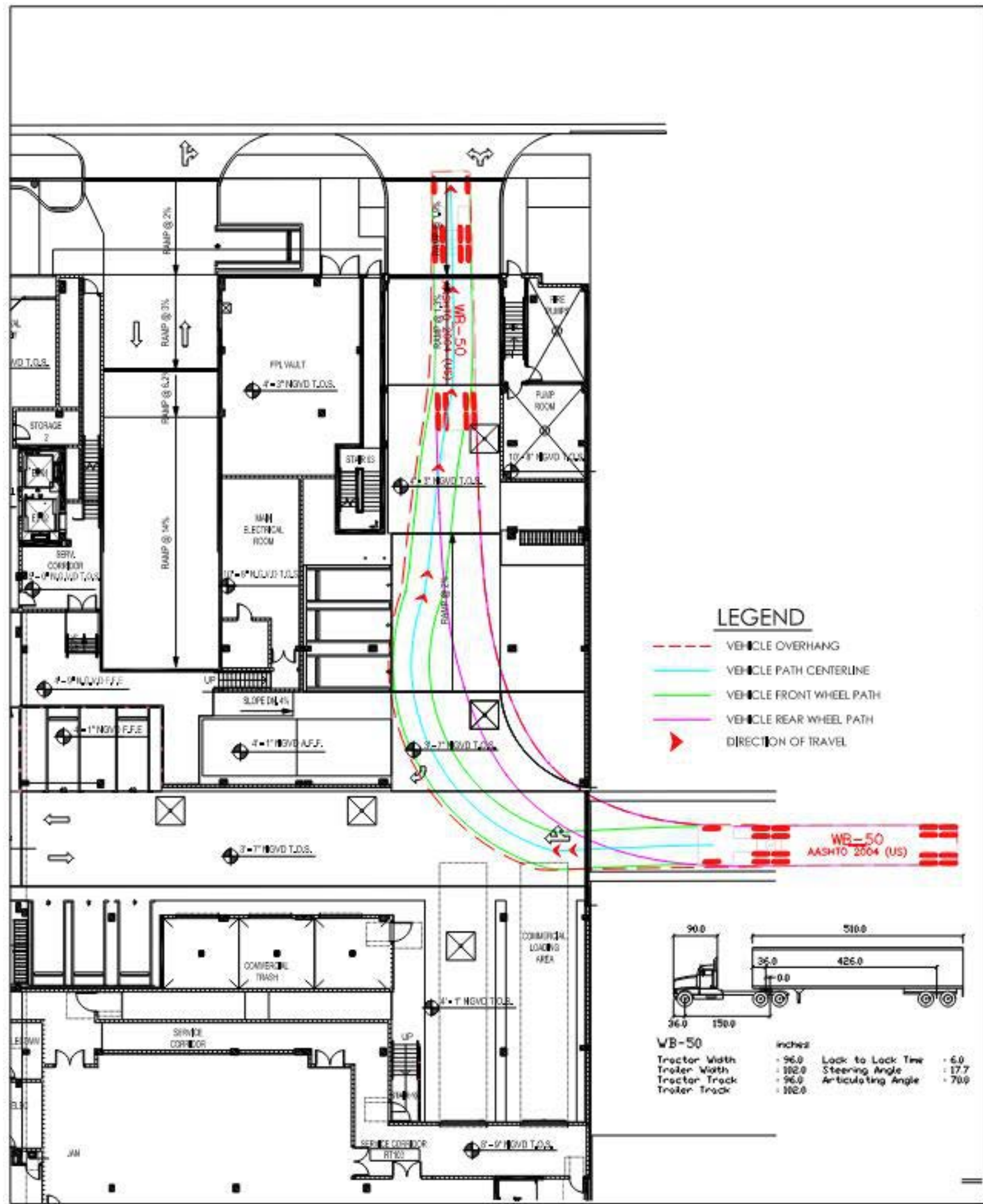
1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

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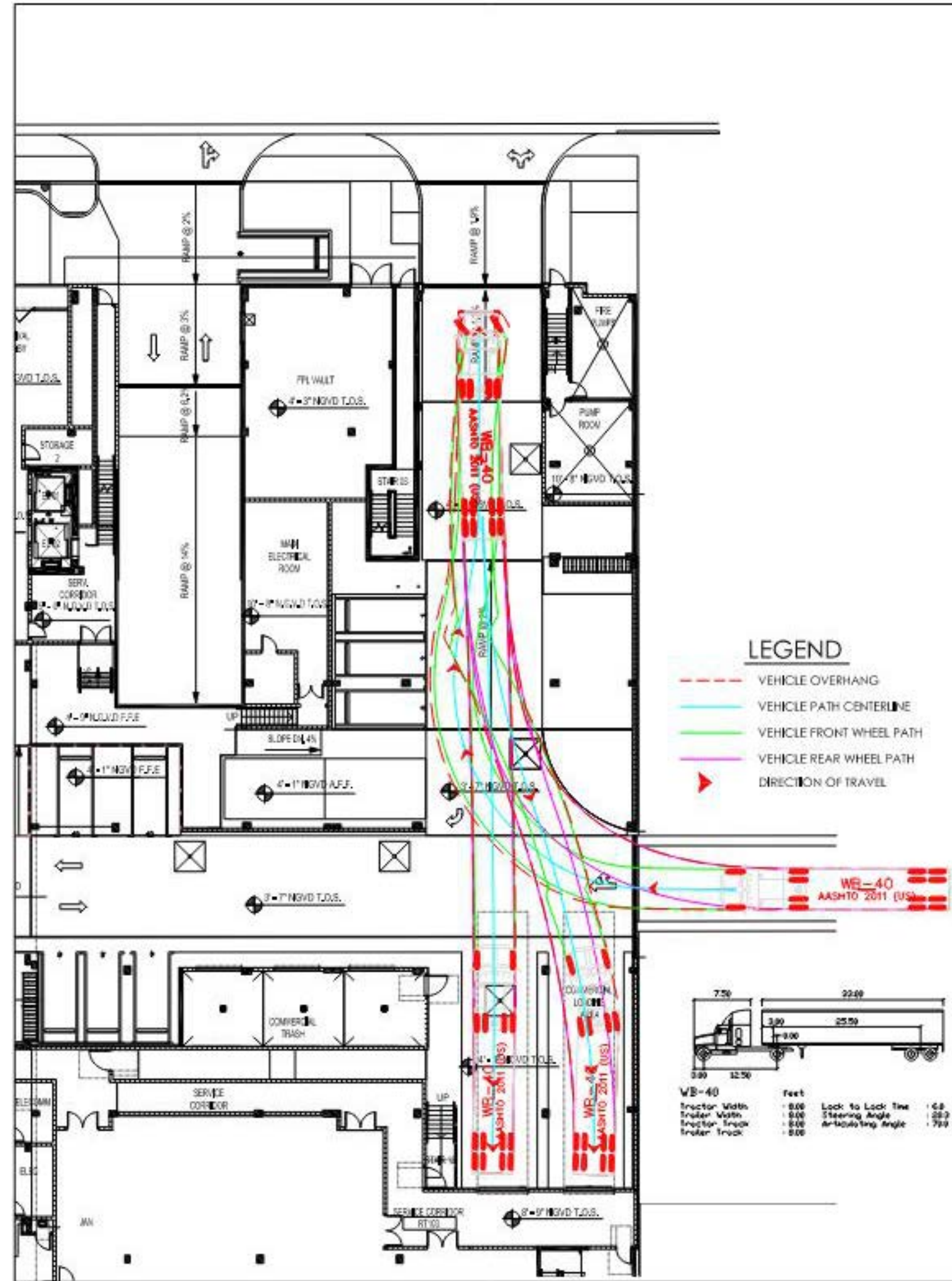


1 Context Site Plan- Ground Floor
SCALE: 1" = 60'-0"

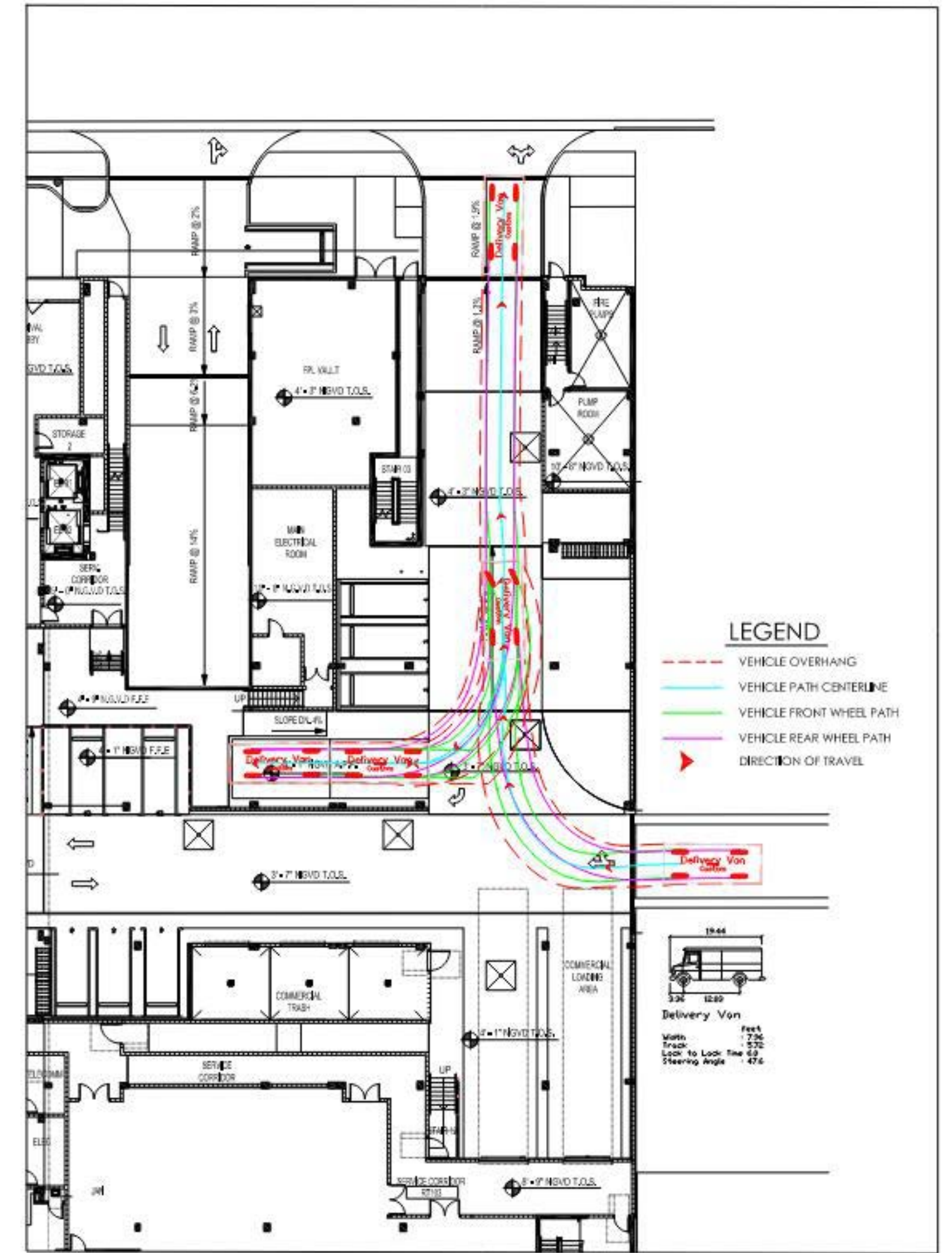
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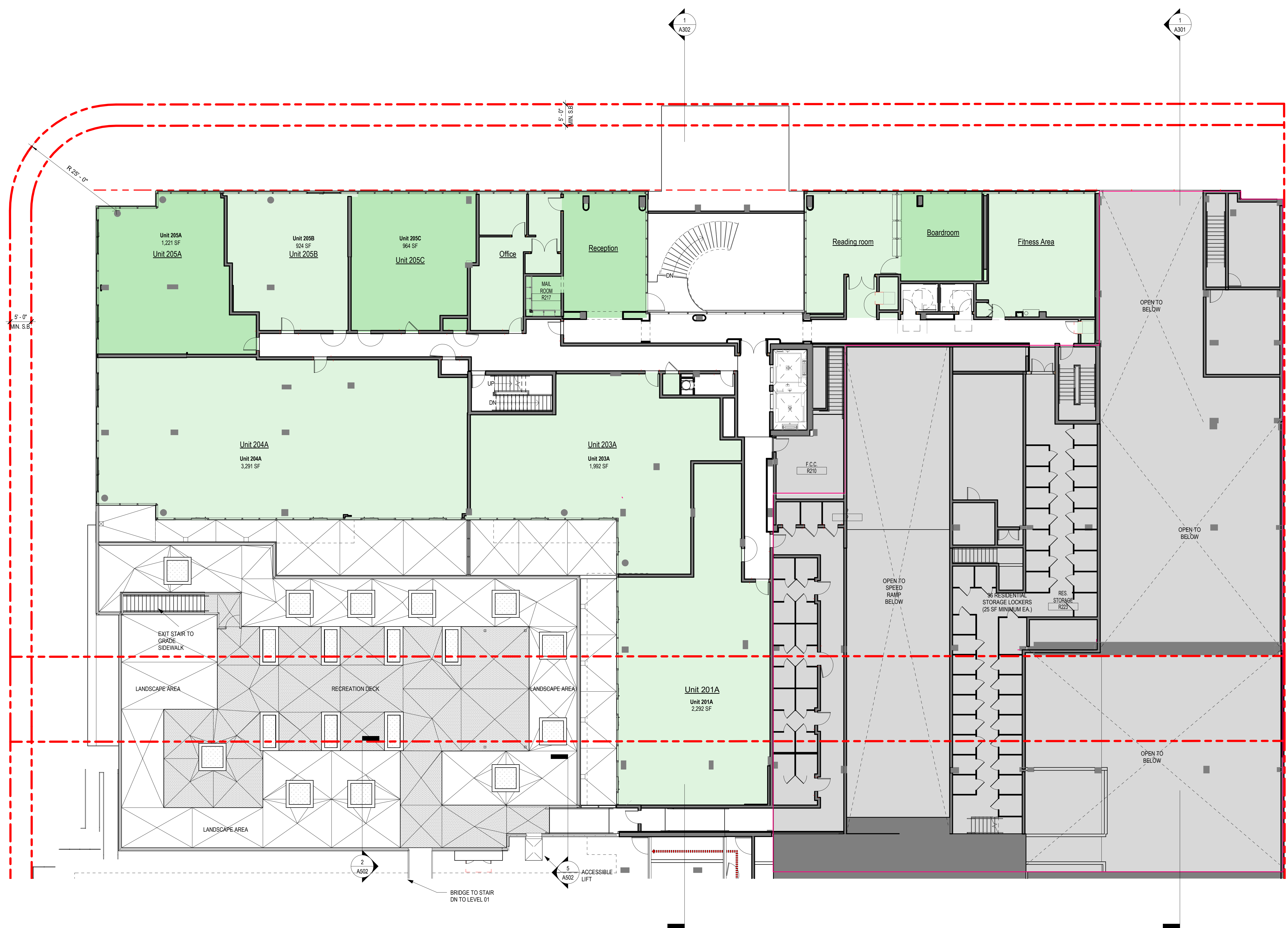
WB-50 MANEUVERABILITY MODEL



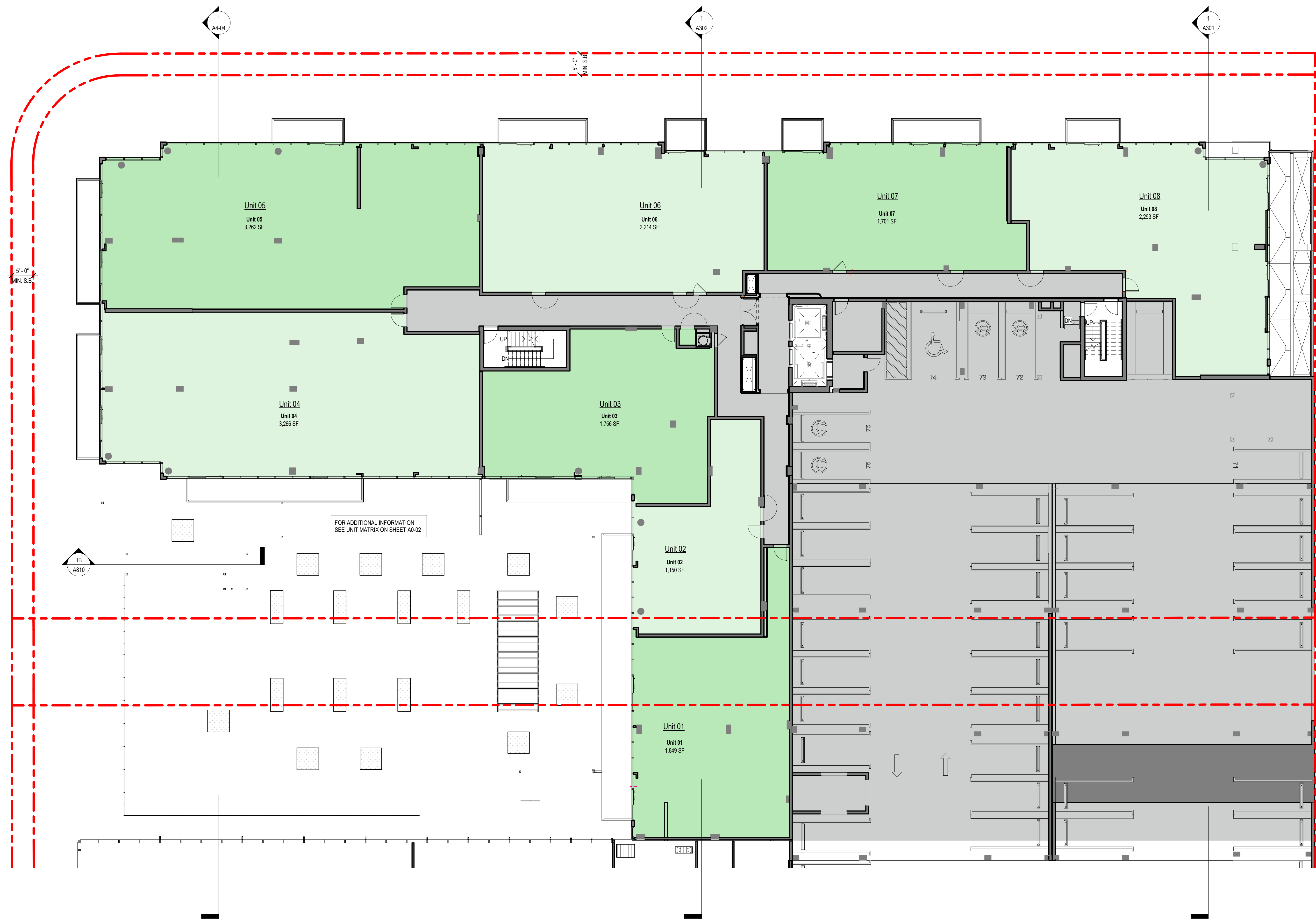
WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL



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1 | LEVEL R03 THRU R08
SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"

FLOOD PROTECTION NOTE
NON-RESIDENTIAL PROGRAM
ON THE GROUND FLOOR
(LEVEL R01) OF THE MULTI-
FAMILY PORTION OF THE
MIXED-USE BUILDING SHALL
BE PROTECTED WITH FLOOD
PROTECTION PANELS AND/OR
STRUCTURE UP TO THE BASE
FLOOD ELEVATION PLUS ONE
FOOT OF FREEBOARD (UP TO
ELEVATION +3.0' NGVD).

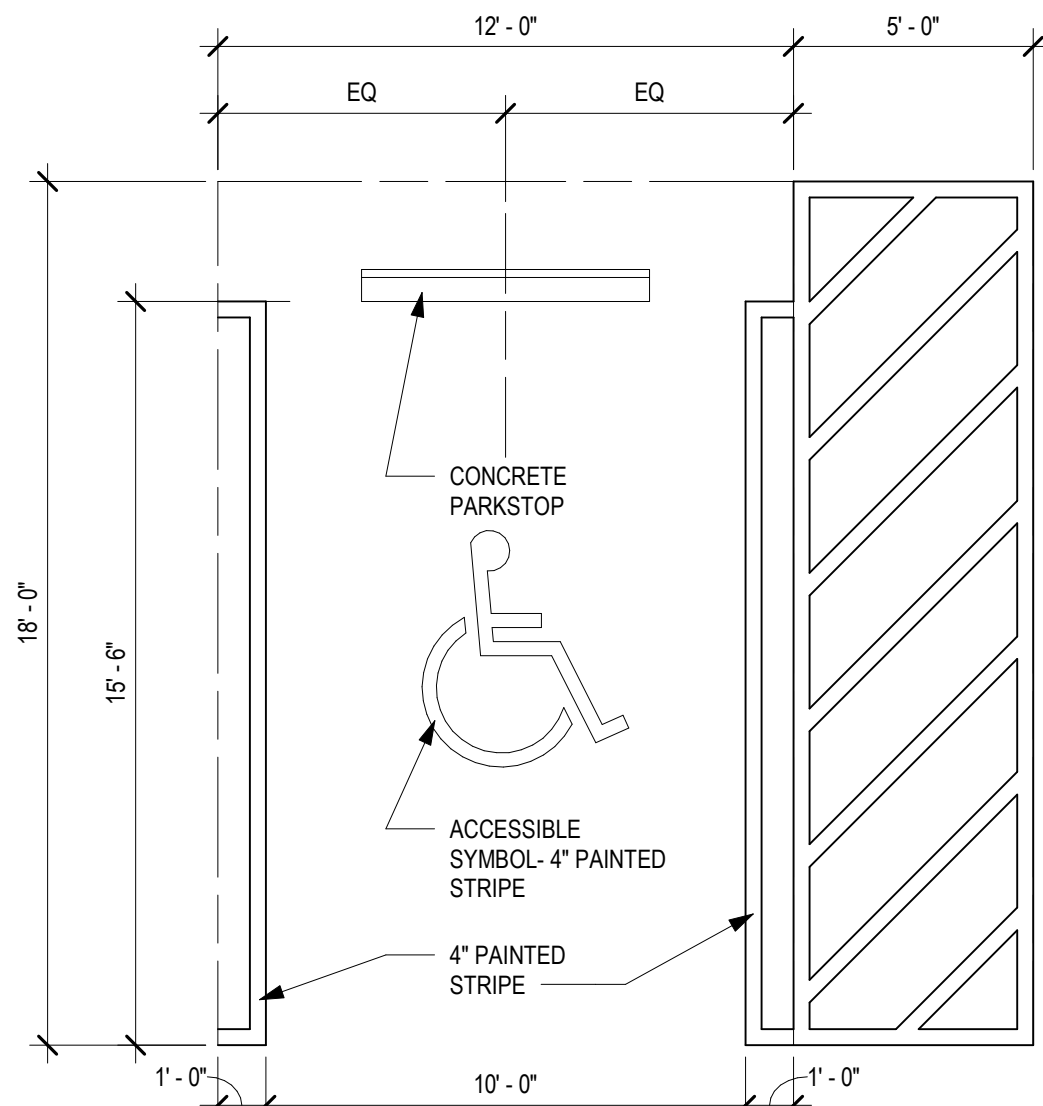
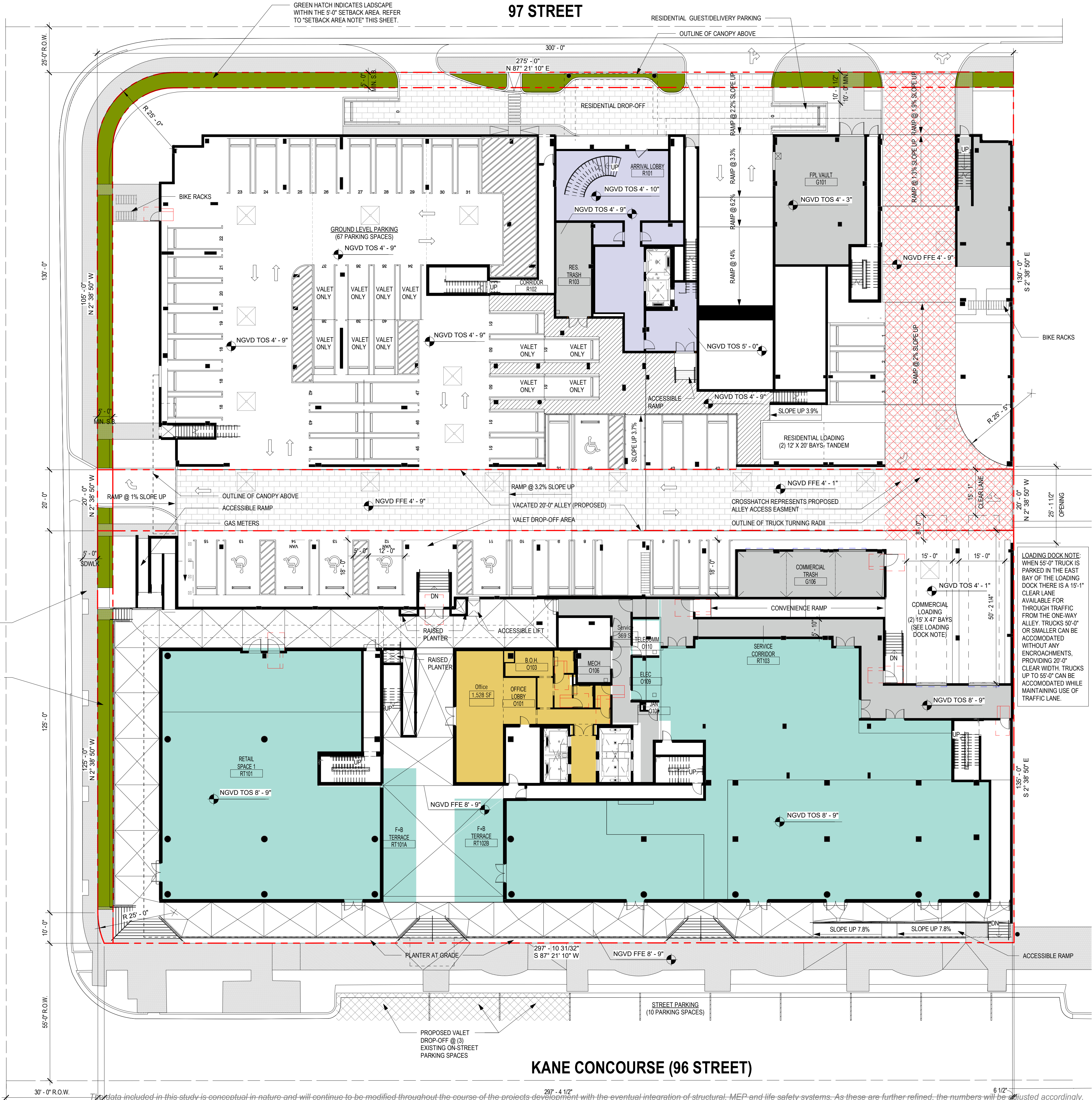
SETBACK AREA NOTE
WITHIN 5'-0" SETBACK AREA
ALONG WEST BAY HARBOR
DRIVE AND 97TH STREET, AT
LEAST 75% OF AREA SHALL BE
PROVIDED WITH LANDSCAPE
MATERIALS.

