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

MEETING OF THE

DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

March 7, 2023

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

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

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

2. Request for approval for a new retaining wall for "Edward & Verna Reizen" located at 1230 100 Street, Lots 2-3 of Block 27. On May 17, 2022, the Board approved several site modifications, including a new outdoor covered terrace and storage room. The architect has submitted plans for the construction of a new 1.5' +/- tall retaining wall along the western portion of the rear of the property line. Enclosed please find the site plan and survey. (Item #2)

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

3. Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. On December 6, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. Enclosed please find the site plan and elevations. (Item #3)

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

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

4. Request for approval for a new multi-family dwelling for "DDG 100 Street BHI, LLC" located at 1130 - 1140 100 Street, Lots 5-6 / of Block 8. The developer is proposing to construct a new eighteen (18) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular shaped building positioned north-south of the site on top of a grade level parking garage structure with 38 parking spaces including 2 ADA spaces. The proposed 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 proposed building will not require additional density. Enclosed please find the site plan and elevations.(Item #4)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1130 - 1140 100 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes that was held on October 18, 2022 and November 1, 2022 (Item #5).

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
March 7, 2023

ITEM NUMBER: 1.

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

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1270 99 St SFR DRB Staff Report #3 Jan 23 2023
2.	1270 99th Street Letter to DRB 02-22-2023
3.	1270 99th Street Response Letter
4.	BHI 1270 99 St SFR 80% Waiver Ltr Update Nov 7 2022
5.	1270 99 ST- DRB 3rd SUBMITTAL 2.7.2023

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: January 23rd, 2023

Subject: Single-Family Residence – New Construction - #3 DRB Review
1270 99th Street
Bay Harbor Islands Acct. No.: SPR22-000012
MMPA Acct. No.: 01-0702-1132

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (S&S plan dated 1/09/23) and if felt to be acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed herein, and a finding by the DRB of the following:

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

PROJECT REVIEW HISTORY

In May 2022 the Town received a Site Development Plan application for a replacement single-family home located at 1270 99th Street. After several months of Town reviews for technical Code compliance the application was forwarded to the Design Review Board (DRB) for consideration. At the Oct. 18th, 2022 DRB meeting the item was discussed but action was deferred (4-0) to allow the applicant to time to consider the DRB comments and revise the plans. The applicant considered the DRB's comments, revised the plans, and resubmitted them to the Town. At the Dec. 6th, 2022 DRB meeting the item was discussed again, but action was deferred again (7-0) to allow the applicant to consider the DRB's latest comments and revise the plans. The applicant considered the DRB's latest comments and revised the plans again. On January 19th, 2023 the applicant resubmitted new revised plans to the Town.

At the Dec. 6th, 2022 DRB the following items were discussed concerning the project design. Listed below are the comments from the architects' response letter dated Jan. 20th, 2023:

> The Board requested us to take into consideration the following items to be revised to "unclutter" the front façade from the originally presented design:
>
> 1. The railing above the garage was originally designed with vertical pickets angled at 45 degrees. The Board requested to remove such railing design and replace it with a glass railing. As per Revision #2 you can see that we have revised railing design to satisfy the Boards comment.
>
> 2. The Board had recommended the decorative aluminum horizontal louver on the second floor above the main door to be removed. Please refer to the front façade under Revision #2, as we have removed the louvers to satisfy this comment.
>
> 3. The plane wall or wall behind the one-story concrete wall / volume to the left of the front of the house was originally shown with a paint color "Cumulus Cloud #1550 from Benjamin Moore". The Board requested for such plane to match the main color of the house "Cloud White #967 from Benjamin Moore". Please refer to front elevations under Revision #2 for the change of the color to satisfy review Board comment.
>
> 4. The original renderings showed the exposed concrete rendered as board form concrete which was not the intent of the design but rather a smooth concrete finish. The Board wanted the concrete finish to have a smooth look. Please refer to the renderings as we have changed the look of the exposed concrete finish to the front elevation and throughout the house where this material was used. Please refer to the revised renderings

---

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1270 99th Street
Legal Description:	Lot 6 of Block 28, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Felipe Alvarado of FAO Architecture, as agent for the property owner, CDO Development, LLC, has submitted an application a new replacement single-family residence on an interior dry lot located at 1270 99th Street. The property is currently vacant. The former residence was 2,575 sq. ft. single-story home originally built in 1954 and has been demolished. The new home design proposes a 2-story / 5,537 sq. ft. under A/C home that has 5 BRs / 6 full baths / 2 ½ baths and a two (2) car garage. The home's architectural style is typical "South Florida Tropical Modern" with a flat roof, large window areas on the elevations, and considerable fenestrations on all of the elevations. The exterior home facades include smooth stucco areas,

polished concrete areas, wood composite features, bronze door / window frames, decorative aluminum louvers, and architectural details (eyebrows / columns / etc.). This home has a front courtyard, a pool, spa, pool bath and outdoor summer kitchen. The overall height of the structure is 25' above the Base Flood Elevation (BFE) + 1' FBC Freeboard, which complies with the 25' maximum height permitted in the RD Single-family District on this interior lot with a flat roof.

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

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS & CONDITIONS

The latest revised Site Development Plans submitted for the construction of a new replacement single-family home located at 1270 99th Street meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. As stated herein the applicant is requesting to provide the 2nd floor building volume at 83% of the 1st floor volume vs. the Code 80% criteria and has provided enhanced design features as the Code allows.

At the Dec. 6h, 2022 DRB meeting discussions were held on this project for the 2nd time and the application was deferred again to allow the applicant to address DRB comments (front façade too cluttered with conflicting design features). The new plan revisions appear to address the DRB's issues – it is at the discretion of the DRB if the applicant has adequately addressed their concerns.

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

1) This approval is based on the revised Site Development Plans prepared by Felipe Alvarado of FAO Architecture (last updated plans S&S on 1/09/23), with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

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

FAO
ARCHITECTURE

February 22, 2023

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

Reference: **DRB Submittals**

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

To Design Review Board Members,

As per your suggestions that were made at the December 6, 2022 meeting regarding material modifications and paint scheme color changes to the front façade of the house, we have submitted revised plans in accordance, reflecting such changes that you requested on the new submittal package for the February 7, 2023, meeting which has now been postponed to March 7, 2023.

After further review by the Client of the new modifications made for the March 7, 2023, meeting, my Client has requested me to communicate to the Board via this letter that he has agreed to some but not all of the new revisions made to the design.

The owner is in agreement of the following modifications:

1. Agreement to modify exterior stairs from second floor to roof to be fully enclosed as presented at the October 18, 2022, and December 6, 2022, meeting, instead of what was originally proposed, which stair design was open and exposed.
2. Agreement to modify the look of the exposed concrete walls from a rougher look on the original design images to a smoother and softer look on the revised submittal images for the coming March 7, 2023, meeting.

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

TEL 786.448.5630
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The client strenuously objects to the substitution of the following front facade materials:

1. Replace the vertical aluminum picket guard rail (with horizontals rotated 45 degrees on its axis for privacy from street) as originally proposed, to glass railing at right side of house on second floor looking from street. The main concern is a serious loss of privacy.
2. Change the color of plane of the wall to the left of house behind the exposed concrete cube from the approved Town color "Cumulus Cloud #1550 by Benjamin Moore (gray) to "Cloud White" #967. To Client's taste and opinion, this change makes house less attractive, which in my opinion I agree with Client.

Items that can be discussed to find mutual agreement between Board and Client:

1. The Client objects to the removal of the decorative horizontal aluminum louvers above the main entry. In the opinion of the Client, this aluminum work was an embellishment to the main façade of the house which made the entry that much more beautiful. In interest to getting the project approved by the Board, I have recommended the Client to discuss further this one item to see if there will be a compromise between Board and Client and that the deletion of this one item, if the Board insists, will be better than the two modifications the Client strenuously objects to as mentioned before.

Please refer to the attached images representing what has been discussed in this letter.

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

Sincerely,

Felipe Alvarado, R.A., LEED AP

STATE OF FLORIDA
FELIPE ALVARADO
AR91841
REGISTERED ARCHITECT

Felipe Alvarado
Digitally signed by Felipe Alvarado
DN: E=felipe@faoarchitecture.com, CN=Felipe Alvarado, C=US
Date: 2023.02.22 09:35:16-05'00'

FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

ORIGINAL PROPOSED EXPOSED STAIR DESIGN

PROPOSED REVISED CLOSED STAIR DESIGN APPROVED BY DRB ON COTOBER 18, 2022

FAO
ARCHITECTURE

ORIGINAL PROPOSED FRONT ELEVATION

NO DECORATIVE ALUMINUM HORIZONTAL LOUVERS ABOVE MAIN ENTRY

GLASS RAILING IN LIEU OF VERTICAL ALUMINUM PICKETS FOR PRIVACY

WALL PLANE TO BE PAINTED WHITE IN LIEU OF GRAY

RENDERING OF CONCRETE MATERIAL TO BE SMOOTHER IN LOOK

REVISION #2 RESPONDING TO COMMENTS FROM DECEMBER DRB MEETING
TO BE PRESENTED ON POSTPONED MEETING OF FEBRUARY 2023

FAO
ARCHITECTURE

January 20, 2023

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

Reference: **Modifications to Front Elevation Materials as per Comments from DRB Meeting from December 6th Meeting**

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

To Whom It May Concern,

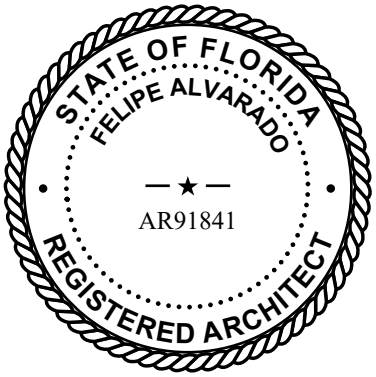
We have revised the front elevation in response to the comments from the DRB meeting held December 6th, 2022.

The Board had requested for us to take into consideration the following items to be revised in order to "unclutter" the front façade from originally presented design:

1. The railing above the garage was originally designed with vertical pickets angled at 45 degrees. The Board requested to remove such railing design and replace it with a glass rail. As per revision #2 you can see that we have revised railing design to satisfy review Board comment.
2. The Board had recommended for the decorative aluminum horizontal louver on the second floor above the main door to be removed. Please refer to the front façade under Revision#2, as we have removed the louvers to satisfy comment.
3. The plane or wall behind the one story exposed concrete wall/volume to the lft of the front of the house was originally shown with a paint color "Cumulus Cloud #1550 from Benjamin Moore", the Board requested for such plane to match the main color of the house "Cloud White #967 from Benjamin Moore". Please refer to front elevations under Revision#2 for the change of color to satisfy review Board comment.
4. The original renderings showed the exposed concrete rendered as board form concrete which was not the intent of the design but rather a smooth concrete finish. The Board wanted the concrete finish to have a smooth look. Please refer to the renderings as we have changed the look of the exposed concrete finish on the front elevation and throughout the house where this material is used. Please refer to the revised renderings.

Sincerely,

Felipe Alvarado, R.A., LEED AP



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November 7, 2022

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

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

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

To Whom It May Concern,

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

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

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

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

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

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

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

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

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

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

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

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

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

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DESIGN@FAOARCHITECTURE.COM

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

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

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

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

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

Sincerely,

Felipe Alvarado, R.A., LEED AP

FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

SITE - PROPOSED

PROPERTY ADDRESS

1270 99th STREET
BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION

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

FOLIO #: 13-2227-001-5640

FLOOD CRITERIA

FIRM ZONE: "AE"

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

FREEBOARD: 1.00'

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

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

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

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

FLOOD LEGEND

Residential New Construction

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

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

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

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

ZONING REQUIREMENTS

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

LOT AREA = 10,000 S.F.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SETBACK	REQUIRED	PROVIDED
BUILDING HEIGHT	25 FEET	25 FEET 0 INCHES

LOCATION MAP

TOWN COMPLAN FUTURE LAND USE MAP (FLUM) DESIGNATION

RESIDENTIAL LOW DENSITY

SITE ZONING DESIGNATION

ZONING
RD (RESIDENTIAL LOW DENSITY) NON-WATERFRONT

SITE AREA

10,000 SQ.FT.
.229 ACRES

SHEET INDEX

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

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
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MIAMI SHORES , FLORIDA 33168
PH: 786-586-3186
E-MAIL: CARLOS.SANZ@CFSENGINEERINGGROUP.COM

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M/E/P ENGINEERING
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E-MAIL: AMARILLIS@ARPE-ENG.COM

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E-MAIL: JVARELA@ALLLANDSCAPEDATA.COM

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEER
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PH: 305-499-5010
E-MAIL: MOSORIO@TERRACIVIL.NET

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

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

CLIENT:
CDO DEVELOPMENT I, LLC.

FAO 2107

FELIPE ALVARADO
AR91841

CASA BAY HARBOR ISLANDS

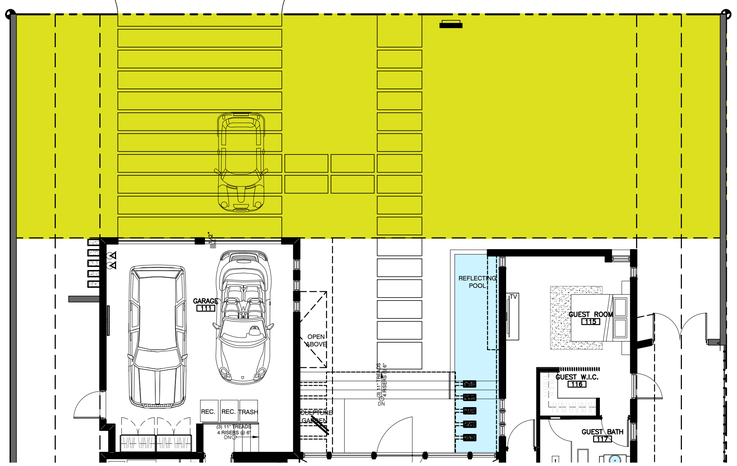
SEAL:

1270 99 th STREET

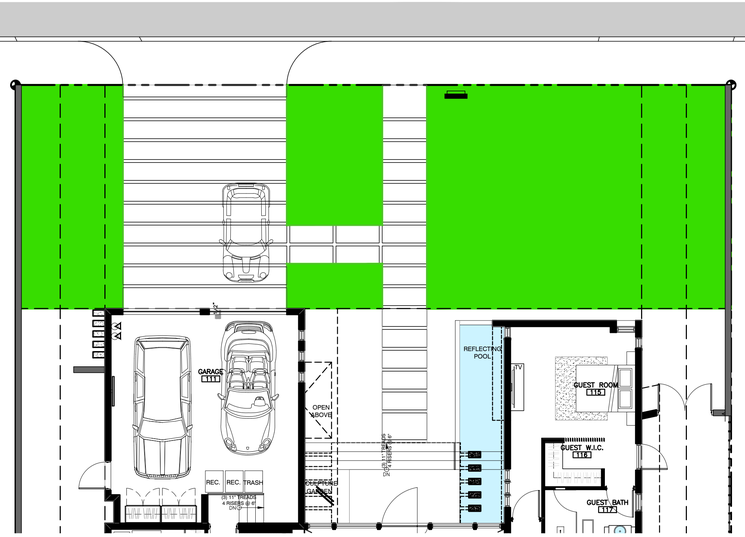
BAY HARBOR ISLANDS , FL. 33154

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

REV. #2: DRB COMMENTS (FRONT FACADE MATERIALS) 02-07-22



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

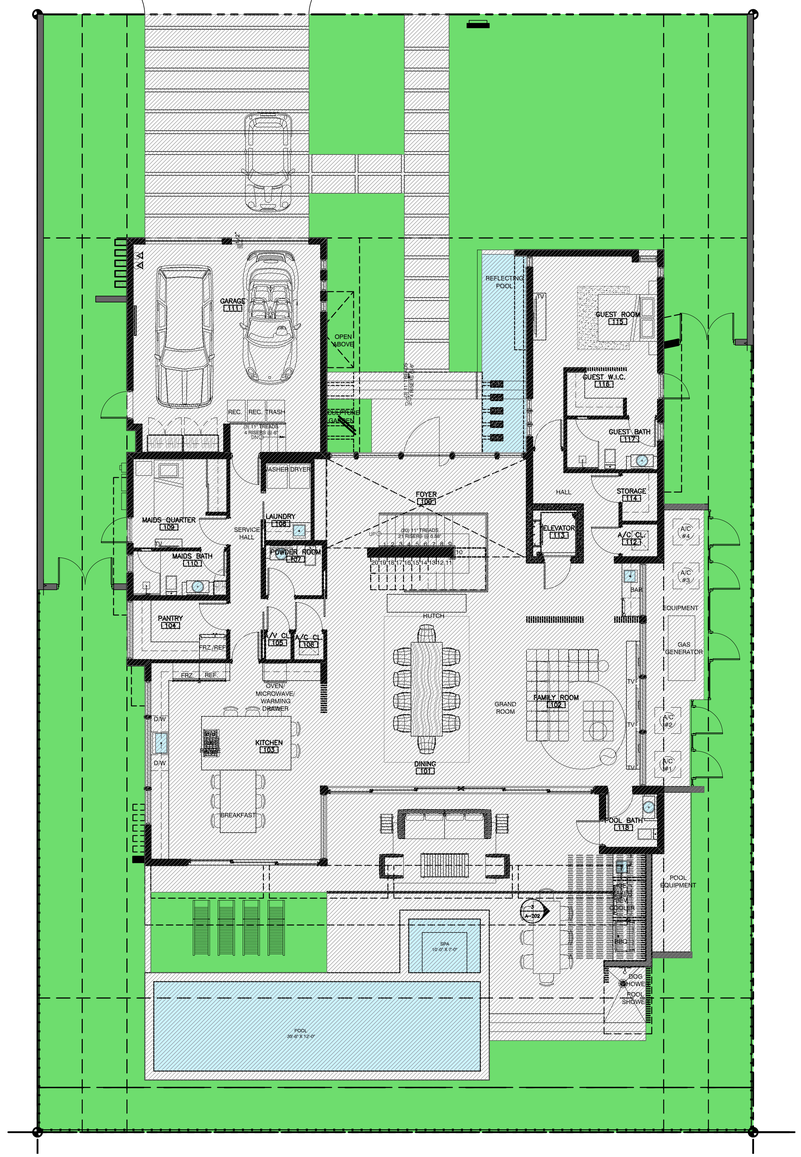


3 / Z-101 FRONT YARD OPEN SPACE CALCULATION
SCALE: 1/16"=1'-0"

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

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

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



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

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

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

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

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

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

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

DESIGN REVIEW BOARD PRESENTATION

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

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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

SEAL:

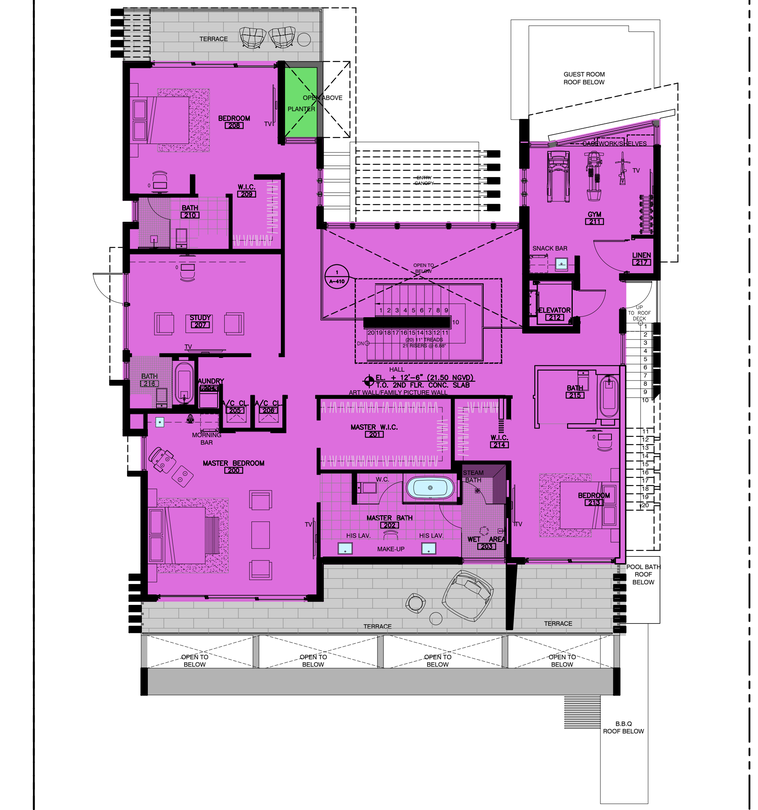
FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

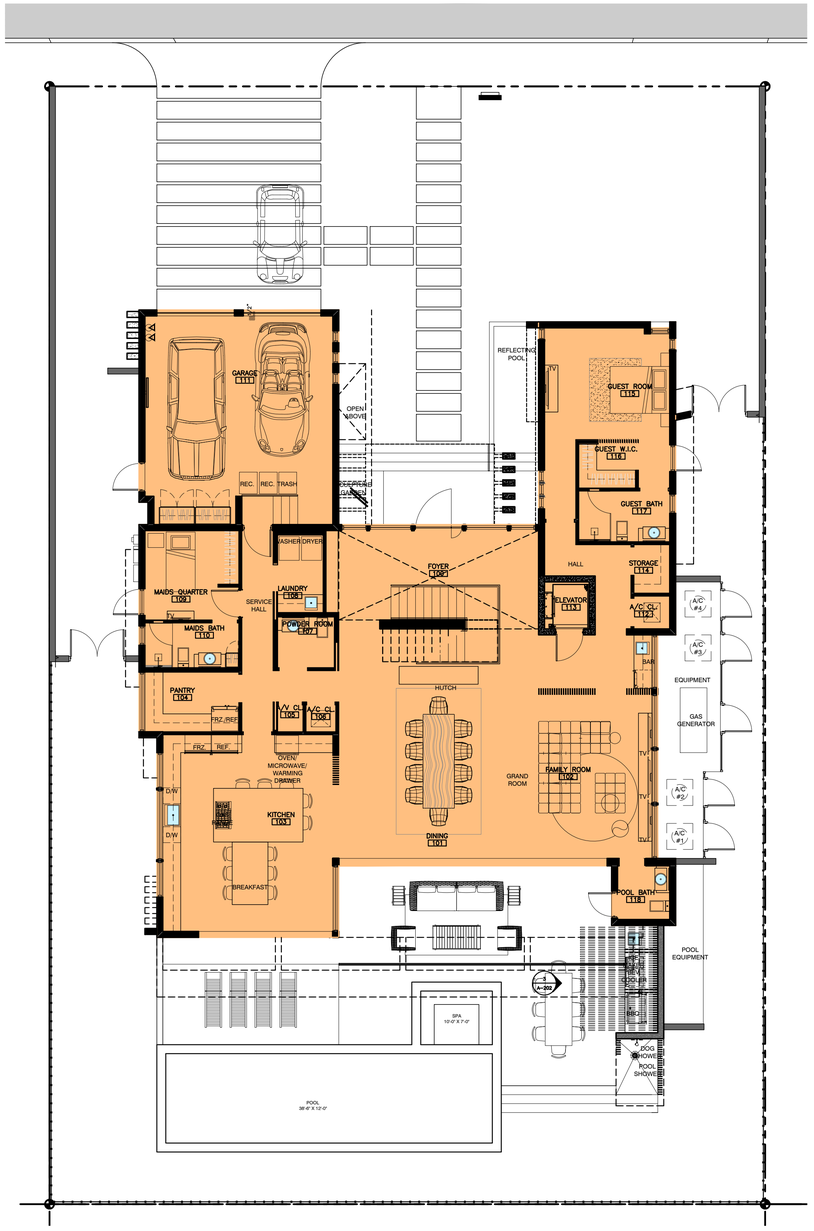
SHEET TITLE:
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET:
Z-101



2 Z–102 SECOND FLOOR AREA CALCULATION

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



1 Z–102 FIRST FLOOR GROSS AREA CALCULATION

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

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

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

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

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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PROJECT NO:
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SEAL:

FELIPE ALVARADO AR 91841

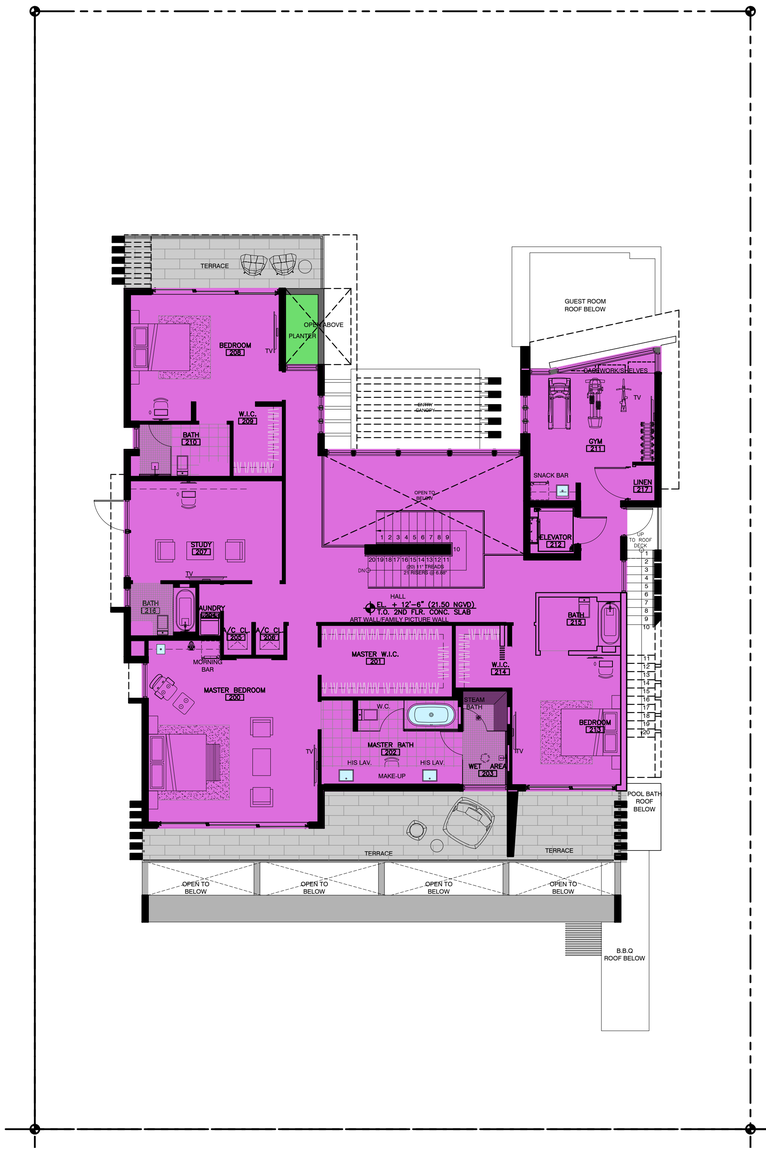
PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

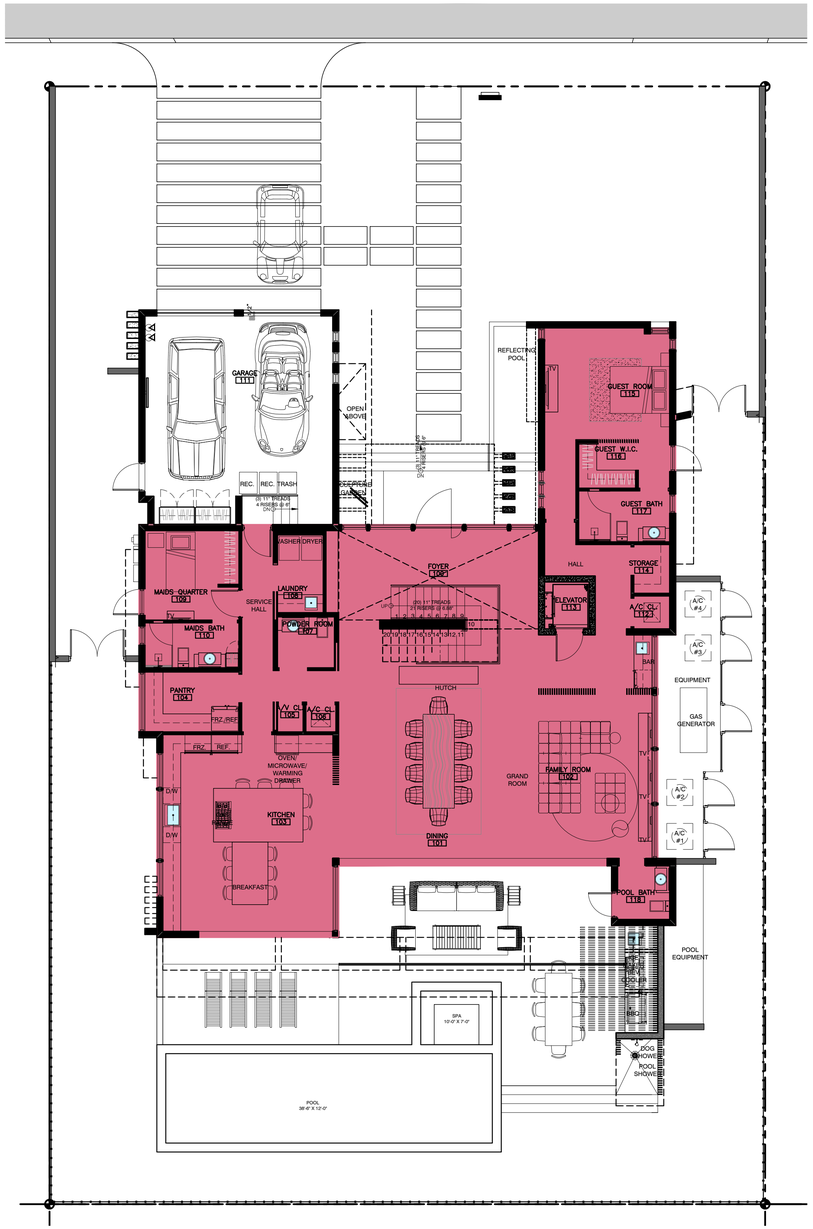
SHEET TITLE:
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET:
Z-102