5'-0" SETBACK AREA = 2,844 SF
2,844 SF X 0.75 = 2,133 SF
LANDSCAPE AREA REQUIRED
2,133 SF LANDSCAPE
PROVIDED

WEST BAY HARBOR DRIVE

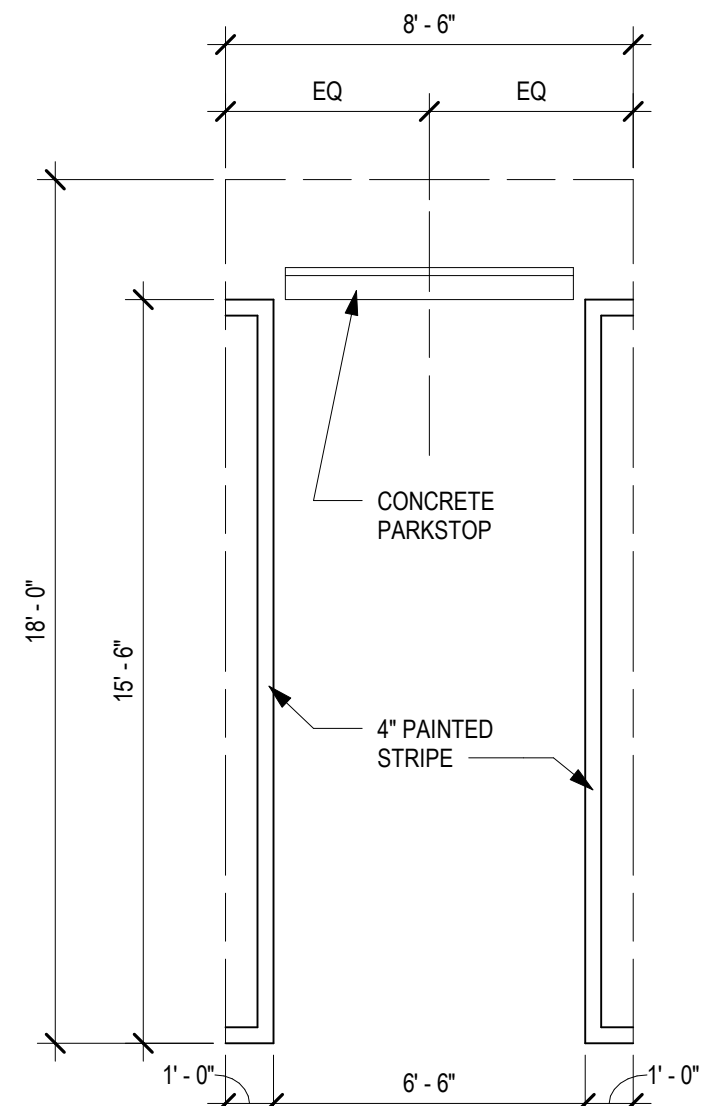
PROPOSED 5'-0" SIDEWALK - SEE LANDSCAPE AND CIVIL

PLANTER AT GRADE



2 ACCESSIBLE PARKING STALL- TYP.

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

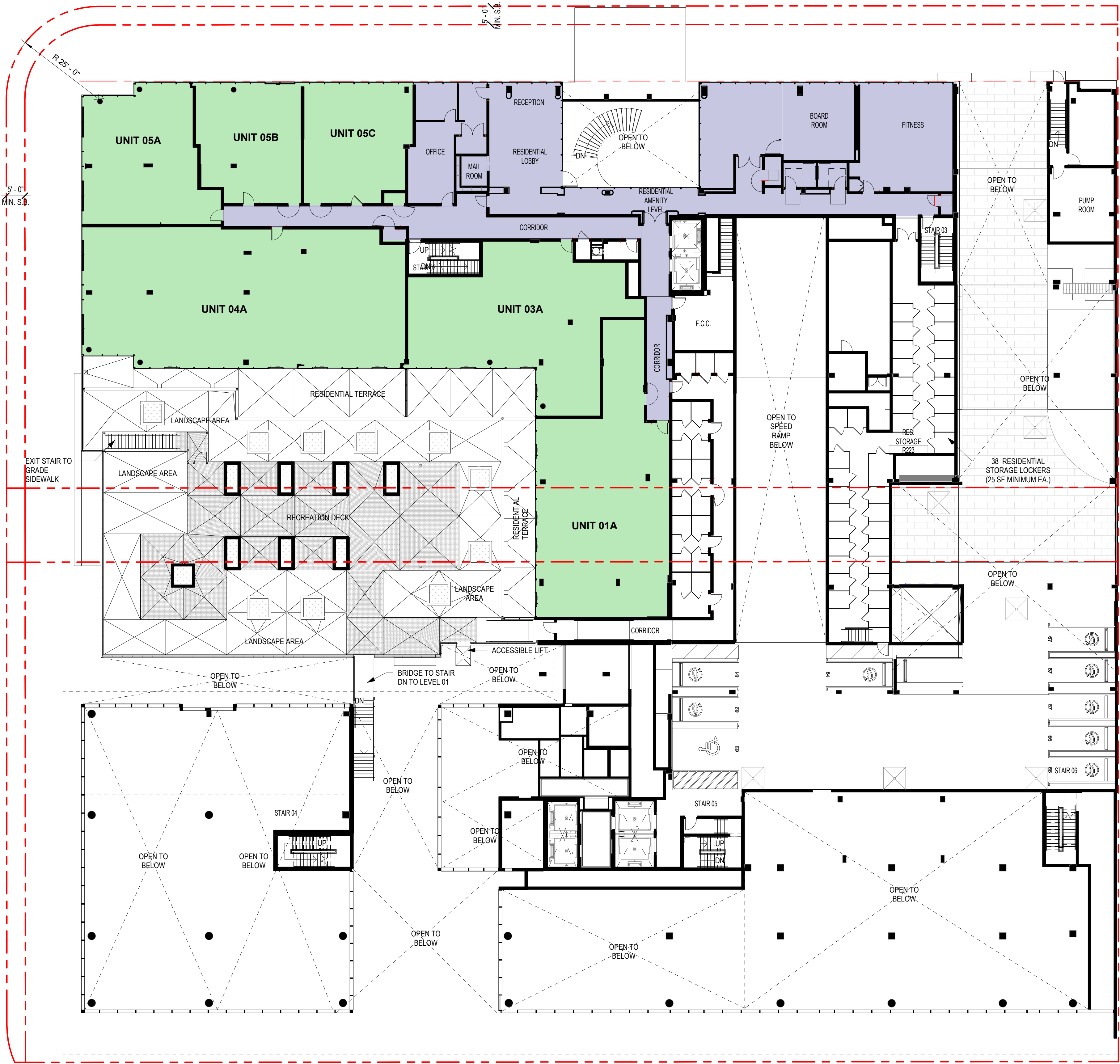


3 STANDARD PARKING STALL- TYP.

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

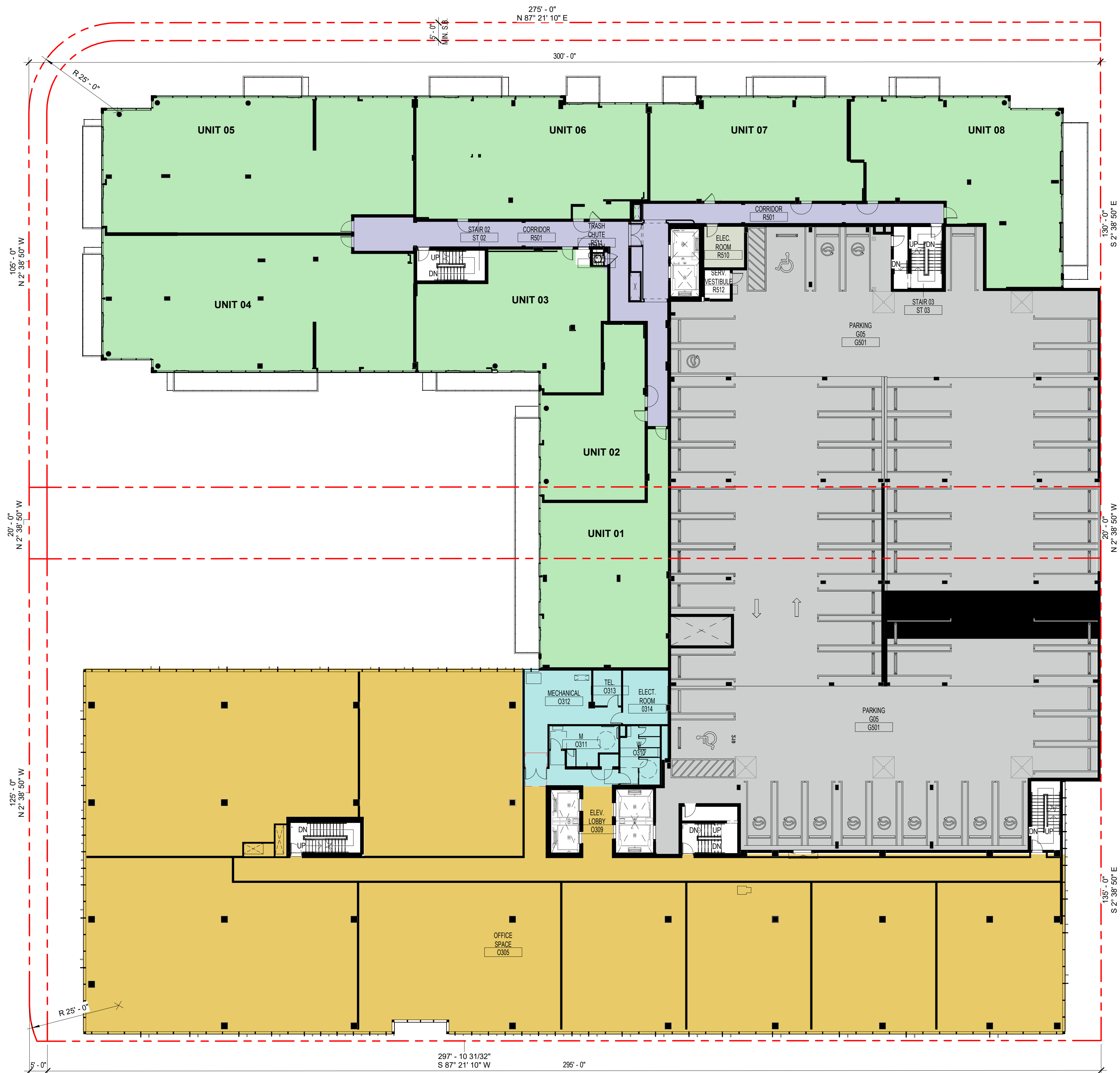
1 SITE PLAN- GROUND FLOOR

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



1 | LEVEL R02
SCALE: 1/16" = 1'-0"

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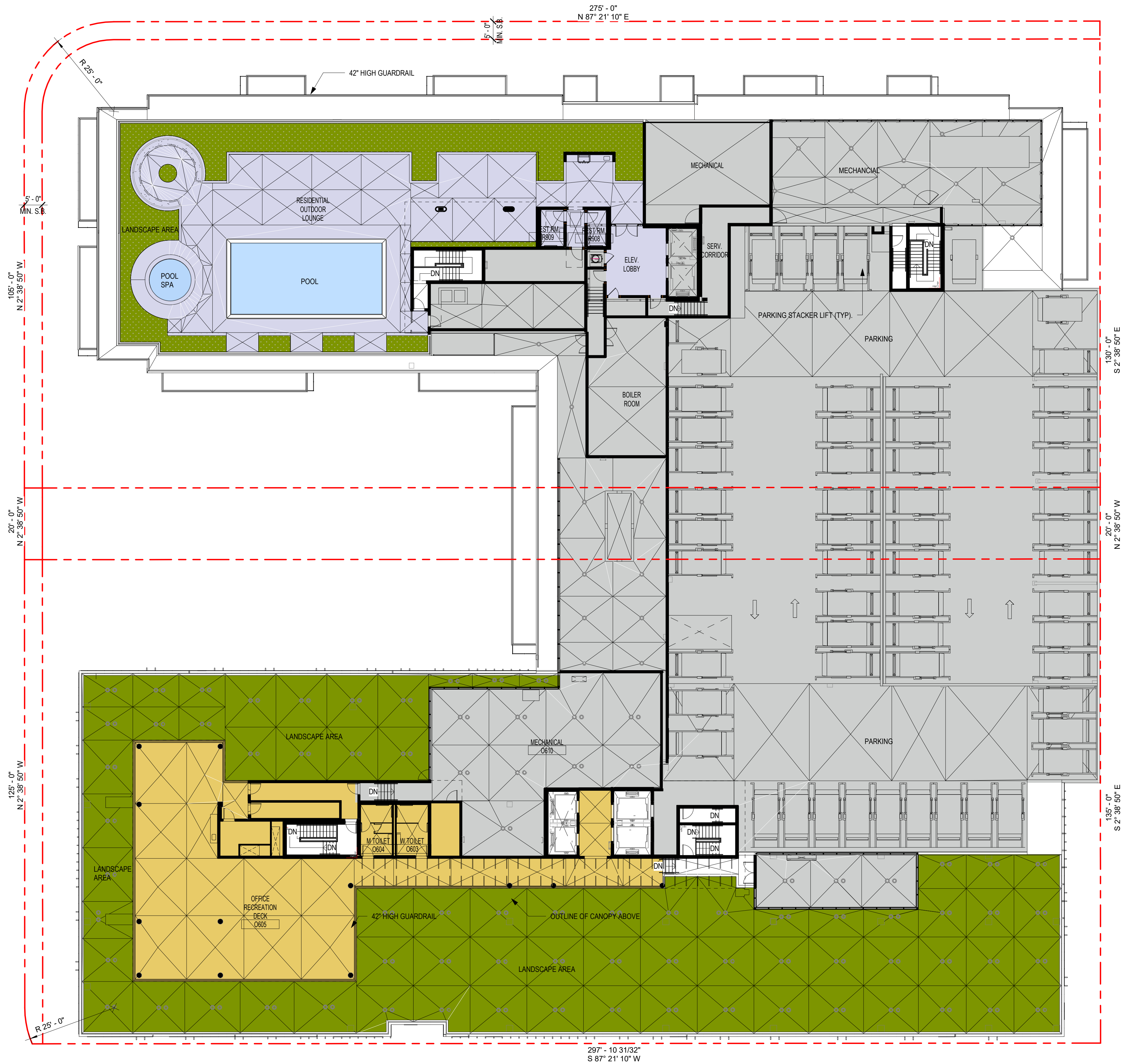
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO
LESS THAN 15% OPEN
"GREEN" SPACE FOR THOSE
PORTIONS USED FOR
RECREATION.

ROOFTOPS OVER OFFICE AND
RESIDENTIAL = 41,743 SF

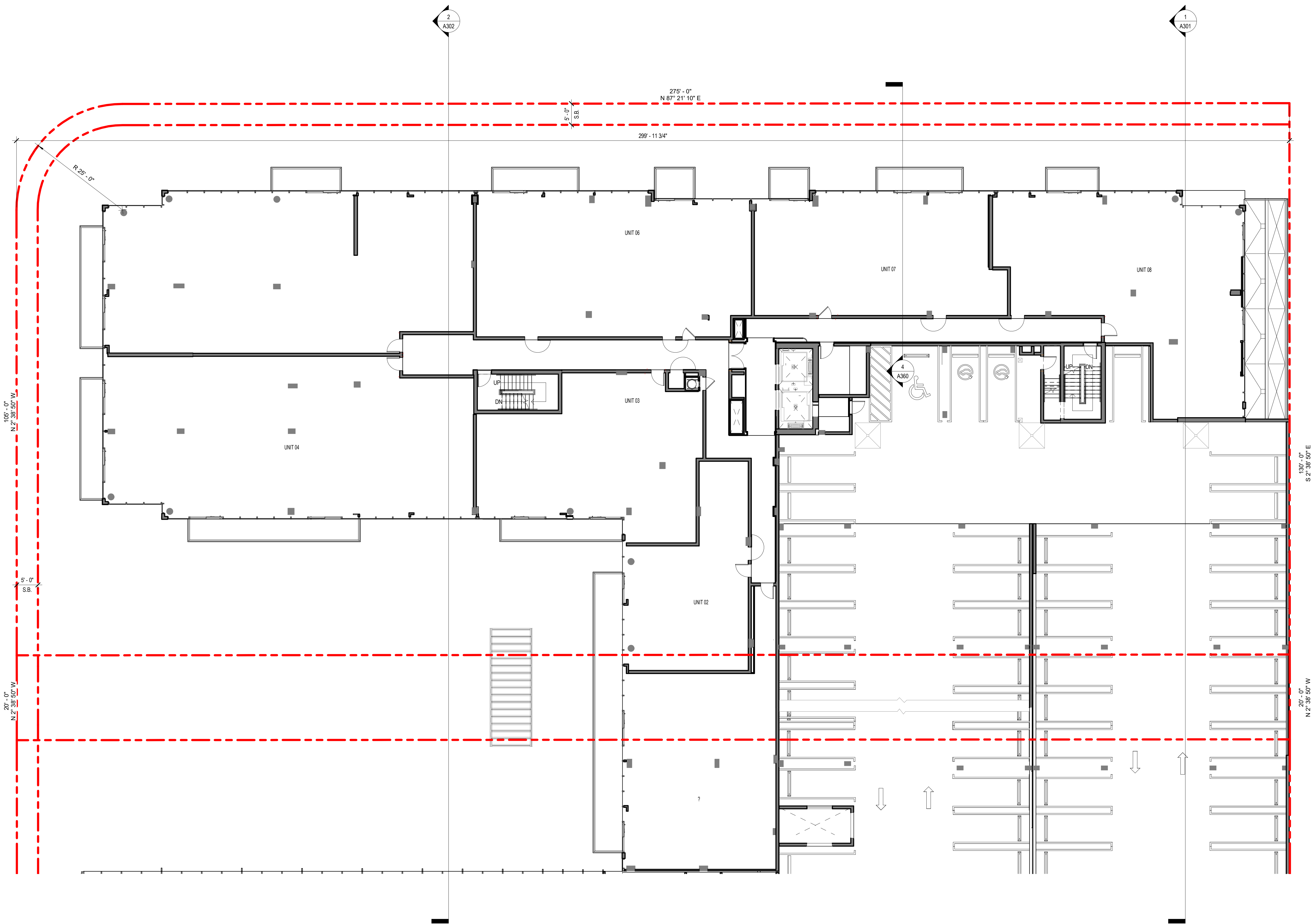
GREEN SPACE = 24,114 SF

GREEN SPACE EXCEEDS 15%
REQUIRED.