DESIGN REVIEW BOARD PRESENTATION



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



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

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

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

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

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

407 LINCOLN ROAD
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MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
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REVISIONS:
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2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
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MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
1270 99TH STREET
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NEW SINGLE FAMILY HOME

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SEAL:

FELIPE ALVARADO AR 91841

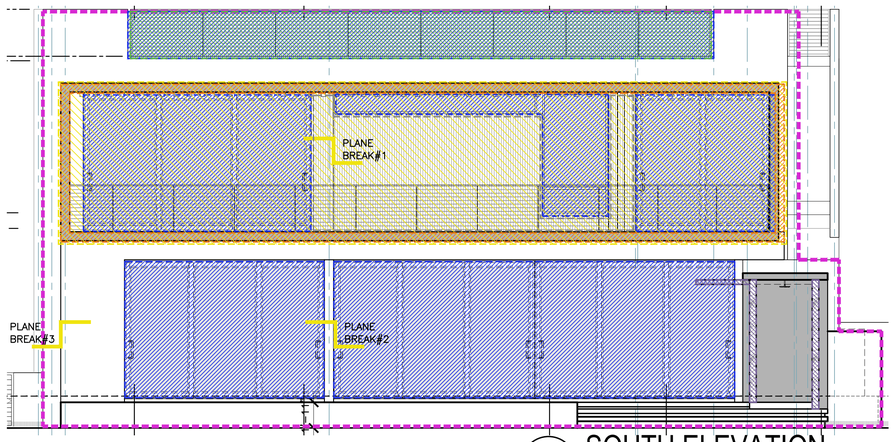
PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

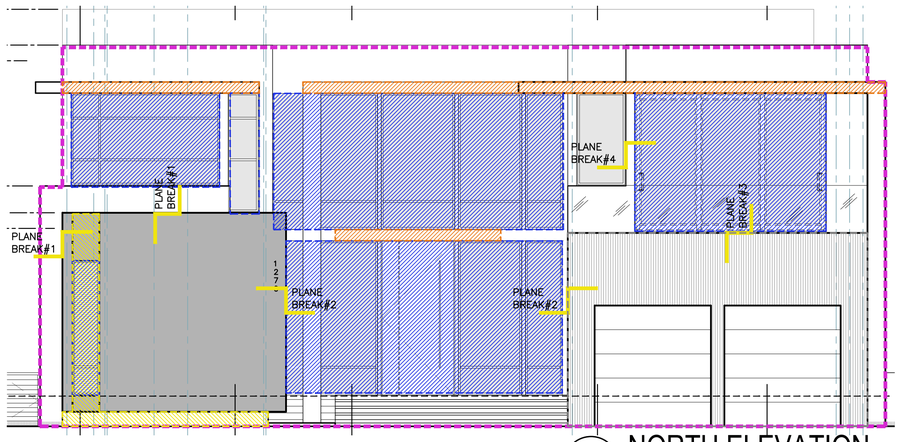
SHEET TITLE:
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET:
Z-103

DESIGN REVIEW BOARD PRESENTATION



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



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

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS NORTH FACADE:

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

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

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

CALCULATIONS:

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

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

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS SOUTH FACADE:

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

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

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

CALCULATIONS:

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

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

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS EAST FACADE:

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

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

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

CALCULATIONS:

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

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

ARCHITECTURAL EMBELLISHMENTS CALCULATIONS WEST FACADE:

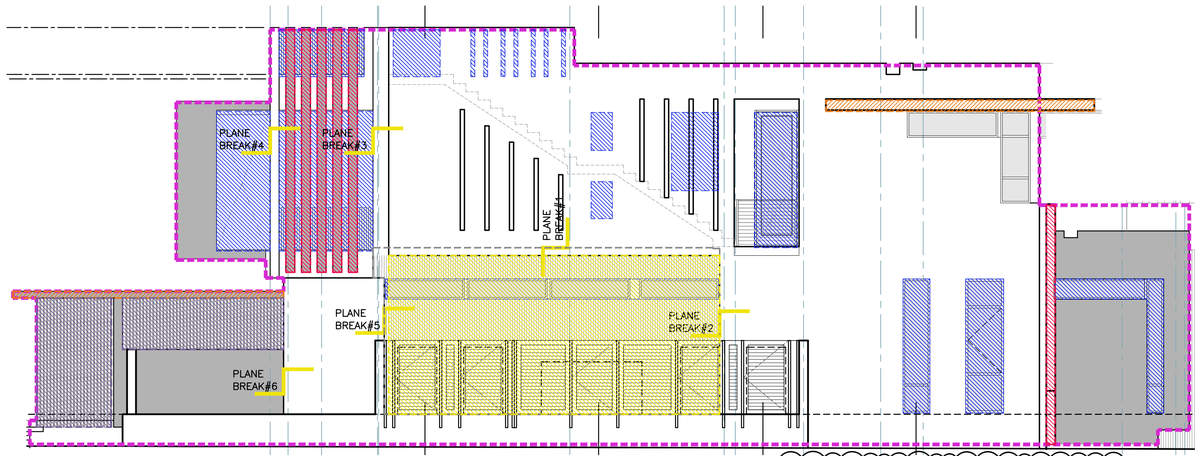
TOTAL AREA OF ELEVATION= 2,100 S.F.

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

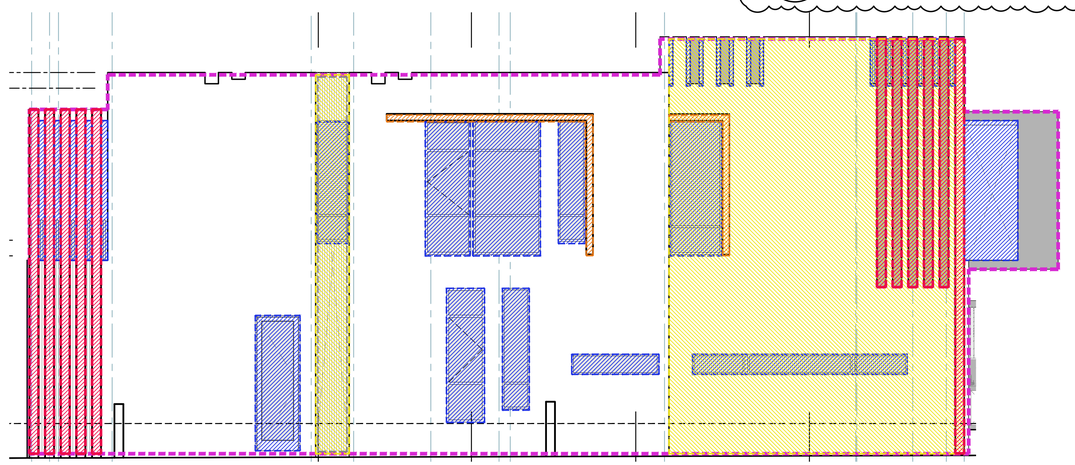
ARCHITECTURAL EMBELLISHMENT PROVIDED = 1,489 S.F. (71.12%)

CALCULATIONS:

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



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



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

FAO ARCHITECTURE

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
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MIAMI, FLORIDA 33134

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

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

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.
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SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
ZONING CALCULATION
DIAGRAMS & TABLES

SHEET :
Z-104

DESIGN REVIEW BOARD PRESENTATION

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

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

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

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

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

Sincerely,

Felipe Alvarado, R.A., LEED AP

STATE OF FLORIDA
FELIPE ALVARADO
AR91841
REGISTERED ARCHITECT

FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

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

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

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

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

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

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

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

FAO ARCHITECTURE, LLC
DESIGN@FAOARCHITECTURE.COM

November 7, 2022

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

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

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

To Whom It May Concern,

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

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

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

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

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

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

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

TEL 786.448.5630
DESIGN@FAOARCHITECTURE.COM
WWW.FAOARCHITECTURE.COM

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

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

PROJECT NO: 2107

CLIENT:
CDO DEVELOPMENT I, LLC

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BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

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SEAL:
FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
REQUEST LETTER

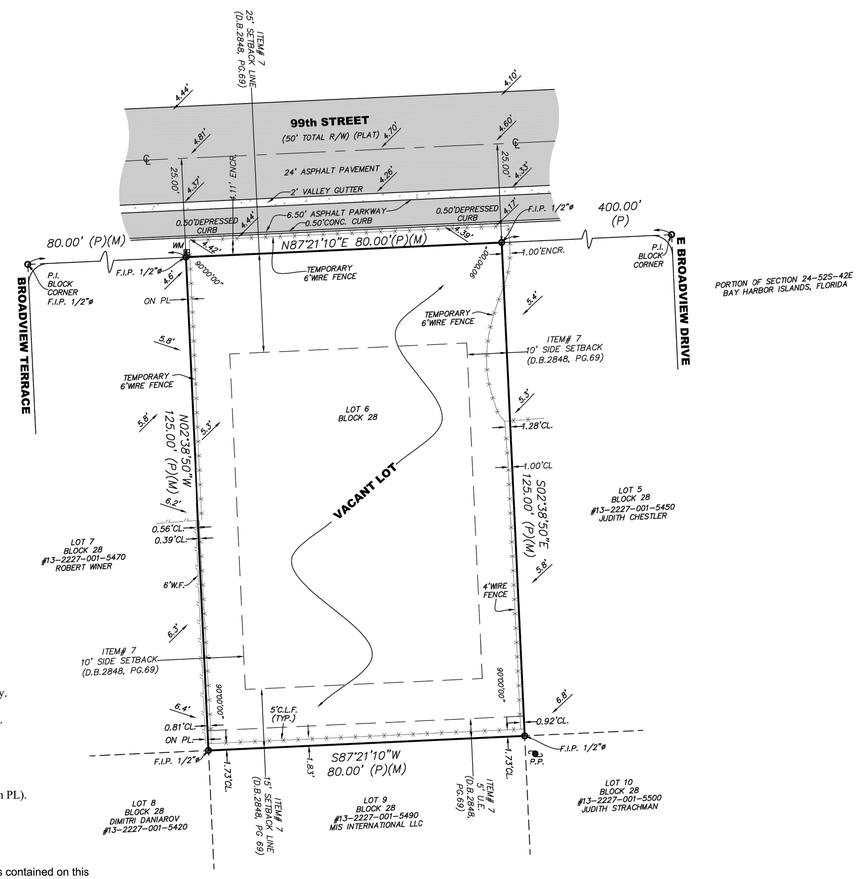
SHEET:
Z-105

DESIGN REVIEW BOARD PRESENTATION

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

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

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



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

LOCATION MAP
(N.T.S.)

This property described as:
Lot 6, Block 28,
BAY HARBOR ISLAND, according to the Plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

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

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

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

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

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

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

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

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

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

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

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

	AREA
SQ. FT.	±10000.00
ACRES	±0.229

TITLE REVIEW NOTES:

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

Schedule B - Section II:

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

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

Date of Plat or Map: 06/14/21

Rene Aiguesvives
Florida PSM # 4327

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

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

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

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

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

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

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

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
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PROJECT NO:
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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
SURVEY

SHEET:
SVEY-100

DESIGN REVIEW BOARD PRESENTATION

CASA BAY HARBOR ISLANDS

TOWN OF BAY HARBOR ISLANDS (WEST ISLAND)

DEVELOPMENT REGULATIONS

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

PROJECT: 1270 99 TH STREET

FAO ARCHITECTURE

		REQUIRED/ALLOWED	MAX./MIN. CALCULATION		PROVIDED		UNITS	ZONING SECTION	COMMENT
	LOT OCCUPATION								
a	LOT AREA	N/A	N/A		10,000	0.230	S.F. / L.F.		
b	BASE FLOOD ELEVATION (B.F.E.)	B.F.E.=8.00' NGVD	B.F.E. (FLOOD ELEVATION)		N/A		NGVD	PER LAND SURVEY	FLOOD ZONE "AE"
c	SLAB FLOOR ELEVATION (B.F.E.) PLUS 1 FOOT	9.00' NGVD	B.F.E. + (B.OF) = 1.00'(F.B.C.)(FREEBOARD)		9.00		NGVD	PER RFISC	FBCR322.2.1 ELEVATION REQUIRMENTS
d	WIDTH	STREET FRONTAGE SO FEET MIN.	N/A		80'-0"		FT.	SEC. 23-20	
e	MAXIMUM BUILDING HEIGHT	2.5 STORIES NOT TO EXCEED 25 FEET.	MEAS.;RED FROM MINIMUM FINISHED FLOOR ELEVATION (FREEBOARD/ PER FEMA ID.F.E) +	9.0 NGVD	2	33'-0" 34.00	STORIES/FT/NGVD	SEC. 23-11(B)	
	BUILDING SETBACKS								
a	FRONT YARD (**NORTH**)	**25 FEET MIN.**	N/A		25'-0"		FT.	SEC. 23-11(A)(1)	
b	SIDE YARD (**EAST**)	**10 FEET.**	N/A		10'-0"		FT.	SEC. 23-11(A)(3)	
c	SIDE YARD (**WEST**)	**10 FEET.**	N/A		10'-0"		FT.	SEC. 23-11(A)(3)	
d	REAR (**SOUTH**) (**NON-WATER**)	**15 FEET.**	N/A		18'-8"		FT.	SEC. 23-11(A)(4)	
	OPEN SPACE								
a	MINIMUM OF 35 PERCENT OPEN SPACE AT GROUND LEVEL FOR ONE-STORY HOMES	35%	DOES NOT APPLY 35% X 10,000 =	3,500.00	0.0%	0	S.F.	SEC. 23-11(A)(8)(a)	
b	EACH PLOT SHALL PROVIDE FOR A MINIMUM OF 40 PERCENT OPEN SPACE AT GROUND LEVEL FOR HOMES WITH ANY PORTION OF THE HOME ABOVE ONE STORY	40%	40% X 10,000 =	4,000.00	41.5%	4,154	S.F.	SEC. 23-11(A)(8)(a)	
c	EACH PLOT SHALL PROVIDE FOR A MINIMUM OF 50 PERCENT LANDSCAPED "GREEN" PERVIOUS OPEN SPACE AT GROUND LEVEL IN THE FRONT YARD AREA. THE USE OF PERVIOUS PAVERS OR LANDSCAPE STRIPS IN DRIVEWAYS OR WALKWAYS SHALL NOT BE INCLUDED IN THE 50-PERCENT LANDSCAPING REQUIREMENT. WITHIN FRONT SETBACK AREAS SUFFICIENT OPEN SPACE AND LANDSCAPING MATERIALS SHALL BE PROVIDED TO BREAK LARGE EXPANSES OF HARDSCAPES, SCREEN PARKING AREAS AND PROVIDE SHADE	50%	50% X 2,000 =	1,000.00	68.5%	1,370	S.F.	SEC. 23-11(A)(8)(a)	
	SECOND FLOOR RESTRICTIONS								
e	FOR RESIDENCES DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED/NON-AIR-CONDITIONED AREAS). THE REDUCED SECONDARY STORY PERCENTAGE LISTED HEREIN MAY BE APPLIED TO THE FIRST FLOOR, IF APPROVED BY THE PLANNING AND ZONING BOARD. NOTWITHSTANDING THE ABOVE, THE PLANNING AND ZONING BOARD MAY ALLOW MODIFICATIONS TO THIS REQUIREMENT IN INSTANCES WHERE ENHANCED ARCHITECTURAL ARTICULATION AND DETAILING IS PROVIDED ON THE EXTERIOR HOUSE FACADES TO BREAK THE MASSING OF THE STRUCTURE	80% OF FIRST FLOOR AREA (INSIDE WALLS)	80% X1,301 =	2,641	2,743		S.F.	SEC. 23-11(A)(8)	REQUESTING FOR DRB ALLOW FOR SECOND FLOOR AREA INCREASE AS PROJECT PROVIDES FACADE ARTICULATION, DETAILING, AND BREAKING UP OF MASS OF BUILDING. DOUBLE HEIGHT FLOOR AREA OF SECOND FLOOR HAS BEEN INCLUDED. PLEASE REFER TO REQUEST LETTER FOR MODIFICATION ON THE 80% RULE AS PROVIDED ON APPLICATION FOR DRB NOTE: OUT OF THE 102 S.F. WHICH THE SECOND FLOOR IS OVER THE 80% MAX 188 S.F. OF SECOND FLOOR IS DOUBLE HEIGHT SPACE ABOVE ENTRY FOYER
			AREA OVER THE 80% OF FIRST FLOOR	2,743-2,641= 102 S.F.	REQUESTING THE DRB FOR INCREASE OF: 102 S.F.				
	POOL SETBACK/SEPARATION REQUIREMENTS								
a	NOT EXCEED 2' ABOVE FINISH GRADE	2'-0"	N/A		1'-8"		FT.	SEC. 23-12(15)(G)(X)(a)	
b	REAR YARD:	NOT CLOSER THAN 5' TO REAR YARD LOT LINE	N/A		5'-10"		FT.	SEC. 23-12(15)(G)(X)(b)	
c	MAY NOT BE CONSTRUCTED IN SIDE YARD SETBACK AREAS	ONLY AS PER EXCEPTION BELOW	N/A		N/A		FT.	SEC. 23-12(15)(G)(X)(c)	
d	SWIMING POOLS, HOT TUBS, JACUZZI, OR SPA AND EQUIPMET MAY BE CONSTRUCTED IN SETBACE AREAS WITH RESTRICTIONS:	NOT CLOSER THAN 5' TO REAR YARD LOT LINE AND MUST BE SCREENED FROM SITE	SIDE (EAST) SIDE (WEST) REAR		29'-6" 12'-0" 5'-10"		FT.	SEC. 23-12(15)(G)(X)(a) SEC. 23-12(15)(G)(X)(c)	
e	SPA DECKS	NOT CLOSER THAN 5' TO REAR YARD LOT LINE	SIDE (EAST) SIDE (WEST) REAR		13'-6" 12'-0" 12'-3"		FT.	SEC. 23-12(15)(G)(IV)	
	REQUIRED OFF STREET PARKING/DRIVEWAY/PARKING SETBACKS								
a	PARKING SPACES REQUIRED	2 SPACES/DWELLING UNIT	N/A		2		SPACES	SEC. 5-19-2(a)	
b	DRIVEWAYS	NO PORTION OF DRIVEWAY TO BE CLOSER THAN 5' TO SIDE OR FRONT YARD LOT LINE	N/A		12'-0"		FT.	SEC. 5-19-2(b)	
c		NO PORTION OF DRIVEWAY TO BE CLOSER THAN 2' TO A WALL OF THE STRUCTURE	N/A		N/A		FT.	SEC. 5-19.2(c)	
d		INTERSECTION WITH STREETS. DRIVEWAYS FOR RESIDENTIAL LOTS SHALL NOT ENCROACH INTO THE STREET CORNER RADIUS OF TWO INTERSECTING STREETS, OR BE CLOSER THAN 25 FEET TO THE INTERSECTION OF EXTENDED RIGHT-OF-WAY LINES	N/A		N/A		FT.	SEC. 5-19-2(d)	
e		MIN. WIDTH OF ANY STRAIGHT DRIVEWAYS' AND MAX. OF 20'	N/A		18'-4"		FT.	SEC. 5-19-2(f)(1)	
f		THE MINIMUM WIDTH OF STRAIGHT DRIVEWAYS MAY BE REDUCED TO 12 FEET FOR A SINGLE VEHICLE DRIVEWAY, PROVIDED THERE ARE TWO SEPARATE INDIVIDUAL DRIVEWAYS FOR THE RESIDENCE	N/A		N/A		FT.	SEC. 5-19-2(f)(1)	
	EMERGENCY POWER GENERATOR								
a	A PERMANENT EPG MUST BE PLACED ONLY IN A SIDE OR REAR YARD AREA WITH A MINIMUM SETBACK OF FIVE FEET FROM THE PROPERTY LINE	5'	SIDE (EAST)		6'-0"		S.F.	5-18 3(b)	
	GENERAL PROVISIONS								
a	SIDEWALKS	NO PORTION OF A SIDEWALK SHALL BE CONSTRUCTED CLOSER THAN THREE FEET TO A SIDE LOT LINE	3'		34'-0"		FT.	23-12-15(b)	
		NO PORTION OF A SIDEWALK SHALL BE CONSTRUCTED CLOSER THAN FIVE FEET TO A REAR LOT LINE NOR CLOSER THAN 15 FEET TO A FRONT LOT LINE	5'		N/A		FT.	23-12-15(b)	
b		NO PORTION OF A SIDEWALK SHALL BE CONSTRUCTED CLOSER THAN 15 FEET TO A FRONT LOT LINE	15'		N/A		FT.	23-12-15(b)	
c	PROJECTION OF STEPS PLATFORMS	NO STEPS OR PLATFORMS OVER THREE FEET IN HIGHT ABOVE THE BASE FLOOD ELEVATION (BFE) SHALL EXTEND INTO SIDE, REAR OR FRONT YARD SETBACK AREAS	N/A		N/A		FT.	23-12-15(b)	
d	NO MAIN WALLS OF ANY BUILDING SHALL ENCROACH ON SETBACK AREAS	N/A	N/A		N/A		FT.	23-12-15(e)	
e	EAVES MAY PROJECT INTO SITBACK AREAS WHICH ABUT INTERIOR LOT LINES NOT MORE THAN THREE FEET	2'			2'-0"		FT.	23-12-15(e)	
f	ARCHITECTURAL FEATURES SUCH AS CANOPIES ATTACHED TO STRUCTURES, PLANTING BINS, DECORATIVE BALCONIES, OROL WINDOWS AND CHIMNEES, MAY PROJECT INTO SETBACK AREAS WHICH ABUT INTERIOR LOT LINES NOT MORE THAN TWO FEET	2'	N/A		0'-0"		FT.	23-12-15(k)(iv)	
g	NO PORTION OF AIR CONDITIONING EQUIPMENT AND DUCT WORK SHALL PROTRUDE MORE THAN FIVE FEET FROM THE WALL OF THE STRUCTURE INTO THE SETBACK AREA	5'			4'-8"			23-12-21	
h	MAX. HEIGHTS OF WALLS OR FENCES	NO WALL OR FENCE MAY BE ERECTED OR MAINTAINED IN ANY SETBACK AREA ON ANY LOT IN THE TOWN >HIGHER THAN SIX FEET ABOVE THE AVERAGE FINISHED GRADE OF ADJOINING LOTS	6'		4'-0"		FT.	23-12-22(b)	
		IF A FENCE OR WALL IS PROPOSED IN A FRONT OR SIDE STREET SETBACK AREA ADJACENT TO A STREET RIGHT-OF-WAY, THE FENCE OR WALL SHALL NOT BE PLACED IN THE PUBLIC RIGHT-OF-WAY NOR CLOSER THAN TWO FEET TO THE PROPERTY LINE. WITHIN THE TWO-FOOT AREA, LANDSCAPE MATERIALS OF A DESIGN AND QUANTITY, AS DEEMED NECESSARY BY THE TOWN, SHALL BE REQUIRED.	2'	N/A		FT.	23-12-22(b)	

LEGAL DESCRIPTION

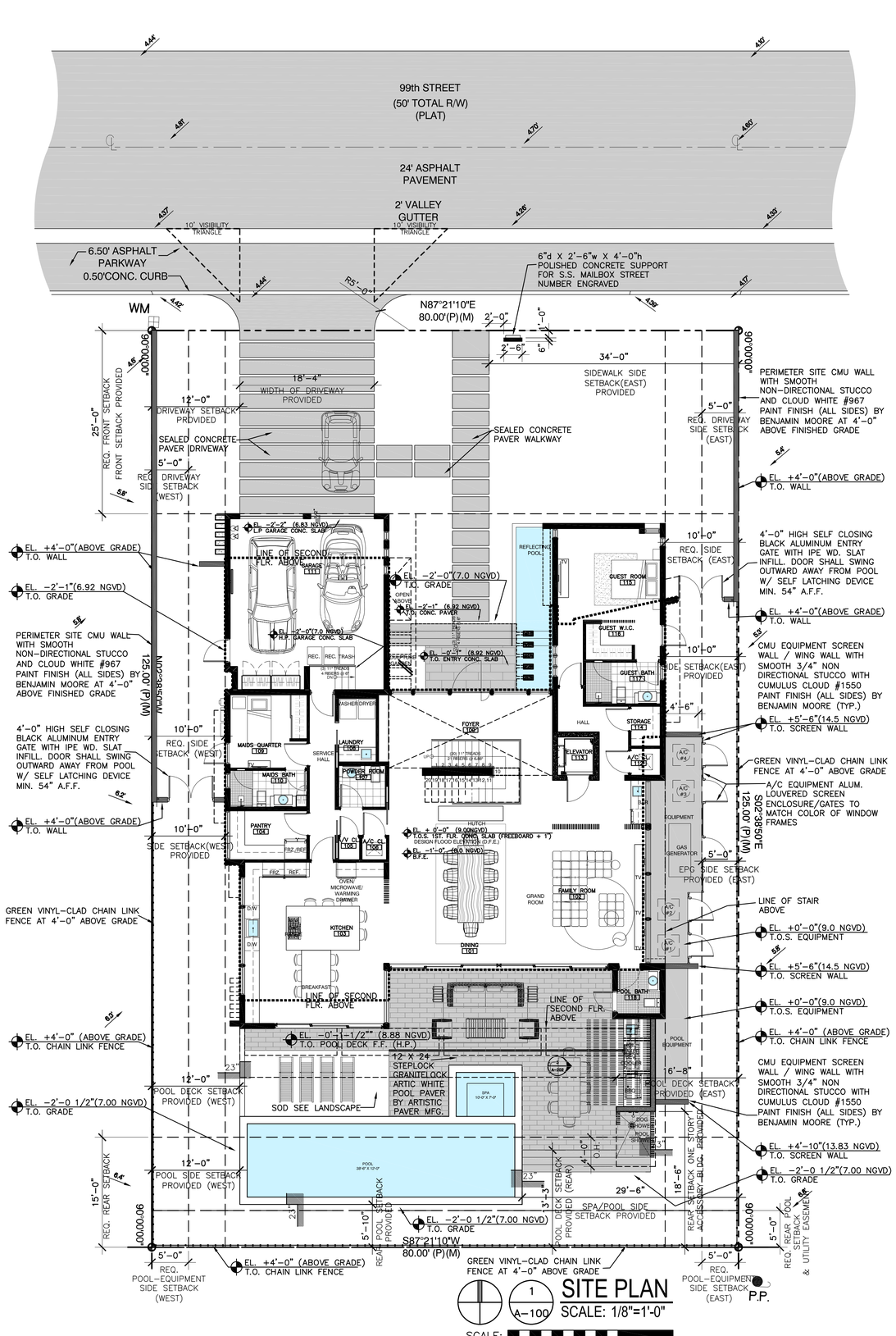
LOT 6 , BLOCK 28 BAY HARBOR ISLAND , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
INFORMATION OBTAINED FROM SURVEY DATED 10-27-21 BY ALVAREZ, AGUESVIVES & ASSOCIATES, INC I.B.#5867

NOTE:

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

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

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



1 A-100 **SITE PLAN** SCALE: 1/8"=1'-0"

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

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO: 2107

CLIENT:

CDO DEVELOPMENT I, LLC

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

REVISIONS:

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SEAL:

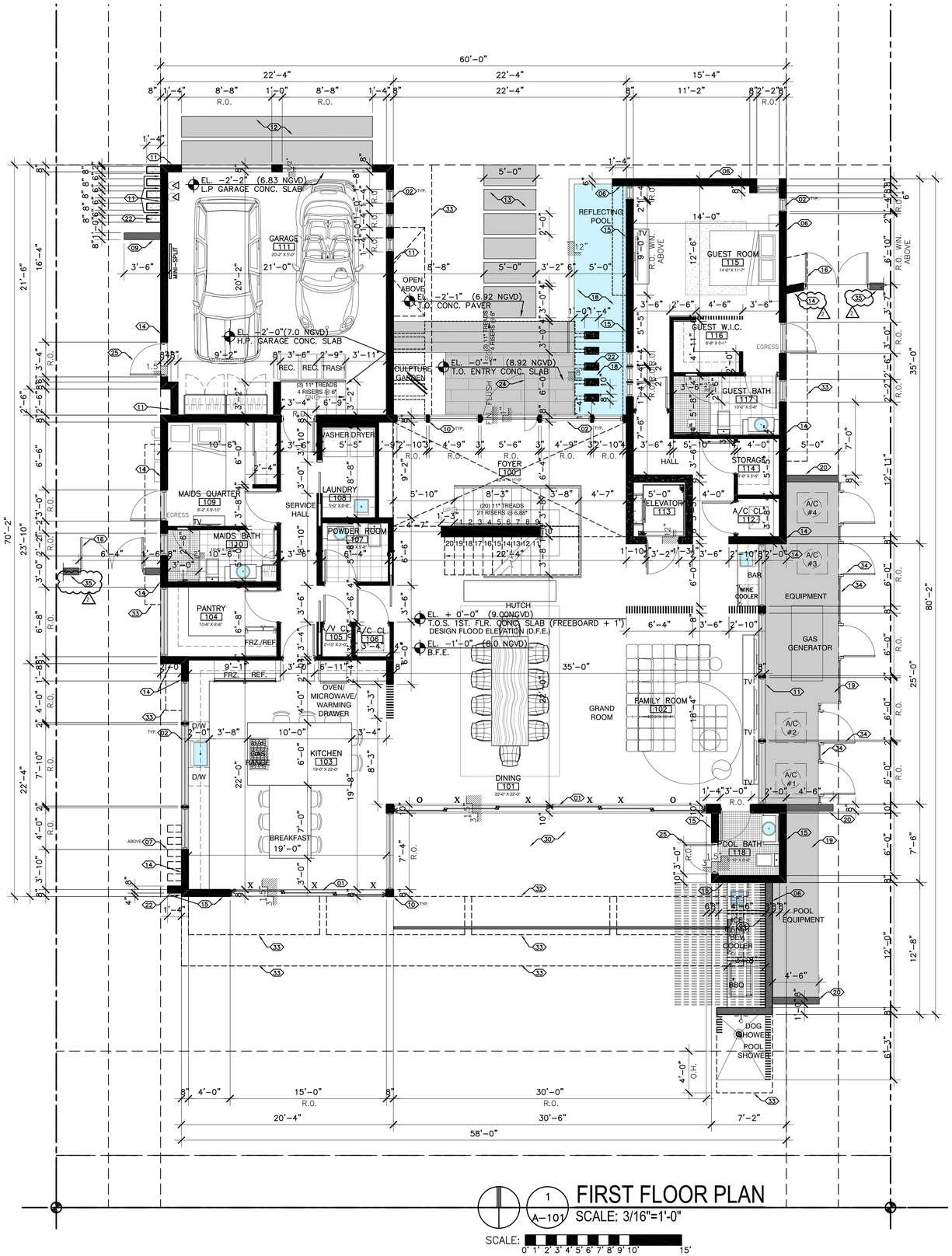
FELIPE ALVARADO AR 91841

PHASE: DRB PRESENTATION

ISSUE DATE: FEBRUARY 7, 2023

SHEET TITLE: SITE PLAN

SHEET: A-100



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

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

LEGEND

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

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

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

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- REFER TO SHEET A-203 FOR MATERIAL SAMPLE BOARD

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

PROJECT NO: 2107

CLIENT:
CDO DEVELOPMENT I, LLC

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BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
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MEP ENGINEERING
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SUITE 1002
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CIVIL ENGINEERING
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PHASE:
DRB PRESENTATION

ISSUE DATE:
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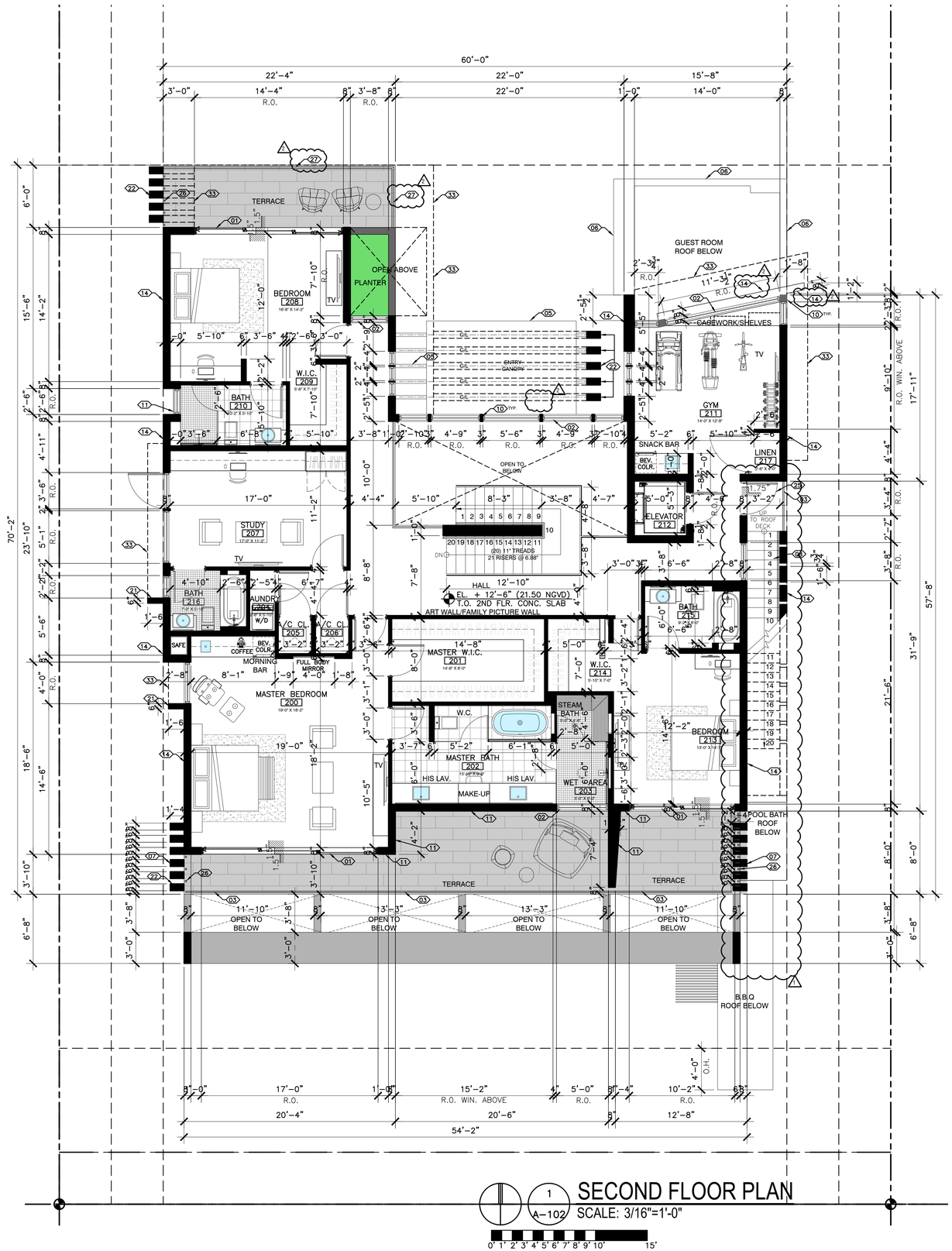
SHEET TITLE:
FLOOR PLAN

SHEET:
A-101

DESIGN REVIEW BOARD PRESENTATION



1 A-102 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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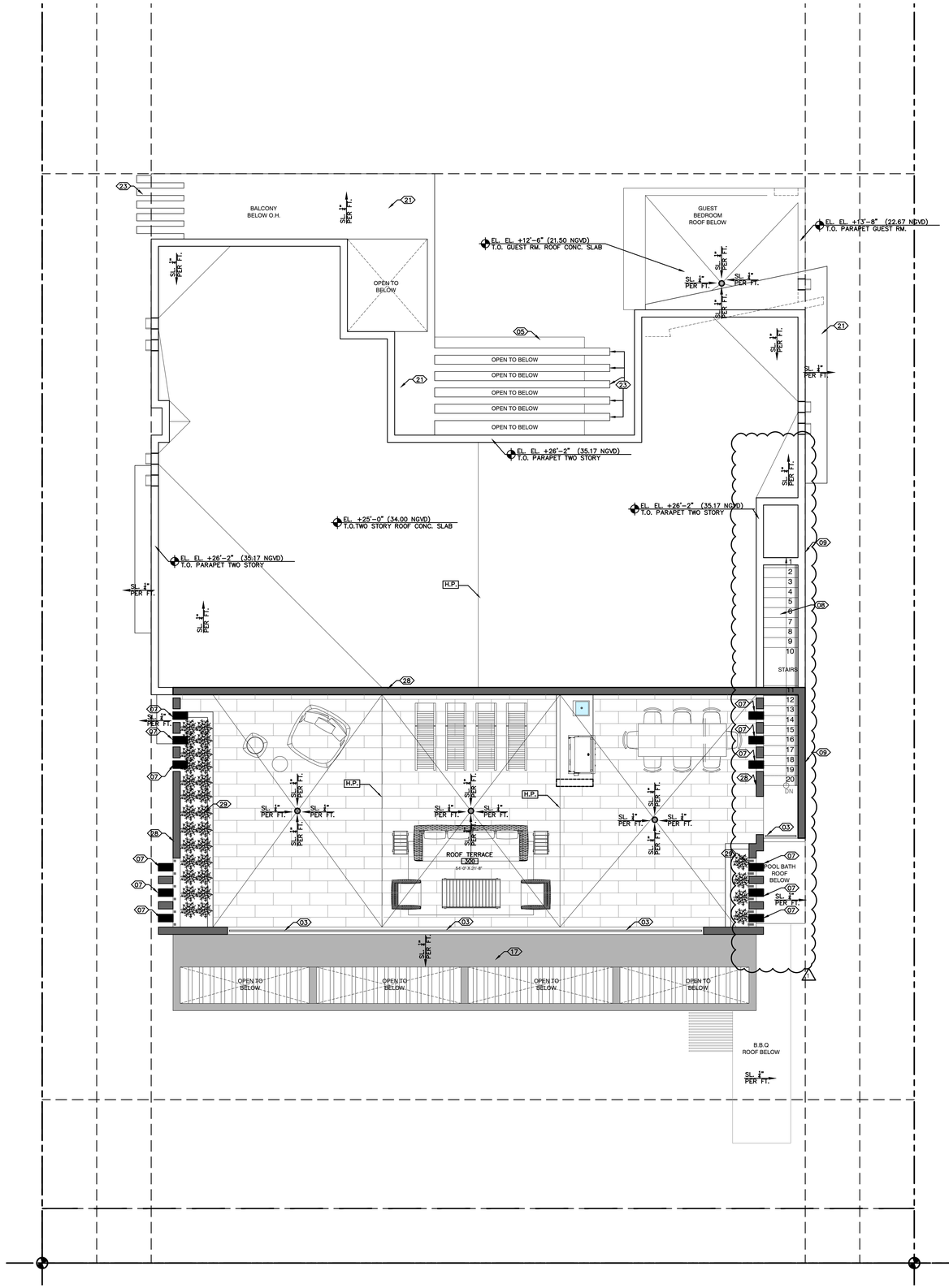
PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
FLOOR PLAN

SHEET:
A-102

DESIGN REVIEW BOARD PRESENTATION



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

11 WOOD COMPOSITE WALL CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING.

12 SEALED CONCRETE PAVER DRIVEWAY

13 SEALED CONCRETE PAVER WALKWAY

14 SMOOTH 3/4" NON-DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH BY BENJAMIN MOORE

15 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CUMULUS CLOUD #1550 PAINT FINISH BY BENJAMIN MOORE

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

17 EXPOSED CONCRETE FINISH ROOF OVERHANG

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

19 CONCRETE EQUIPMENT PLATFORM

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

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

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

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

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

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

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

1 27 GLASS GUARDRAIL AT 42" A.F.F.

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

29 INDIVIDUAL PLANTER BOX AREA

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

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

32 LINE OF BALCONY ABOVE

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

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

1 35 CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH (ALL SIDES) BY BENJAMIN MOORE

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

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

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

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

PROJECT NO: 2107

CLIENT: CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

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

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

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

CASA BAY HARBOR ISLANDS

1270 99TH STREET
BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION: NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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

SEAL:

FELIPE ALVARADO AR 91841

PHASE: DRB PRESENTATION

ISSUE DATE: FEBRUARY 7, 2023

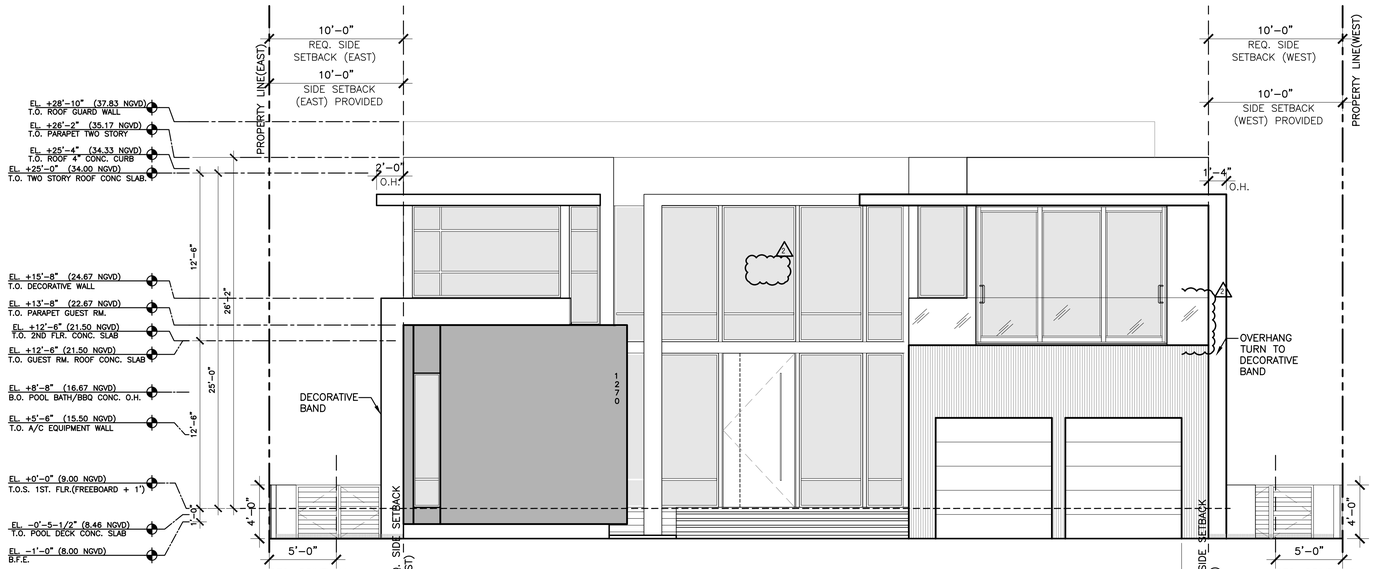
SHEET TITLE: ROOF PLAN

SHEET: A-103

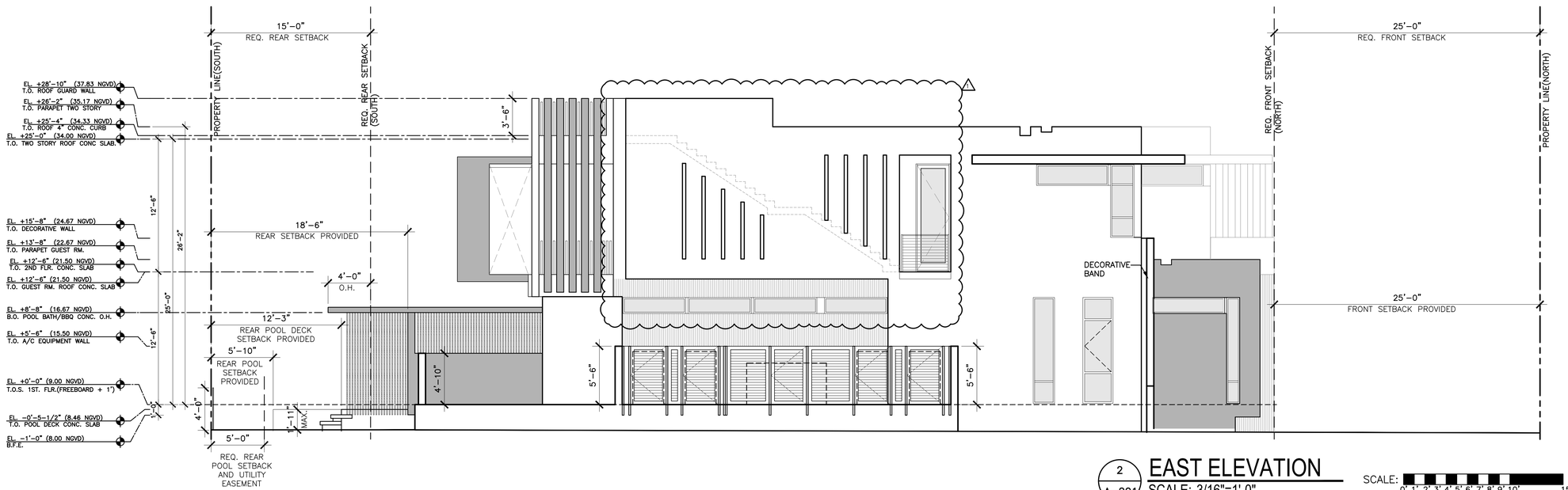
DESIGN REVIEW BOARD PRESENTATION

NOTE:

- PLEASE REFER TO SHEETS "A-201A AND A-202A" FOR BUILDING ARTICULATION CALCULATIONS OF BUILDING FACADES AS PER SEC. 23-11(A)(7)
- PLEASE REFER TO SHEETS "A-201B AND A-202B" FOR FACADES MATERIAL DESCRIPTIONS AND COLOR RENDERINGS



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



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

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

FAO ARCHITECTURE

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

PROJECT NO: 2107

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

REVISIONS:
- ⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
- ⚠DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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MIAMI SHORES, FLORIDA 33168

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
BUILDING ELEVATIONS

SHEET:
A-201

DESIGN REVIEW BOARD PRESENTATION

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

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

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

LEGEND

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02 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME STOREFRONT SYSTEM WITH M-DADE NOA.
03 42" A.F.F. BLACK ALUM. GUARDRAIL WITH S.S. WIRE ROPE. TOP RAIL TO BE IPE WD.
A 04 ~~VERTICAL/HORIZONTAL DECORATIVE ALUM. LOUVERS WITH PAINT FINISH TO MATCH WOOD COMPOSITE WALL CLADDING~~ (NOT USED)
05 ALUMINUM ENTRY CANOPY SUPPORTED BY STEEL BEAMS. COLOR TO MATCH STOREFRONT/SGD SYSTEM FINISH
06 EXPOSED CONCRETE WALL/STRUCTURE WITH POLISHED FINISH
07 EXPOSED CONCRETE COLUMNS WITH POLISHED FINISH TO EXTEND 42" A.F.F.
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19 CONCRETE EQUIPMENT PLATFORM
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A 35 CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH (ALL SIDES) BY BENJAMIN MOORE

*NOTE:
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- REFER TO SHEET A-203 FOR MATERIAL SAMPLE BOARD

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

PROJECT NO: 2107

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

REVISIONS:
A DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
A DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD.
SUITE 1002
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LANDSCAPE ARCHITECT
9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

CASA BAY HARBOR ISLANDS
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PROJECT DESCRIPTION:
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SEAL:
FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
BUILDING ELEVATION MATERIALS

SHEET:
A-201A

DESIGN REVIEW BOARD PRESENTATION

NOTE:

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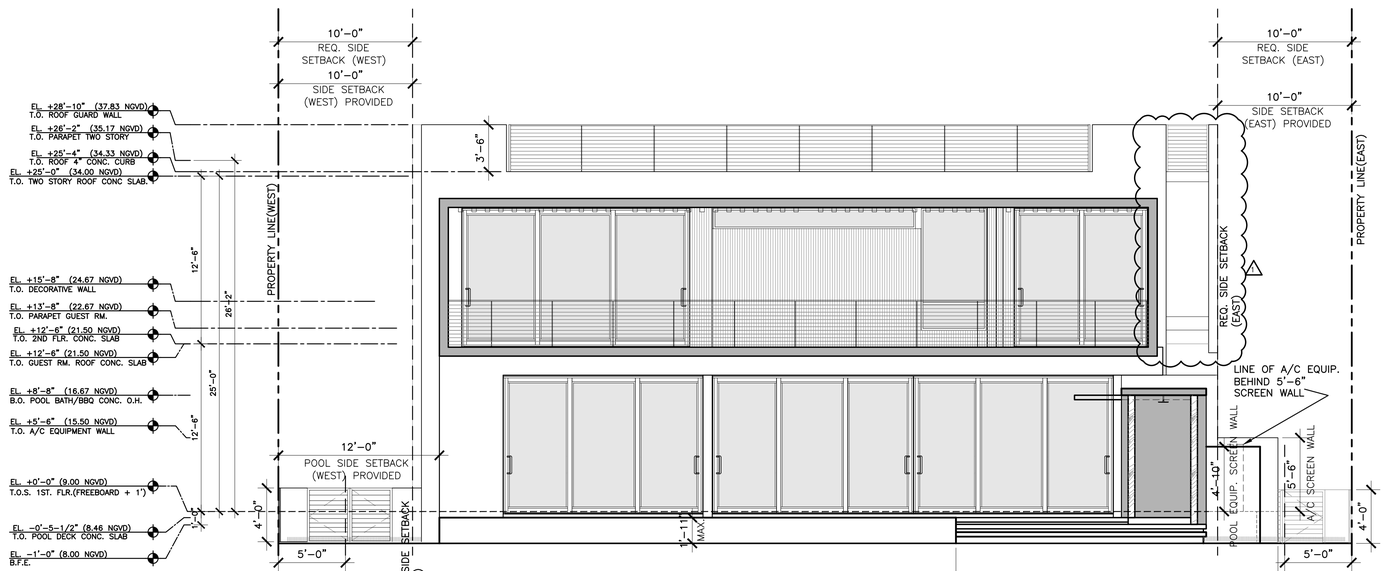
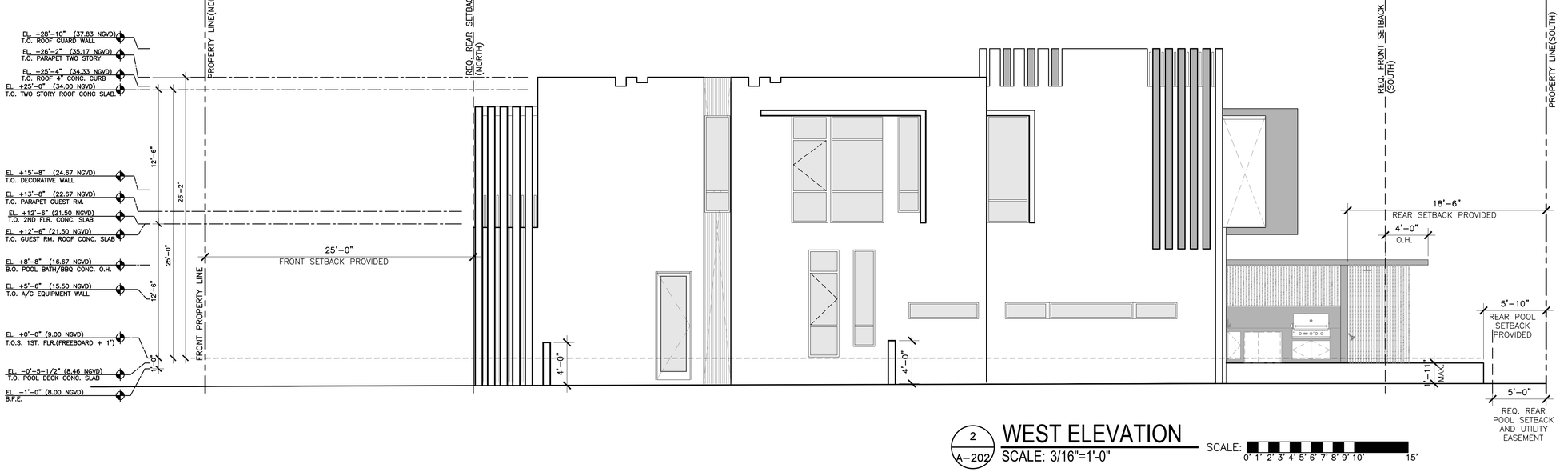


1 / A-202 **SOUTH ELEVATION**
SCALE: 3/16"=1'-0"



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

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

DESIGN REVIEW BOARD PRESENTATION

FAO ARCHITECTURE

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

PROJECT NO: 2107

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

REVISIONS:
DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

PROJECT DESCRIPTION:
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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
BUILDING ELEVATIONS

SHEET:
A-202

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

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

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

LEGEND

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FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
BUILDING ELEVATION MATERIALS

SHEET:
A-202A

DESIGN REVIEW BOARD PRESENTATION

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

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

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

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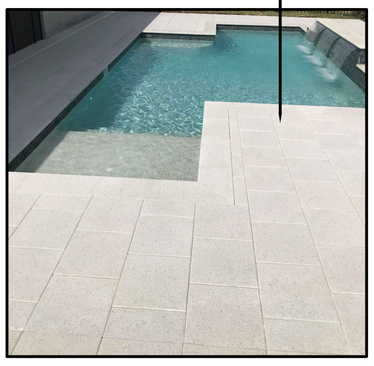
WOOD COMPOSITE WALL CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING

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

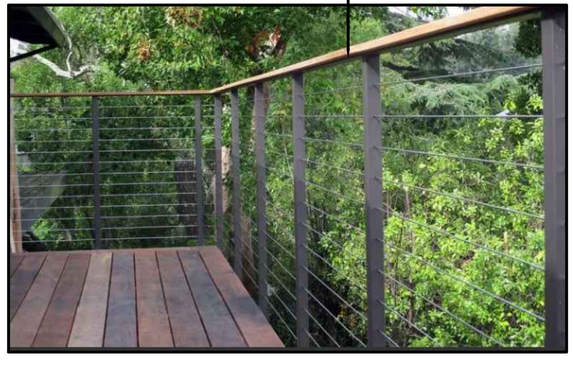


4'-0" HIGH SELF CLOSING BLACK ALUMINUM ENTRY GATE WITH IPE WD. SLAT INFILL. SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DEVICE MIN. 54" A.F.F.

SEALED CONCRETE PAVER WALKWAY/DRIVEWAY

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

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



S.S. MAILBOX MOUNTED ON EXPOSED CONCRETE PIER

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

⚠1 GLASS RAILING

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
⚠DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
⚠DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

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

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

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

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

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

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

SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
SAMPLE BOARD

SHEET :
A-203

DESIGN REVIEW BOARD PRESENTATION

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
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PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-400

DESIGN REVIEW BOARD PRESENTATION

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

DESIGN REVIEW BOARD PRESENTATION

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
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PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-401

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

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

PROJECT NO:
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CLIENT:
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FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
PROJECT RENDERINGS

SHEET:
A-402

DESIGN REVIEW BOARD PRESENTATION

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

FAO
ARCHITECTURE

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
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PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-403

DESIGN REVIEW BOARD PRESENTATION

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
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PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-404

DESIGN REVIEW BOARD PRESENTATION

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

1135 KANE CONCOURSE, 5TH FLOOR
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REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
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MIAMI, FLORIDA 33134

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

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FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-405

DESIGN REVIEW BOARD PRESENTATION

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

FAO ARCHITECTURE

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
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CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

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MEP ENGINEERING
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SUITE 1002
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CIVIL ENGINEERING
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MIAMI, FLORIDA 33134

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

CASA BAY HARBOR ISLANDS
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BAY HARBOR ISLANDS , FLORIDA 33154

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PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
PROJECT RENDERINGS

SHEET :
A-406

DESIGN REVIEW BOARD PRESENTATION

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
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1135 KANE CONCOURSE, 5TH FLOOR
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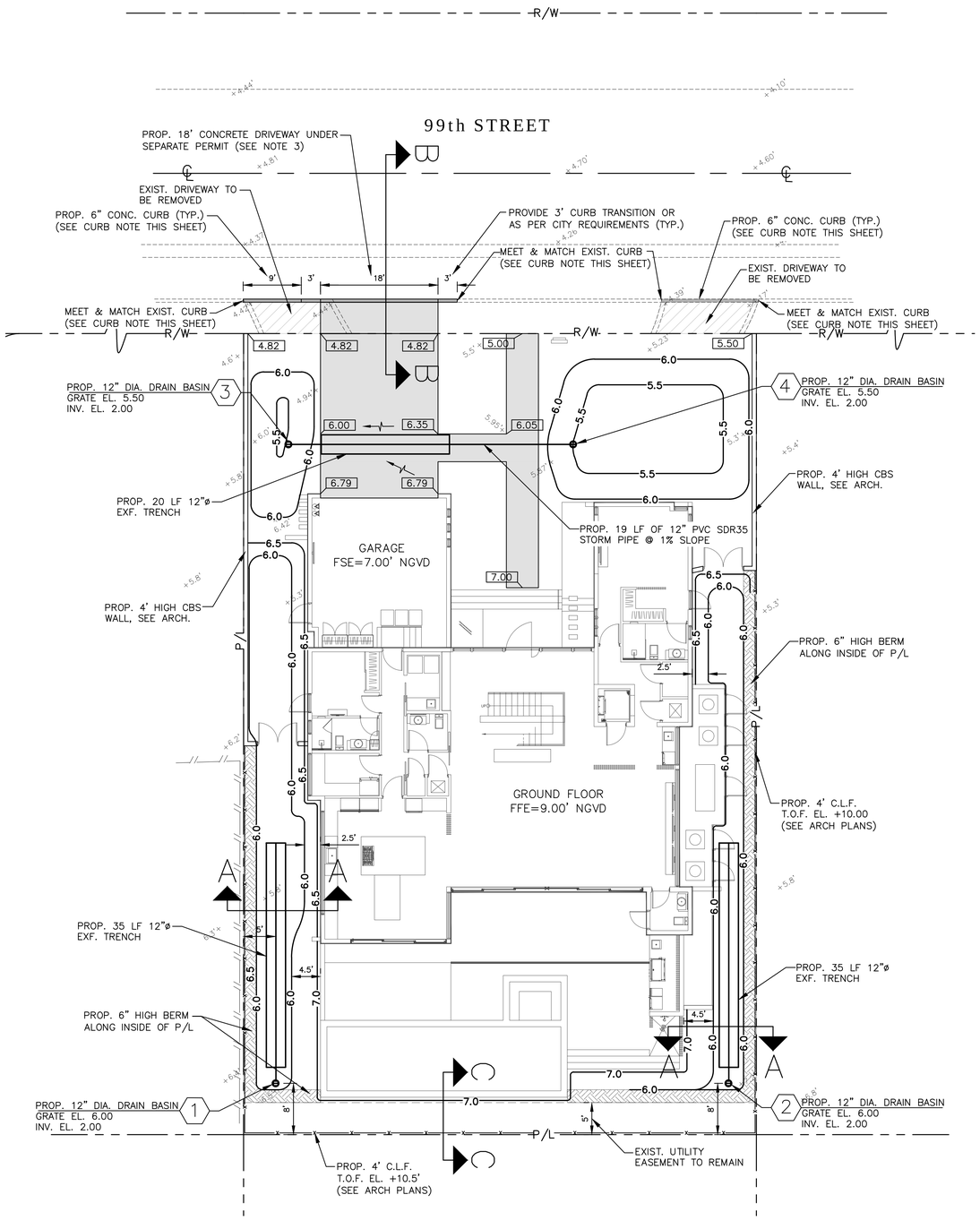
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
PROJECT RENDERINGS

SHEET:
A-407

DESIGN REVIEW BOARD PRESENTATION



DATUM NOTE:

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

DRAINAGE NOTE:

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

CURB NOTE:

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

GRAPHIC SCALE

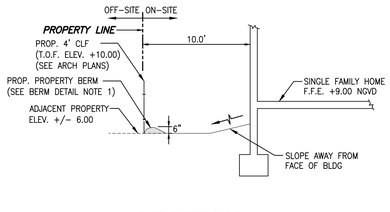
10 0 5 10 20 30

(IN FEET)

1 inch = 10 ft.