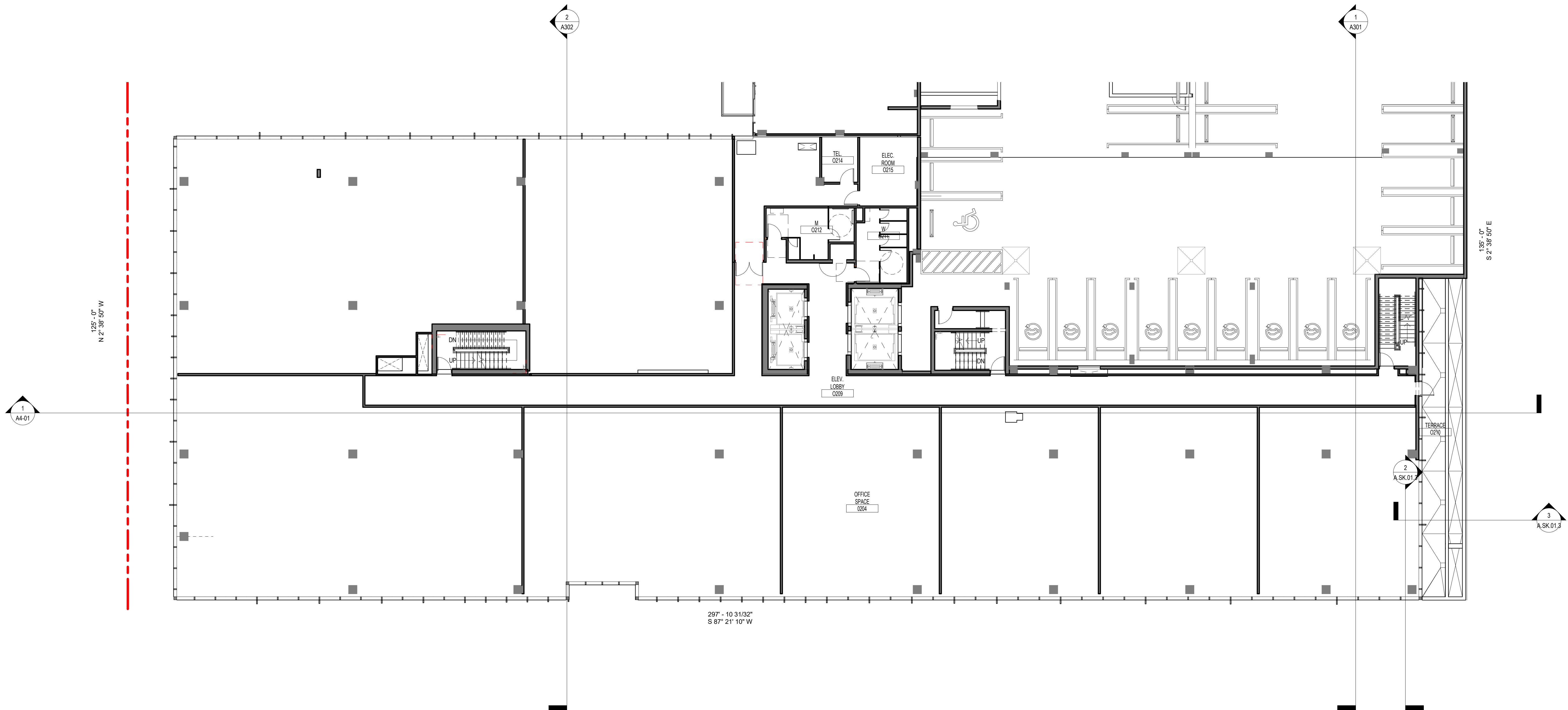
1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"





1 RESIDENTIAL FLOOR PLAN- LEVELS R3 TO R8
SCALE: 3/32" = 1'-0"

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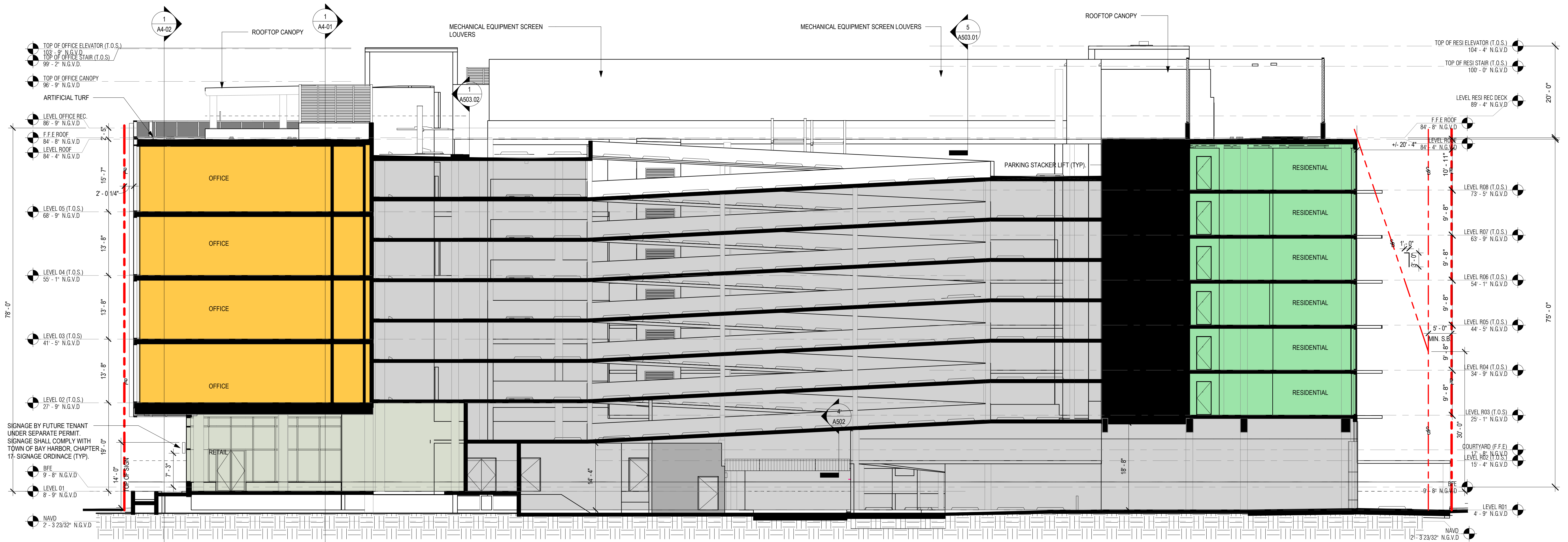


1 | OFFICE FLOOR PLAN- LEVELS 02 TO 05
SCALE: 3/32" = 1'-0"



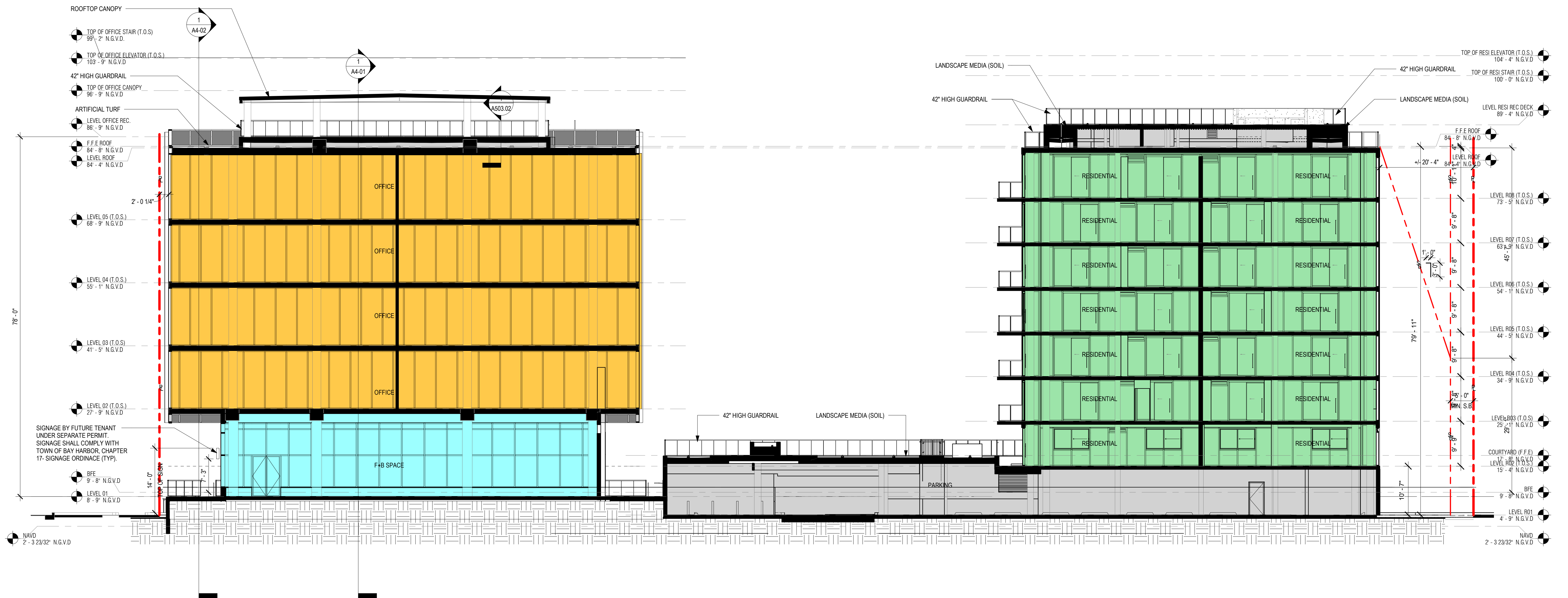
1 | OFFICE- LOGITUDINAL BUILDING SECTION @ RETAIL OVERHANG
SCALE: 3/32" = 1'-0"

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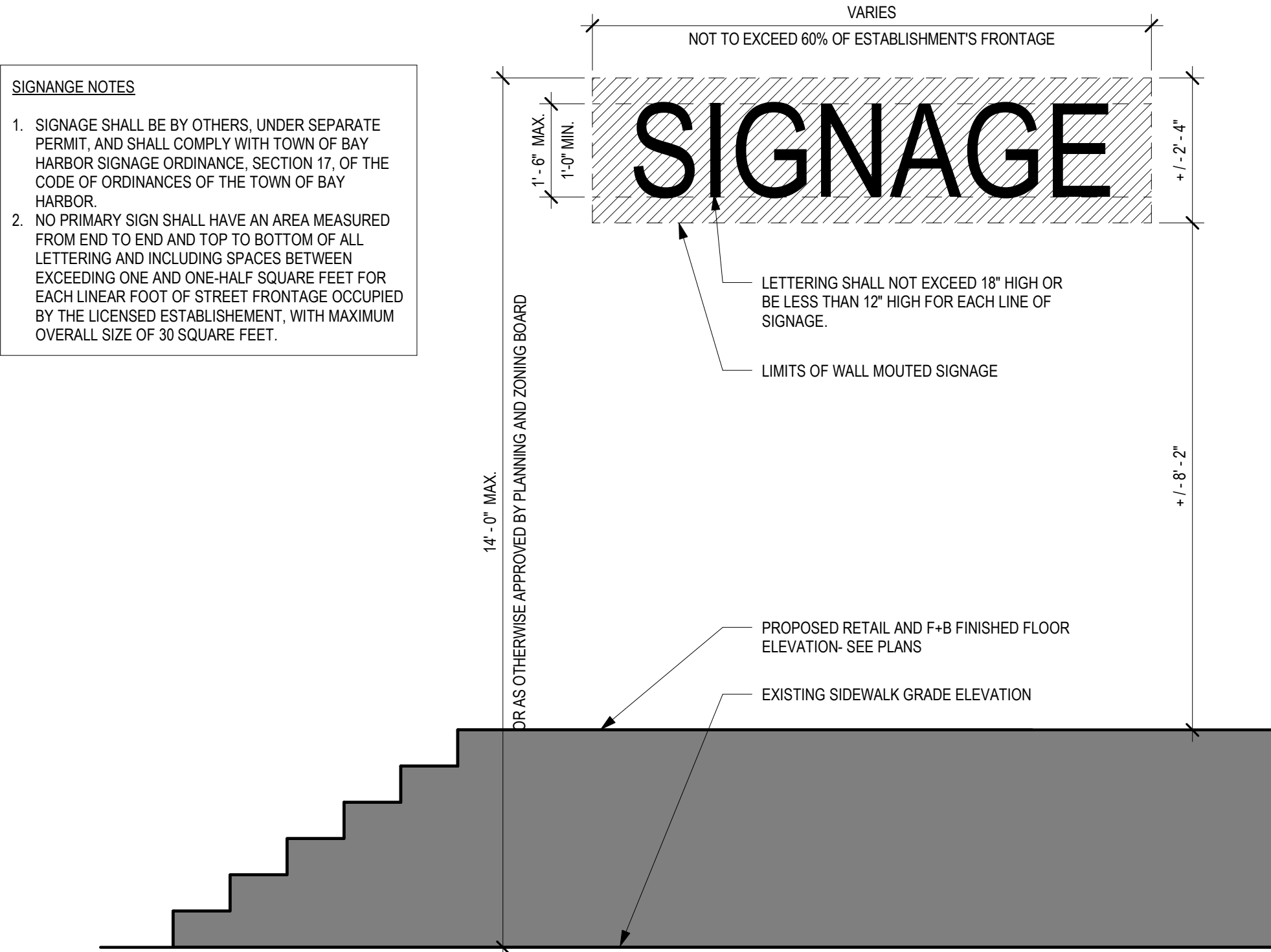
1 BUILDING SECTION @ ALLEY EASMENT
SCALE: 3/32" = 1'-0"

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1 | BUILDING SECTION @ COURTYARD
SCALE: 3/32" = 1'-0"

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- SIGNAGE NOTES**
1. SIGNAGE SHALL BE BY OTHERS, UNDER SEPARATE PERMIT, AND SHALL COMPLY WITH TOWN OF BAY HARBOR SIGNAGE ORDINANCE, SECTION 17, OF THE CODE OF ORDINANCES OF THE TOWN OF BAY HARBOR.
 2. NO PRIMARY SIGN SHALL HAVE AN AREA MEASURED FROM END TO END AND TOP TO BOTTOM OF ALL LETTERING AND INCLUDING SPACES BETWEEN EXCEEDING ONE AND ONE-HALF SQUARE FEET FOR EACH LINEAR FOOT OF STREET FRONTAGE OCCUPIED BY THE LICENSED ESTABLISHMENT, WITH MAXIMUM OVERALL SIZE OF 30 SQUARE FEET.

1 | SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



1 | SOUTH ELEVATION A - COLORED

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

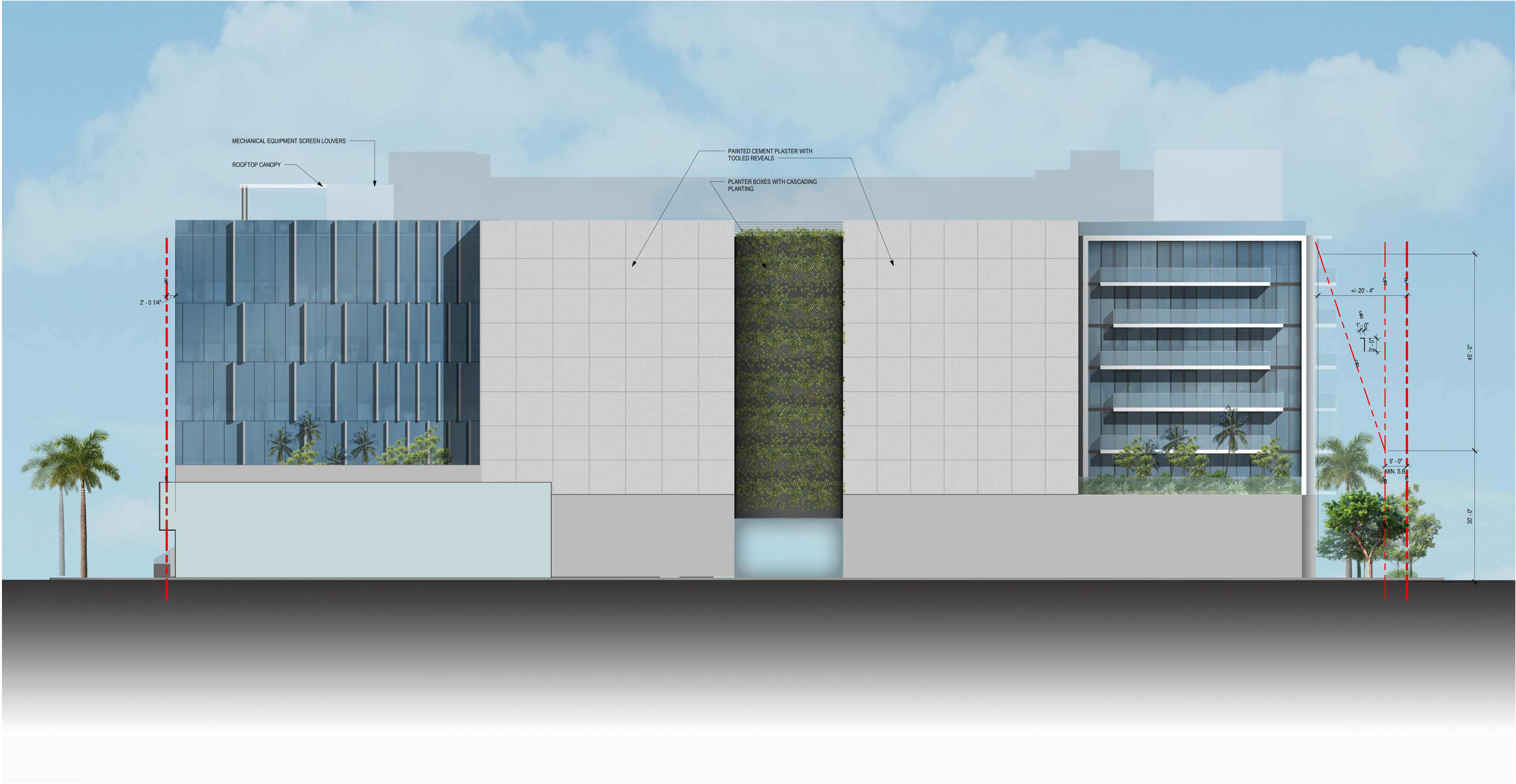
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1 WEST ELEVATION- COLORED
SCALE: 3/32" = 1'-0"

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1 EAST ELEVATION D - COLORED
SCALE: 3/32" = 1'-0"

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SOUTH PERSPECTIVE

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NORTH PERSPECTIVE

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SOUTHWEST PERSPECTIVE

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ENLARGED PERSPECTIVE FROM KANE CONCOURSE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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ENLARGED PERSPECTIVE ALONG WEST BAY HARBOR DRIVE

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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APPROACH - GROUND FLOOR PARKING

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ARRIVAL TO GROUND PARKING - ENTRANCE

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ARRIVAL TO GROUND PARKING

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PASEO VIEW

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RESIDENTIAL DROP-OFF

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VIEW THROUGH OLD ALLEY

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EAST FACADE FROM 97TH STREET

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EAST FACADE FROM KANE CONCOURSE

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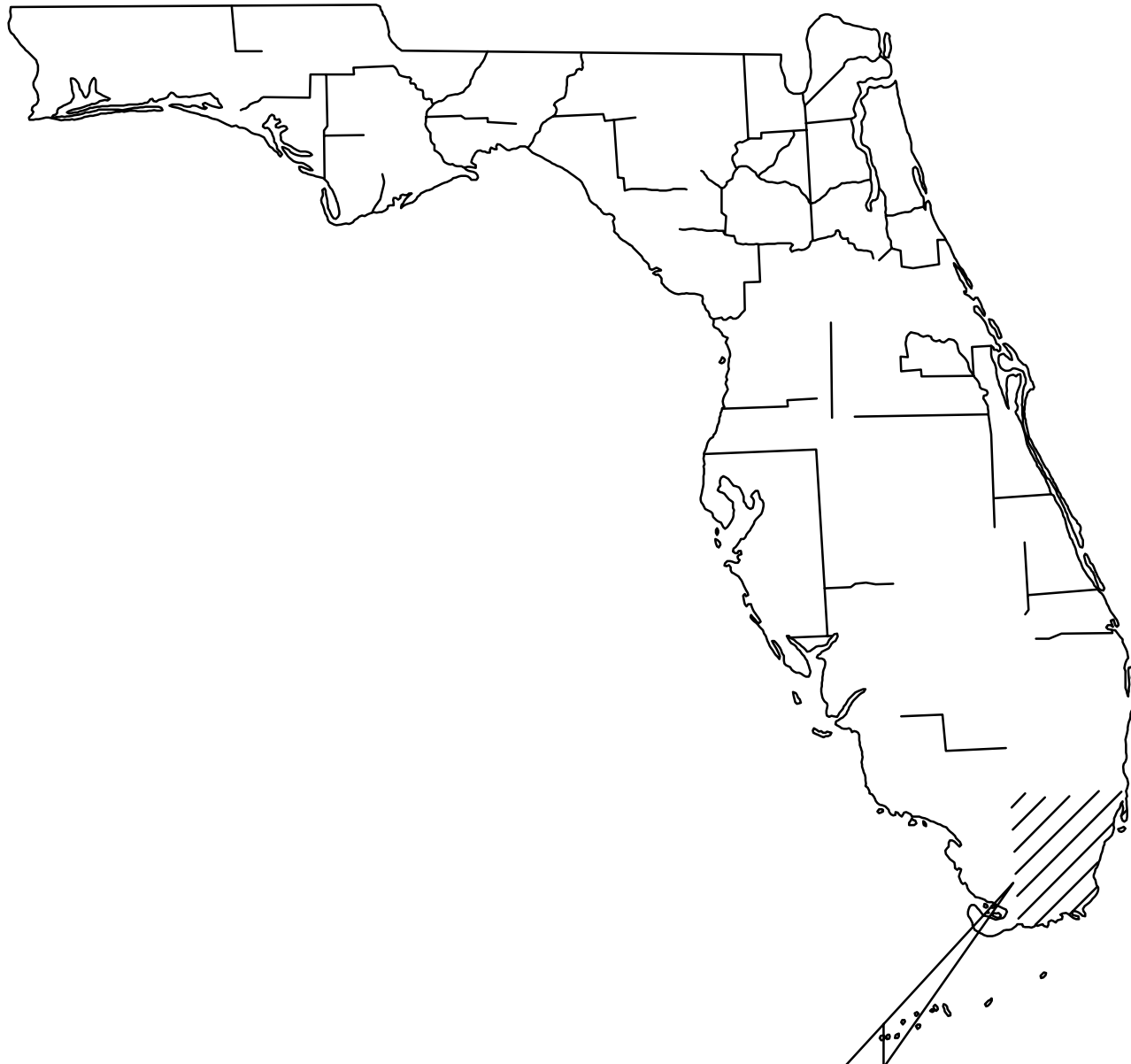


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EAST FACADE FROM PARKING LOT

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PROJECT LOCATION

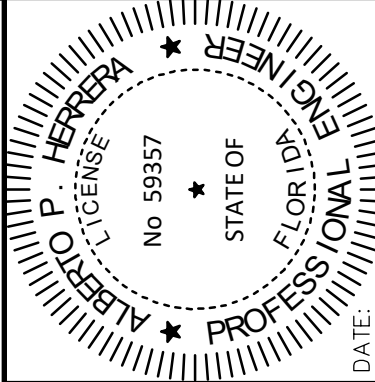
PROJECT TEAM:

LIST OF CONTACTS:

SUBJECT PROPERTY

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION CONTROL NOTES
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-302	EROSION CONTROL DETAILS
C-400	PAVING, GRADING, AND DRAINAGE PLAN
C-402	TYPICAL SECTIONS
C-403	DRAINAGE DETAILS
C-404	PAVING AND GRADING DETAILS
C-405	DRAINAGE WELL DETAILS
C-406	DRAINAGE WELL DETAILS
C-500	WATER AND SEWER NOTES
C-501	WATER AND SEWER PLAN
C-502	WATER AND SEWER PLAN
C-503	SEWER PROFILES
C-504	SEWER PROFILES
C-505	WATER AND SEWER DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY ALBERTO P. HERRERA, P.E., ON THE DATE
ADJACENT TO THE SEAL.



KHA PROJECT	SCALE	AS SHOWN
043976000	DESIGNED BY	PK
DATE	DRAWN BY	MDM
8/15/2019	CHECKED BY	AH

COVER SHEET

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC

SHEET NUMBER
C-100



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

Check positive response codes before you dig!

DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

- FOR THIS PROJECT, "OWNER" SHALL MEAN WHARTON EQUITY PARTNERS, LLC, "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.
- EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
- ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
- PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
- ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
- THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.
- NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.
- EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.
- TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
 - IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
 - EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
 - EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
 - ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
 - NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
 - REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
 - EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
 - ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
- ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
 - CLEARING SITE OF DEMOLITION DEBRIS.
 - REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
 - COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

- DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
- ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

- AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

- CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
- ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
- DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.
- AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE CONTRACTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK.
- IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

- CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
- THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.
- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

- REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
- REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
- MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.