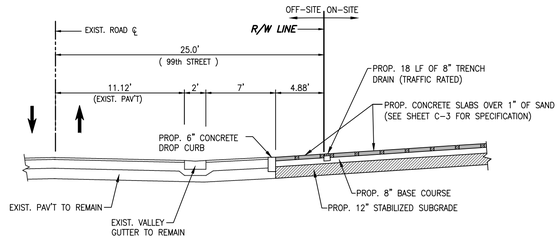
PAVING NOTES

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



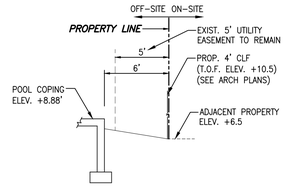
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION C-C

N.T.S.

Sunshine811

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

Check positive response codes before you dig!

P, G & D LEGEND

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

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

TCE PROJECT No.: 220625

CLIENT:

CDO DEVELOPMENT I, LLC

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

REVISIONS:

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

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BAY HARBOR ISLANDS , FLORIDA 33154

PROJECT DESCRIPTION:

NEW SINGLE FAMILY HOME

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

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

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

PHASE:

DRB PRESENTATION

ISSUE DATE:

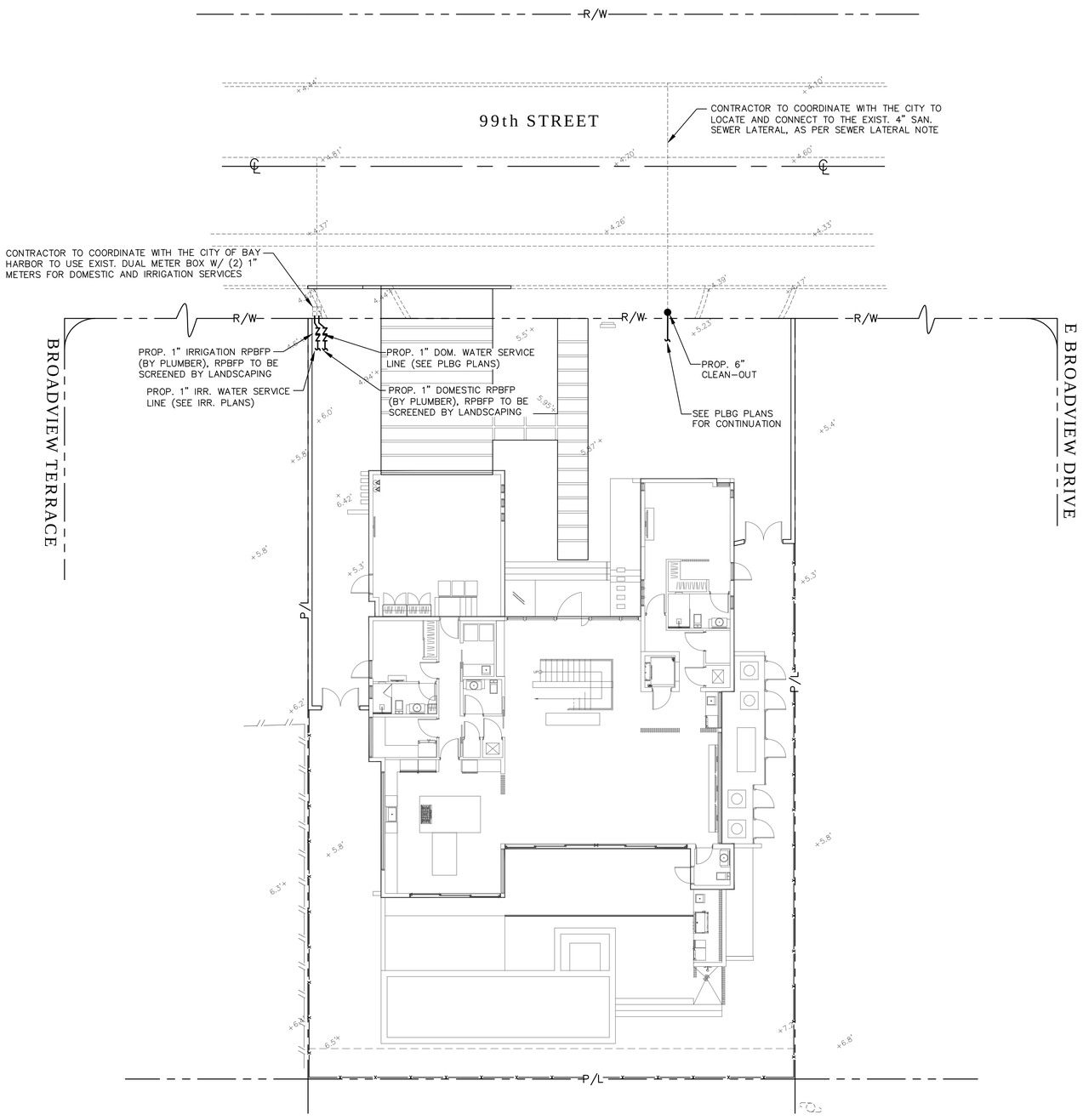
JUNE 27, 2022

SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET:

C-1



GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)

1 inch = 10 ft.

UTILITIES NOTES

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

SEWER LATERAL NOTE

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

UTILITY LEGEND

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

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TCE PROJECT No.: 220625

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PHASE :
DRB PRESENTATION

ISSUE DATE :
JUNE 27, 2022

SHEET TITLE :
UTILITIES PLAN

SHEET :
C-2

GENERAL NOTES

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

PAVEMENT SPECIFICATIONS:

OPTIONAL SURFACE COURSES:

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

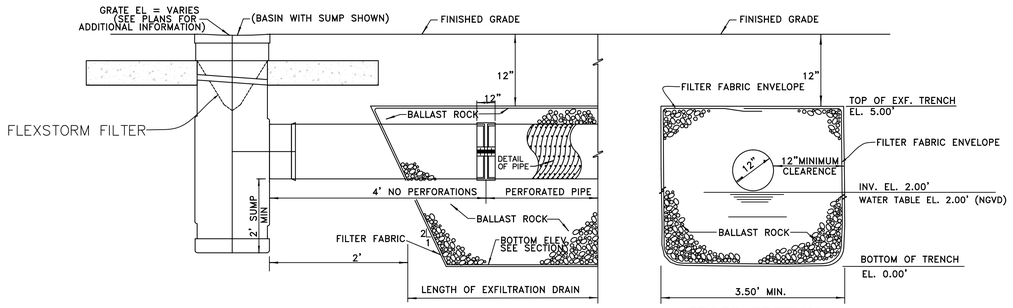
RIGID CONCRETE SURFACE SHALL BE: 6" CLASS I CONCRETE, ATTAINING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND REINFORCED WITH 6"X6" 10/10 WELDED WIRE MESH.

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

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

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

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

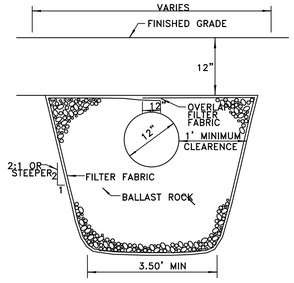


LOGITUDINAL SECTION

CROSS SECTION

NOTES:

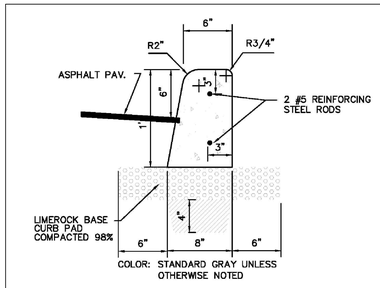
1. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, PEAT, SILT AND FOREIGN MATERIALS.
2. FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE METTING THE REQUIREMENTS OF FDOT SPECS, SECTION 985. ALL FILTER FABRIC JOINTS SHALL OVERLAP A MINIMUM OF ONE (1)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



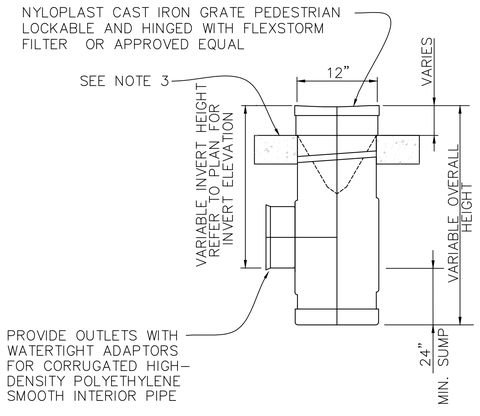
ALTERNATE CROSS SECTION FOR SANDY SOIL CONDITION

EXFILTRATION TRENCH DETAIL

N.T.S



CONCRETE CURB DETAIL
N.T.S.



DRAIN BASIN DETAIL

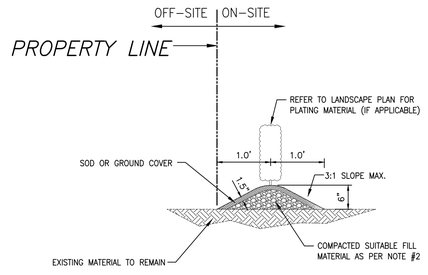
N.T.S.

NOTES:

1– PROVIDE NYLOPLAST PVC DRAIN BASIN OR APPROVED EQUAL

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

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



PROPERTY BERM DETAIL

N.T.S.

NOTES:

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

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

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TCE PROJECT No.: 220625

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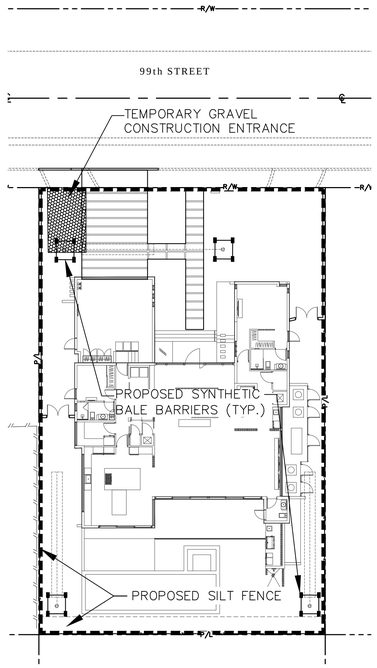
SHEET TITLE:
GENERAL NOTES & DETAILS

SHEET:
C-3



NORTH

OVERALL PLAN

SCALE: 1" = 20'

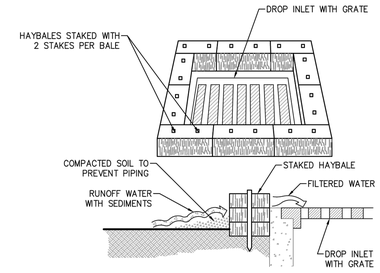
NOTES FOR SYNTHETIC BALES OF BALE TYPE BARRIERS

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

LEGEND

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

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



NOTES:

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

HAYBALE DROP SEDIMENT FILTER

GENERAL NOTES

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

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

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

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

EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

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

OTHER CONTROLS

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

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

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

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

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

MAINTENANCE AND INSPECTION PROCEDURES

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

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

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

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

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

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

SEQUENCE OF MAJOR ACTIVITIES

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

2. COMMENCE SITE CONSTRUCTION ACTIVITIES.

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

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

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

6. REMOVE ACCUMULATED SEDIMENT.

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

NATURE OF ACTIVITY

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

THERE ARE NO NON–STORMWATER DISCHARGES ANTICIPATED.

MAINTENANCE REPORT SAMPLE FORM

STORMWATER POLLUTION PREVENTION PLAN

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

PROJECT:_____

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

Contractor: _____ Date: _____

Contractor's Representative: _____

Owner's Representative: _____

Emergency Phone Number: _____

Days since last rainfall: _____ Amount this period: _____

SEDIMENTATION AND EROSION CONTROLS

Temporary Stabilization Controls: _____

Permanent Stabilization Controls: _____

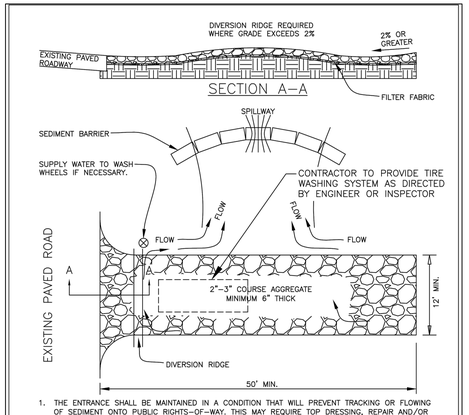
Inlet Protection: _____

Outfall Protection: _____

Silt Fences: _____

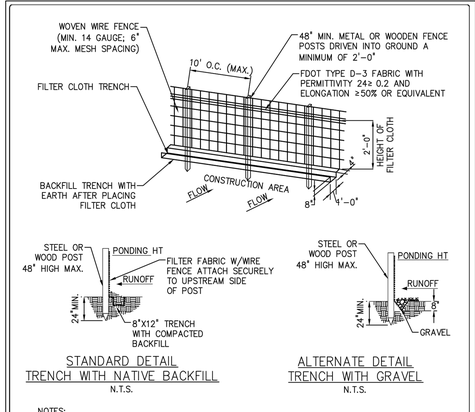
Other: _____

Corrective Measures Taken Since Last Report: _____



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

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



NOTES:

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

SILT FENCE

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

TCE PROJECT No.: 220625

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

REVISIONS:

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

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

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

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

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

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

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

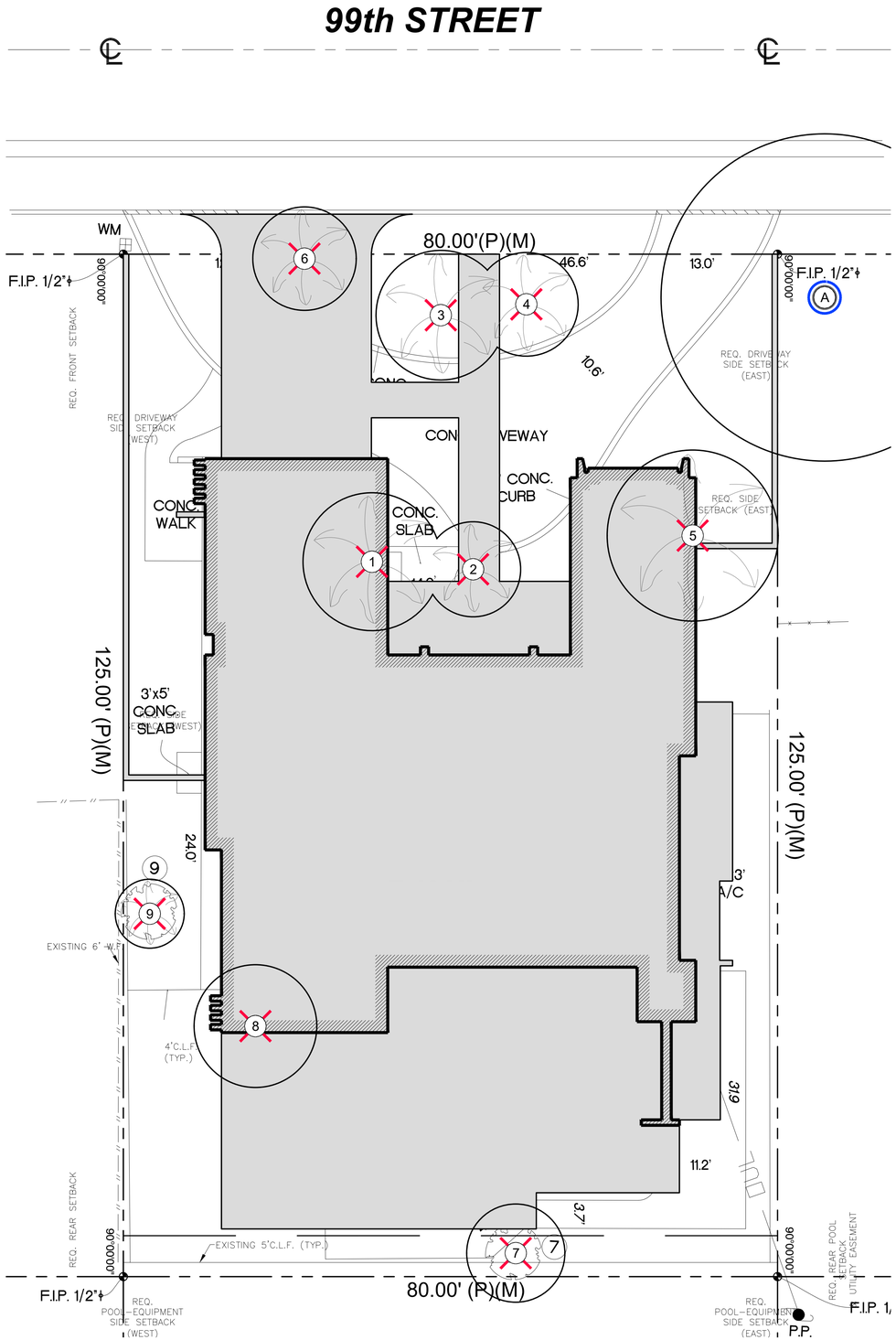
MARCO A. OSORIO LICENSE No. 44090 STATE OF FLORIDA PROFESSIONAL ENGINEER

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
SURFACE WATER POLLUTION PREVENTION PLAN

SHEET:
C-4



EXISTING TREE DISPOSITION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Sunshine811

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

Check positive response codes before you dig!

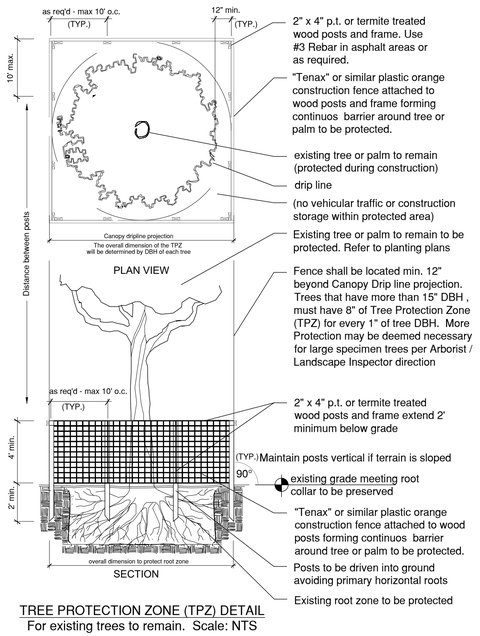
EXISTING TREE DISPOSITION CHART

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

MIAMI-DADE COUNTY TREE MITIGATION SUMMARY CHART

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

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



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

TREE PROTECTION NOTES

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

TREE DISPOSITION LEGEND

0 — Existing tree or palm to be transplanted

0 — Existing tree or palm to be removed

0 — Tree / Palm

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

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

DERICK LANGEL (LA6667045)

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

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

PROJECT NO: 2107

CLIENT: CDO DEVELOPMENT I, LLC

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

REVISIONS:

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

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

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

PROJECT DESCRIPTION: NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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

SEAL:

FELIPE ALVARADO AR 91841

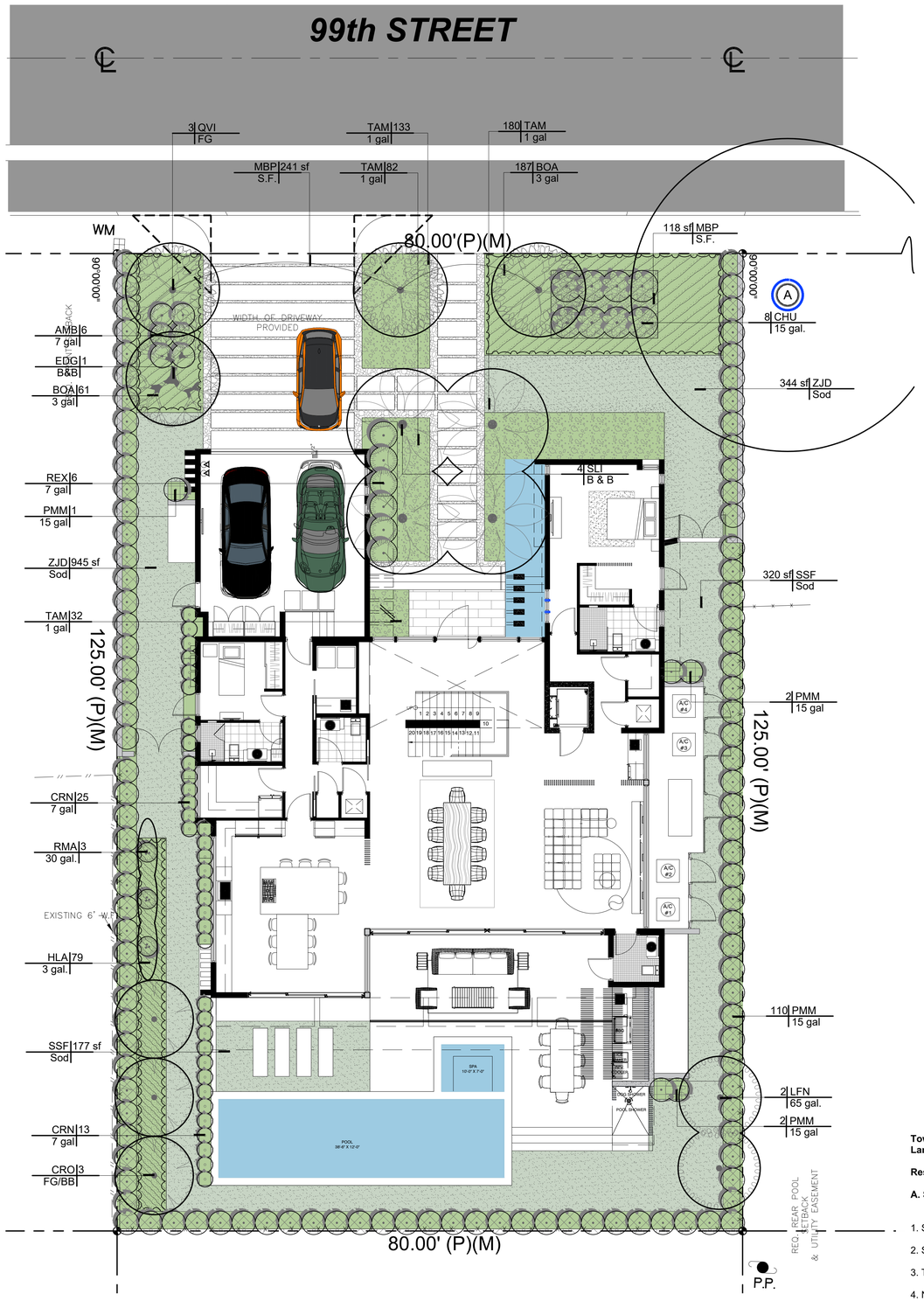
PHASE: DRB PRESENTATION

ISSUE DATE: JUNE 27, 2022

SHEET TITLE: EXISTING TREE DISPOSITION PLAN

SHEET: L-100

DESIGN REVIEW BOARD PRESENTATION



FIRST FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Sunshine811

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

Check positive response codes before you dig!

CRO - Autograph Tree

EDG - Rainbow Eucalyptus

QVI - Live Oak

LFN - Japanese Crape Myrtle

SKL - Satake Palm

AMB - Giant Elephant`s Ear

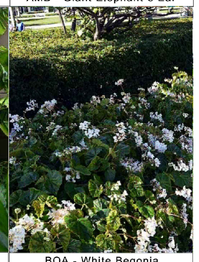
CHU - Mediterranean Fan Palm

CRN - Dwarf Pitch Apple

PMM - Shrubby Yew

REX - Lady Palm

RMA - Traveler`s Tree


BOA - White Begonia

HLA - Spider Lily

NEX - Boston Fern

MBP - Mexican Black Pebbles

TAM - Minima Jasmine

ZJE - Korean Grass

SYN - Synthetic Grass

PLANT SCHEDULE FIRST FLOOR

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

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

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

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

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

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

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

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

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

B. Shrubs Required**

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

C. Maximum Lawn Area Allowed***

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

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

DERICK LANGEL (LA6667045)

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

FAO
\FAD Logo\FAD Logo.jpg
ARCHITECTURE

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE PLAN

SHEET:
L-200

DESIGN REVIEW BOARD PRESENTATION

99th STREET

80.00'(P)(M)

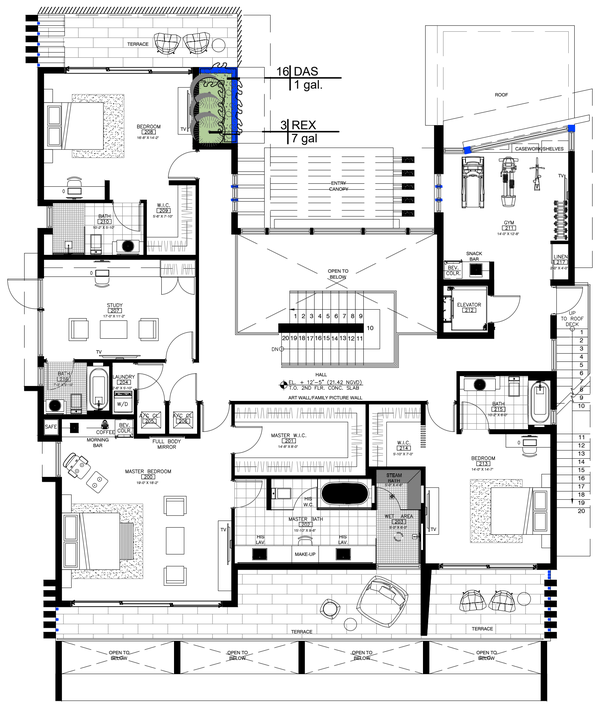
125.00' (P)(M)

125.00' (P)(M)

SECOND FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



PLANT SCHEDULE SECOND FLOOR

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

REX - Lady Palm

DAS - Silver Falls Dichondra

99th STREET

80.00'(P)(M)

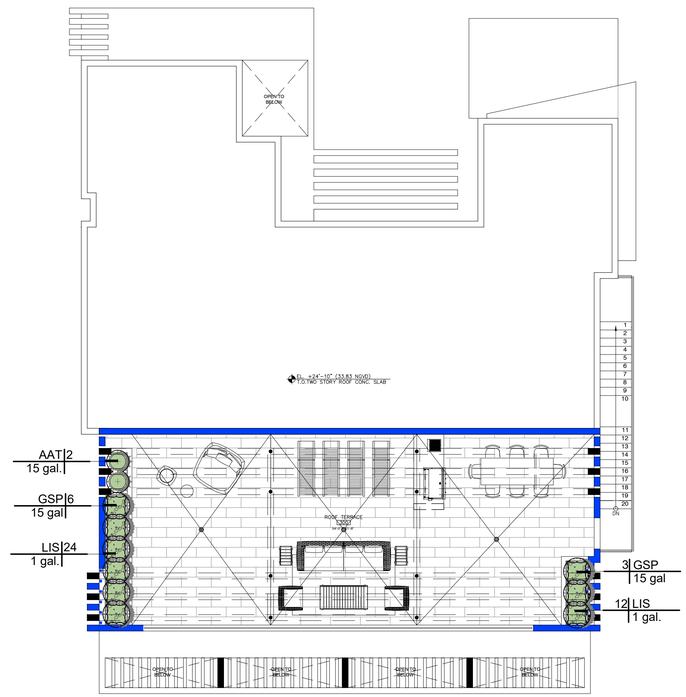
125.00' (P)(M)

125.00' (P)(M)

ROOF LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



PLANT SCHEDULE ROOF

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

AAT - Foxtail Agave

GSP - Mangosteen Tree

LSP - Creeping Lilyturf

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

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

DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 - 7059
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DESIGN REVIEW BOARD PRESENTATION

FAO
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ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO: 2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:

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

ARPE ENGINEERING, LLC
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2020 PONCE DE LEON BLVD.
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CIVIL ENGINEERING
4011 WEST FLAGLER ST.,
SUITE 404
MIAMI, FLORIDA 33134

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

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

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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

SEAL:

FELIPE ALVARADO AR 91841

PHASE: DRB PRESENTATION

ISSUE DATE: JUNE 27, 2022

SHEET TITLE: LANDSCAPE PLAN

SHEET:

L-201

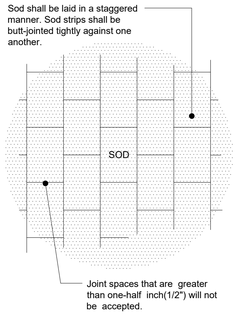
GENERAL NOTES

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

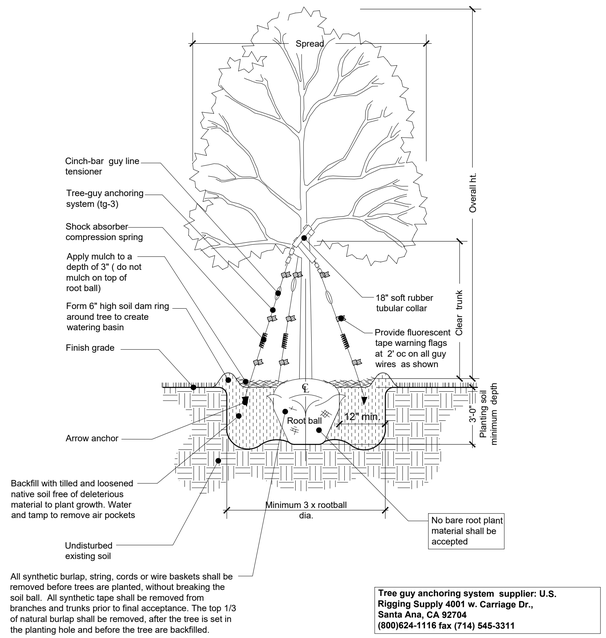
PLANTING NOTES

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

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



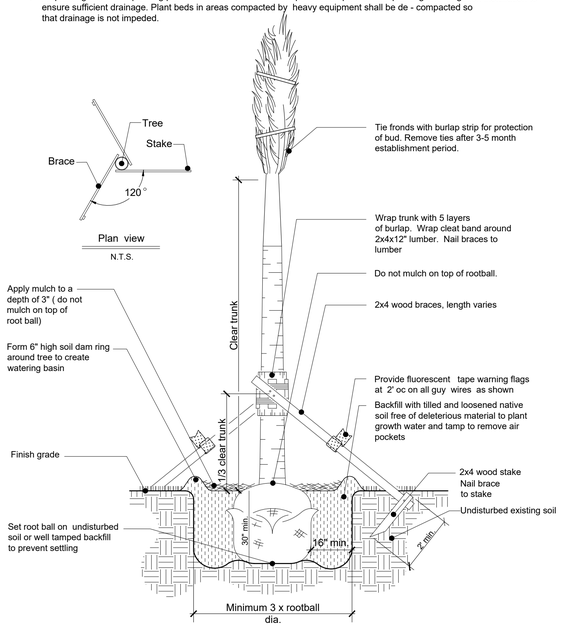
2 Sod Planting Detail
SCALE: N.T.S.



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

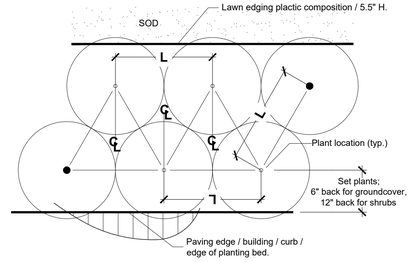
3 Tree Planting Detail
SCALE: N.T.S.

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

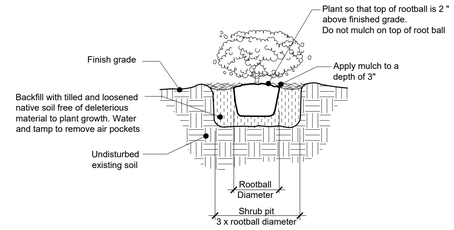


4 Palm Planting Detail
SCALE: N.T.S.

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



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



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

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

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

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

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

°ONE YEAR - TREE MAINTENANCE PLAN°

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

DERICK LANGEL (LA6667045)

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CASA BAY HARBOR ISLANDS
1270 99TH STREET
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PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET:
L-202

2

NORTH ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

1
2

EAST ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE ELEVATIONS

SHEET:
L-300

DESIGN REVIEW BOARD PRESENTATION

DERICK LANGEL (LA6667045)

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2

SOUTH ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

1

WEST ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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ARCHITECTURE

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FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
LANDSCAPE ELEVATIONS

SHEET:
L-301

DESIGN REVIEW BOARD PRESENTATION

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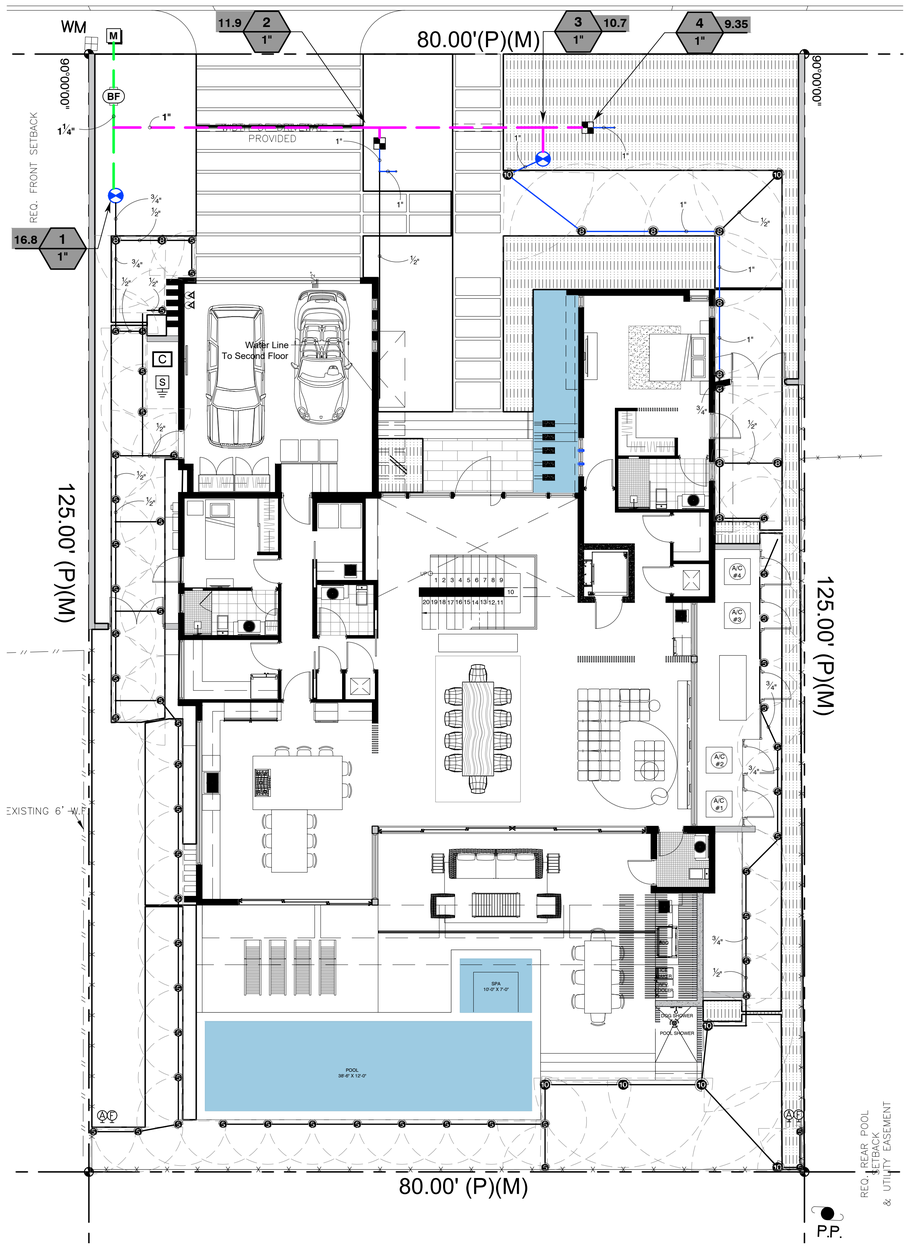
DERICK LANGEL (LA6667045)



FIRST FLOOR IRRIGATION PLAN

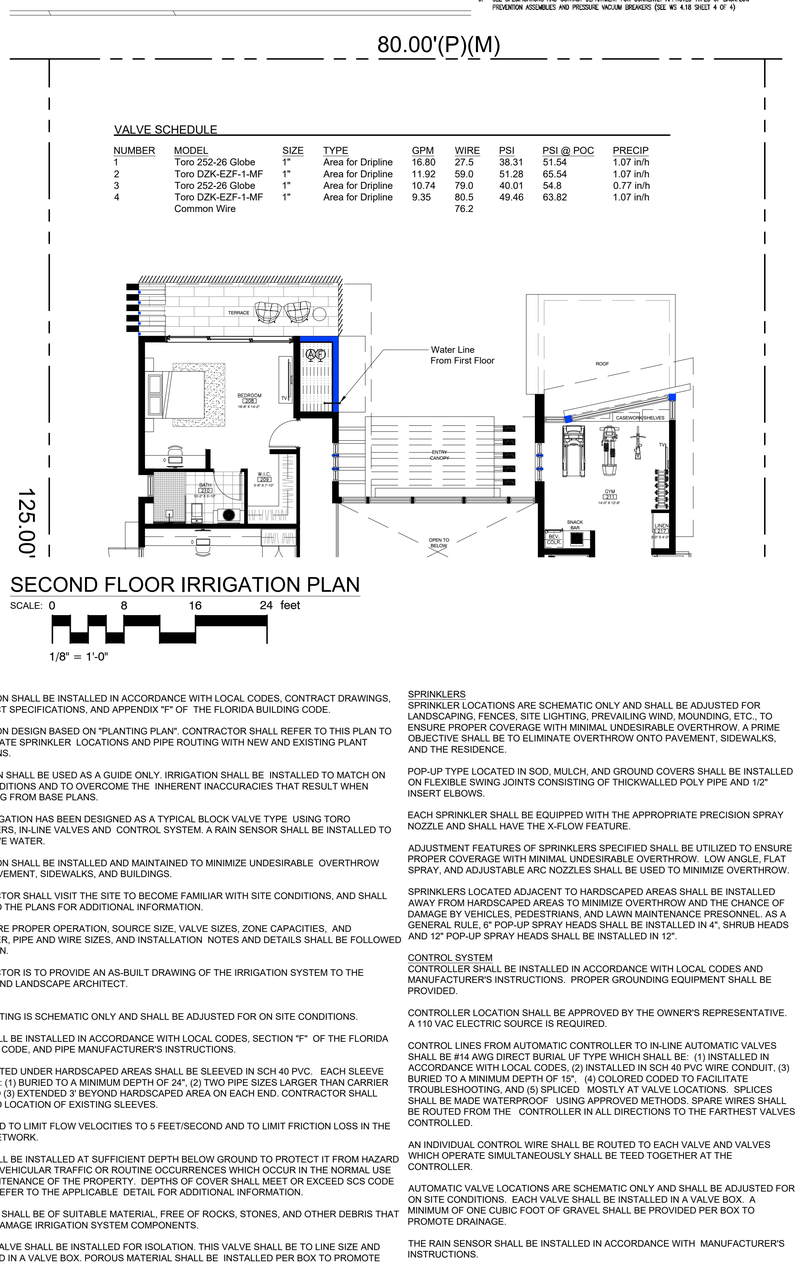
SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Sunshine811

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

Check positive response codes before you dig!



SECOND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

NOTES:

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

VALVE SCHEDULE

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

GENERAL

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

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

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

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

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

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

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

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

PIPING

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

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

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

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

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

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

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

1 IRRIGATION NOTES

SCALE: NTS

SPRINKLERS

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

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

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

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

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

CONTROL SYSTEM

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

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

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

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

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

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

TIMING AND PRECIPITATION

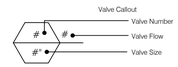
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

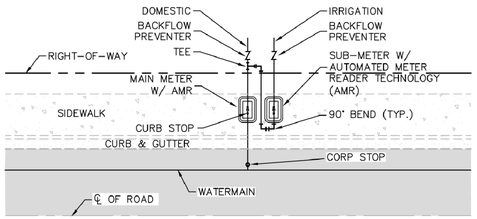
IRRIGATION SCHEDULE

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

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

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





NOTES:

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

2 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.

DERICK LANGEL (LA6667045)

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

DESIGN REVIEW BOARD PRESENTATION

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

FAO ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
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185 NW 108TH STREET
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2020 PONCE DE LEON BLVD.
SUITE 1002
CORAL GABLES, FLORIDA 33134

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

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

REVISIONS:

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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

SEAL:

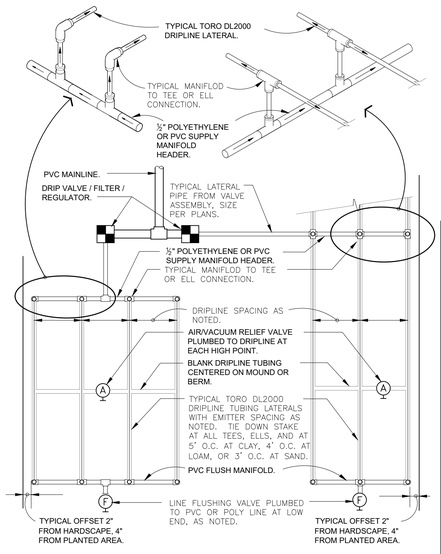
FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

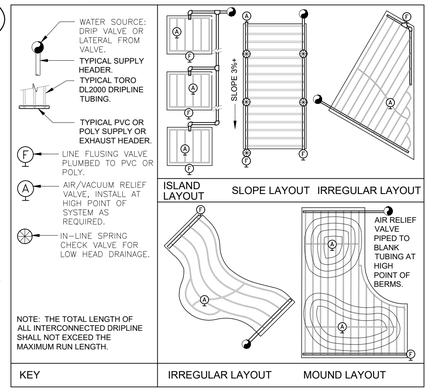
SHEET TITLE:
IRRIGATION PLAN

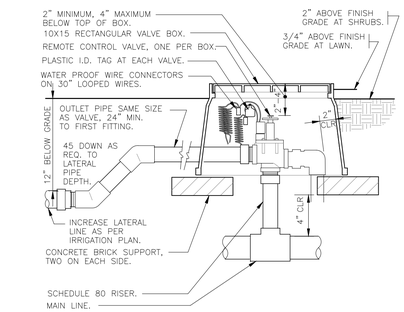
SHEET:
L-400

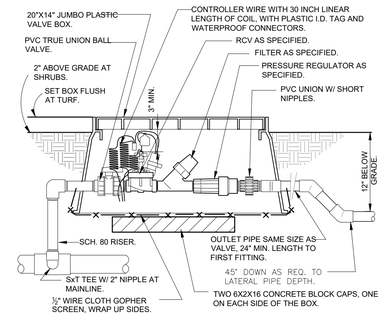


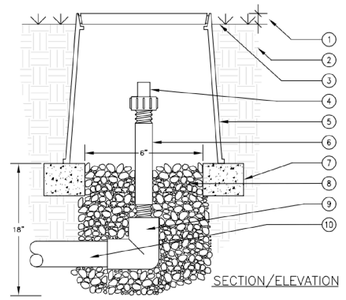
MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPG212	0.53 GPH	12"	250'	360'	400'	460'
RPG218	0.53 GPH	18"	350'	515'	565'	650'
RPG412	1.0 GPH	12"	160'	240'	260'	300'
RPG418	1.0 GPH	18"	240'	340'	375'	430'

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









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

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

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

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

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

4 AUTOMATIC FLUSH VALVE
N.T.S.

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

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

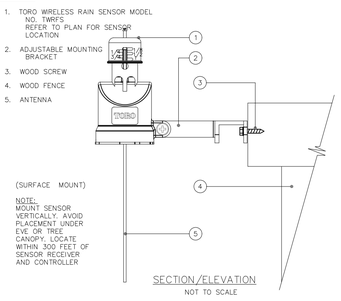
5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" — 328403.13-02

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

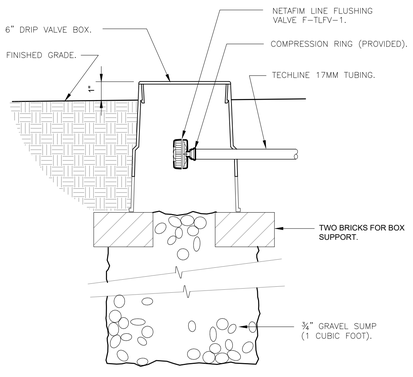
7 1/2" AIR/VACUUM RELIEF VALVE
N.T.S.

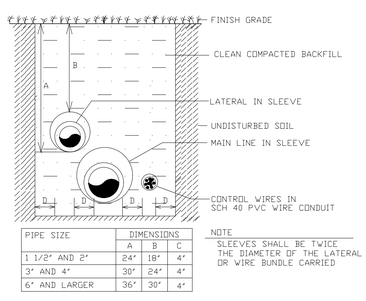
LEGEND

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



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

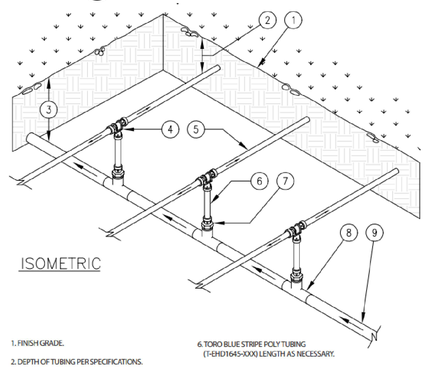




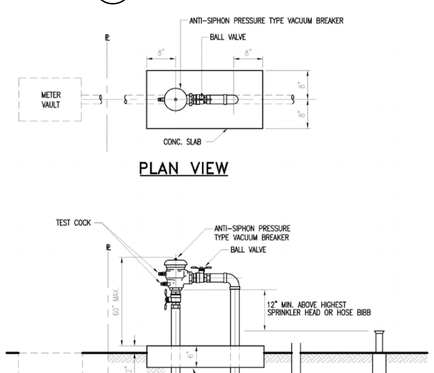
PIPE SIZE	DIMENSIONS A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

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

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS



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



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

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

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS — 10

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

12 VACUUM BREAKER
N.T.S.

DERICK LANGEL (LA6667045)

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

DESIGN REVIEW BOARD PRESENTATION

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

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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

SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
JUNE 27, 2022

SHEET TITLE:
IRRIGATION NOTES & DETAILS

SHEET:
L-401

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

PROJECT NO:
2107

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

REVISIONS:

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

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

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

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

PIC: 1

VIEW:
SITE

ADDRESS:
1270
99th ST.

PIC: 2

VIEW:
NEIGH-
BOR
EAST

ADDRESS:
1260
99th ST.

PIC: 3

VIEW:
NEIGH-
BOR
EAST

ADDRESS:
1260
99th ST.

PIC: 4

VIEW:
NEIGH-
BOR
WEST

ADDRESS:
9855
BROAD-
VIEW
TER.

PIC: 5

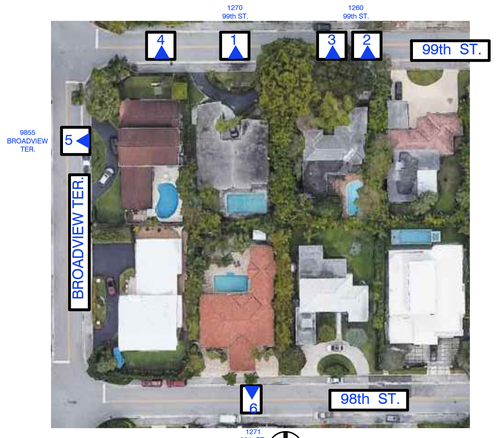
VIEW:
NEIGH-
BOR
WEST

ADDRESS:
9855
BROAD-
VIEW
TER.

PIC: 6

VIEW:
NEIGH-
BOR
SOUTH

ADDRESS:
1271
98th
ST.



NEIGHBORING HOMES

PIC: 00

VIEW:
LOCATION
MAP

1 CAMERA
POINT OF
VIEW

CASA BAY HARBOR
ISLANDS
1270 99th STREET

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

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MIAMI, FLORIDA 33134

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

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

PROJECT DESCRIPTION:
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
DRB PRESENTATION

ISSUE DATE:
FEBRUARY 7, 2023

SHEET TITLE:
EXISTING CONDITIONS

SHEET:
EXTG-101

DESIGN REVIEW BOARD PRESENTATION

PIC: 1

VIEW:
SITE
SOUTH

PIC: 2

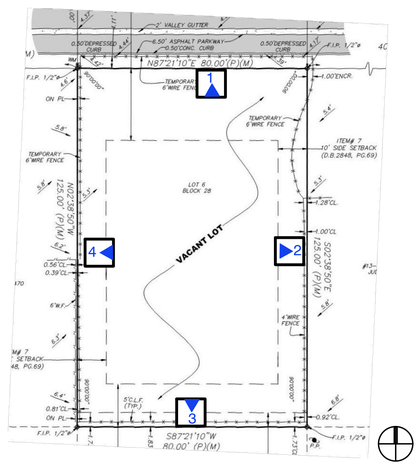
VIEW:
SITE
WEST

PIC: 3

VIEW:
SITE
NORTH

PIC: 4

VIEW:
SITE
EAST



PIC: 00

EXIST. SITE
SCALE: NTS

▶1 CAMERA POINT OF VIEW

CASA BAY HARBOR ISLANDS
1270 99th STREET

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

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PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-102

DESIGN REVIEW BOARD PRESENTATION

1 EXTG-103 FRONT VIEW IN CONTEXT
SCALE: NTS

2 EXTG-103 FRONT VIEW IN CONTEXT
SCALE: NTS

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

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

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

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

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

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

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

SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-103

DESIGN REVIEW BOARD PRESENTATION

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

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

FAO ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

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9737 NW 41ST STREET SUITE 919
MIAMI, FLORIDA 33178

DESIGN REVIEW BOARD PRESENTATION

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

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

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SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-104

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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

REVISIONS:
1 DRB COMMENT (SECOND FLOOR EXTERIOR STAIR) 12/06/2022
2 DRB COMMENT (FRONT FACADE MATERIALS) 02/07/2023

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

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

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

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

PROJECT DESCRIPTION :
NEW SINGLE FAMILY HOME

FAO ARCHITECTURE LLC.

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SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-105

DESIGN REVIEW BOARD PRESENTATION

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

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

FAO
ARCHITECTURE

ARCHITECTURE INTERIOR DESIGN PLANNING

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

PROJECT NO:
2107

CLIENT:
CDO DEVELOPMENT I, LLC

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BAY HARBOR ISLANDS , FLORIDA 33154

REVISIONS:
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SEAL :

FELIPE ALVARADO AR 91841

PHASE :
DRB PRESENTATION

ISSUE DATE :
FEBRUARY 7, 2023

SHEET TITLE :
EXISTING CONDITIONS

SHEET :
EXTG-106

DESIGN REVIEW BOARD PRESENTATION

AGENDA ITEM REPORT
March 7, 2023

ITEM NUMBER: 2.

ITEM: Request for approval for a new retaining wall for “Edward & Verna Reizen" located at 1230 100 Street, Lots 2-3 of Block 27. On May 17, 2022, the Board approved several site modifications, including a new outdoor covered terrace and storage room. The architect has submitted plans for the construction of a new 1.5' +/- tall retaining wall along the western portion of the rear of the property line. Enclosed please find the site plan and survey. (Item #2)

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1230 100 St SFR Retaining Wall DRB Staff Report Feb 27 2023
2.	P&ZNewSubmittalPackage 2 1
3.	1230 100 Street DRB Retaining Wall 3.7.2023

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: February 27th, 2023

Subject: Existing Single-Family Residence – Addition & Renovations
DRB Approved Plans May 17th, 2022 – Revision for Retaining Wall
1230 100th Street
Bay Harbor Islands Acct. No.: SPR22-000006 / SPR23-000008
MMPA Acct. No.: 01-0702-1126

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the submitted plans and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new 1.5'+/- tall retaining wall along the western portion of the rear property line. The homeowners have been making phased improvements to this older 1956 house, most of which have been handled administratively, as allowed. Because the Code and Resolution #1077 requires the Town to approve certain additions and renovations, and particularly retaining walls in this case per Sec. 23-12(12), this is being brought to the DRB for approval. This new improvement is proposed at an existing single-family home located at 1230 100th Street.

BACKGROUND:

Over the last year or so the owner's project architect (Martin Litman @ Toma Design Group) has been working with Town staff on plans to upgrade some features of the existing house & site. On May 17th, 2022 the DRB approved several site modifications, including an new outdoor covered terrace and storage room. The site has some non-conformities, including a roof-mounted A/C system (exposed condenser & ductwork) that has been banned in the Town for single-family homes since 2005, insufficient landscaping (only palm trees / no shade trees at all) and a few other features. MMPA worked with the architect to achieve some "extra" site improvements (mostly screening of mechanical equipment / solid waste area) that are now being made. The owners would prefer to wait on major landscaping improvements at this time. Long-term it is envisioned this site will be redeveloped into a modern new home.

According to the Miami-Dade Property Appraiser's public records this home was originally built in 1956 with some minor modifications made over the years. The 4BR / 3Bath house is approximately 3,300 sq. ft. in total size. The subject site is a rectangular N/S oriented lot with the house centered on the lot with a pool / pool deck in the rear yard. There is no garage, but the existing circular driveway can easily accommodate 3-4 vehicles (min. 2 spaces required for a SFR), plus the adjoining street paved swale areas.

This house was built before there was a Town Zoning Code (1957 initial Code); therefore, the guiding land design regulations were the original developer's Deed Restrictions (CCRs). Over the years the Town adopted many additional regulations covering many topics. There was no Town Council or Planning & Zoning Board requirement at that time to review / approve anything – it was all through the developer - most likely through their staff to ensure compliance with the CCR setbacks / etc. The existing house, pool area, and driveways meet the current Zoning Code setbacks, etc. The new 2022 additions & modifications also meet the current Zoning Code setbacks, etc. While a minimum of 35% of this site is required to be open space (1-story house) with the new addition there will be about 52% of the site as opens space. When the Town Council relinquished their role as the Planning and Zoning Board in 2008 and created a separate appointed Planning and Zoning Board (now DRB), Resolution No. 1077 was adopted to delegate various building review / approval responsibilities between the appointed Board and staff for more minor daily matters. Staff was authorized to handle approvals for fences & walls; however, there is a remnant Code section related to lot filling and grading that still states the "town council" has to approve retaining wall systems, even though the council has had little involvement in plan approvals since 2008, especially for drainage issues (Code should be amended for clarity). This issue was discussed with the council by the Town Manager years ago after the transition and it was decided the board would supersede the council on this issue. Since that time staff has brought all retaining wall requests to the board for approval. Sec. 23-12(12) states as follows:

> (12) The finished grade of any lot in the town may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped so as to drain to the street drainage gutter, seawall or on-site retention/discharge system, and shall not drain into adjacent property. Finished grades at adjoining lots shall be equal unless the town council approves a retaining wall system. All swale areas within adjoining roadways adjoining lots and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements.

Also, Resolution No. 1077 states as follows and has been applied to similar situations like this:

> **Section 1.** The Planning and Zoning Board shall review and approve the following:
>
> b. Additions.
>
> c. Substantial renovations (not including interior renovations).

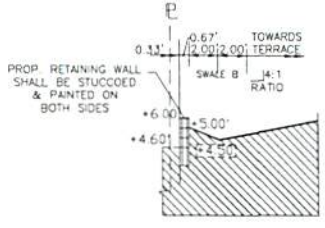
> **Section 2.** The Town Manager shall bring to the Planning and Zoning Board for approval, any items that are under his or her authority and which otherwise meet the Town Code in case where the applicant questions the Town Manager's decision on an aesthetic basis, or in cases where the Town Manager feels he or she needs additional input from the Planning and Zoning Board.