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PREPARED FOR

1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS

FLORIDA

DEMOLITION NOTES

KHA PROJECT

043976000

DATE

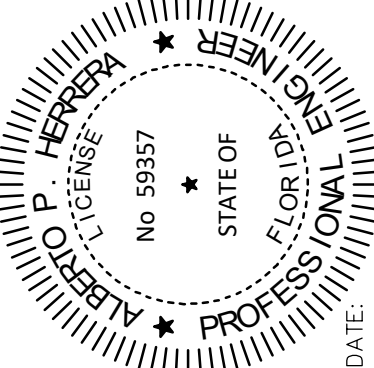
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DRAWN BY MDW

CHECKED BY AH



DATE: 6/20/2022

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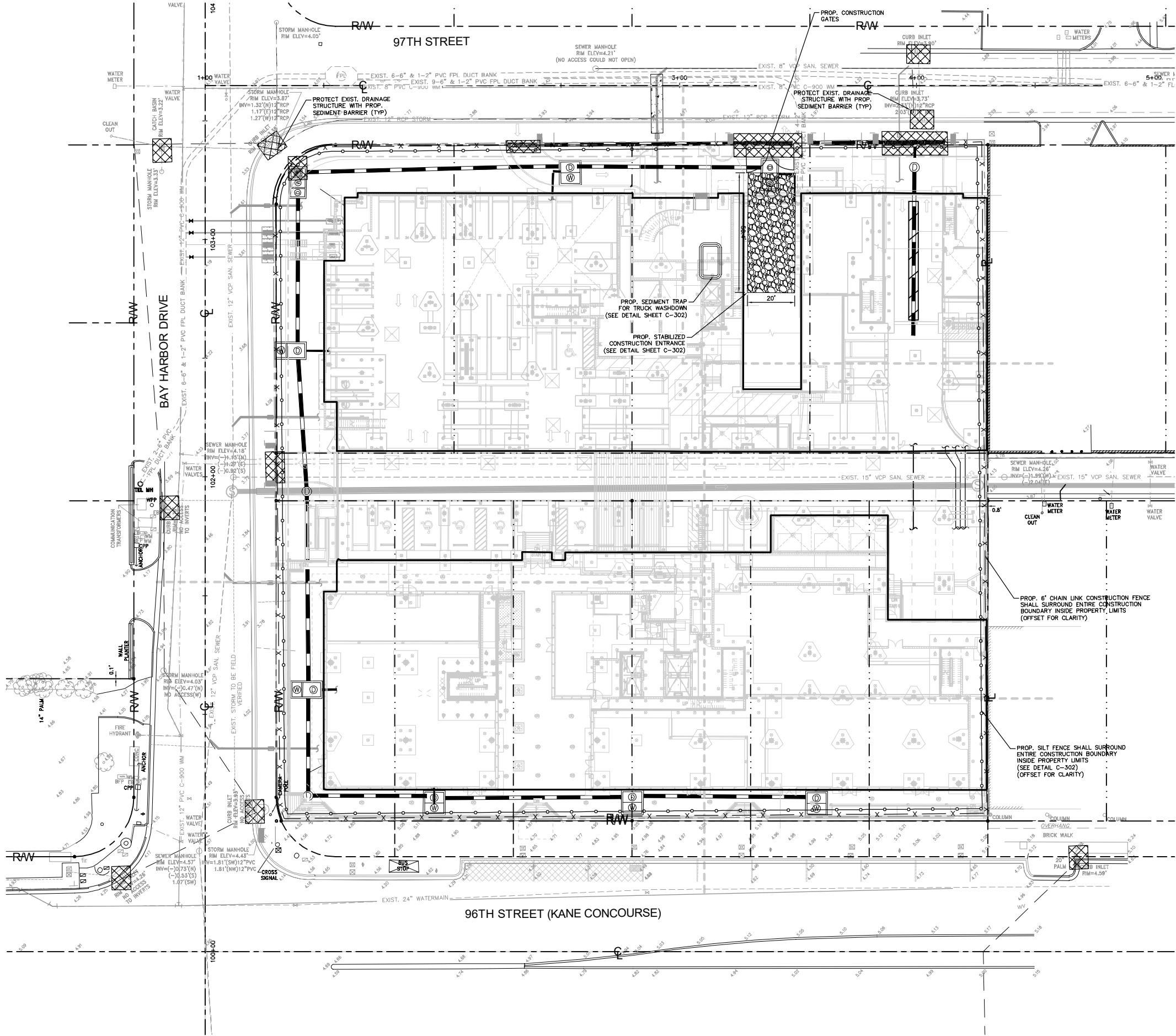
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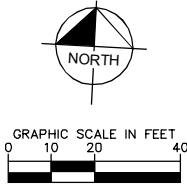
DATE

BY



LEGEND:

- RAW - - - RIGHT-OF-WAY LINE / PROPERTY LINE
- C - - - CENTER LINE OF ROADWAY
- M - - - MONUMENT LINE
- PROP. BUILDING OUTLINE
- - - - - EXIST. LOT LINE
- [Symbol] SEDIMENT BARRIER CONTROL FOR STORM STRUCTURE (REFER TO SHEET C-302 FOR DETAILS)
- [Symbol] PROP. STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] PROP. SILT FENCE
- X - X - PROP. 6' CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN



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EROSION AND SEDIMENT CONTROL PLAN

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PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

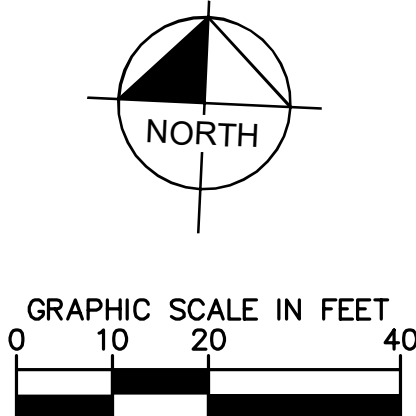
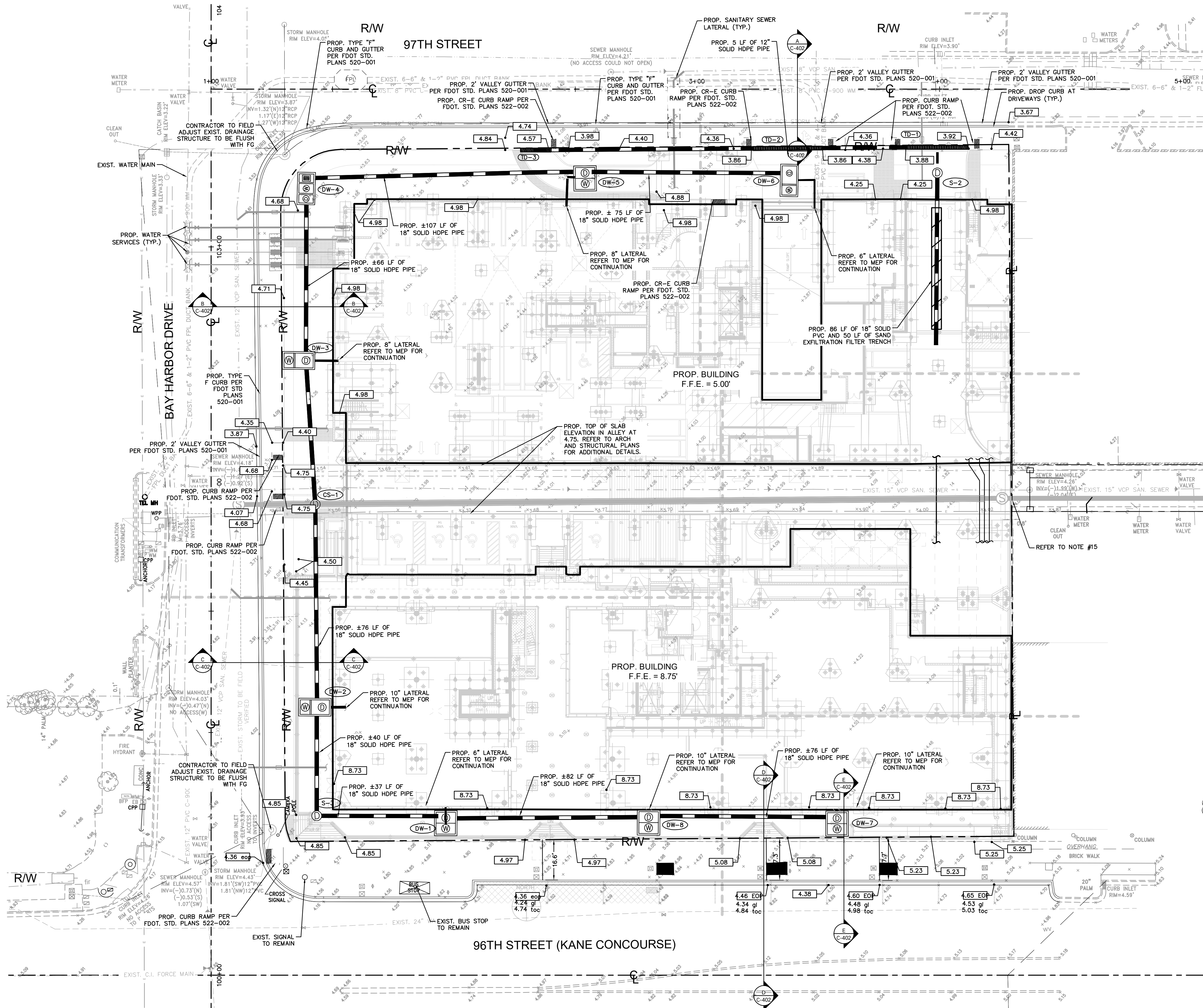
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LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROPOSED SIDEWALK
- PROPOSED ELEVATIONS
- EXISTING ELEVATIONS
- PROP. STORM PIPE
- PROP. SAND FILTER EXFILTRATION TRENCH

NOTES:

- ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
- THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- REFER TO LANDSCAPE/ HARDSCAPE/ ARCHITECTURAL PLANS FOR FINISHES AND MATERIALS.
- REFER TO STRUCTURAL PLANS FOR WALL AND PODIUM SLAB DETAILS.
- ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
- CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
- IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- REFER TO C-505 FOR TRENCH RESTORATION DETAIL IN THE PUBLIC R/W.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS RELATED TO GRADING AND DRAINAGE WITHIN THE PROPOSED ALLEY AND BETWEEN THE EXISTING AND PROPOSED BUILDING.

EXIST. ELEVATIONS SUMMARY

(BASED ON SURVEY)

- 97TH STREET
 - LOWEST CL ELEVATION: $\pm$ 3.97
 - HIGHEST CL ELEVATION: $\pm$ 4.42
- BAY HARBOR DRIVE
 - LOWEST CL ELEVATION: $\pm$ 4.12
 - HIGHEST CL ELEVATION: $\pm$ 4.62
- 96TH STREET (KANE CONCOURSE)
 - LOWEST CL ELEVATION: $\pm$ 4.66
 - HIGHEST CL ELEVATION: $\pm$ 5.17

FEMA ZONE AE (B)-FEMA FIRMETTE 12086C0144L

***REFER TO ARCHITECTURE PLANS FOR FLOODPROOFING LIMITS AND DETAILS



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NO.	REVISIONS	DATE	BY

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PAVING, GRADING,
AND DRAINAGE
PLAN

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STATE OF
FLORIDA
Professional Engineer
No. 59357
DATE: 6/20/2022

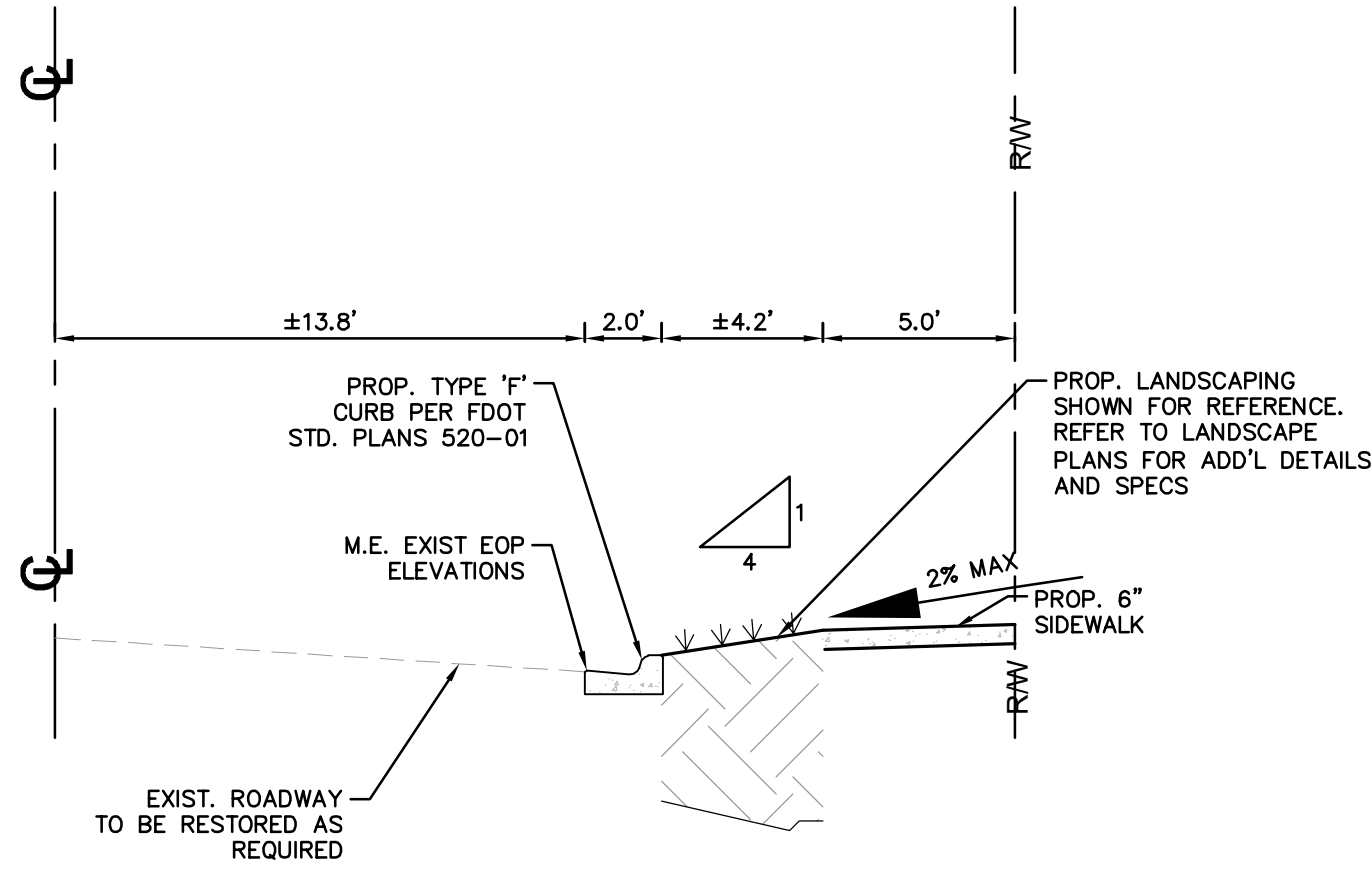
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1177 BAY HARBOR ISLANDS,
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TOWN OF BAY
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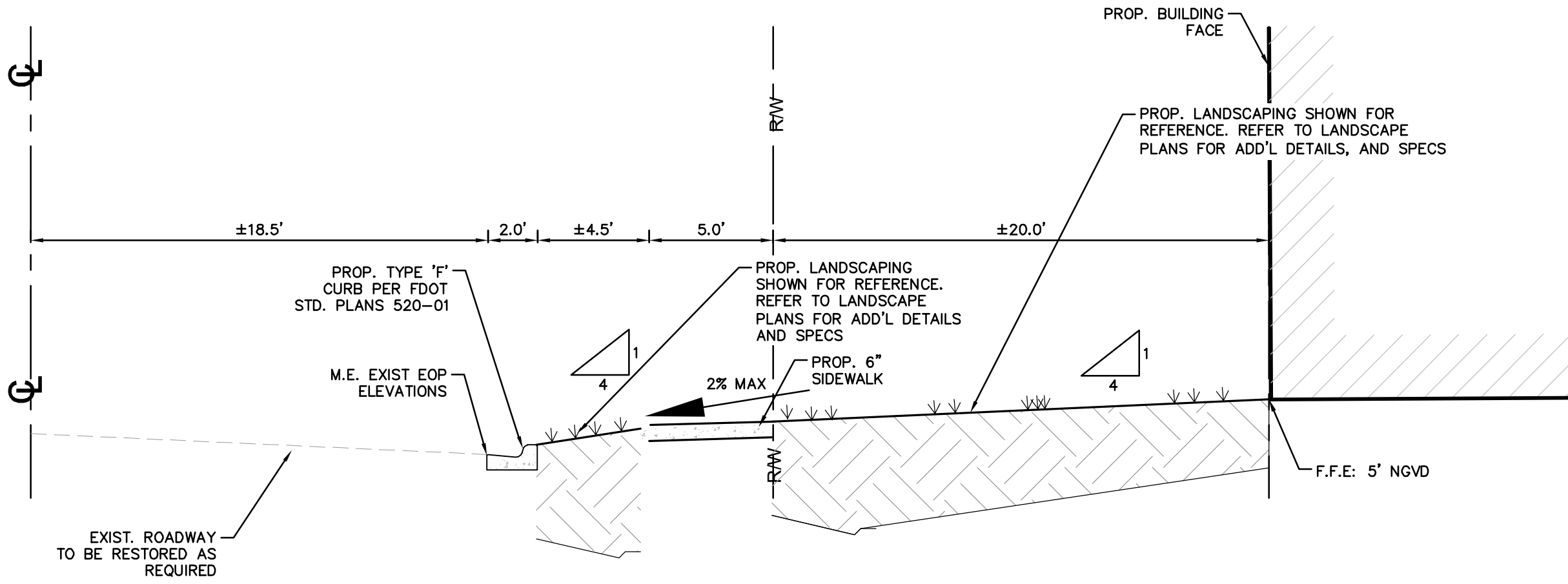
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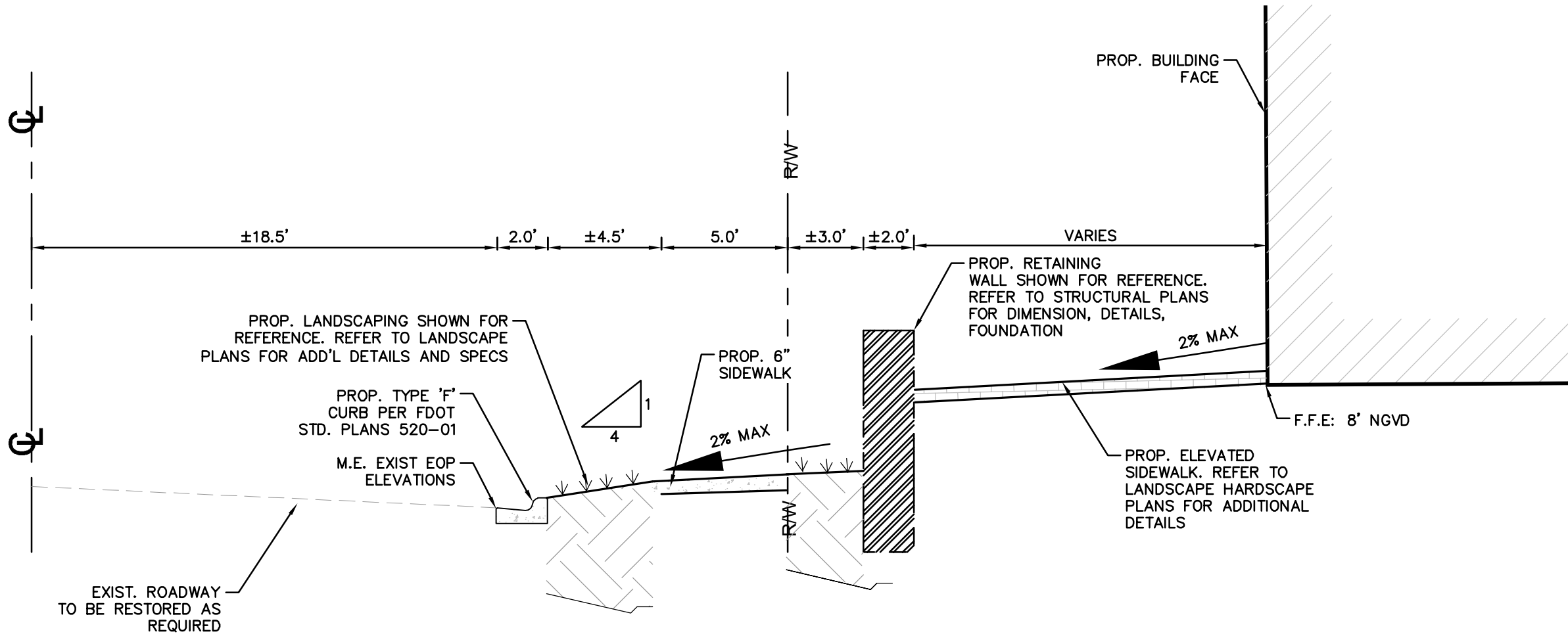
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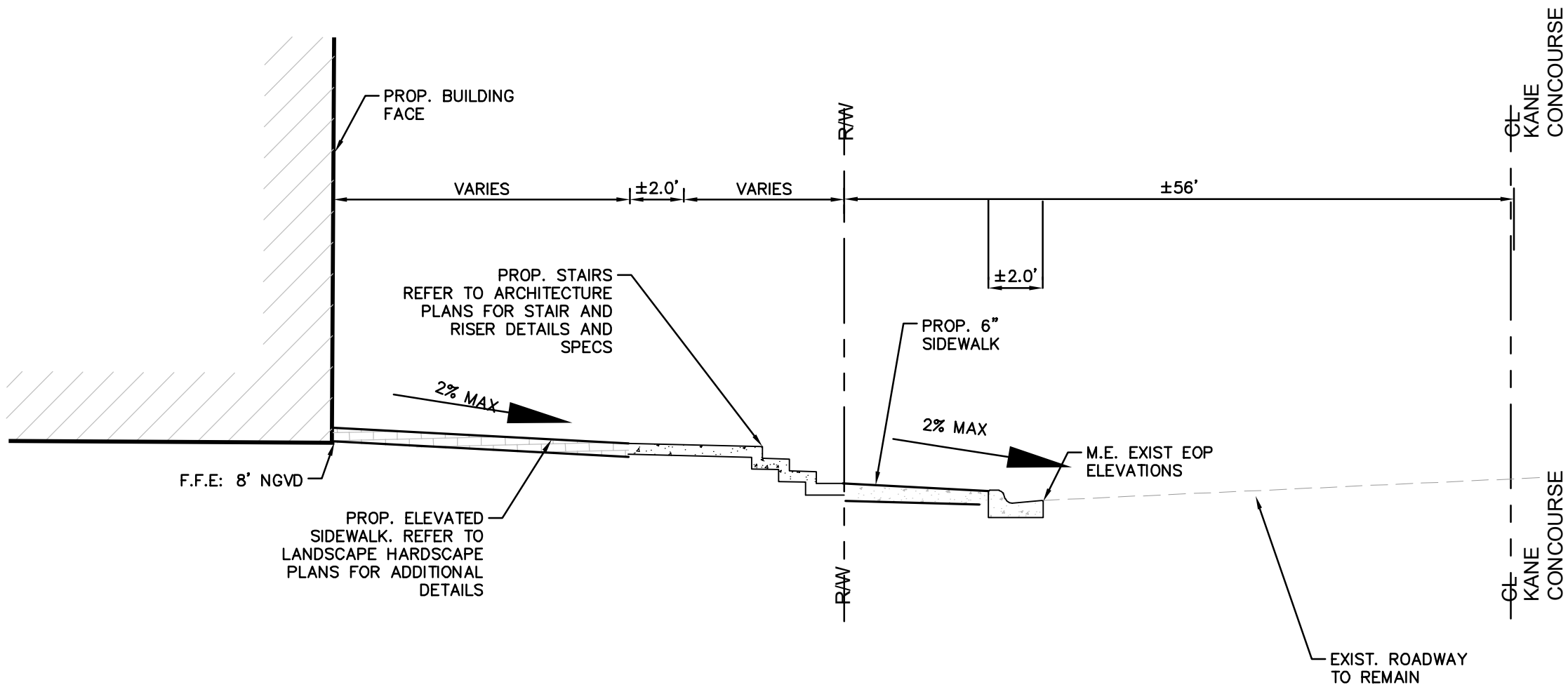
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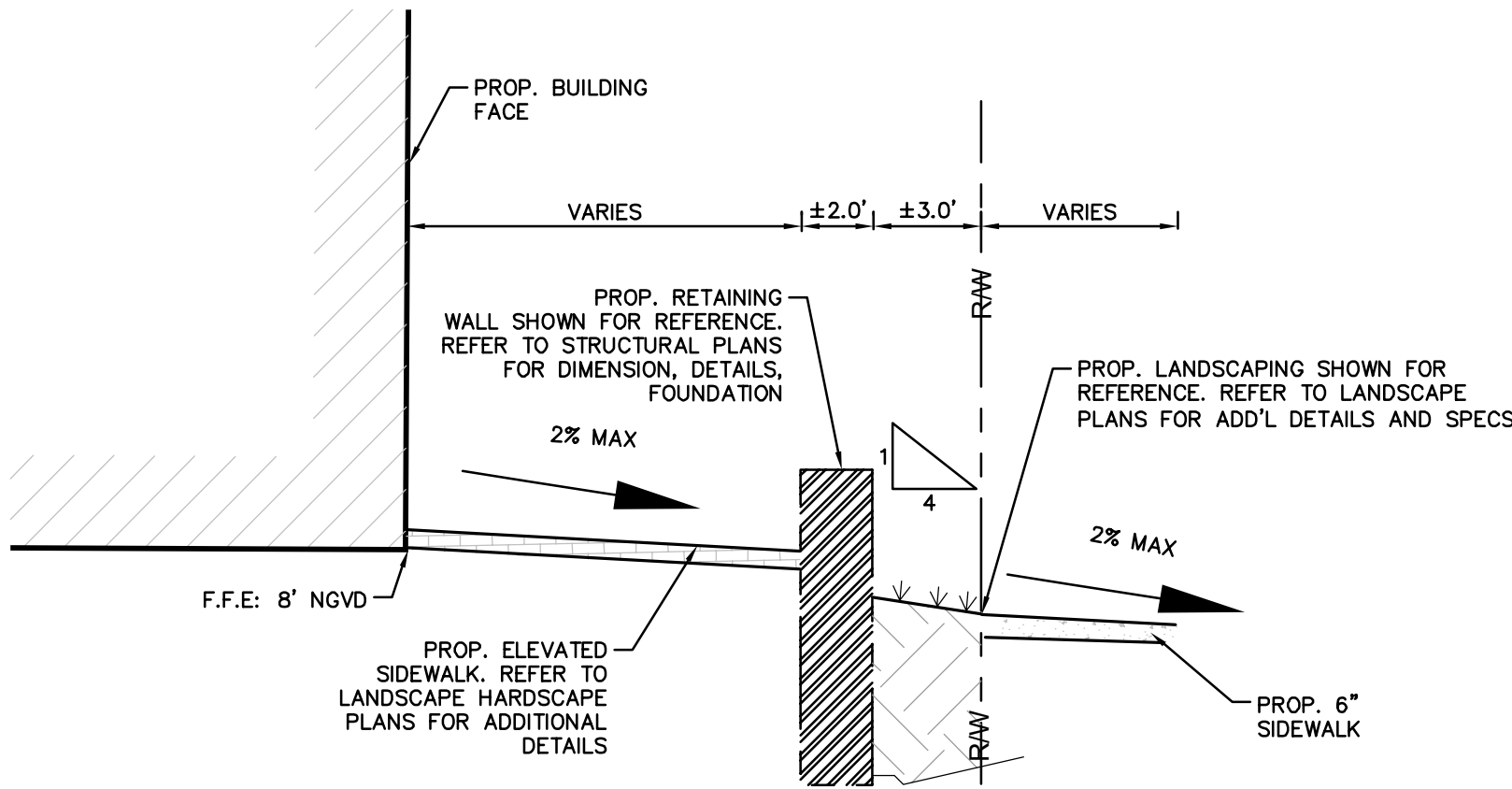
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N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.

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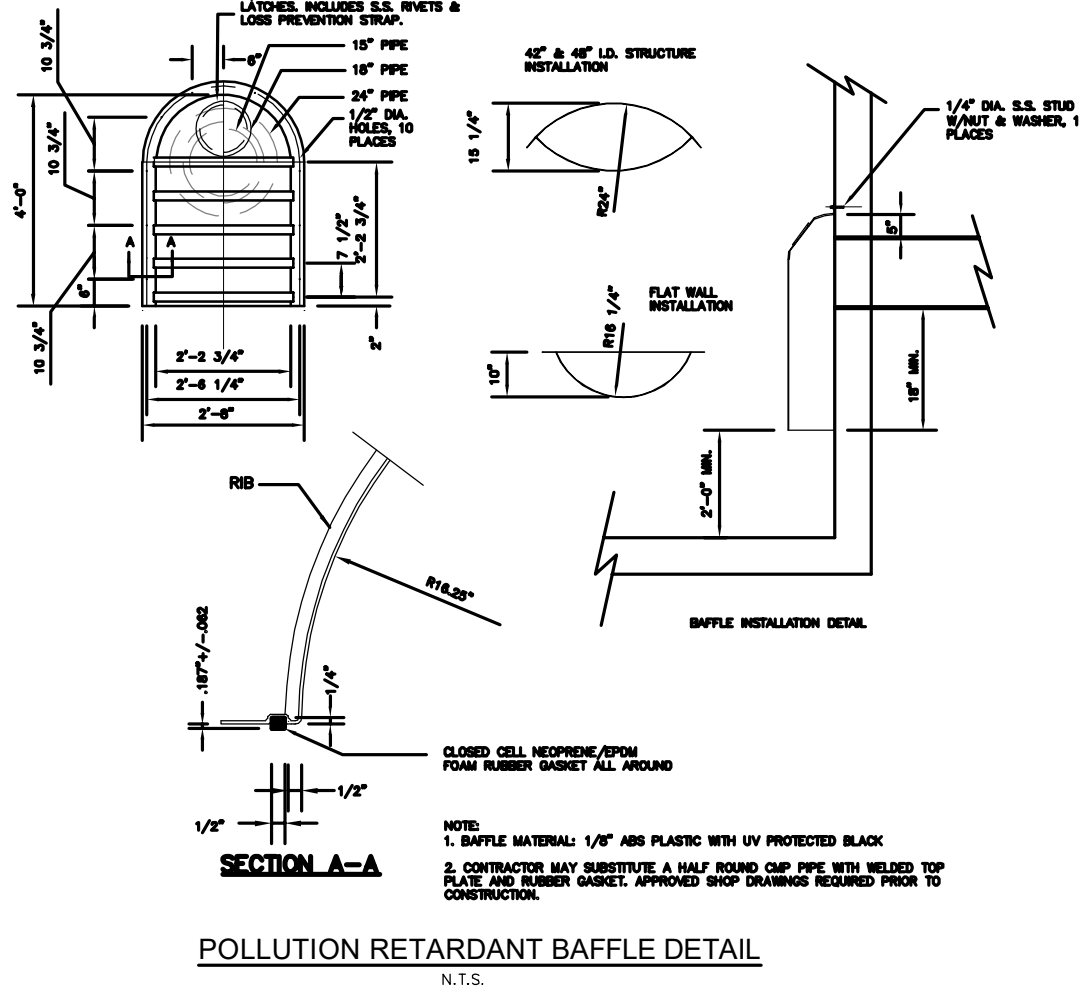
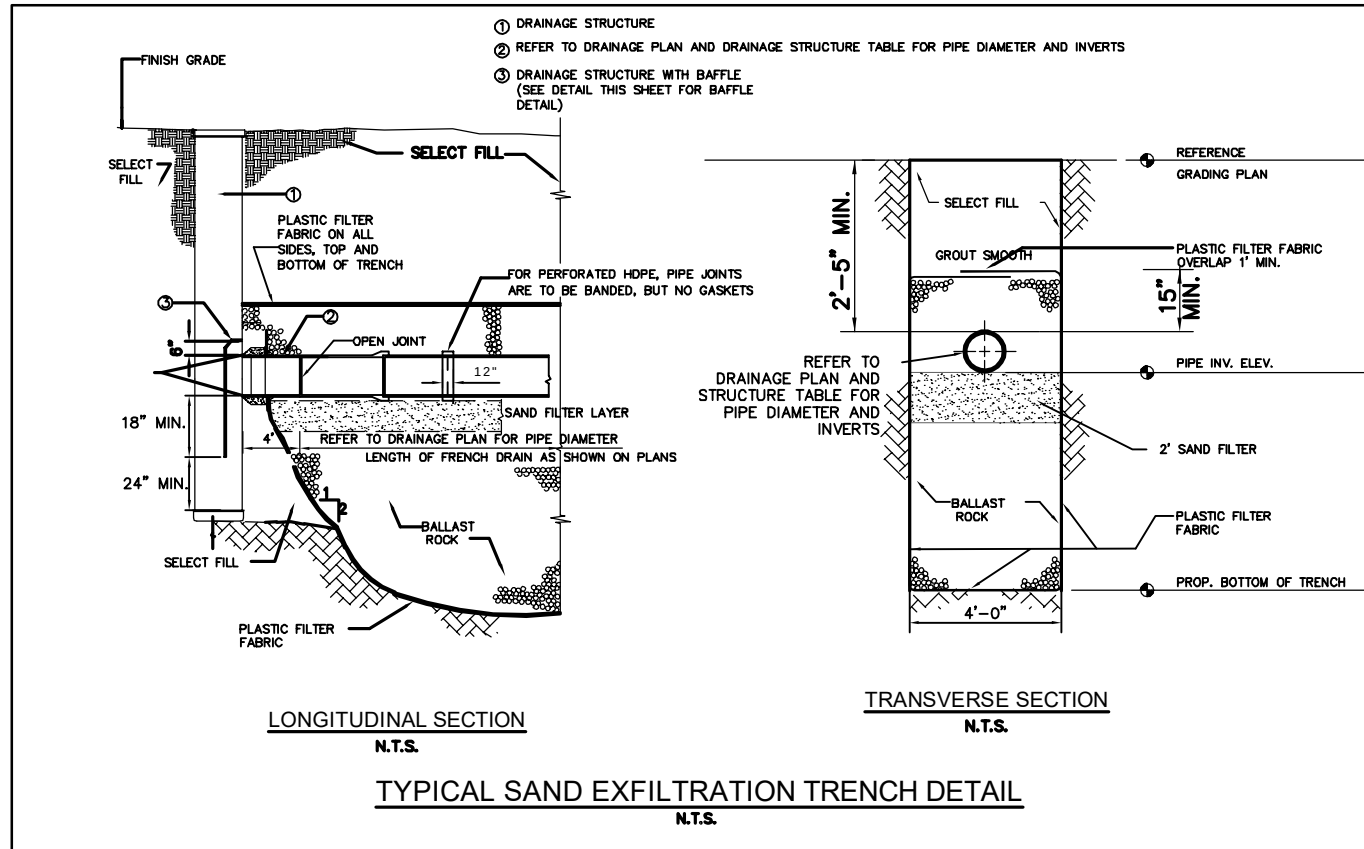
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KIMLEY-HORN AND ASSOCIATES, P.C. No. 59357 STATE OF FLORIDA Professional Engineer					

1177 KANE CONCOURSE PREPARED FOR 1177 BAY HARBOR ISLANDS, LLC		TYPICAL SECTIONS	
TOWN OF BAY HARBOR ISLANDS		FLORIDA	
SHEET NUMBER C-402		REVISIONS	
		No.	DATE
			BY

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DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S.

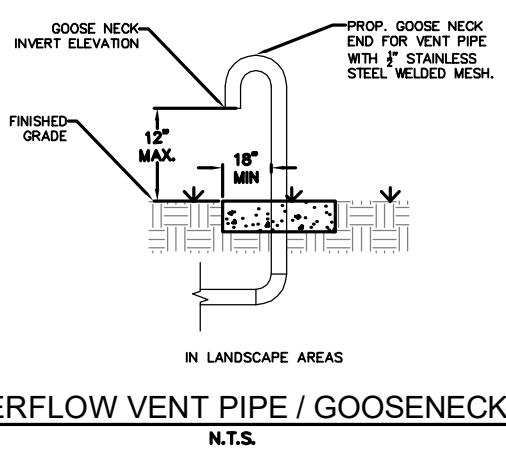
MORTAR: MORTAR CROUT TO SEAL THE PIPE TOP SLABS AND LEVELING COURSE SHALL BE OF SUCH

SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION

MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD

*STORM SEWER" CAST ON COVER.

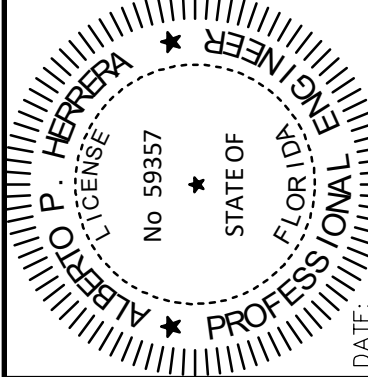


STRUCTURE NO.		FRAME & COVER		DRAINAGE WELL STRUCTURE							TOP OF CABLE LOCATION		LOCATION	
		WELL CHAMBER	SELECTION CHAMBER	PIPE DIRECTION/ INVERT ELEVATION				N/E RISE OR DEPRESSION	SLOPE	LATITUDE	LONGITUDE			
DM-1	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	6"	-	-	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-2	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	-	10°	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-3	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	-	-	-	5.00%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-4	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	-	-	-	4.68%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-5	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	-	-	-	4.68%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-6	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	-	-	-	4.70%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-7	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	10"	-	-	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		
DM-8	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	-	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CA DRAINED DEEP WELL W/ B/W PILE		

DRAINAGE WELL STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
MM-1	PUMP, 9" DIAMETER MM H20 TRAFFIC RATED USF 6210 (OR APPROVED ELEV.)	RIM = 3.97 INV. = -0.100	INV. = -0.100
MM-2	PUMP, 9" DIAMETER MM H20 TRAFFIC RATED USF 6210 (OR APPROVED ELEV.)	RIM = 5.00 INV. = 0.000	INV. = 0.000
MM-3	PUMP, 9" DIAMETER MM H20 TRAFFIC RATED USF 6210 (OR APPROVED ELEV.)	RIM = 7.92 INV. = 3.850	INV. = -0.100
TD-1	PUMP, H20 TRAFFIC RATED 12" JURIS 2882 TRENCH DRAIN W/ ADA SLOTTED GRATE PER APPROVED ELEV.	RIM = 3.96 3.88	INV. = -0.100
TD-2	PUMP, H20 TRAFFIC RATED 12" JURIS 2882 TRENCH DRAIN W/ ADA SLOTTED GRATE PER APPROVED ELEV.	RIM = 3.96 3.92	INV. = -0.100
CS-1	PUMP, CLOTTED STRUCTURE PER EDDI INDEX 425-080	RIM = 4.44	INV. = 0.360
			0.2683

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8/15/2019	CHECKED BY	A

DRAINAGE DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,

SHEET NUMBER
C-403

HARBOR ISLANDS

REVISIONS

BY

DATE: 6/20/2022

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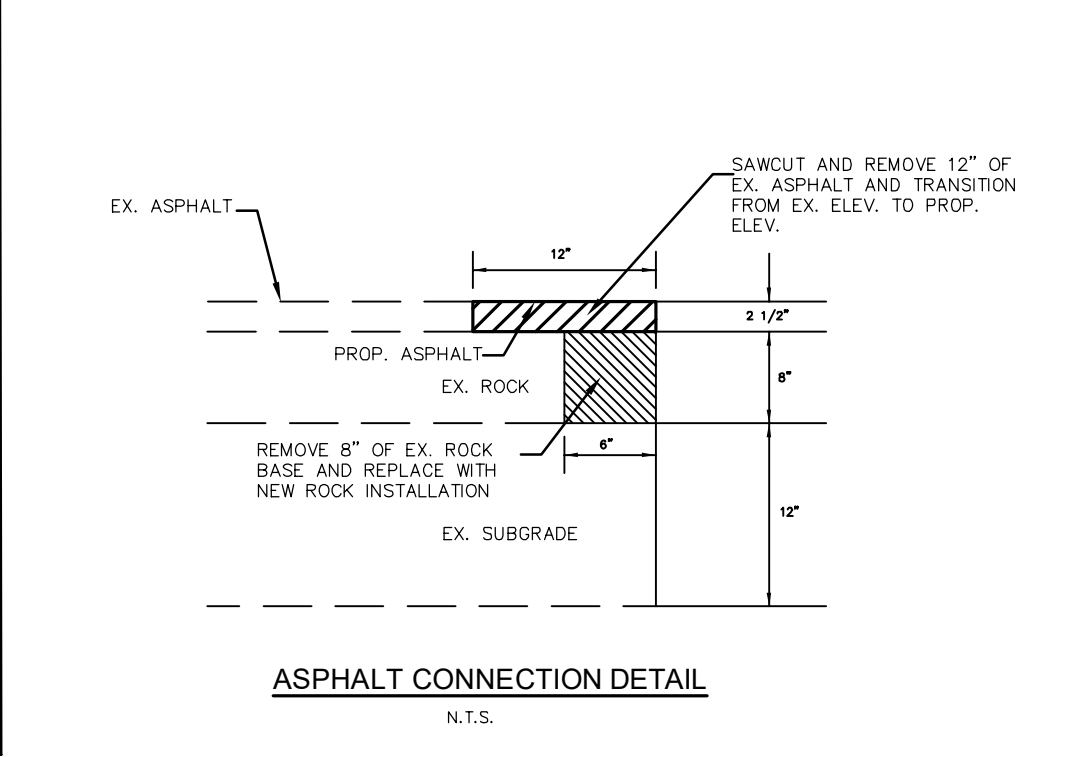
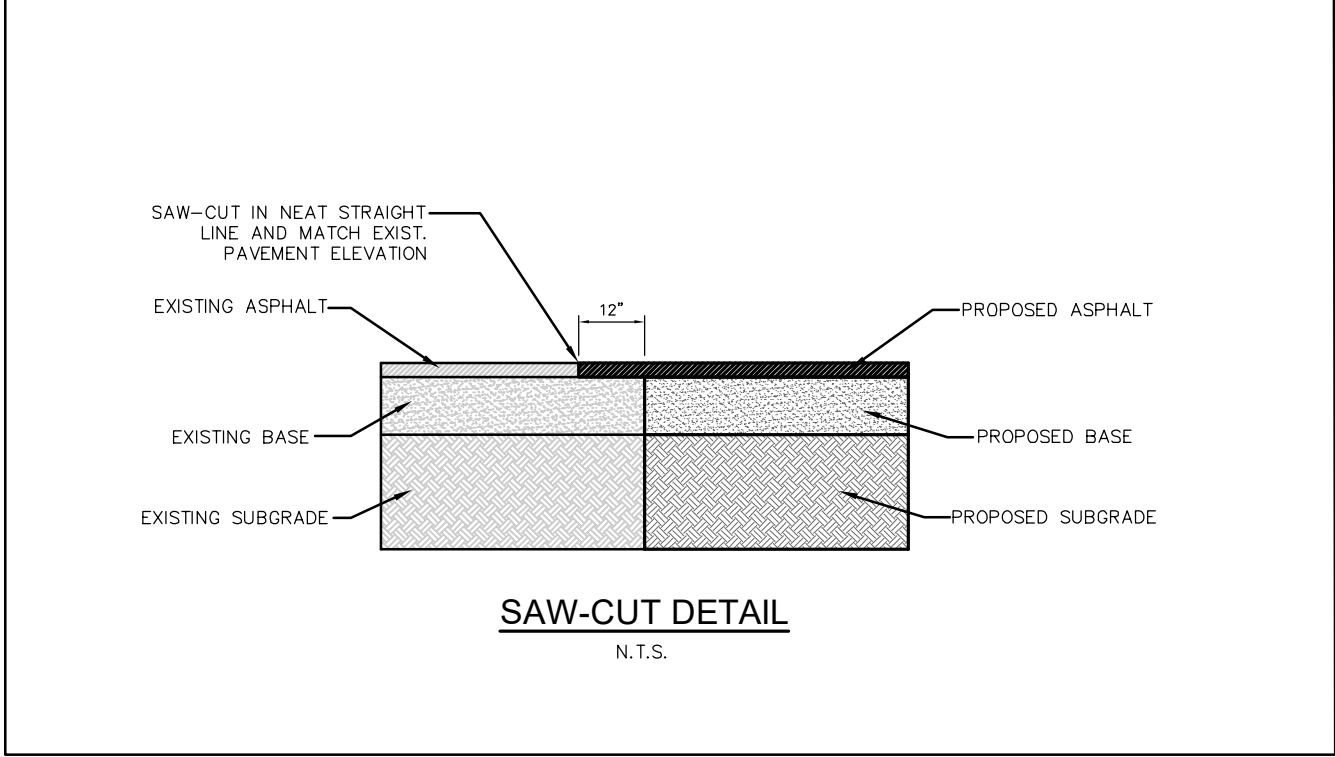
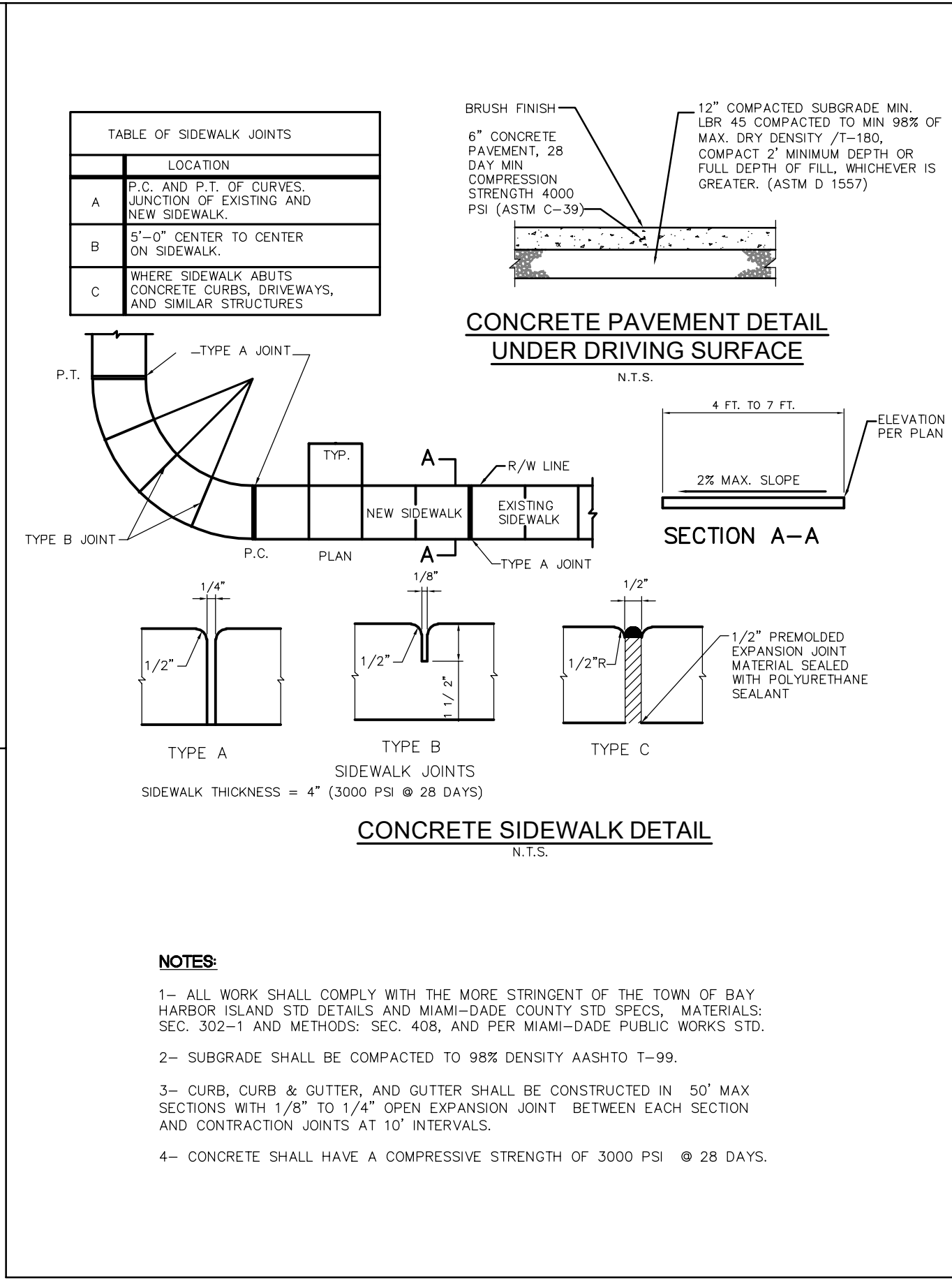
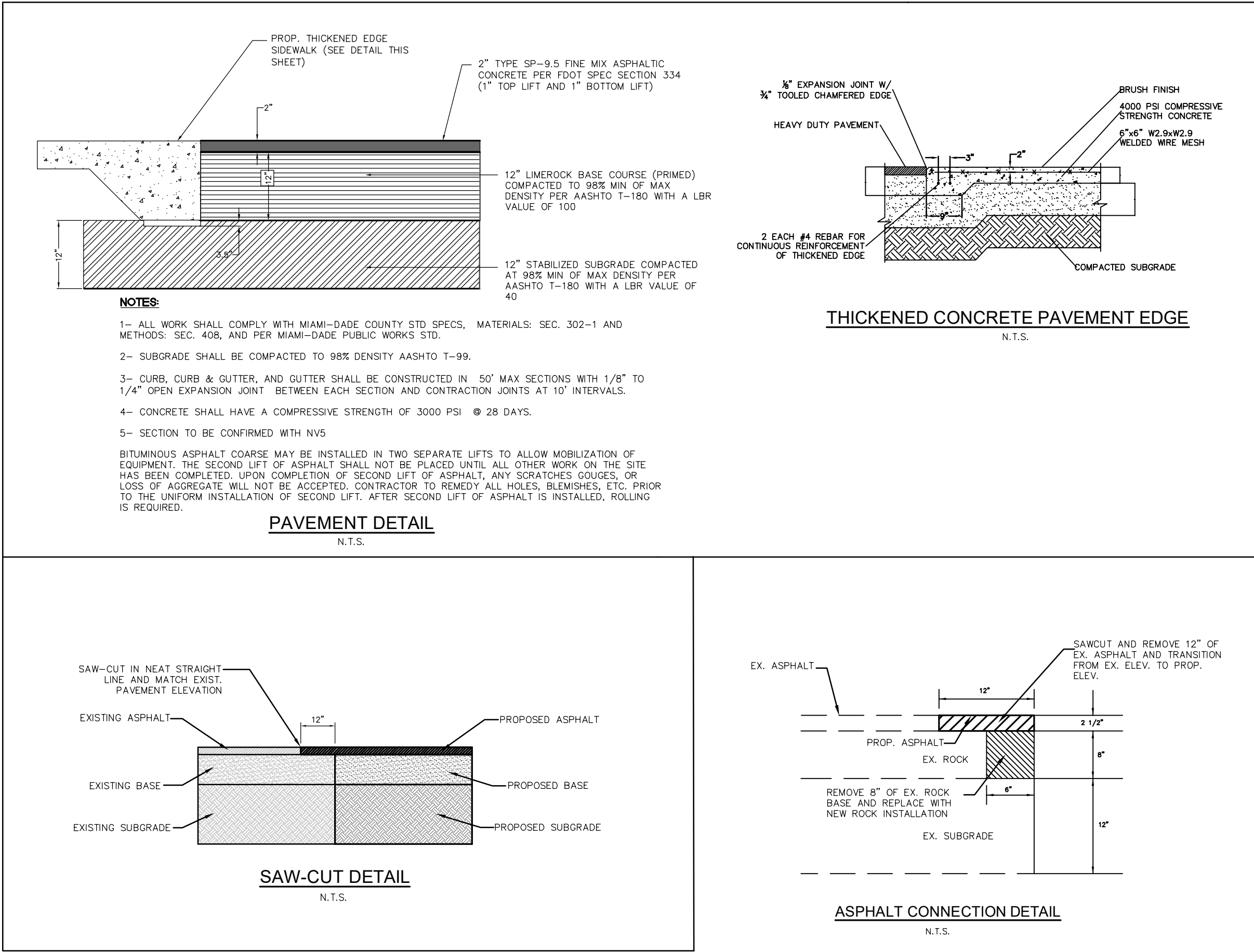
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PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