On May 17th, 2022 the DRB reviewed & approved (5-0) a number of site modifications for the 1230 100th Street site, including an addition (storage room), a new outdoor covered terrace, A/C screening, etc. As part of the subsequent building permit plan application, the plans showed an intent to regrade some portions of the site to improve drainage, including some short retaining walls – the grading details were approved by the Town Engineer. Currently the rear lot line and portions of the side lot lines have a 4' tall green-clad chain-link fence – some of the neighboring sites also have separate fence / walls. To the southeast of this site there is a new single-family home being constructed (1211 99th Street). As part of that site's design the DRB approved, and they have constructed a CBS retaining wall adjoining this site which will be filled southerly toward their pool area (see picture). The exterior face of that adjoining retaining wall will be stuccoed and painted as the Code requires. The owners of 1230 100th Street retained the same builders for 1211 99th Street to work on their house renovations. Those builders are now working on some of the site drainage / regrading and began to install a low retaining wall footer, which was shown on a drainage detail of the BP plans. The Town recently became aware of this, and since no retaining wall was shown on the DRB plans, the Town requested that work stop until the Town's DRB approved revised plans for the proposed retaining wall. A footer has already been installed from about the west end of the neighbor's new 4'+/- tall retaining wall to the 1230 100th Street owner's west property line. At this time there is no intent to install additional retaining walls along the side lot lines – only lot grading / swales. If future retaining walls are desired, a separate request and design will be required.

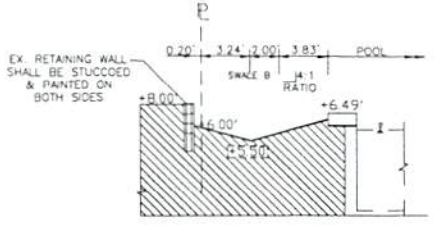
PROJECT DESCRIPTION / SUMMARY / RECOMMENDATION

May 17th, 2022 the DRB approved several site modifications, including an new outdoor covered terrace and storage room, additional screening of grandfathered roof-mounted A/C system (exposed condenser & ductwork) and ground level mechanical equipment. No retaining walls were shown – just some lot grading details reviewed / approved by the Town Engineer. Subsequently a building permit application was made showing an intent to regrade some portions of the site to improve drainage, but short retaining walls were shown on the civil engineering details. This should have been noted and either removed or required the owners to file a request for them. Currently the owners had their contractor start to install a rear lot line footer for a retaining wall. The Town has stopped this work until the DRB reviews / approves the plan revision.

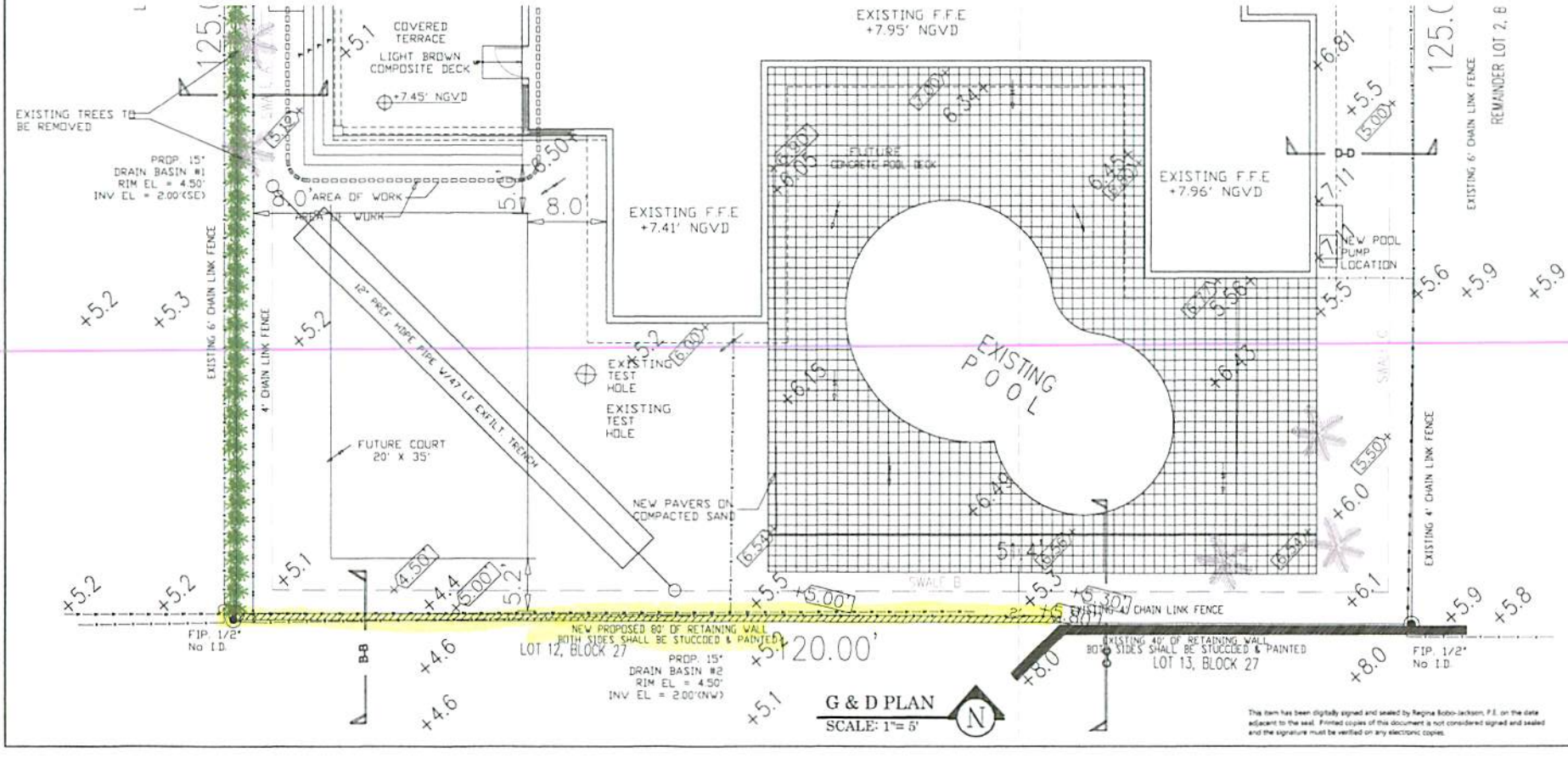
The original and revised plans meet all applicable Town Code requirements (setbacks / height / open space) for the new outdoor covered terrace and storage room. This request is only for the proposed rear lot line retaining wall that will be about 1.5' in height according to the plans submitted. The short retaining wall will help support the new lot grading slopes.



SECTION B-B
NTS



SECTION C-C
NTS



G & D PLAN
SCALE: 1"= 5'

GATOR ENGINEERING ASSOCIATES, INC.
1101 TULIP BLVD.
COOPER CITY, FL 33330
TEL. (954) 434-5905 FAX. (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30220

Regina Bobo-Jackson

ADDITIONS TO RESIDENCE AT:
1230 100TH STREET
BAY HARBOR, FL

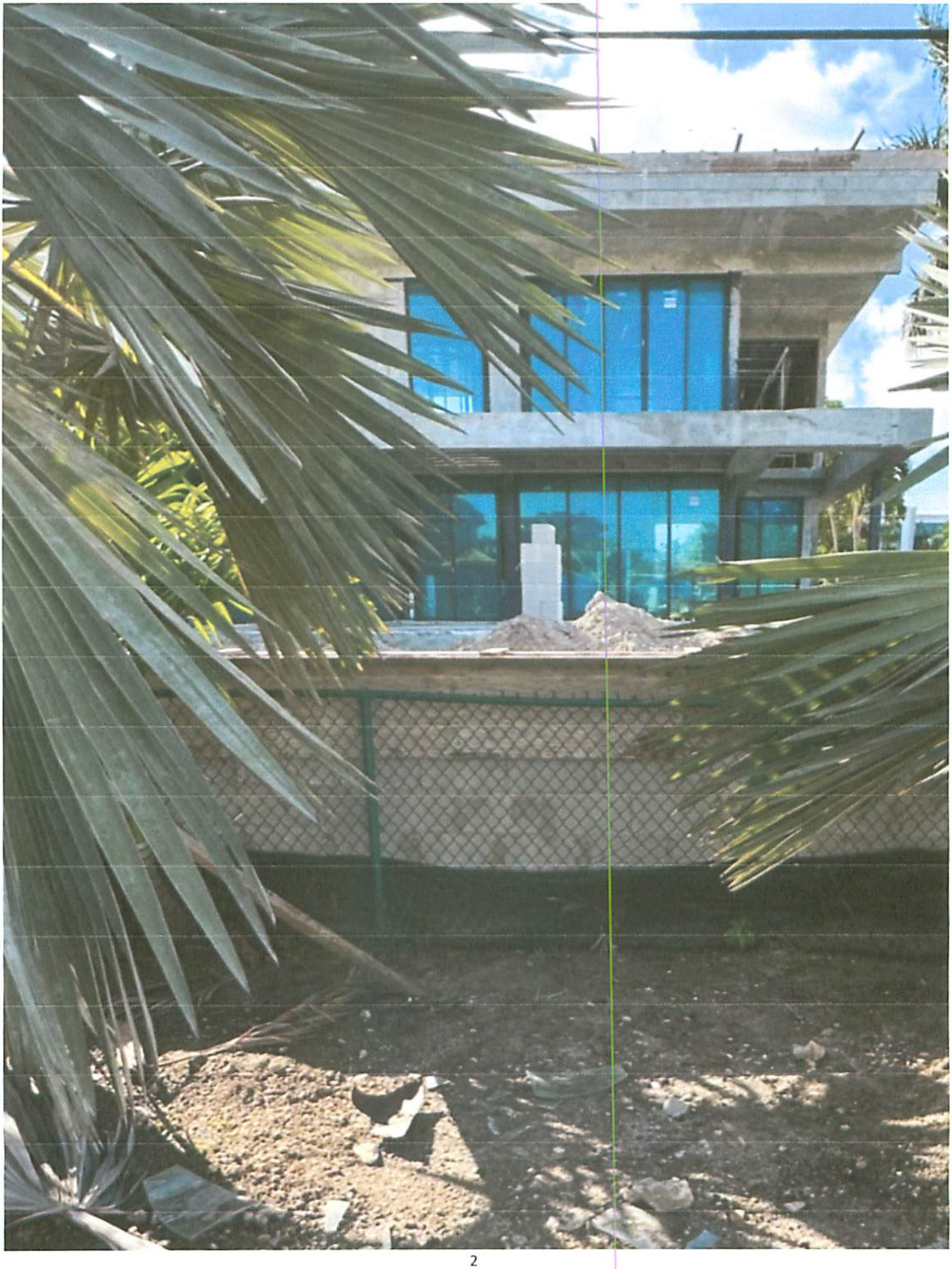
REVISIONS

GEA PROJECT NO. : 22032
DATE : 03-02-2022
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : L.B.
CHECKED BY : R.B.J.
APPROVED BY : R.B.J.

SHEET TITLE
PARTIAL GRADING & DRAINAGE PLANS

C2 OF 3

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.



TOWN OF BAY HARBOR ISLANDS

PLANNING AND ZONING APPLICATION

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER _____

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name _____Martin Litman _____ Contact Number__305-401-2223_____
Address 20900 NE 30th Ave. Suite #1001
City __Aventura_____ State __FL_____ Email Address _____martinl@tomadesigngroup.com_____

OWNER / PROPERTY INFORMATION
Name Edward and Verna Reizen Address 1230 100 Street
Folio# 13-2227-001-5290 Lot 3 & W1/2 LOT 2 Block 2

DESCRIPTION OF PROPOSED USE / REQUEST
rear retaining wall

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 2/20/2023 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 2/20/2023 Signature of Owner: _____

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 2/20/2023 Signature of Applicant: _____

NOTE: If any application is disapproved, the Planning and Zoning 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 Planning and Zoning Board may be appealed to the Town Council, whose decision on appeal shall be final.

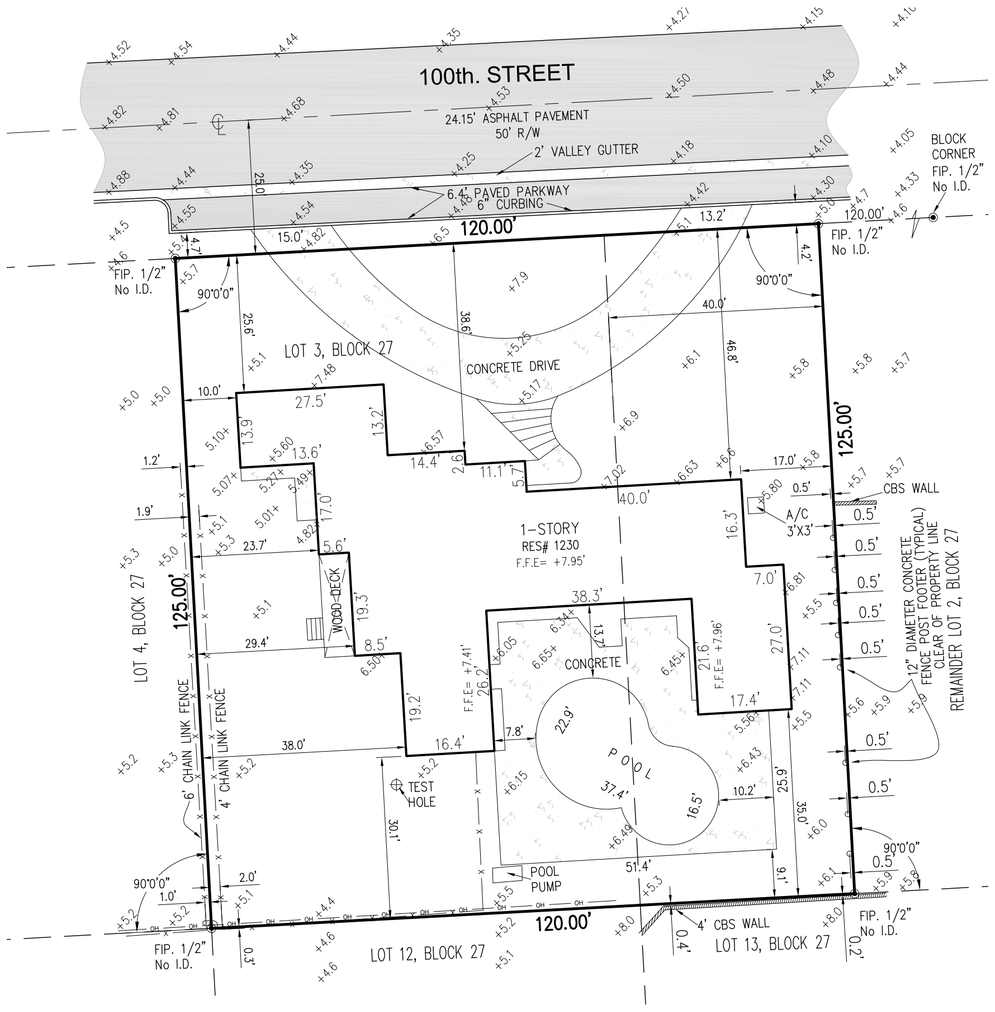
Owner / Applicant given copy of Planning and Zoning Checklist ( ) Yes ( ) No

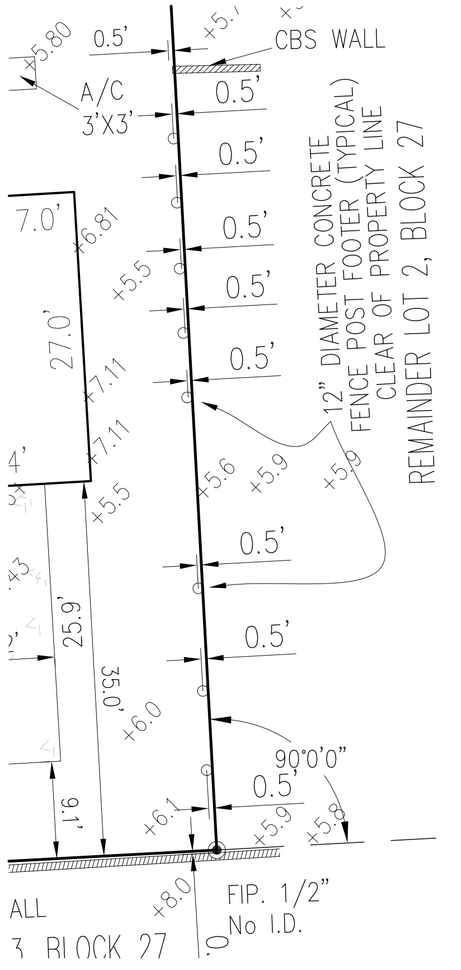
G Approved _____ G Denied _____

GRAPHIC SCALE

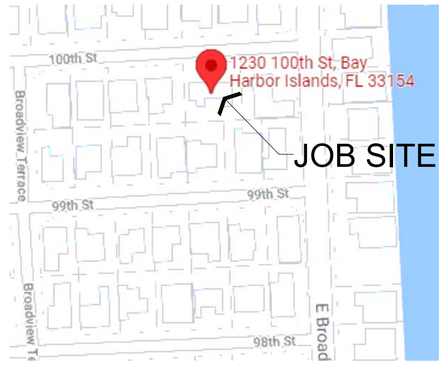
20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.





DETAIL OF FENCE POST FOOTERS
1" = 10'



VICINITY MAP
NOT TO SCALE

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

x 0.00' = Existing Elevations
= Catch Basin
= Water Meter
= Electric Box
= Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
= Cable Tv Box
= Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
= Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

PROPERTY ADDRESS:

1230 100th STREET BAY HARBOR ISLAND, FL 33154
Folio# 13-2227-001-5290

LEGAL DESCRIPTION

Lot 3, and West 1/2 of Lot 2 in Block 27, of "BAY HARBOR ISLAND", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey SKETCH OF SURVEY.

11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)

13- Benchmark Used: Miami-Dade County Benchmark #R-243. Elevation = +6.59'.

14- Flood Zone Data: Community/ Panel #120637/0144/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0

15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- EDWARD M. & VERNA REIZEN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669

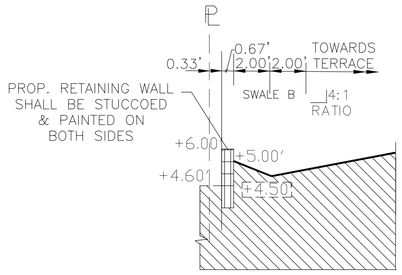
TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR: EDWARD M. & VERNA REIZEN

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 02/17/2023
JOB No.: RP23-0185

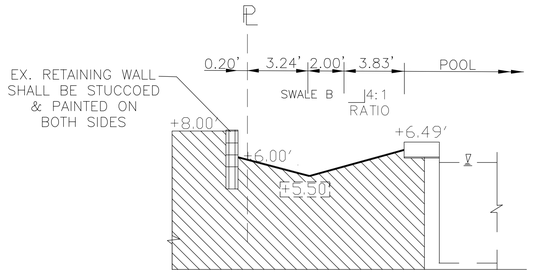
SHEET: 1 OF 1 SHEET

F:\DRAWING\1230 100 STREET - BAY HARBOR\1230 100 STREET - BAY HARBOR UPDATE RP23-0185.dwg 2/17/2023



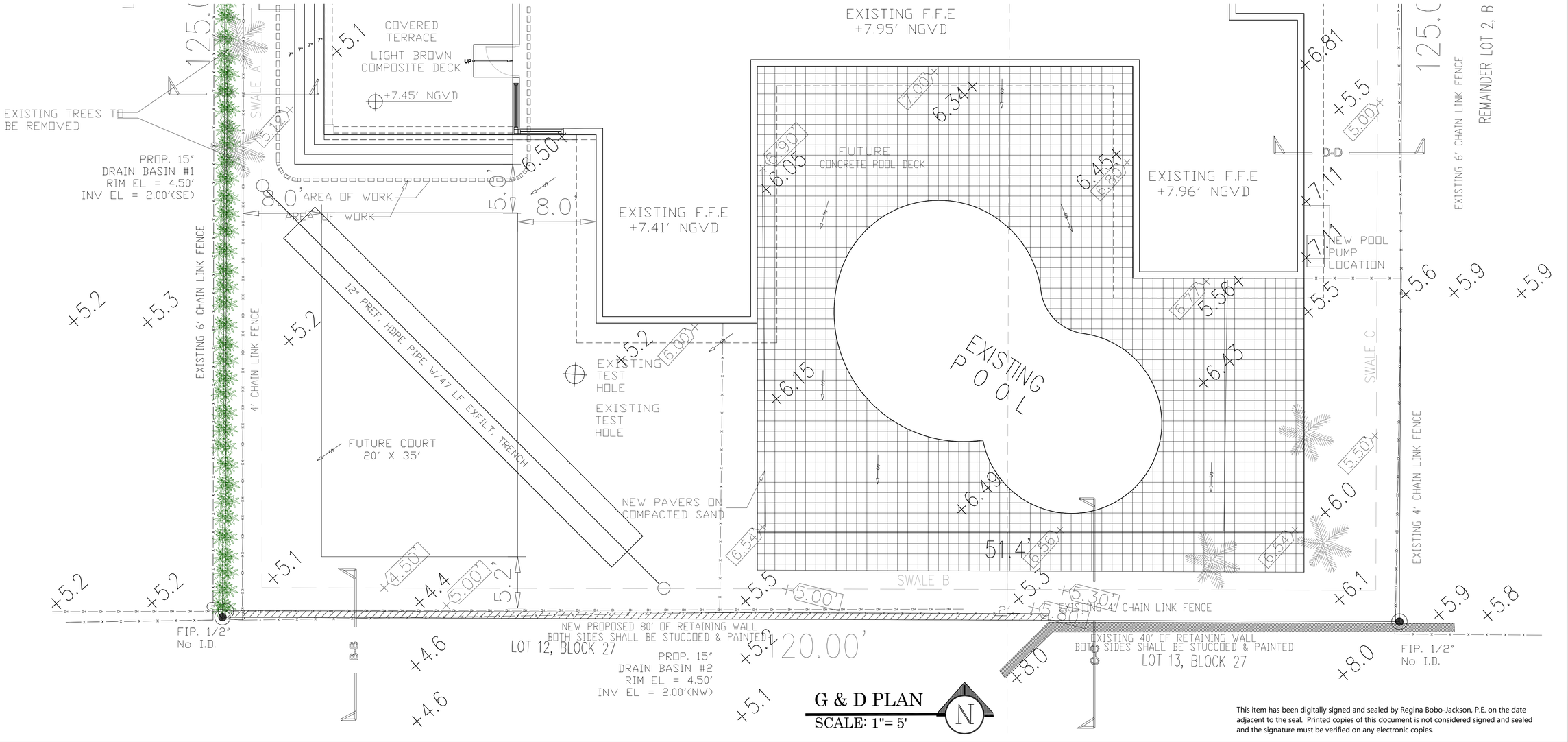
SECTION B-B

NTS



SECTION C-C

NTS



G & D PLAN

SCALE: 1"= 5'

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL.: (954) 434-5905 FAX: (954) 434 -5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

REGINA BOBO-JACKSON LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER SEALED

DATE:
REGINA BOBO--JACKSON, P.E.
FL P.E. NO.: 38550

ADDITIONS TO RESIDENCE AT:
1230 100TH STREET
BAY HARBOR, FL

REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO. : 22032
DATE : 05--02--2022
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : L.B.
CHECKED BY : R.B.J
APPROVED BY : R.B.J

SHEET TITLE

PARTIAL GRADING & DRAINAGE PLANS

C2 OF 3

AGENDA ITEM REPORT
March 7, 2023

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. On December 6, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. Enclosed please find the site plan and elevations. (Item #3)

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

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10270-90 EBHD MF #2 DRB Staff Report Jan 30 2023
2.	LOI 10200-10290 E Bay Harbor Drive FINAL 01.26.2023
3.	BH 103rd St_DRB Comments Narrative_01-16-23
4.	10290 Drainage Calcs
5.	10290 Traffic Statement SS
6.	ITEM #2 10290 EBH Drive DRB Sets Revised 2.7.2023

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: January 30th, 2023

Subject: Site Development Plan Application
Revisions per DRB Comments @ Dec. 6th, 2022 Meeting
Proposed Multifamily Residential Re-Development (77 DU)
10270-90 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000025
MMPA Acct. No. 01-0702-1141

PROJECT REVIEW HISTORY / STATUS

The Town's review of this redevelopment site included a Pre-DRC submittal and a subsequent formal Site Development Plan submittal. The Pre-DRC reviews occurred in August 2022. The applicant's formal Site Development Plan submittal was made on Sept. 9th, 2022. The Town's Development Review Committee (DRC) staff met on Oct. 13th, 2022, at which time the application was deferred to allow the applicant to address the DRC members comments. On Nov. 1st, 2022, the Town received the applicant's revised #2 DRC plans. At the DRC's Nov. 10th, 2022 meeting staff authorized / cleared the application to move forward to the Design Review Board (DRB), as the plans were determined by the DRC to be technically sufficient. On December 6th, 2022 the Design Review Board (DRB) initially reviewed the proposed Site Development Plans but deferred action (7-0) to allow the applicant to address the DRB members comments. The primary DRB comments related to the proposed architectural design (attempt to make it more residential feel / explore balcony design) and also related to the proposed alternative breezeway design. The applicant / applicant's architectural design firm considered the DRB's initial comments and has recently submitted revised plans (Recd. Jan. 17th, 2023) for consideration. A narrative explaining each revision was included. The overall project design layout remained the same – the proposed revisions are primarily to the building facades. MMPA has reviewed the applicant's resubmittal documents and feel the plan revisions / narrative address the DRB's directives and meet Code.

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the recent revised Site Development Plans dated January 16th, 2023 and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB. Following are the three (3) Code design issues applicable to this development approval:

1. The DRB finds the proposed increased density (41 Base DU + 36 TDR Units = 77 DU) "fits" within the building envelope without alterations or variances.

2. The DRB approves the applicant's request to provide an alternative parking lot design arrangement by utilizing mechanical lifts for 146 (73 lifts x 2 = 146 spaces) of the required 154 total parking spaces per Sec. 23-30(f) to provide the required quantity of parking spaces for the new project. If the DRB does not approve the applicant's alternative parking lot arrangement request the project will have to be revised to meet Code or as otherwise agreed to.

3. The DRB finds the proposed alternative "breezeway" design(s) is adequate in lieu of providing a Code specified through the building "breezeway" pursuant to §23-11(B1)(6). If the DRB does not approve the alternative "breezeway" design the project will have to be revised to meet Code or as otherwise agreed to.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

In Sept. 2022 the property owner, CHBH 103rd Street, LLC, submitted a formal Site Development Plan application, designed by S&E Architects, Inc., for the construction of a midrise multifamily residential development consisting of seventy-seven (77) dwelling units. Note - On Feb. 1st, 2022, the DRB approved a thirty-five (35) DU multifamily complex on a portion of this site (Lots 1-2) subject to conditions, one of which required the applicant to study / resubmit a minor revision for final approval. On April 7th, 2022, the DRB approved those minor plan revisions. Subsequently the land ownership changed, and the acquisition of adjoining Lots 14-15 of Block 5 occurred. The enlarged redevelopment site is now comprised on Lots 1-2 & Lots 14-15 of Block 5. The expanded site is now comprised of four (4) platted lots totaling 55,873 sq. ft. / 1.28-acres. The lots / site is somewhat oddly shaped and is located south of 103rd Street, west of East Bay Harbor Drive (EBHD) and north of 102nd Street. There are two existing 2-story multifamily developments on the site totaling 36 DU that will be demolished for the proposed new construction.

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

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

PROJECT ANALYSIS

Previous Town Project Review and Approvals: The following history of the Town's previous 35 DU project review is described for reference. As stated above, on Feb. 1st, 2022, the DRB initially approved (5-0) a 6-story / 35 DU multifamily complex on a portion of this site (Lots 1-2) subject to conditions, one of which required the applicant study / resubmit a revision for final approval. On April 7th, 2022, the DRB approved (3-2) those minor plan revisions related to the design / landscaping areas along 103rd Street / EBHD. Subsequently the land ownership changed, and the acquisition of adjoining Lots 14-15 of Block 5 has occurred. The enlarged redevelopment site is now comprised on Lots 1-2 & Lots 14-15 of Block 5 comprising 1.28 acres. This proposed expanded project is also 6-stories in height (5 levels of residential over one grade level parking garage) but the expanded complex now includes 77 DU. Due to the change in lot area and physical site design the Town considered this a new development application (not a revision).

The maximum height allowed in the RM-2 Multiple Family Residential District is 65 feet above Base Flood Elevation (BFE) + 1' FBC Freeboard. The structure is proposed to be 65' above BFE + 1' to the main roof deck as allowed. A proposed 4'-8" parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses (raised pool deck / elevator override / stairs / men & women's bathroom and seating areas) all meeting minimum setbacks & height. The 77 dwelling units consist of units ranging from 1 BR / 2 Bath to 3 BR / 3 Bath, some with dens. All of the units exceed the Town's minimum square footage requirements.

Two (2) driveway connections are proposed into the site along East Bay Harbor Drive (EBHD). No driveway connections are proposed to either 103rd Street or 102nd Street. A one-way inbound entrance (ingress) driveway is located at the northeast area of EBHD while the other one-way exit (egress) driveway is located more southerly on EBHD. A large lobby / delivery drop-off area is shown facing EBHD with four (4) guest spaces shown. The drop off driveway is 12' in width and connects to the two main ingress / egress driveways on East Bay Harbor Drive. The driveway widths are shown on the site plan at 23' for the two main driveways, which meets Code.