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8/15/2019

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DRAWN BY MDW

CHECKED BY AH

ALBERTA PROFESSIONAL ENGINEER
No. 59357
STATE OF ALBERTA
FLOOR PLAN

DATE: 6/20/2022

PAVING AND GRADING DETAILS

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PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

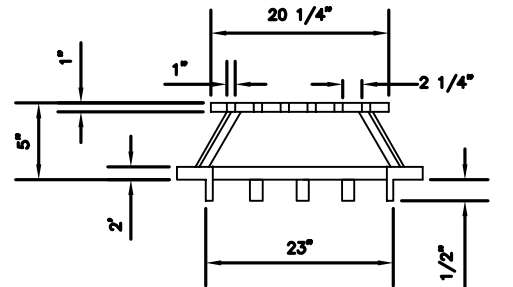
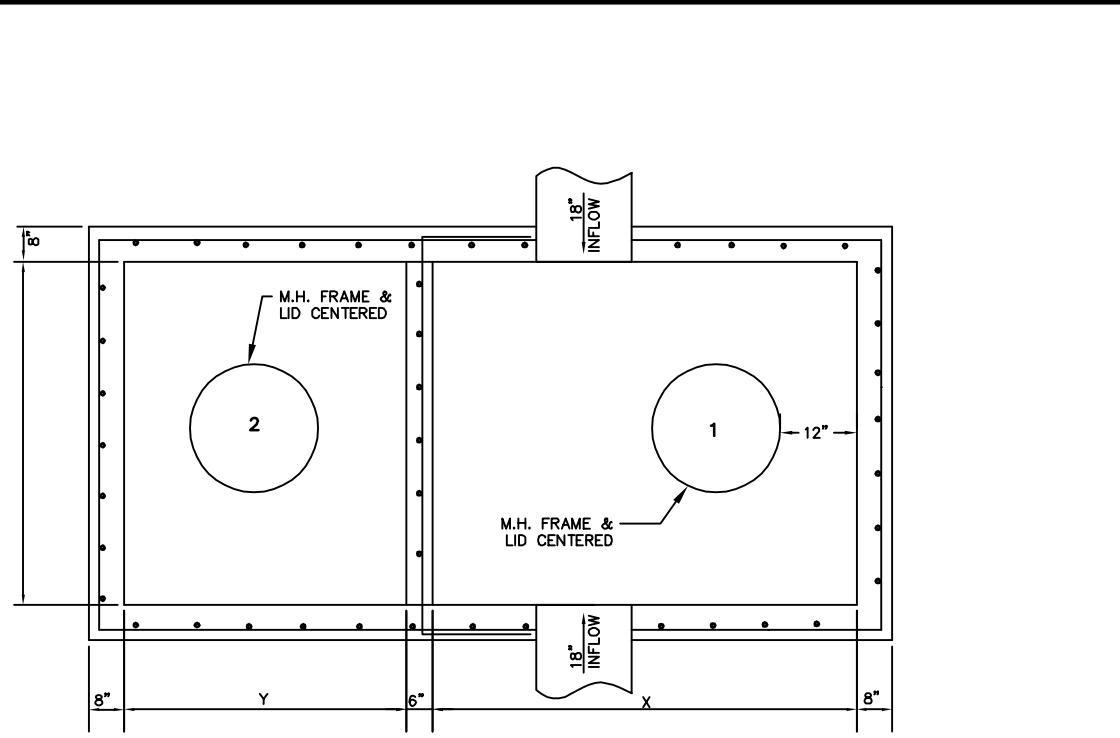
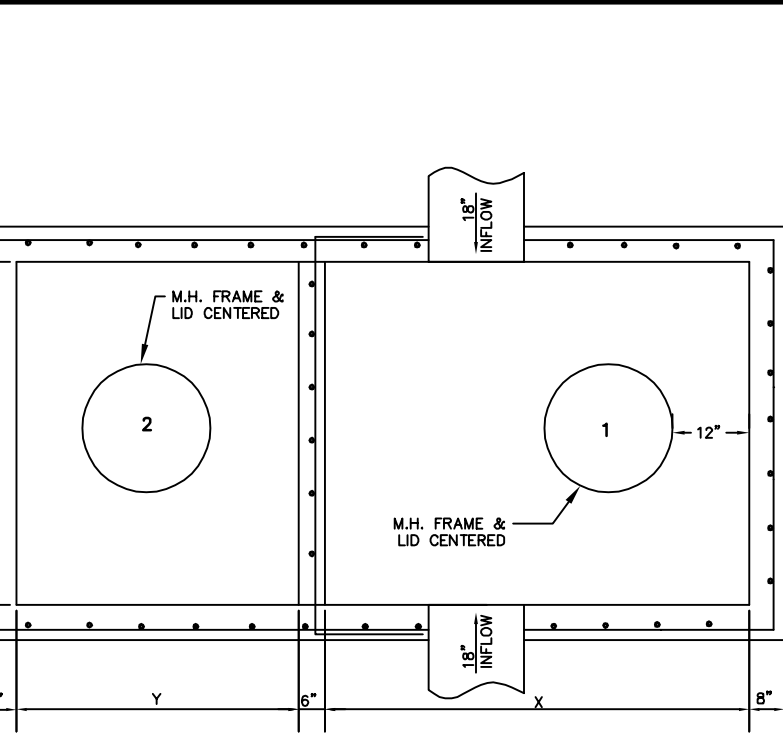
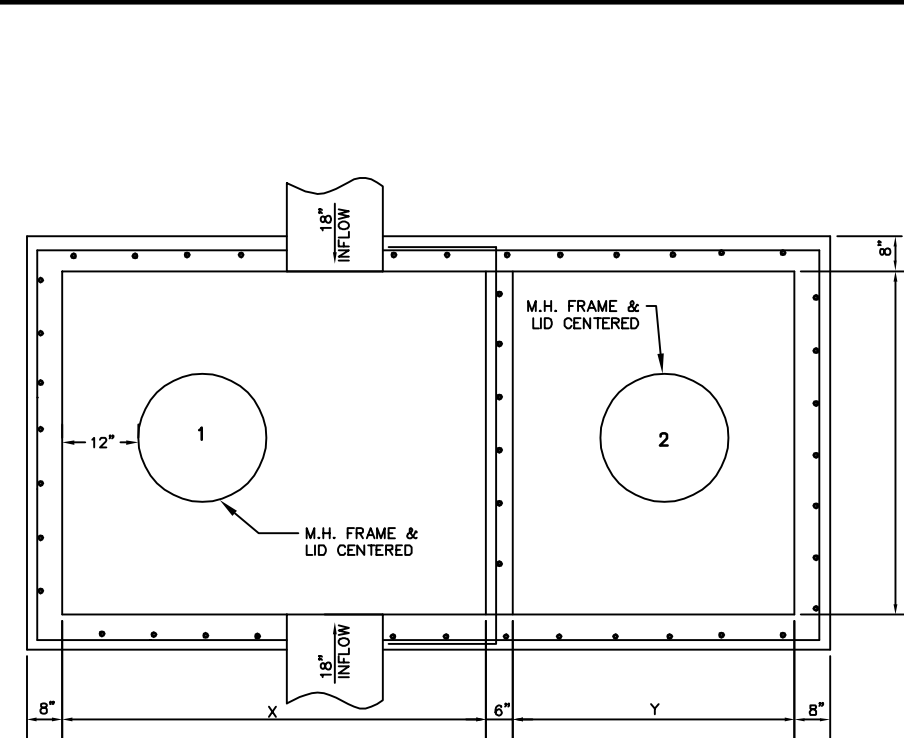
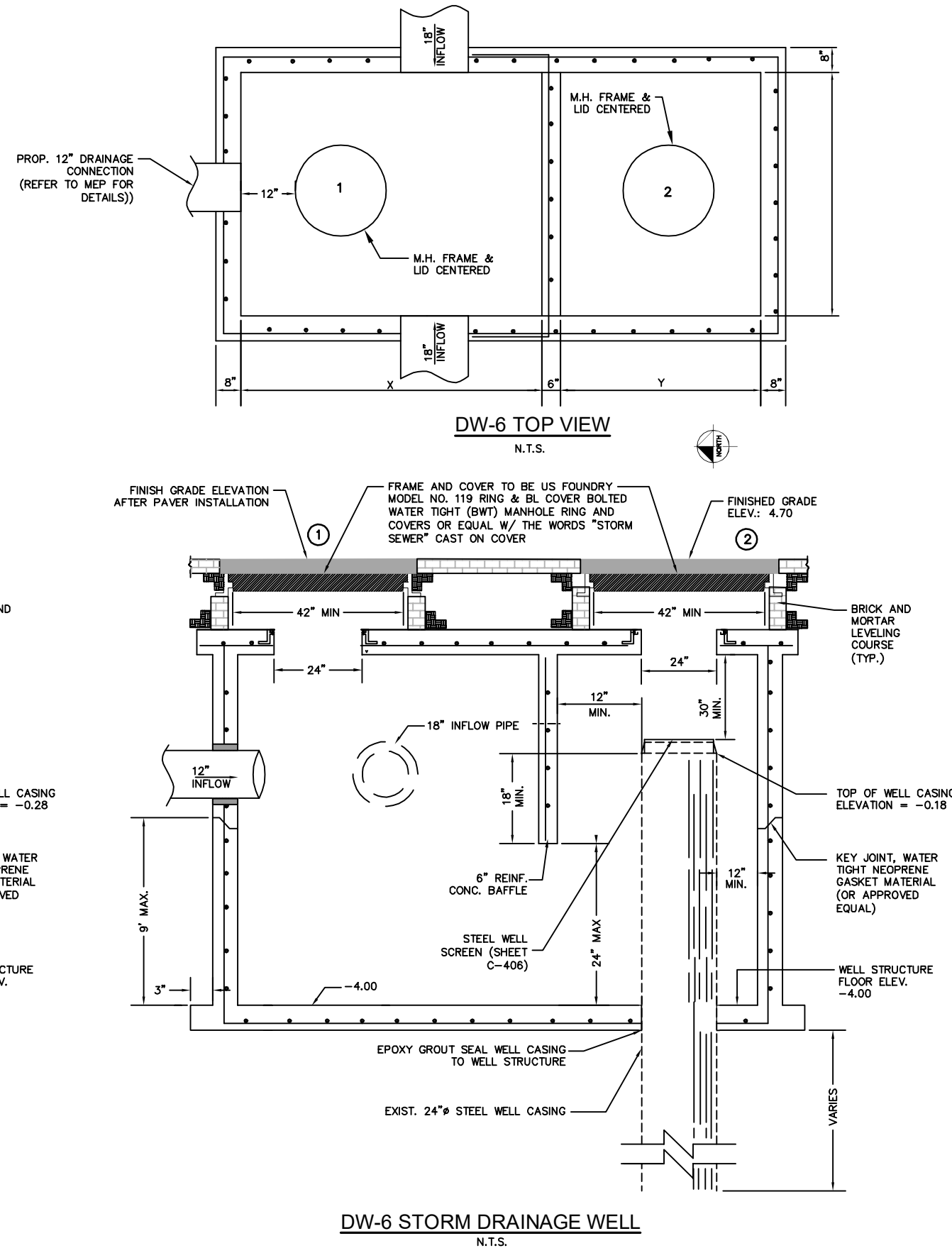
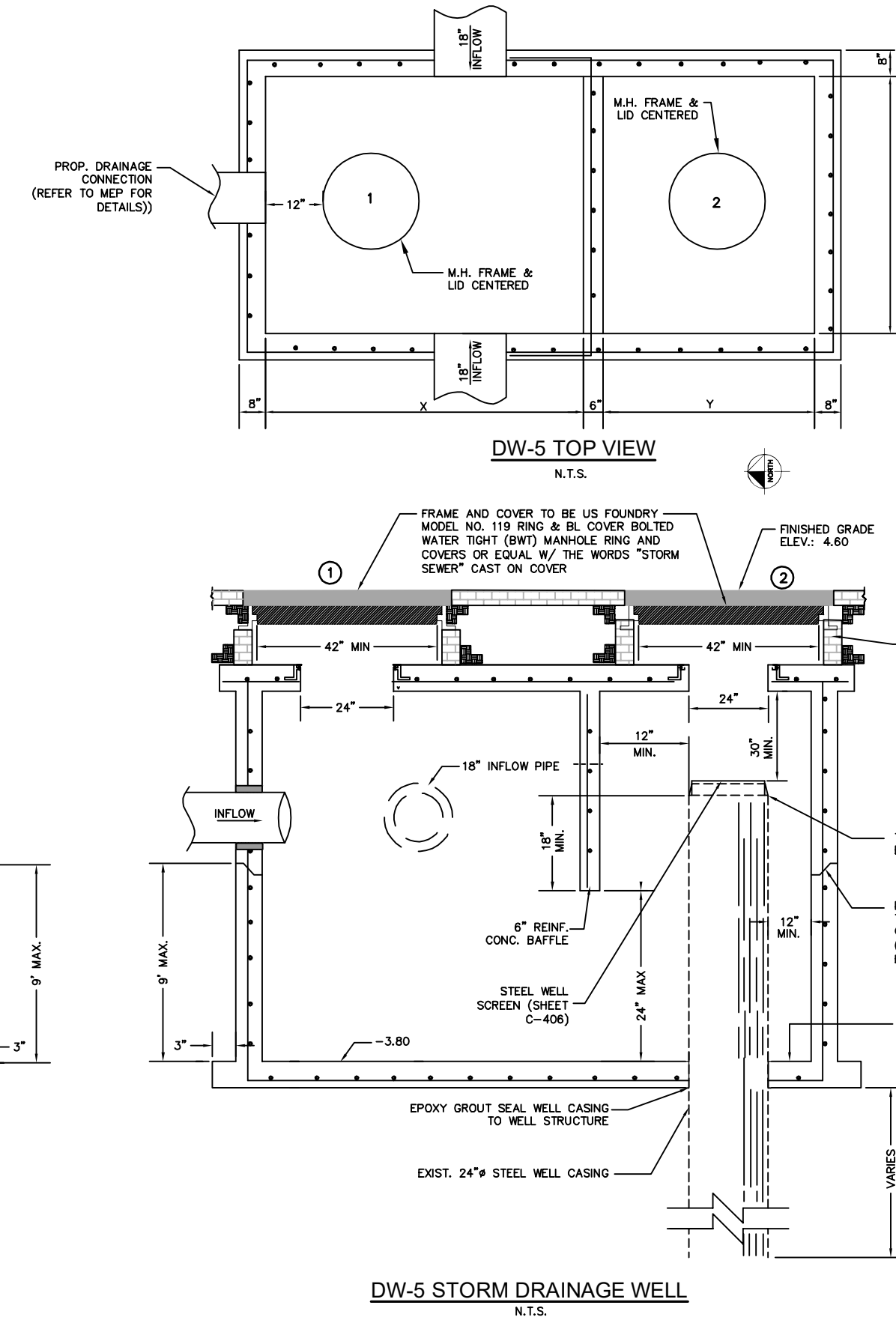
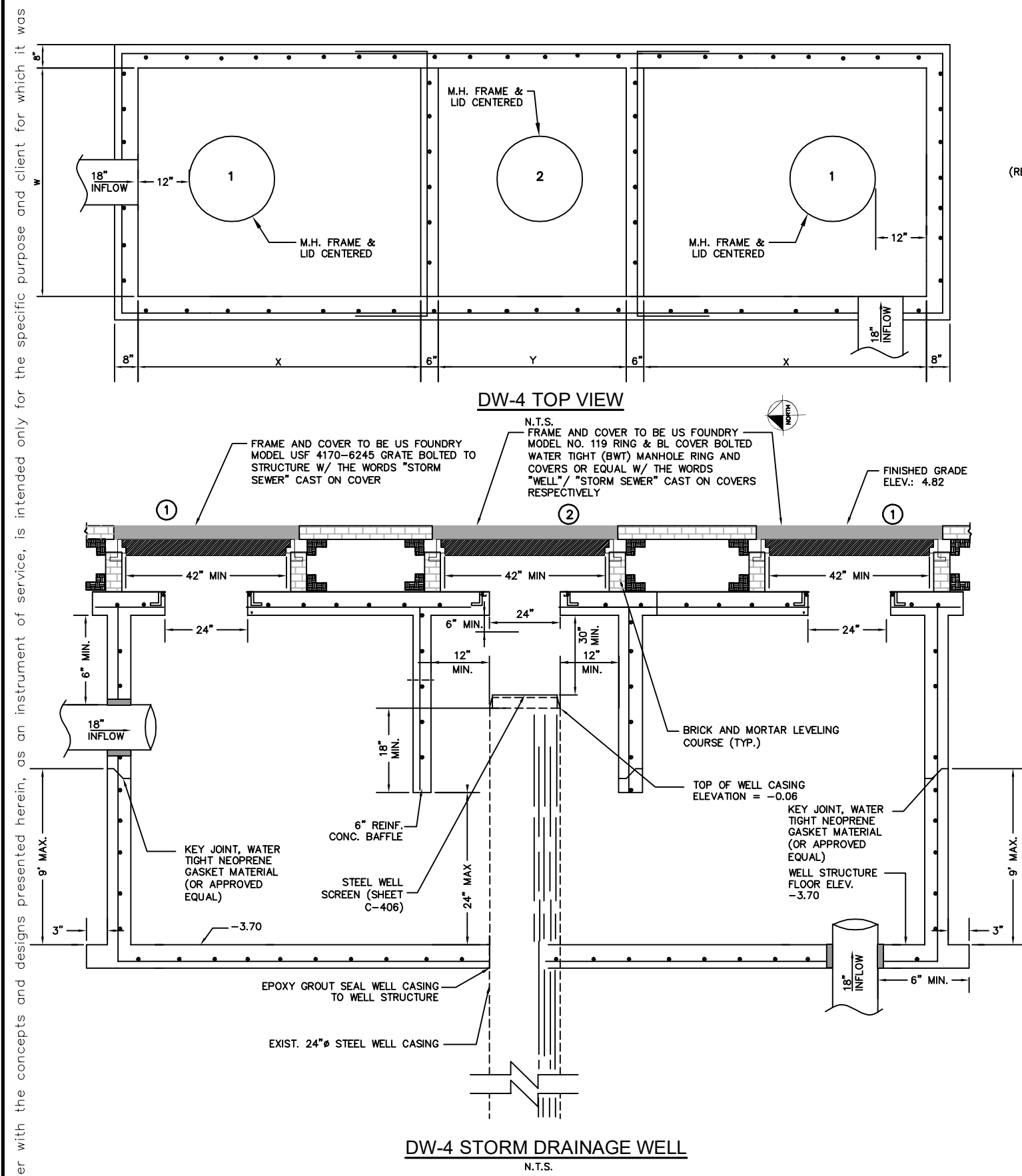
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REVISIONS

BY DATE

Plotted By: Filts, Elisabetha Sheet Set: 1177 KANE CONCOURSE Layout: C-405 DRAINAGE WELL DETAILS June 20, 2022 11:03:37am K:\MIB_CIVIL\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-405 DRAINAGE WELL DETAILS.dwg

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KHA PROJECT
043976000

DATE
8/15/2019

SCALE AS SHOWN

DESIGNED BY PK

DRAWN BY MDW

CHECKED BY AH

DATE: 8/20/2022

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC

DRAINAGE WELL DETAILS

TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-405

Sunshine811

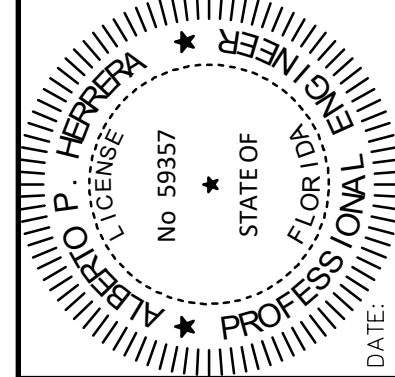
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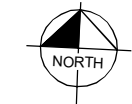
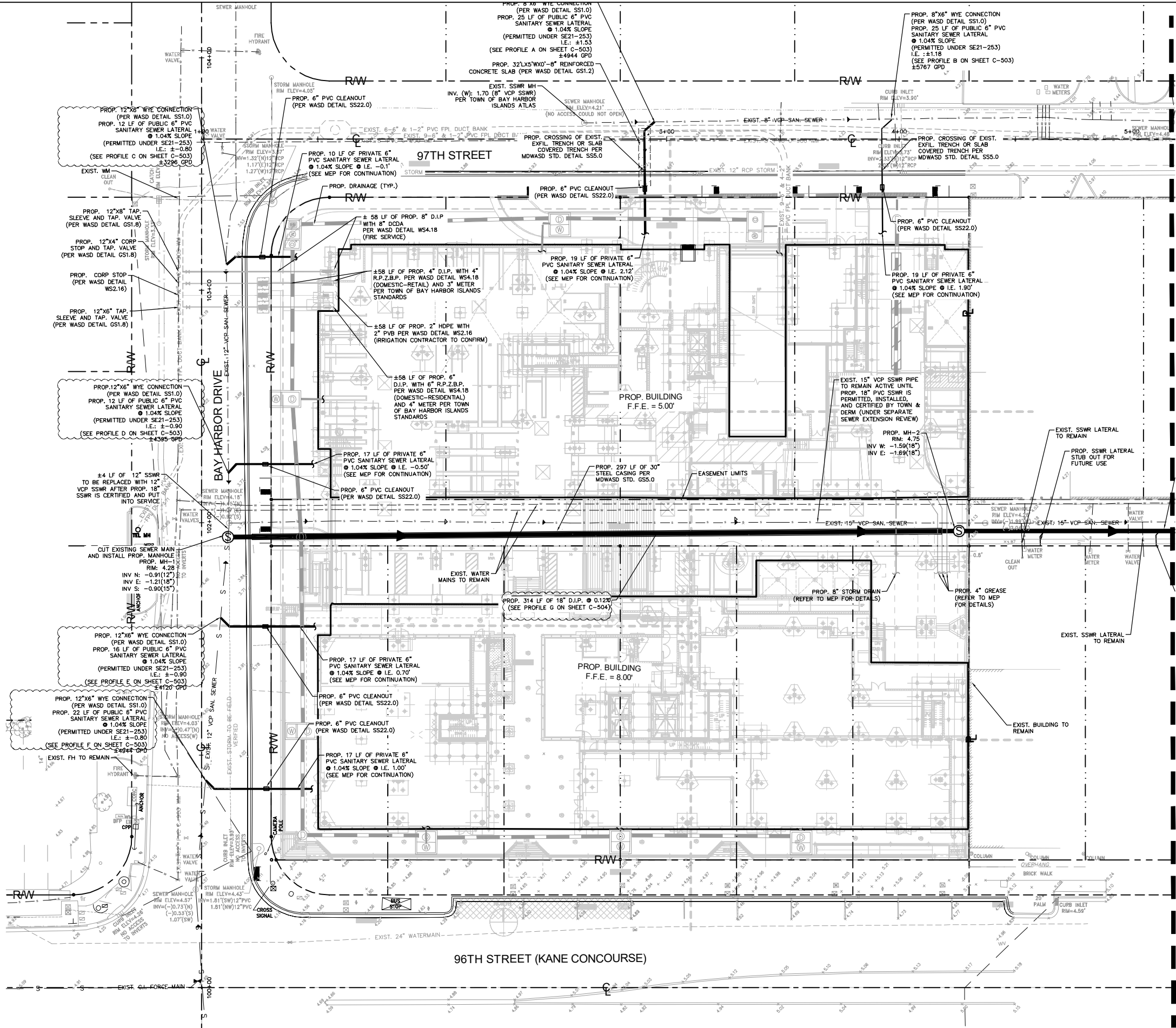
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GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RAW --- R RIGHT-OF-WAY OR PROPERTY LINE
- C --- CENTERLINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.Z.B.F.P.)
- PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (D.D.C.V.)
- PROP. PRESSURE VACUUM BREAKER
- PROP. SANITARY SEWER LATERAL CONNECTION