Based on 77 DU a total of 154 parking spaces are required and 154 parking spaces are proposed, including 4 ADA spaces and 4 guest spaces as allowed. There are one-hundred fifty (150) parking spaces provided under the building in the parking garage (all mechanical lifts proposed except 4 ADA spaces), plus 4 additional guest spaces along EBHD. The proposed mechanical vehicle lifts require DRB approval (not allowed by right) as an alternative parking arrangement. As mentioned at the Town's 2022 Pre-DRC meeting and formal DRC meetings, the applicant was advised that the Town was considering possible Zoning Code amendments that could limit or prohibit all or portions of vehicle lift spaces in future developments. At that time the cut-off / grandfathering of projects previously approved by the Town and/or in process of review was still being determined. On Jan. 11th, 2023 the Town Council adopted Ord. #1081 on final reading that established comprehensive Zoning Code regulations for mechanical vehicle lifts in the Town. The final grandfathering allowances adopted includes projects with vehicle lifts already approved by the Town or projects that were in the process of review and cleared by the DRC. This project meets some of the new Code grandfathering allowances and can proceed. It is noted the DRB must still approve all alternative parking arrangement.

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

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

BACKGROUND INFORMATION

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

design standards, landscaping, and other provisions. The Town's Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating substantial revenue from the sale of TDR units which assists many private TDR donor's funds to correct site deficiencies / upgrade their properties. In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

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

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

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration the proposed building has a somewhat unique shape (two development "pods" north / south with a narrower building connection in the middle). The proposed architecture style can best be described as typical "2020 South Florida Tropical Modern" dominated by abundant glass surfaces but with interesting building articulation & building facades and balconies. The amount of glass facades has been reduced since the original DRB submission. The balcony design was also modified as suggested, and a number of vertical shade "fins" were added at various locations. The building is six (6) stories in height with five (5) floors of dwelling units over a ground level enclosed parking garage. The plans show the ground level enclosed parking garage will have solid walls with no openings facing the adjoining streets or properties, which meets Code. If any openings to the parking garage facades are proposed the DRB will need to review the requests and ensure sufficient screening is provided. The building measures about 210 feet in length at its outermost edges; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town's 120-foot limit (§23-11(B2)(6)). The applicant is proposing a thru the building breezeway for the 2nd and 3rd levels only with DU positioned above the breezeway for the 4th, 5th & 6th levels. However, this building section is offset substantially, and other enhanced architecture detailing is proposed. The Code provides a mechanism for the DRB to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205' without a 15-degree angle. The proposed building design includes angulation to meet this Code requirement.

DRB REVISION DESCRIPTION & ANALYSIS

The Jan. 17th, 2023 resubmittal package included a set of revised Site Development Plans, as well as an initial 4-page narrative dated Jan. 16th, 2022 that was updated on Jan. 26th, 2023. MMPA has reviewed the revised plans and find they comply with the Town's minimum regulations. Following is a brief summary of the DRB comments and proposed plan revisions:

1) **DRB Comment – The Building Architecture was felt to be too Non-Residential in Appearance.** MMPA believes this has been accomplished with the redesign. The amount of large open glass facades has been reduced significantly since the original DRB submission. More stucco wall surfaces were added for unit privacy and design elements. The balcony design was also modified as suggested, and a number of vertical shade "fins" were added at various locations.

2) **DRB Comment – Study Linear / Curved Design Architectural Features and Refine.** MMPA believes this has been accomplished with the redesign. Stucco wall surfaces were added to break up the former glass dominated building facade for unit privacy and design elements. The previous curvilinear balcony design was also modified as suggested. Finally, a number of vertical shade "fins" were added at various locations.

3) **DRB Comment – Breezeway Design.** The original breezeway design reviewed by the DRC was attempted to be modified at the DRB meeting by the applicant. Staff objected to a last-minute revision not previously seen by staff. The new proposed breezeway redesign reflects more of the DRB handout but with additional detailing. The proposed new breezeway design is 45' wide facing EBHD that narrows to the 20' minimum width at the rear of the building. Again, the proposed open breezeway is requested for only the 2nd / 3rd floors. While the new alternative breezeway design is enhanced – as well as the overall building articulation, it is up to the DRB to decide if the alternative design to a fully Code-compliant open breezeway above 45' is acceptable.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the latest revised plans dated January 16th, 2023, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by S&E Architects, Inc., dated January 16th, 2023, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. DRB approval for the applicant's requested alternative parking arrangement is required pursuant to §23-30(f). This includes mechanical vehicle lifts for 146 spaces (73 x 2 = 146). If the DRB does not approve the applicant's alternative parking lot arrangement request the project will have to be revised to meet Code or as otherwise agreed to.

3. DRB approval of the applicant's requested alternative "breezeway" design(s) is required pursuant to §23-11(B1)(6) in lieu of providing a Code specified "thru the building "breezeway" above 45 feet of building height. The applicant is proposing a thru-the-building breezeway, but only for the 2nd and 3rd levels, with DU positioned above the breezeway. The building design incorporates other enhanced architecture detailing and articulation. If the DRB does not approve the alternative "breezeway" design the project will have to be revised to meet Code or as otherwise agreed to.

4. This approval is based on the applicant / developer acquiring thirty-six (36) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.

5. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

6. County / Town Park impact fees must be paid / satisfied at time of building permits.

7. Public School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

8. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time on building permit review. Any significant changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.

9. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney. If a legally sufficient Unity of Title already exists and is found to be acceptable by the Town Attorney this will not be necessary

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

11. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.

12. The applicant was advised since the original application in Sept. 2022 that the Town Council was considering possible Zoning Code amendments that could ban or limit vehicle lifts from being used in the Town. The Town Council adopted Code revisions on January 11th, 2023. The Ordinance included "grandfathering" provisions that vest this project and allow the application to proceed to DRB review / building permits, as it meets the Code criteria.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

January 26, 2023

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

Re: Revised Letter of Intent for Site Plan Application for Property located at 10200-10290 East Bay Harbor Drive

Dear Ms. Lasday:

This law firm represents CHBH 103RD Street LLC (the "Applicant"), the owner of the lots located at 10200-10290 East Bay Harbor Drive (the "Property") in the Town of Bay Harbor Islands (the "Town"). Please accept this letter as the Applicant's revised letter of intent in support of a site plan approval application for the Property. On December 6, 2022, the Design Review Board ("DRB") heard the Site Plan Application and recommended that the Applicant review the design and consider incorporation of higher end finishes and features.

Figure 1

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1230 and 13-2227-001-1110, consists of four (4) dry lots platted as Lots 1 and 2 of Block 5 and Lots 14 and 15 of Block 5 of the Bay Harbor Island Plat. The Property is approximately 55,873 square feet in size (1.28 acres) and it is zoned RM-2, Multiple Family Residential District (non-waterfront). The surrounding area contains a mix of multifamily buildings of varying heights, including a ten (10) story building to the northwest of the Property and seven (7) story building to the west of the Property.

Proposed Development. The Applicant proposes to develop the Property with a tastefully designed multifamily residential building consisting of seventy-seven (77) units (the "Project") in six (6) stories. The Project includes a pool with an ample deck and artificial turf on the rooftop and beautiful, Florida-friendly landscaping throughout. The ground floor plan of the Project proposes a main lobby entrance at the center of the Property and access to the ground floor parking. The building's massing is skillfully broken up by an angled breezeway due to the Property's unique location on a corner. The breezeway is provided on the second and third floors allowing an unobstructed width of more than 20'. The Project includes the required 154 parking spaces utilizing 73 mechanical lifts, and including 4 accessible spaces and 4 guest spaces. The Applicant will provide 24/7 valet operation for all parking for the Project. The Project also provides 29.1% green open space which is well above the 20% required.

Revisions Pursuant to DRB Comments. The Applicant and architect went back to the drawing board and made the following revisions to the plans to address the DRB's request for more upscale finishes and improved design:

1. Provided additional landscaping to beautify the public realm and private amenities areas in the building.
2. Revised balcony edges and railing and added synthetic wood fins to elevate the design of the building.
3. Revised entry portico width to 25' to address the DRB's comment regarding the width.
4. Added lobby glazing and doors with pavers leading to new door.
5. Improved eyebrow edges.
6. Revised breezeway and added wood finishes to bring the architecture together.

We are confident that the proposed revisions address the DRB's comments and significantly improve the design of the building.

Transfer of Development Rights. The proposed density of 77 units will require 34 Transfer of Development Rights ("TDRs") as permitted by the Town Code. The Applicant is actively

working to purchase private TDRs. The Project's density is compatible with the surrounding Medium-High Density Residential land use through the TDR program.

Requests. The Applicant seeks the following requests associated with the design of the Project.

1. Alternate Breezeway to allow a modified breezeway which is significantly opened through the building up to the 3rd level consistent with the intent of the Code.

2. Alternative parking arrangement to include mechanical lifts and tandem parking spaces with all parking serviced by 24/7 valet operation.

3. Allow the screening of parking as provided in the plan to ensure they are not visible from the right of way.

Conclusion. The proposed Project has been carefully designed in compliance with the Town Code and with mindful consideration for future resiliency. The architecture and massing is compatible and sensitive to the surrounding neighborhood. We look forward to your favorable recommendation and the Board's approval of this application. Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,

Matthew Amster

cc: Mike Mesa
Michael Miller
Maritza Haro, Esq.

January 16, 2023

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

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

The following narrative describes DRB Submittal drawing revisions dated 01-16-23.

ARCHITECTURAL

Cover Sheet
- Updated Drawings List to include new sheets
- Shaded sheet numbers in drawing list indicating revised sheets
- Shaded sheet numbers and names indicating new sheets
- Revised rendering to reflect façade revisions

A-1 Project Info / Data
- Updated Unit Data for Units C/C1/D/D1/E/E1/F

A-3 Aerial View Rendering
- Updated rendering to reflect revised balcony edges/railing and addition of synthetic wood fins as well as updated landscaping.

A-4 Rendering (North-East View)
- Updated rendering to reflect revised balcony edges/railing and addition of synthetic wood fins

A-4A Rendering (North-East Pedestrian View)
- New rendering

A-4B Rendering (Pedestrian Breezeway View)
- New rendering

A-4C Rendering (Breezeway View)
- New rendering

A-4D Rendering (Breezeway Detail View)
- New rendering

A-5 Rendering (South-East View)
- Updated rendering to reflect revised balcony edges/railing and addition of synthetic wood fins as well as updated landscaping

A-5A Rendering (South-East Pedestrian View)
- New rendering

A-5.1 Rendering (South View)
- New rendering

A-5.1A Rendering (South Pedestrian View)
- New rendering

A-6 Rendering (North View)
- Updated rendering to reflect revised balcony edges/railing and addition of synthetic wood fins as well as updated landscaping

A-6A Rendering (North Pedestrian View)
- New rendering

A-6.1 Rendering (Roof Recreation Deck Pool View)
- New rendering

A-6.1A Rendering (Roof Recreation Deck Pool View)
- New rendering

A-6.1B Rendering (Roof Recreation Deck View)
- New rendering

A-7 Site Plan / Level 1 Floor Plan
- Revised entry portico width to 25'-0"
- Added Lobby glazing and doors w/ paver walk to new doors
- Added Mail Room/Package Storage/Reception Desk

A-8 Level 2 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins (see renderings)
- Revised Units C/D/E/F to correct common path of travel issue
- Updated Unit Data for Units C/D/E/F

A-9 Level 3 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins (see renderings)
- Revised Units C/D/E/F to correct common path of travel issue
- Updated Unit Data for Units C/D/E/F

A-10 Level 4 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins (see renderings)
- Revised Units C1/D1/E1 to correct common path of travel issue
- Updated Unit Data for Units C1/D1/E1

A-11 Levels 5-6 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins (see renderings)
- Revised Units C1/D1/E1 to correct common path of travel issue
- Updated Unit Data for Units C1/D1/E1

A-12 Main Roof Level Floor Plan
- Revised eyebrow edges (see renderings)

A-12A Overall Roof Level Floor Plan
- Revised eyebrow edges (see renderings)

A-13 Building Elevations
- Revised balcony edges/railing and added synthetic wood fins (see renderings)

A-14 Building Section 1
- Revised balcony edges/railing and added synthetic wood fins (see renderings)

A-15 Material Presentation Board
- New Material Presentation Board

CIVIL

No revisions to Civil Engineering sheets

LANDSCAPE

LS-100
- Revised entry portico width and paver walk to two new Lobby doors

LP-100
- Revised entry portico width and paver walk to two new Lobby doors

LP-101
- Revised breezeway in coordination with Architectural

LL-100
- Revised entry portico width and paver walk to two new Lobby doors (no photometric changes)

LI-100
- Revised entry portico width and paver walk to two new Lobby doors (no irrigation changes)

Please feel free to call if there are any further questions.

Sincerely,

Robert Schneckenberg

24 October 2022

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

To Whom It May Concern:

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

EXISTING SITE CONDITION

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

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

PROPOSED SITE DRAINAGE IMPROVEMENTS

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

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

Water Quality

The required water quality treatment will be provided in the proposed exfiltration trench system, which will consist of 4-ft wide by 15-ft deep trench. An exfiltration rate of 4.47×10^{-4} CFS/ft^2-ft was used for design based on the average of three percolation tests conducted at the site, at 15-ft depths (refer to Attachment C). The required water quality treatment volume was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 72 LF of exfiltration trench is required to provide water quality and 230 LF of exfiltration trench is being proposed for the site (refer to *Attachment B*).

Water Quantity

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

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

Stage-Storage Calculations

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

Sincerely,
Langan Engineering and Environmental Services, Inc.
Leonardo Rodriguez, PE
Associate Principal / VP
Florida PE License No. 54858

Enclosure(s): **Attachment A – Design Parameters**
- Miami-Dade County Average 1999 October Water Table & Flood Criteria
- Miami-Dade County Rainfall Intensities (Revised 1981)
- FDEP Underground Injection Control (Existing Well) Map (05/2022)
- ERP 1 Day Rainfall: 10 Year Return Period Map

Attachment B – Proposed Drainage Calculations
- Drainage Calculations

Attachment C – Percolation Tests

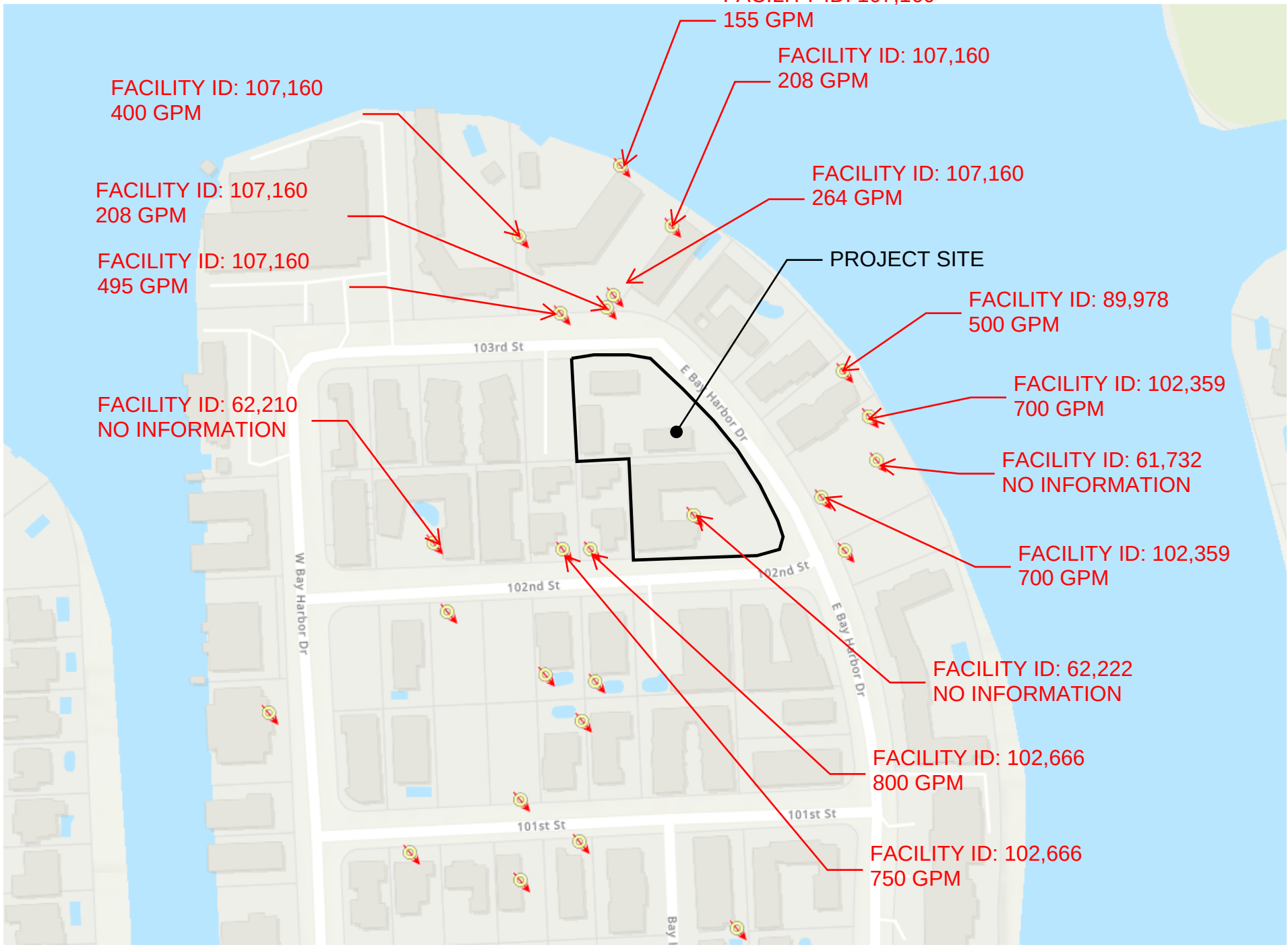
Attachment D – Curve Number, Site and Soil Storage, and Exfiltrated Volume Calculations

Attachment E – ICPR Routing Analysis
- Inputs
- Node Outputs
- Link Output

Proposed Plans

ATTACHMENT A

Design Parameters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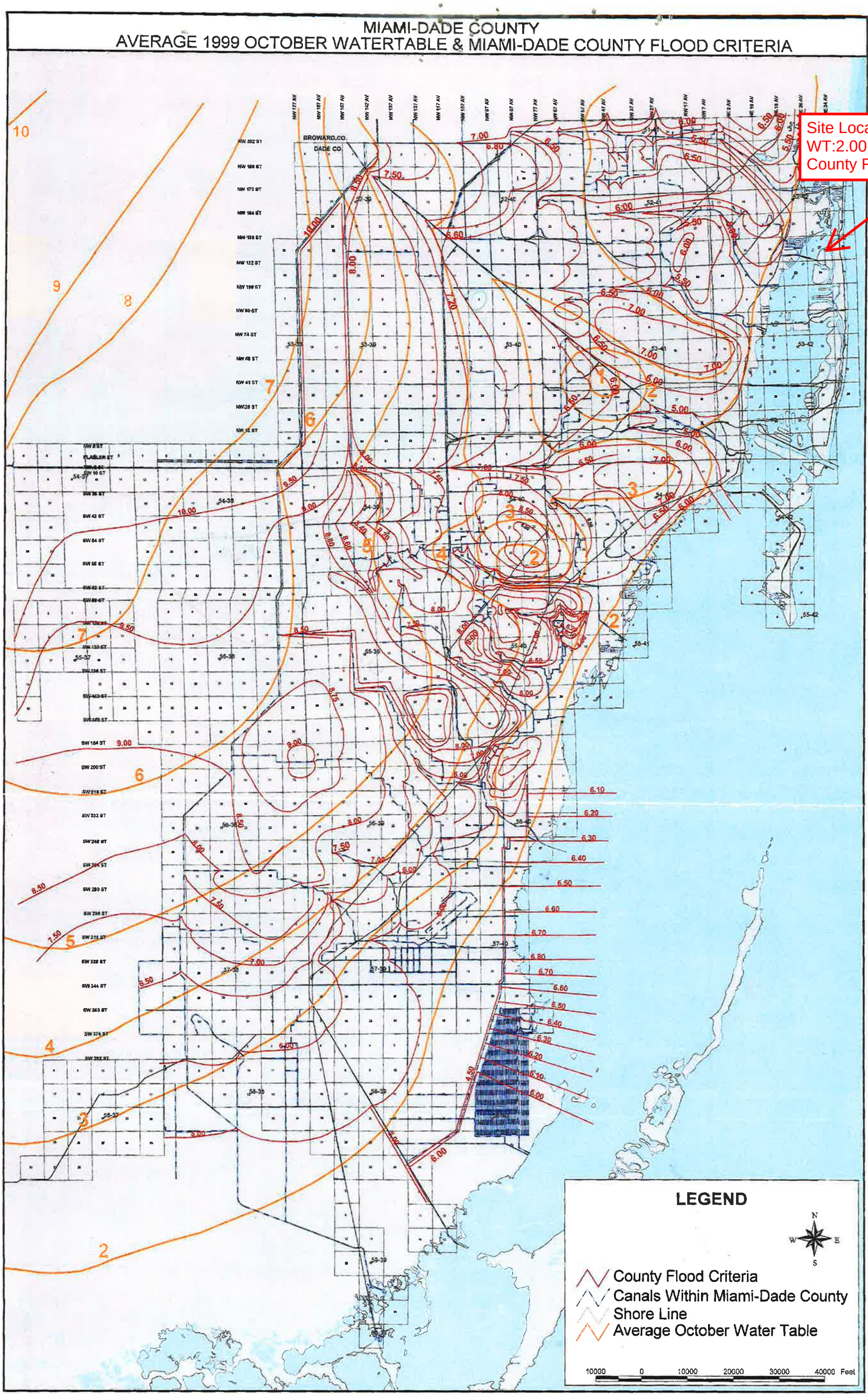
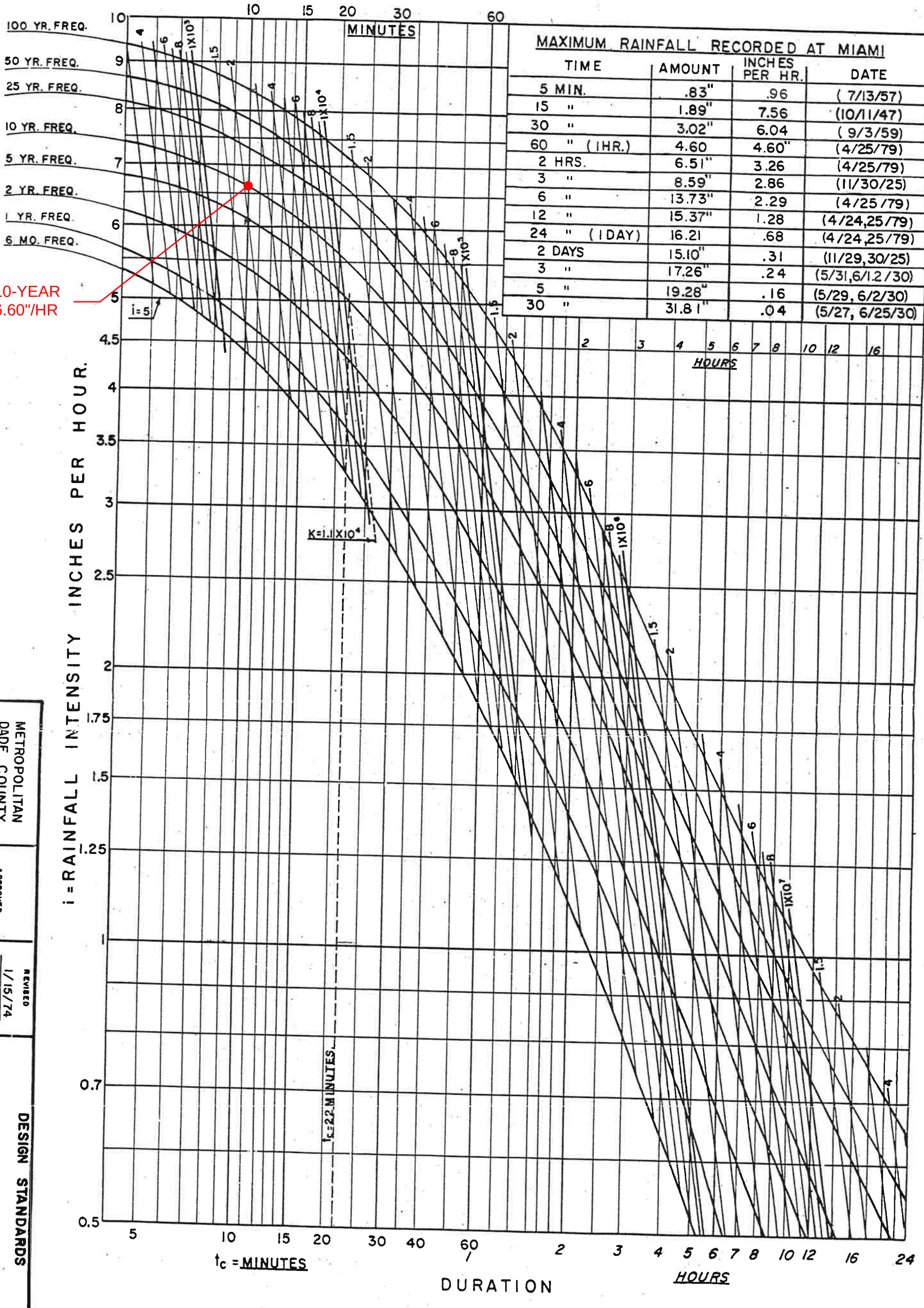
155 GPM
FACILITY ID: 107,160
208 GPM
FACILITY ID: 107,160
400 GPM
FACILITY ID: 107,160
264 GPM
FACILITY ID: 107,160
208 GPM
PROJECT SITE
FACILITY ID: 107,160
495 GPM
FACILITY ID: 89,978
500 GPM
103rd St
E Bay Harbor Dr
FACILITY ID: 102,359
700 GPM
FACILITY ID: 62,210
NO INFORMATION
FACILITY ID: 61,732
NO INFORMATION
FACILITY ID: 102,359
700 GPM
102nd St
102nd St
W Bay Harbor Dr
E Bay Harbor Dr
FACILITY ID: 62,222
NO INFORMATION
FACILITY ID: 102,666
800 GPM
101st St
101st St
FACILITY ID: 102,666
750 GPM

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





MAXIMUM RAINFALL RECORDED AT MIAMI

TIME	AMOUNT	INCHES PER HR.	DATE
5 MIN.	.83"	.96	(7/13/57)
15 "	1.89"	7.56	(10/11/47)
30 "	3.02"	6.04	(9/3/59)
60 " (1HR.)	4.60	4.60"	(4/25/79)
2 HRS.	6.51"	3.26	(4/25/79)
3 "	8.59"	2.86	(11/30/25)
6 "	13.73"	2.29	(4/25/79)
12 "	15.37"	1.28	(4/24,25/79)
24 " (1DAY)	16.21	.68	(4/24,25/79)
2 DAYS	15.10"	.31	(11/29,30/25)
3 "	17.26"	.24	(5/31,6/1.2/30)
5 "	19.28"	.16	(5/29, 6/2/30)
30 "	31.81"	.04	(5/27, 6/25/30)

NOTES:

CURVES REVISED TO 1/74; TABLE REVISED TO 3/81

SOURCE:
DAVID YARNELL, D. B. SMITH, R. K. LINSLEY, G. E. McCURDY, U. S. CORPS OF ENGINEERS
U.S. WEATHER BUREAU, A. G. MATHEWS (FLA. CONS. DEPT.), AND OTHERS.