FOR CONTINUATION
SEE SHEET C-502

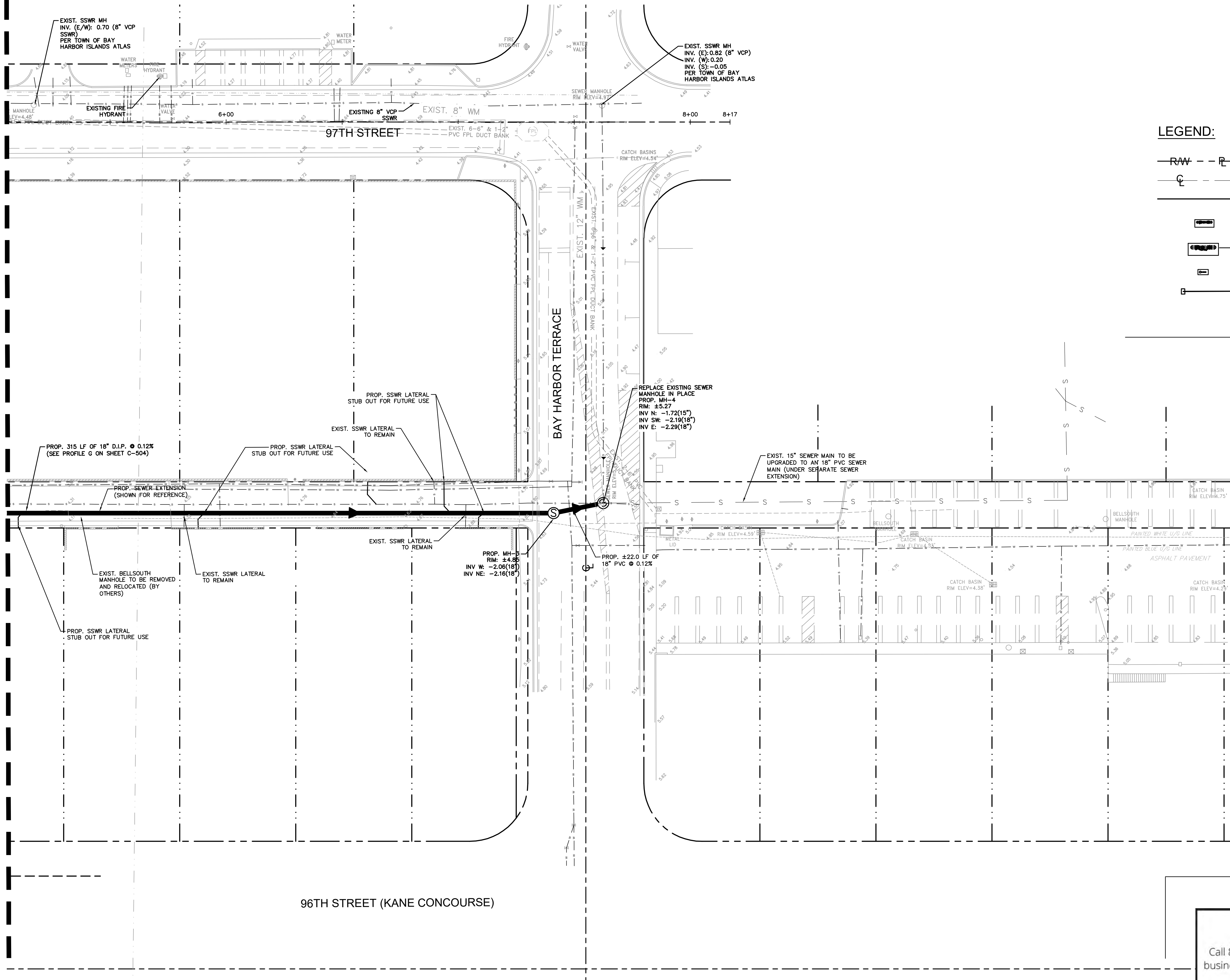
NOTES:

EXISTING SEWER SERVICES CONNECTED TO THE EXISTING SEWER MAIN (BETWEEN PROPOSED MH-2 AND MH-3) TO BE RECONNECTED TO THE PROPOSED 18" SEWER MAIN AFTER THE 18" SEWER MAIN HAS BEEN INSTALLED, CERTIFIED, AND PLACED INTO SERVICE.

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1177 KANE CONCOURSE PREPARED FOR 1177 BAY HARBOR ISLANDS, LLC TOWN OF BAY HARBOR ISLANDS FLORIDA			
WATER AND SEWER PLAN			
DATE: 6/20/2022			
KHA PROJECT: 043976000			
DATE: 8/15/2019			
SCALE: AS SHOWN			
DESIGNED BY: PK			
DRAWN BY: MDM			
CHECKED BY: AH			
SHEET NUMBER: C-501			

FOR CONTINUATION
SEE SHEET C-501

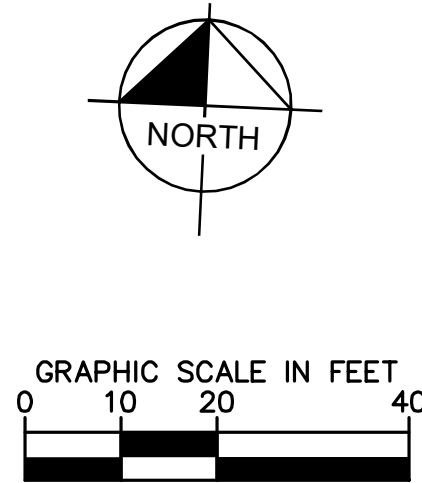


NOTES:

EXISTING SEWER SERVICES CONNECTED TO THE EXISTING SEWER MAIN (BETWEEN PROPOSED MH-2 AND MH-3) TO BE RECONNECTED TO THE PROPOSED 18" SEWER MAIN AFTER THE 18" SEWER MAIN HAS BEEN INSTALLED, CERTIFIED, AND PLACED INTO SERVICE.

LEGEND:

- RW — — P — RIGHT-OF-WAY OR PROPERTY LINE
- C — CENTERLINE OF ROADWAY
- — — — — PROP. BUILDING OUTLINE
- — — — — PROP. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.Z.B.F.P.)
- — — — — PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (D.D.C.V.)
- — — — — PROP. PRESSURE VACUUM BREAKER
- — — — — PROP. SANITARY SEWER LATERAL CONNECTION

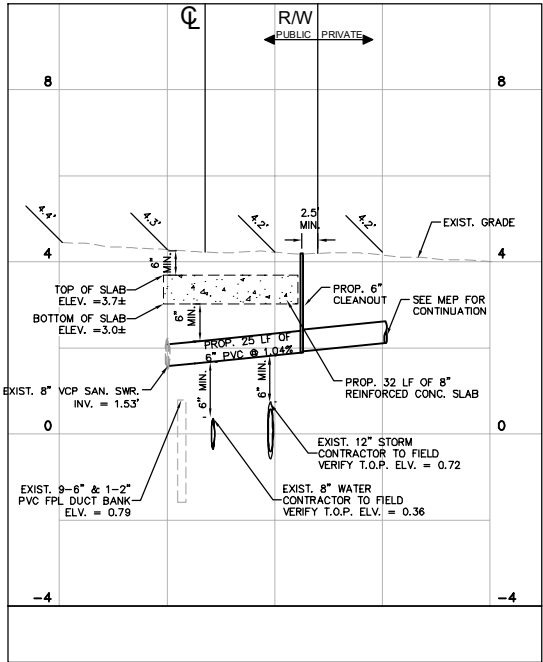


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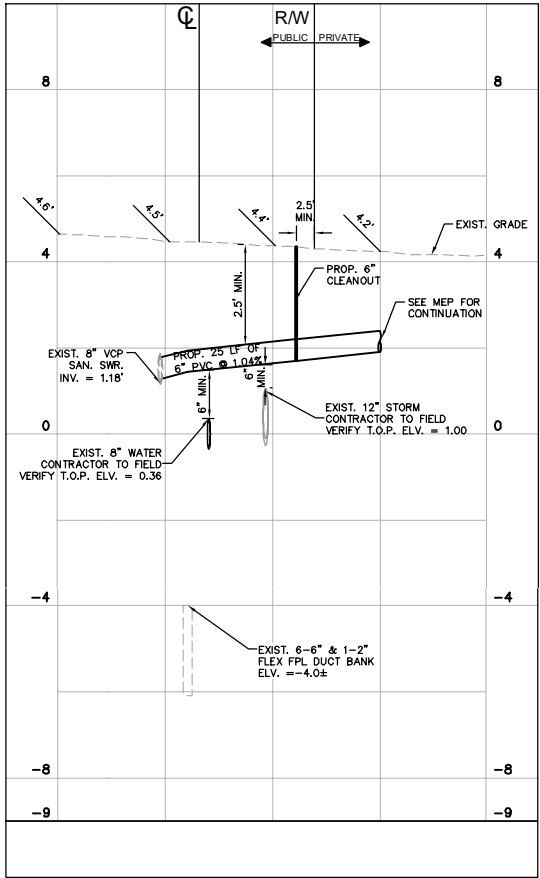
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1177 KANE CONCOURSE PREPARED FOR 1177 BAY HARBOR ISLANDS, LLC	TOWN OF BAY HARBOR ISLANDS	SHEET NUMBER C-502	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM CA 00000696	REVISIONS	BY	DATE

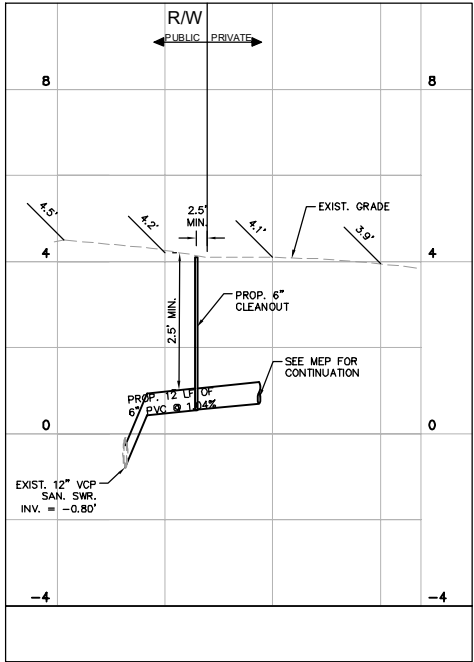
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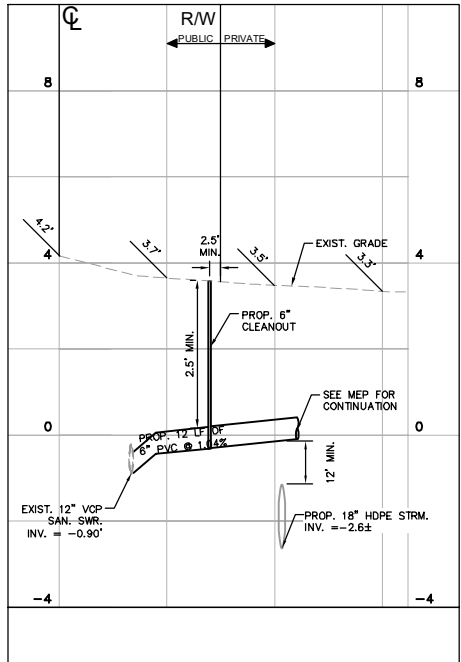
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(SW 97TH STREET)



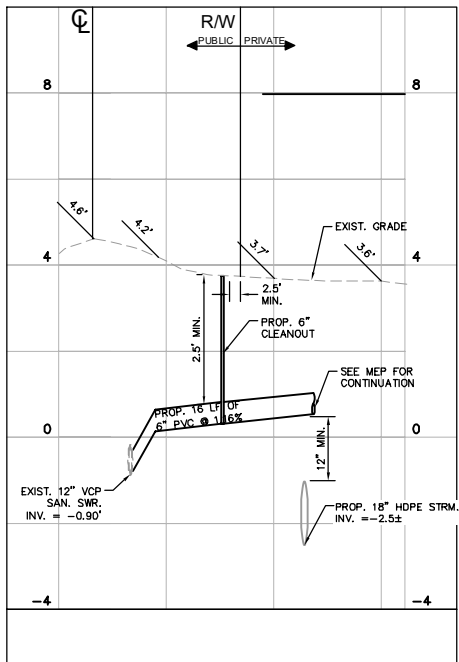
PROFILE B
PROP. 6" LATERAL
(SW 97TH STREET)



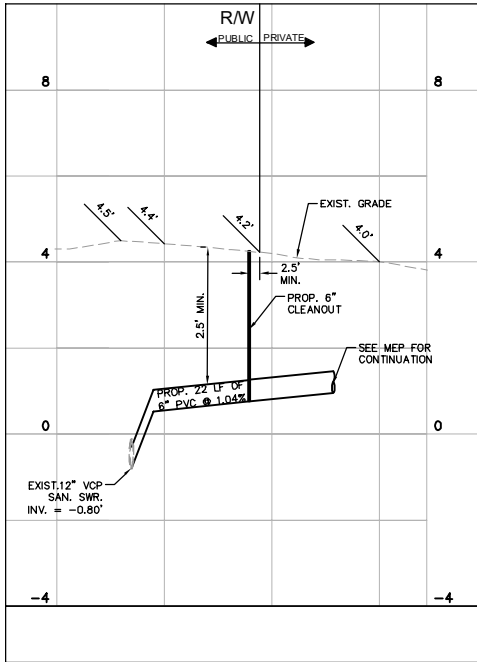
PROFILE C
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



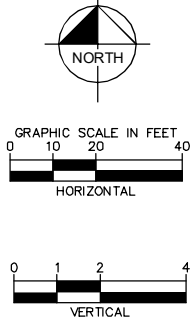
PROFILE D
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE E
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE F
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



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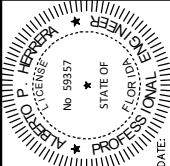
KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

SEWER PROFILES

1177 KANE CONCOURSE
PREPARED FOR
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TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-503

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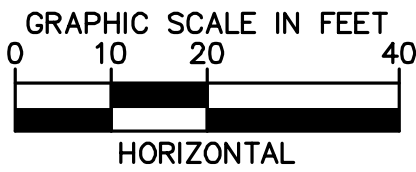


DATE: 6/20/2022

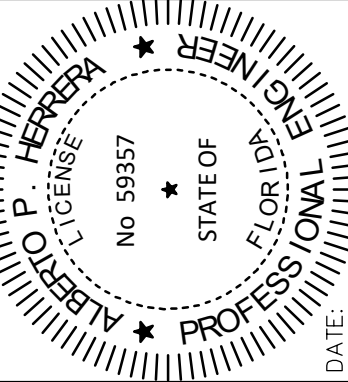
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PROFILE G



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DRAWN BY	MDM
CHECKED BY	AP

SEWER PROFILES

PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC

SHEET NUMBER
C-504

DATE: 6/20/2022

[illegible]

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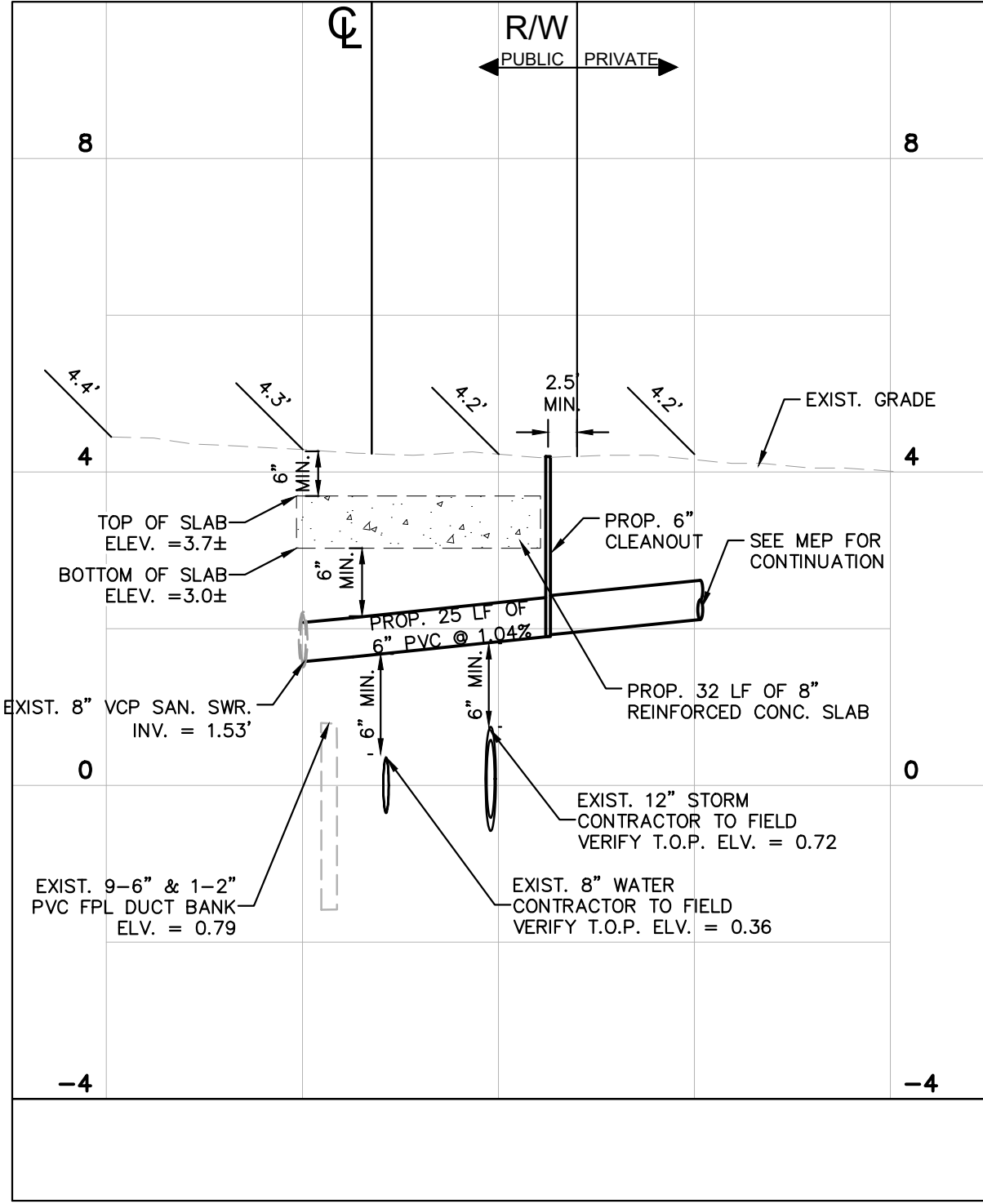
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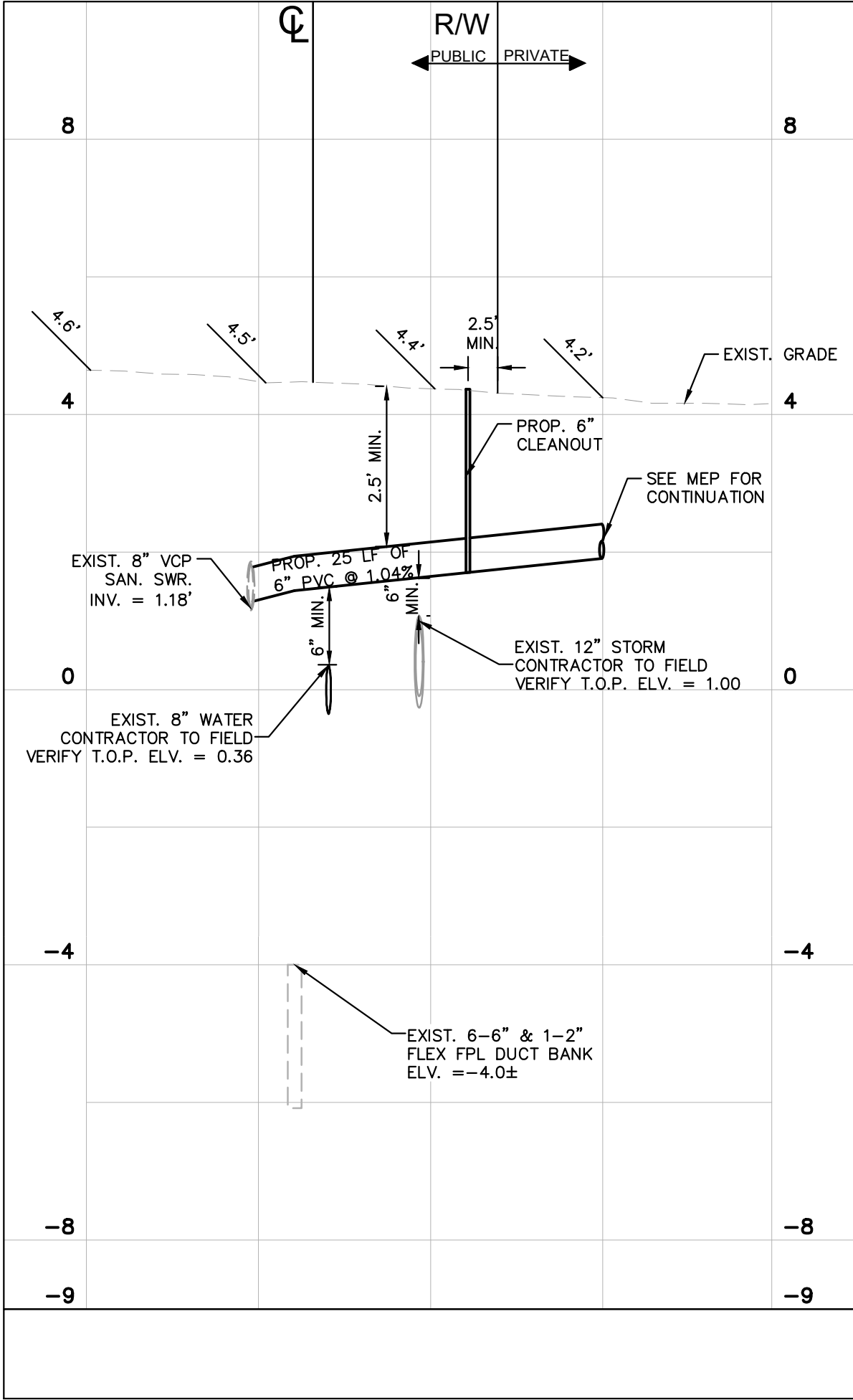
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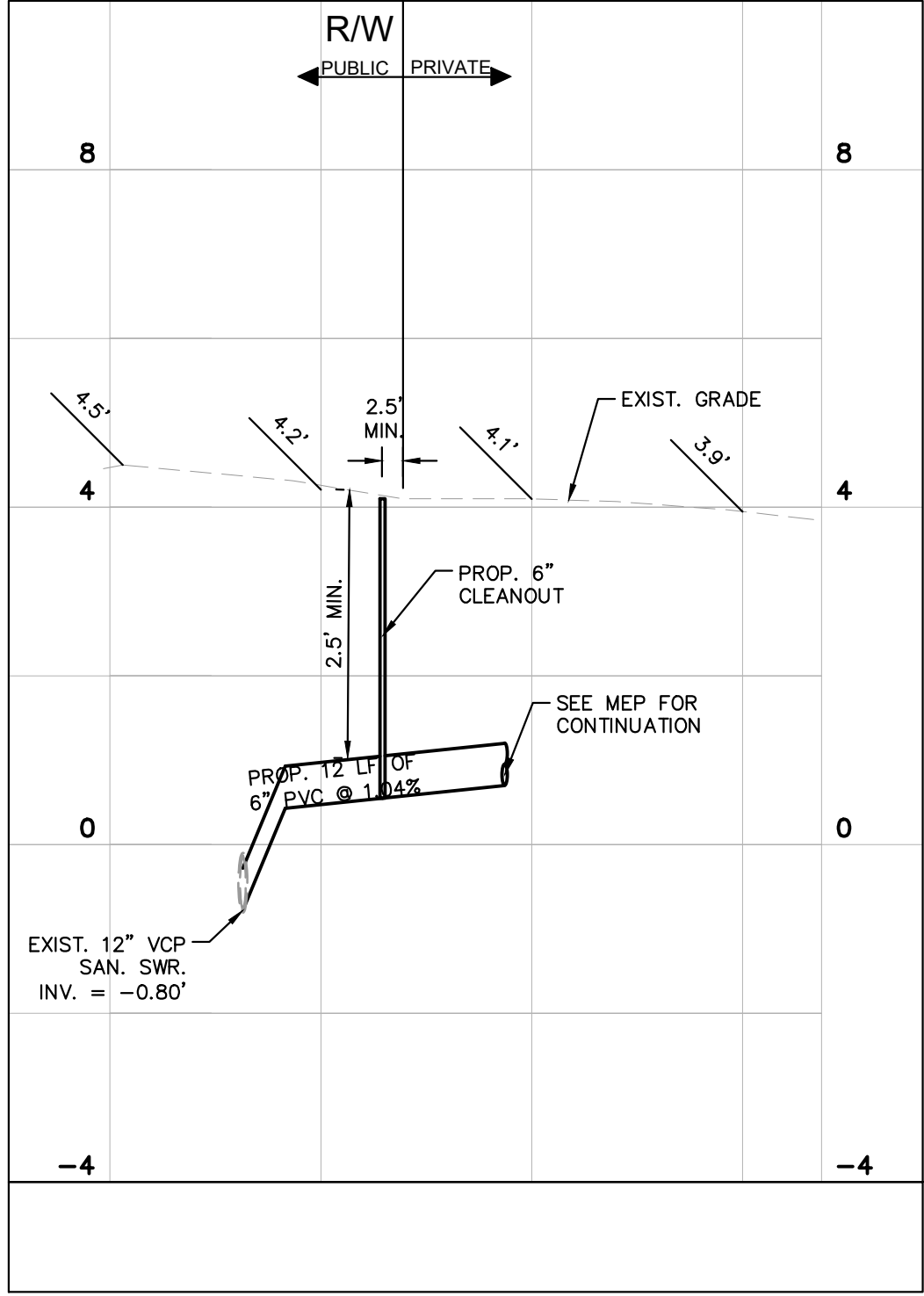
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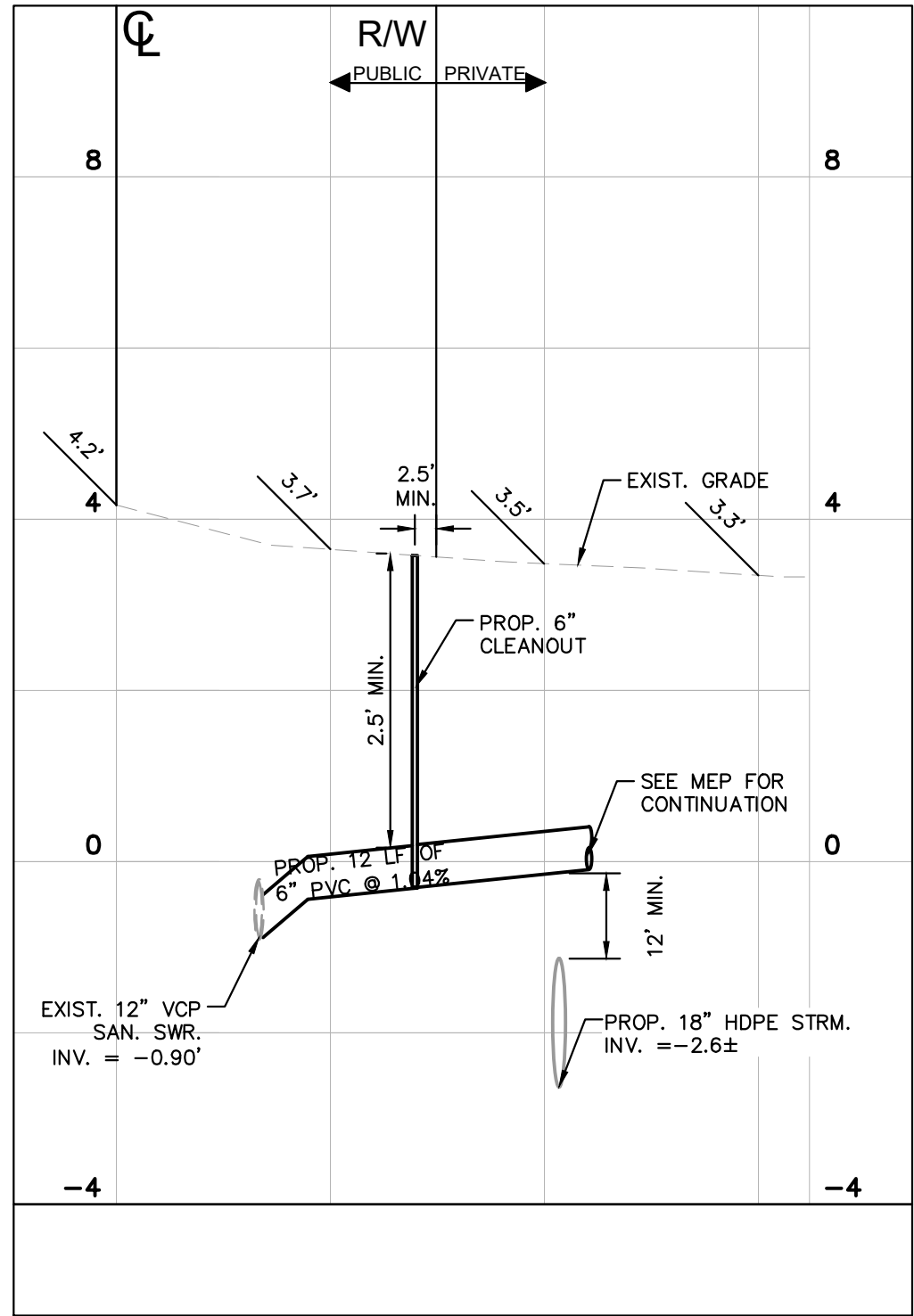
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PROP. 6" LATERAL
(SW 97TH STREET)



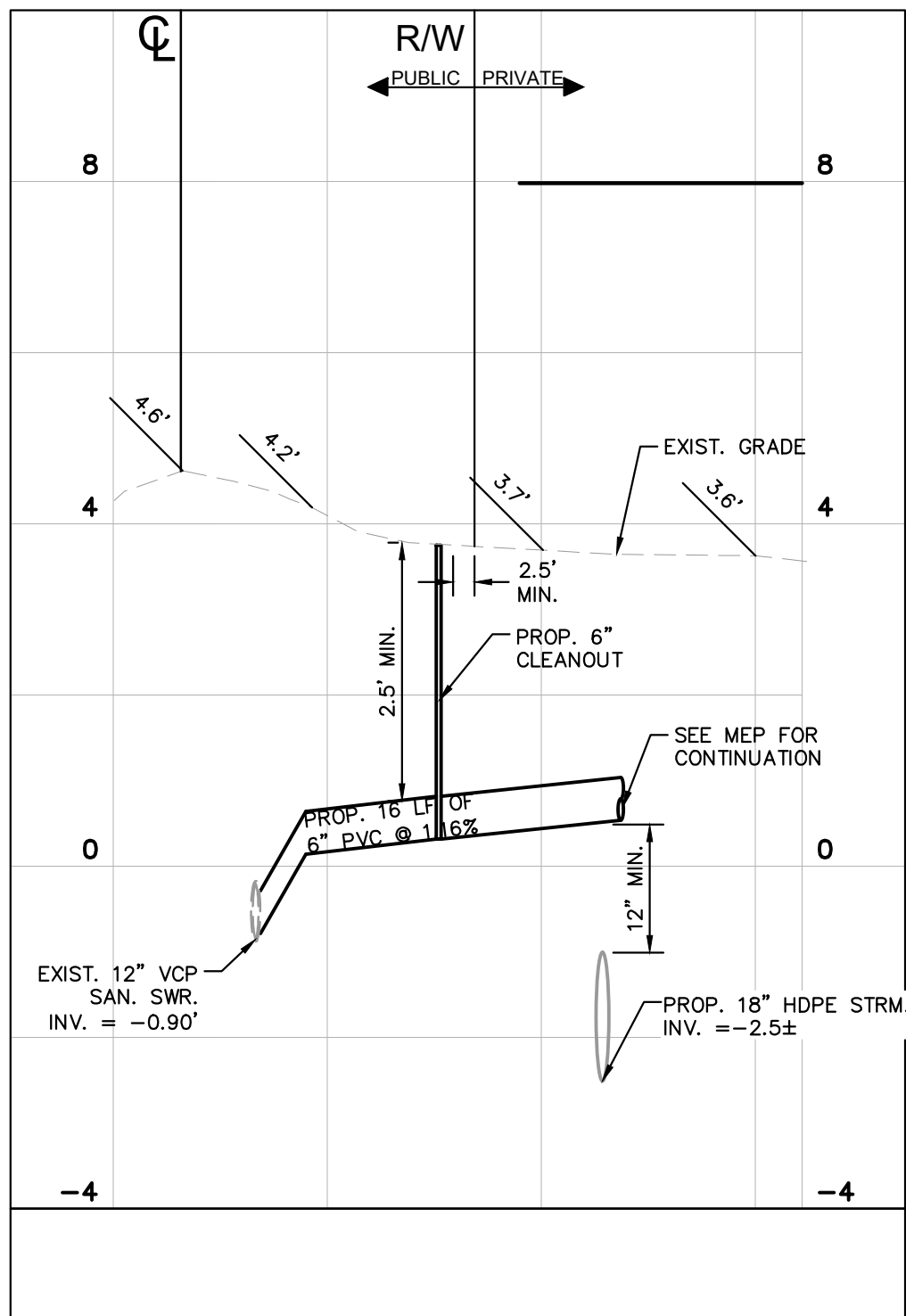
PROFILE B
PROP. 6" LATERAL
(SW 97TH STREET)



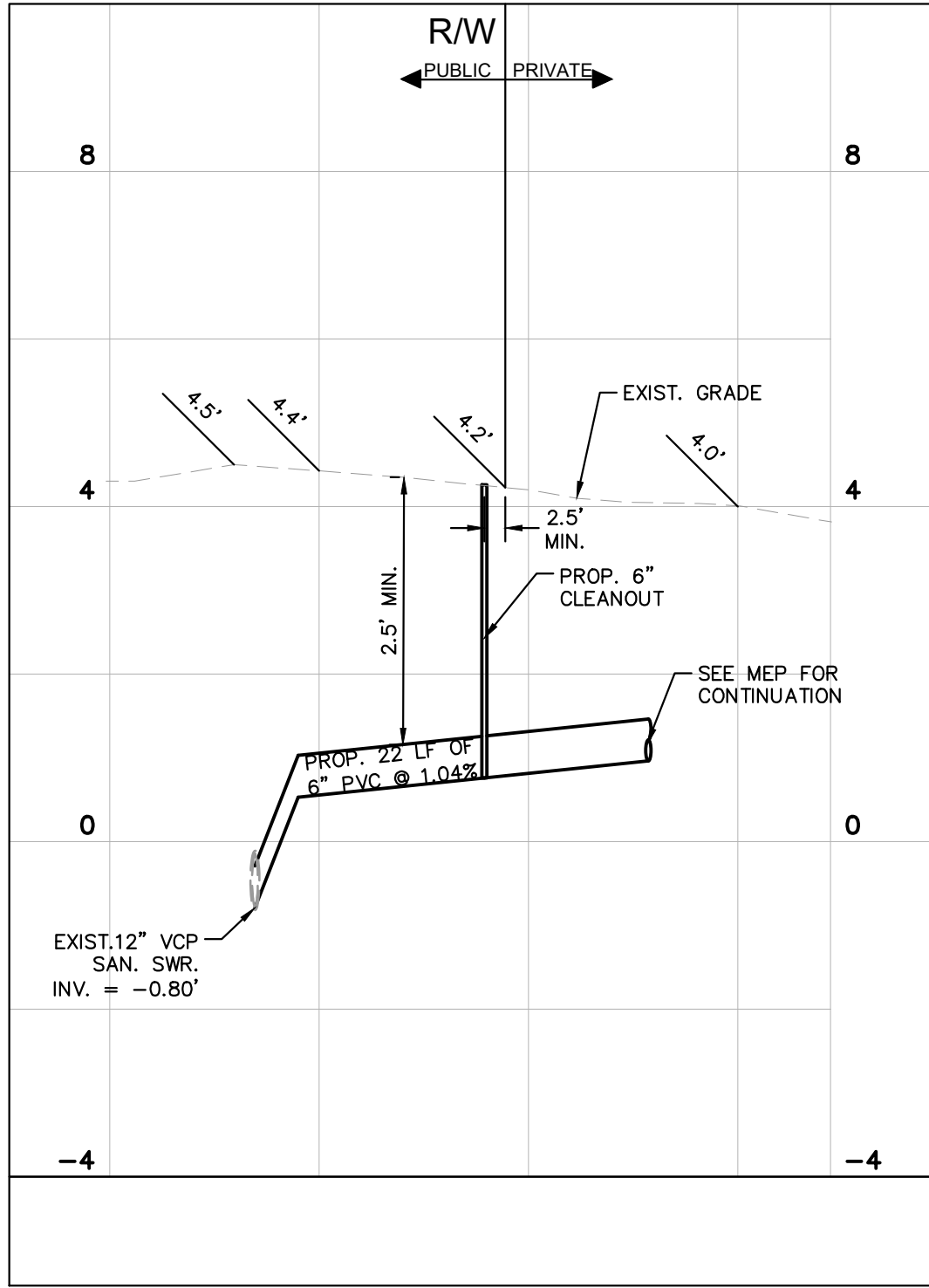
PROFILE C
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



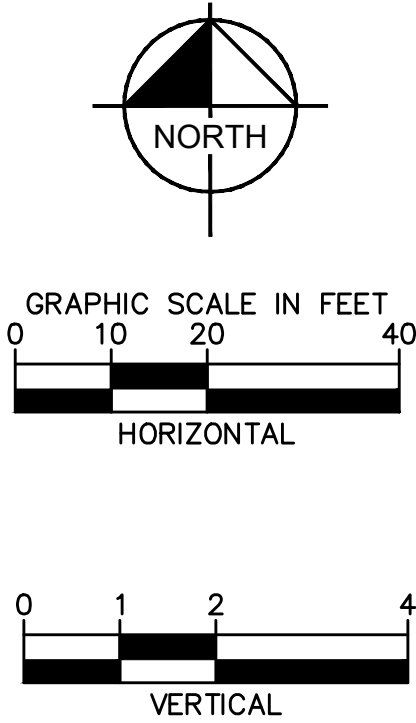
PROFILE D
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE E
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE F
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



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DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

NO.	REVISIONS	DATE	BY

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ALBERT P. HERRERA
P.E. LICENSE No. 59357
STATE OF FLORIDA
PROFESSIONAL ENGINEER

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC

TOWN OF BAY
HARBOR ISLANDS

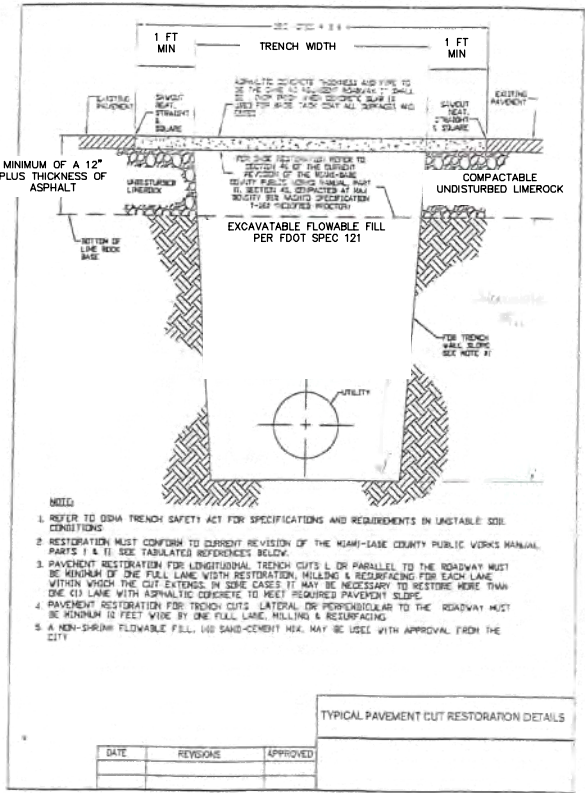
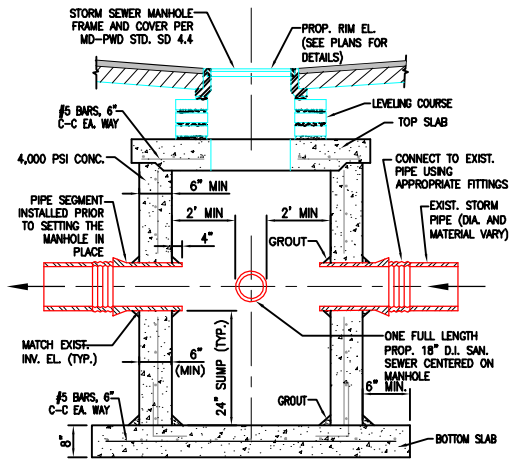
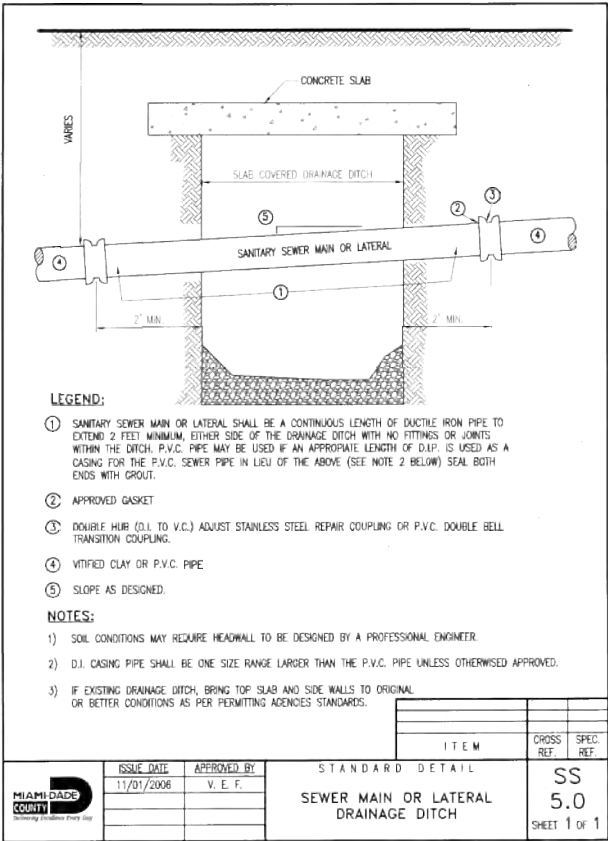
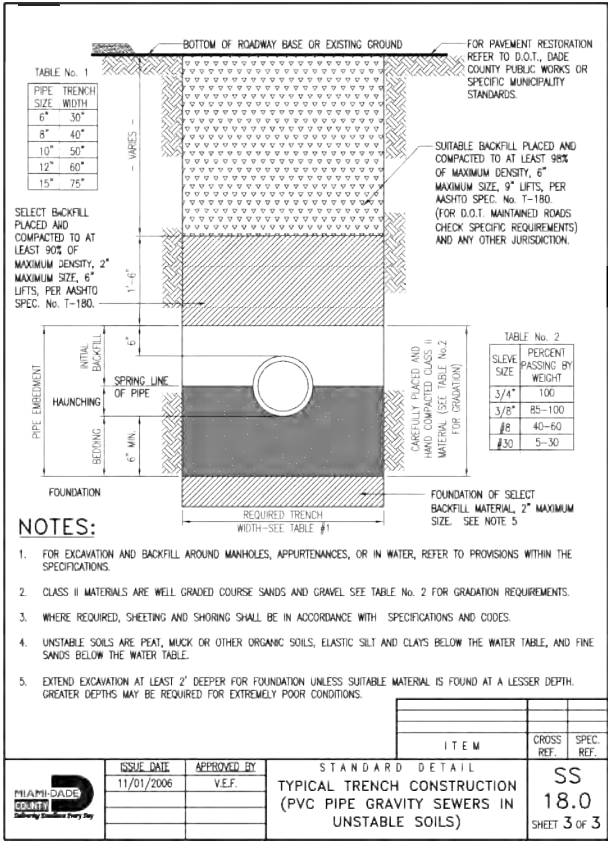
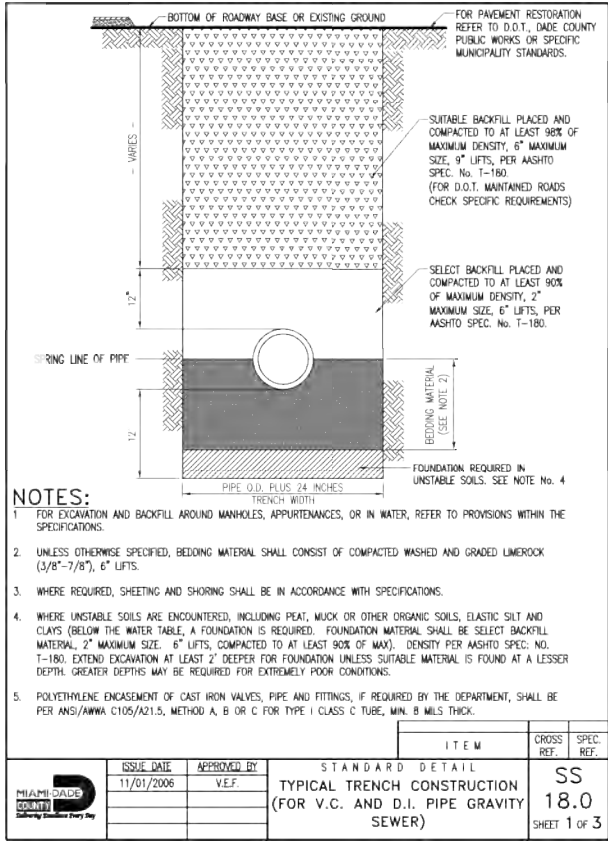
FLORIDA

SEWER PROFILES

SHEET NUMBER
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TOWN OF BAY
HARBOR ISLANDS
FLORIDA

SHEET NUMBER
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043976000
DATE
8/15/2019
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 59357
DATE: 6/20/2022

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY
HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-505

DATE
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 59357
DATE: 6/20/2022

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1177 BAY HARBOR ISLANDS, LLC
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HARBOR ISLANDS
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SHEET NUMBER
C-505