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT

APPROVED 9/26/68

REVISED 1/15/74
3/10/81

DESIGN STANDARDS

RAINFALL INTENSITIES
-MIAMI-

WC I.1

SHEET 1 OF 1

111.06-35 METRO-DADE/GSA-MAT MGT

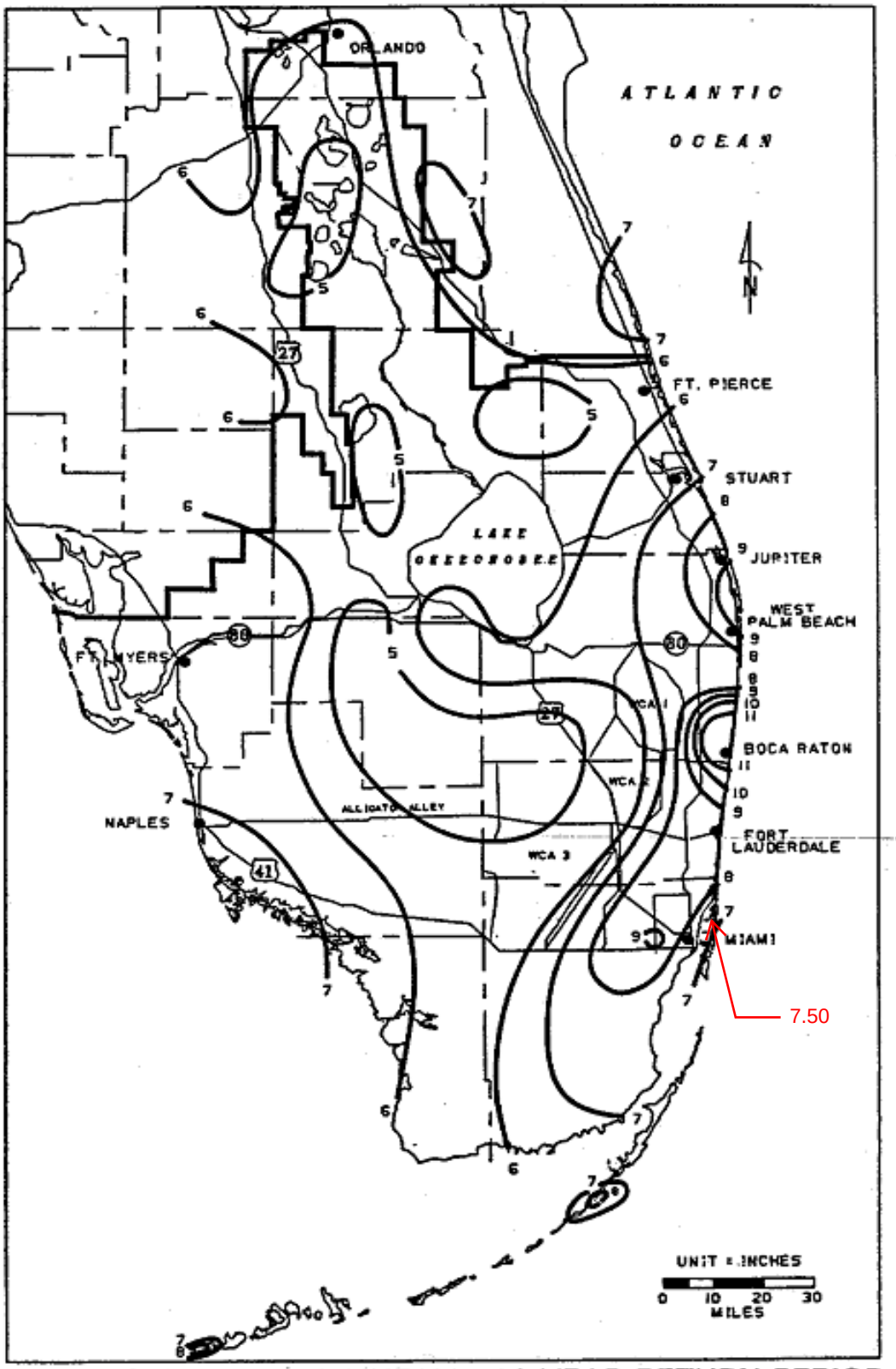


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

ATTACHMENT B

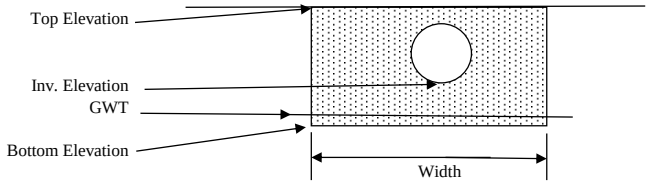
Proposed Drainage Calculations

Post-Development Calculations for Bay Harbor 103rd Street Apartments

WATER QUALITY CALCULATIONS

Total Drainage Area =	**1.28**	**acres**			
Impervious Area =	**0.91**	**acres**	(C =	**0.9**	)
Roof Area =	**0.78**	acres			
Lake Area =	**0.00**	acres			
Paved Area =	**0.13**	acres			
Pervious Area =	**0.37**	**acres**	(C =	**0.3**	)

Lowest Grnd. Elev. for Prop. Exfil. Trench =	**4.50**	ft. NGVD.
Lowest Existing Grate Elevation =	**4.50**	ft. NGVD.



Proposed Exfiltration Trench:

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

Existing Exfiltration Trench:

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

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

BASIN DESIGN INFORMATION per DERM

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

WATER QUALITY CALCULATIONS PER SFWMD

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

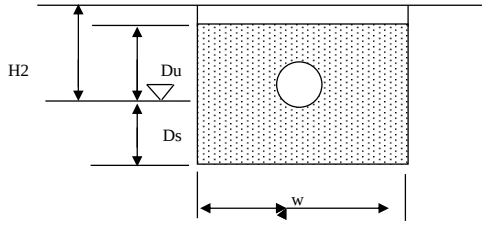
TREATMENT VOLUME REQUIRED (Greater of the 1" WQ vs. 2.5" WQ):

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

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

L = FS x [(%WQ x Volume WQ) + Volume Additional] / [k x (H2 x W + 2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du)]

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

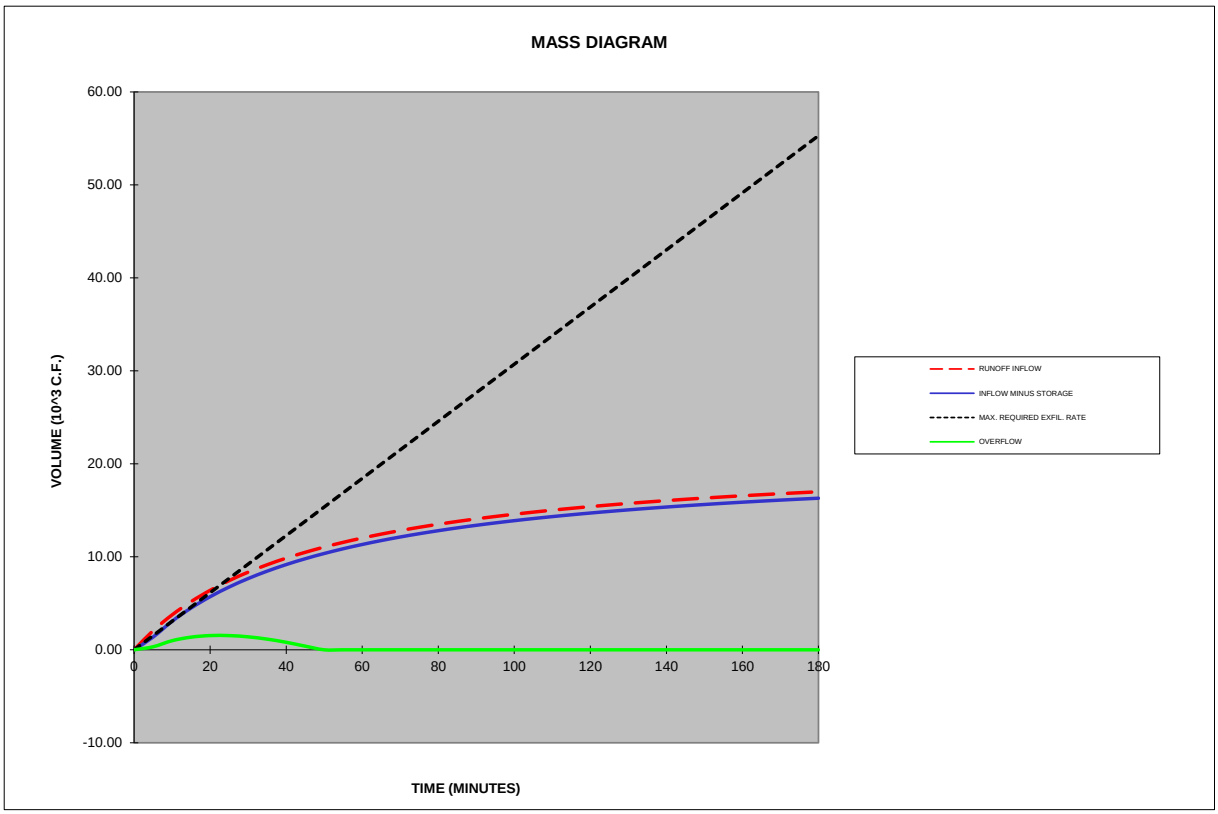


Capacity of Exist. Exfil. Trench =	**0.000**	ha-m or	**0.000**	ac.-ft.
Treatment Volume =	**0.013**	ha-m or	**0.11**	ac.-ft.
Volume =	**1.280**	ac-in.		
%WQ =	**100%**			
k =	**4.47E-04**	cfs/sf-ft		
H2 =	**2.50**	ft.		
W =	**4.00**	ft.		
Du =	**1.50**	ft.		
Ds =	**12.50**	ft.		
SF =	**2.00**			

L Required = 72 feet

LENGTH PROVIDED = 230.00 feet

VOLUME OF WQ PROVIDED = 0.68 ac.-ft. > **0.11 ac.-ft. required, OK**



MAXIMUM OVERFLOW RATE =	1.64	CFS

Overflow to be handled by proposed Drainage Well.

DRAINAGE WELL CALCULATIONS

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

PROPOSED CONDITION RUNOFF CALCULATIONS:

Storm Event	Runoff (Q) Max. Overflow Rate (CFS)	Lowest Rim Elevation (ft) (see note 3)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
10-YR Storm	1.64	4.50	1.00	0.45	3.67
				Wells Provided	4

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

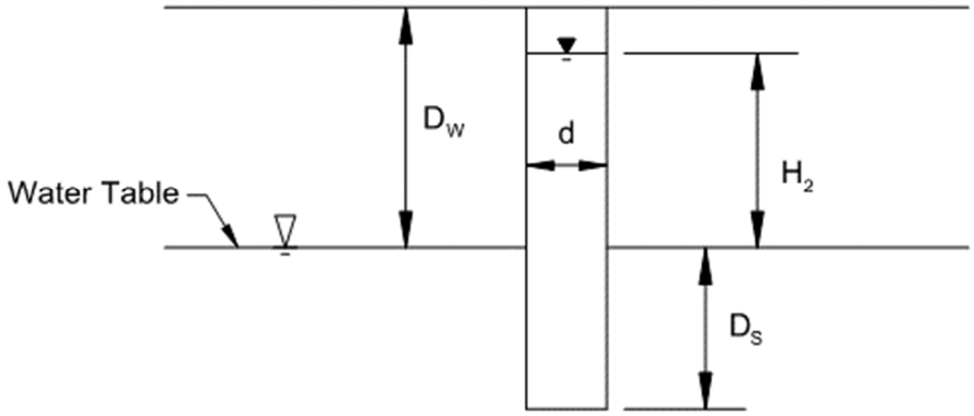
Notes:

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

ATTACHMENT C

Percolation Tests

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



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

TEST DATA

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

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

Depth	Description
0 – 12'	Gray SAND, some silt, roots and shells
12' – 15'	Light tan CEMENTED SAND and SHELL

LANGAN

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

Bay Harbor 103
10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

Project No. 300303601
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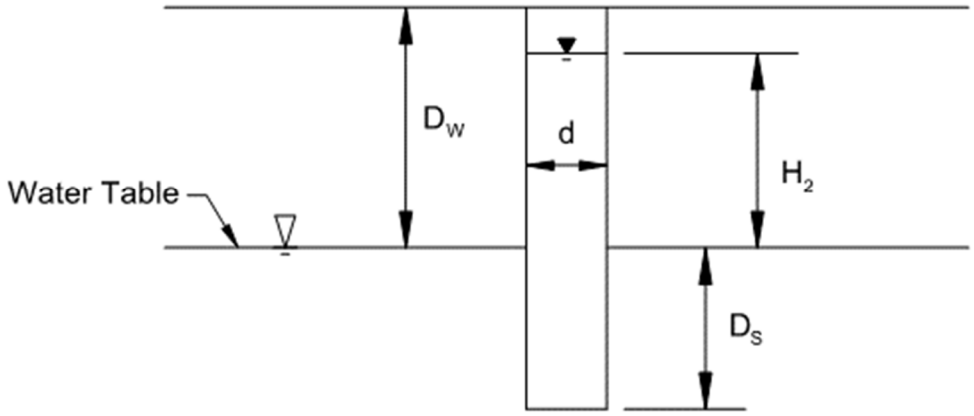
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
"USUAL CONDITION" OPEN-HOLE
EXFILTRATION TEST



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

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	3.4 feet
H_2 = Head on Water Table:	3.4 feet
D_s = Saturated Hole Depth:	11.6 feet
Q = Average Stabilized Flow Rate:	1.1 gallons per minute

HYDRAULIC CONDUCTIVITY

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

K = 4.07 x 10^{-5} CFS/ft^2 per foot of head

SOIL PROFILE

Depth	Description
0 – 11.5′	Gray SAND, some silt, roots and shells
11.5′ – 15′	Light gray CEMENTED SAND and SHELL

LANGAN

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

Bay Harbor 103
10200-10290 E Bay Harbor
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Project No. 300303601
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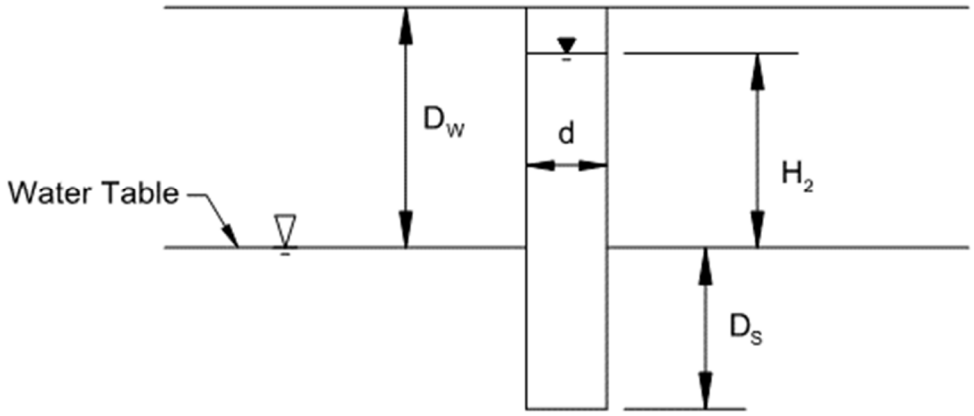
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
"USUAL CONDITION" OPEN-HOLE
EXFILTRATION TEST



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

TEST DATA

D = Test Hole Diameter:	5 inches
D_w = Depth to Water Table:	4.0 feet
H_2 = Head on Water Table:	4.0 feet
D_s = Saturated Hole Depth:	11.0 feet
Q = Average Stabilized Flow Rate:	36.2 gallons per minute

HYDRAULIC CONDUCTIVITY

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

K = 1.18 x 10^{-3} CFS/ft^2 per foot of head

SOIL PROFILE

Depth	Description
0 – 11.5′	Gray SAND, some silt, peat and shells
11.5′ – 15′	Gray SILT, some shells

LANGAN

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15150 NW 79th Court, S-200
Miami Lakes, FL 33016
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FBPE Registry No. 6601

Bay Harbor 103
10200-10290 E Bay Harbor
Bay Harbor Islands, FL 33154

Project No. 300303601
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ATTACHMENT D

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

LANGAN

10/24/2022

BAY HARBOR 103RD STREET

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

SURFACE WATERMANAGEMENT CALCULATIONS

I. Design Criteria:

1) SHWT: 2.00 ft. NGVD

2) Rainfall Amounts:

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

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

II. Area Breakdown and Site Elevation Information:

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

Total Site Area: **1.28** **Ac.**

C= Compaction

III. SCS Curve Number and Soil Storage Calculations:

A) Soil Moisture Storage table for Coastal Soil Type:

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

C=Compaction

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

B) Available Soil Storage Calculations:

Post-Development Conditions:

1) Soil Storage Calculations:

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

*V=A x S

Total Volume Stored: **1.83**

2) Moisture Storage Calculation (S):

=	Available Storage	/	Total Site Area		
=	1.83	ac-in /	1.28		acres
=	**1.43**	**inches**			

3) SCS Curve Number Calculation (CN):

= 1000 / (S + 10)

= 1000 / (2.24 + 10)

= **87**

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

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

L Provided=	230	ft
K=	4.47E-04	cfs/sf-ft of head.
EL-top=	3.50	ft. NGVD
EL-inv=	0.00	ft. NGVD
CE=	2.00	ft. NGVD
EL-bot=	-10.50	ft. NGVD
W=	4.00	ft
Du=	1.50	ft
Ds=	12.50	ft
H2=	2.50	ft

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

$V= L[K(H2*W+2H2Du - Du^2 + 2H2Ds) + (1.39 \times 10^{-4})WDu]/12$ Eq. 8 Section G-4

V= Acre-Feet

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

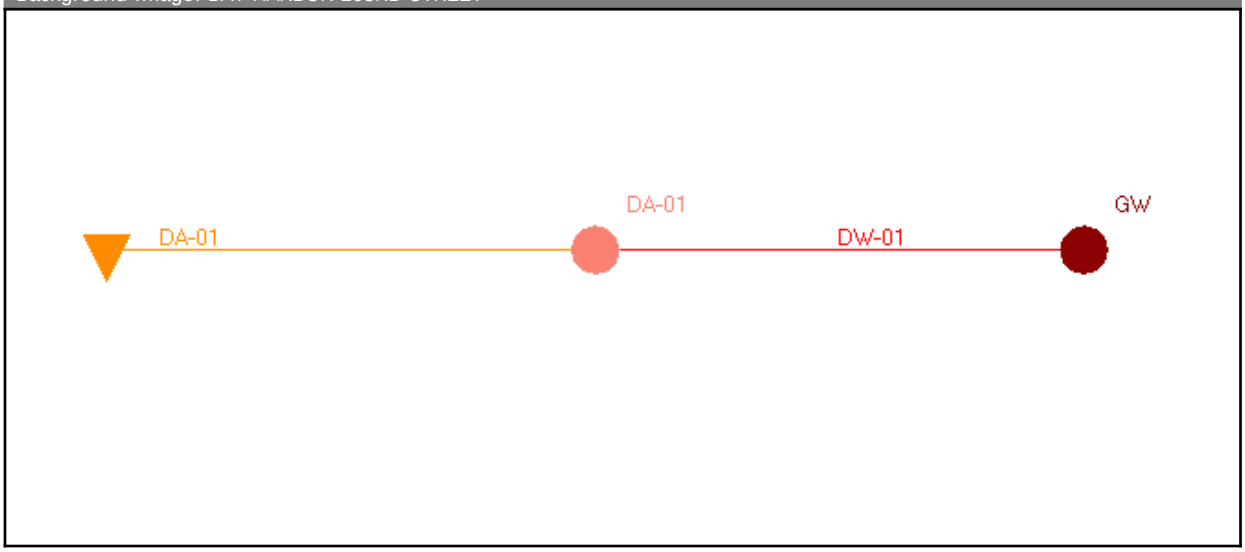
*Variable H2 stops at top of trench elevation. This assumes that exfiltration trench is full and no additional storage is available.

ATTACHMENT E

ICPR ROUTING ANALYSIS

INPUT

Background Image: BAY HARBOR 103RD STREET



Simulation: 10YR-24H

Scenario: Scenario1
Run Date/Time: 10/21/2022 6:18:37 PM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

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

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

Output Time Increments

Hydrology

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

Surface Hydraulics

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

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

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

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: DA-01

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

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

Comment:

Node: DA-01

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

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

Comment:

Node: GW

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

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

Comment:

Rating Curve Link: DW-01

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

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

Comment:

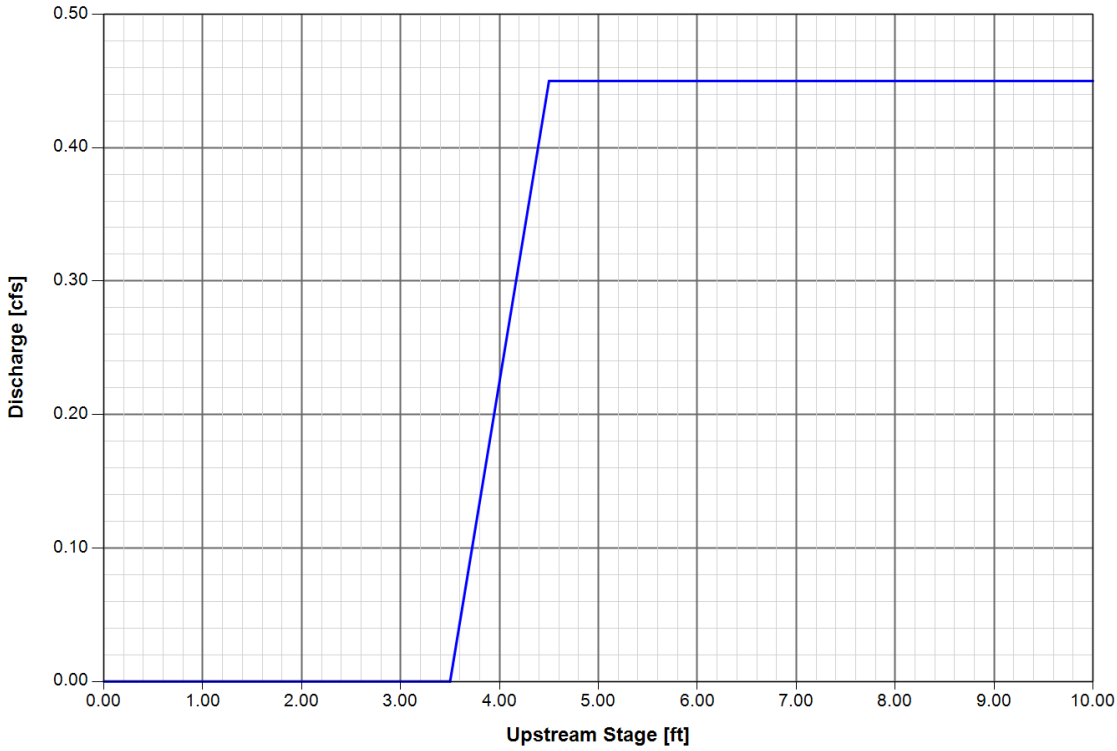
Rating Curve: DRAINAGE WELL

Scenario: Scenario1
Type: Upstream Stage

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

Comment:

Rating Curve: DRAINAGE WELL Scenario: Scenario1



NODE OUTPUT

Node Max Conditions [Scenario1]

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

LINK OUTPUT

Link Min/Max Conditions [Scenario1]

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

11 November 2022

Michael Miller
Town of Bar Harbor Islands
Bay Harbor 103 Street Residential
Bay Harbor Islands,
Florida 33154

Re: Traffic Generation Statement
10290 & 10200 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 300303601

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Bay Harbor 103 residential development at 10290 & 10200 E. Bay Harbor Drive in Bay Harbor Islands, Florida. We determined that the proposed development will generate no more than eight (8) net-new peak hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description
The proposed development comprises 77 mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 1.31-acre site (Folio Nos.: 13-2227-001-1230 and 13-2227-001-1110) is currently occupied by four low-rise multifamily residential buildings with a 36 dwelling units. The proposed development will comprise a six-story mid-rise multifamily residential building with 77 residential units. The project site is west of Bay Harbor Drive between 103rd and 102nd streets in Bay Harbor Islands, Florida. The development will have access through two driveway connections each to E. Bay Harbor Drive. The north driveway will operate as an ingress only driveway, with direct access to the proposed parking on the ground floor and a drop-off area at the main lobby connecting the proposed driveways. The south driveway will operate as an egress only driveway. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis
The proposed development is expected to generate 15 daily, 8 morning and 5 afternoon more peak hour trips compared to the existing development. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	T = 6.41 (X) + 75.31	50%	50%	153	153	306
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	T = 4.77 (X) - 46.46	50%	50%	160	161	321
Net-New Trips (Proposed less Existing)						**7**	**8**	**15**

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	T = 0.40 (X)	24%	76%	3	11	14
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	T = 0.44 (X) - 11.61	23%	77%	5	17	22
Net-New Trips (Proposed less Existing)						**2**	**6**	**8**

Afternoon Peak Hour

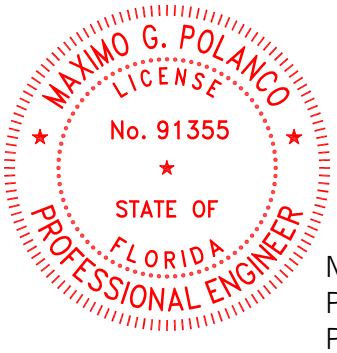
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	36 DU	T = 0.51 (X)	63%	37%	11	7	18
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	77 DU	T = 0.39 (X) + 0.34	61%	39%	18	12	30
Net-New Trips (Proposed less Existing)						**7**	**5**	**5**

Conclusion

We determined that the Bay Harbor 103 residential development is not expected to generate more than eight (8) net-new peak-hour trips. The development comprises a six-story apartment building with 77 residential units that will have two one-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.11.11 11:49:37-05'00'

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

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

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

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

MGP:mgp

Attachments:

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

Florida Certificate of Authorization No. 6601

\\langan.com\data\MIA\data6\300303601\Project Data_Discipline\Traffic\Reports\2022-09-07 10290 E Bay Harbor Drive Traffic Statement.docx

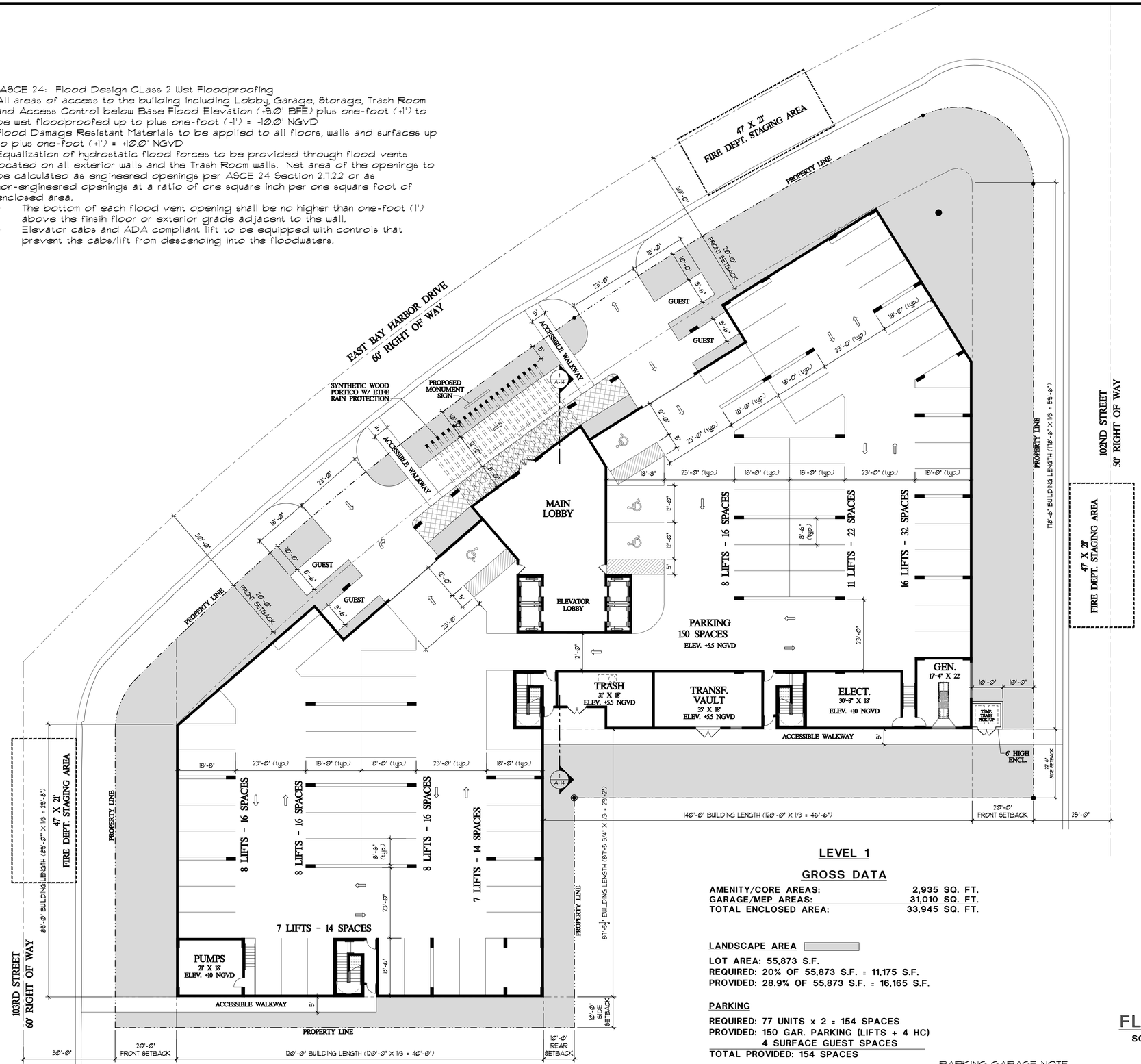
ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project **BAY HARBOR 103 RESIDENTIAL DEVELOPMENT** BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title **SITE LOCATION MAP**	Project No. 300303601 Date 9/1/2022 Scale NTS	**FIGURE 1**

ATTACHMENT B
SITE PLAN

Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+9.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
- Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
- Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.7.2.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
  - The bottom of each flood vent opening shall be no higher than one-foot (1') above the finsih floor or exterior grade adjacent to the wall.
  - Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.



LEVEL 1

GROSS DATA

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

LANDSCAPE AREA

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

PARKING

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

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LP230
- 73 LIFTS = 146 PARKING SPACES
- FULL VALET OPERATION
  NO SELF PARKING ALLOWED

PARKING GARAGE NOTE:

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

LEVEL 1 FLOOR PLAN

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

N

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-7
OF SHEETS

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2022

Property Information	
Folio:	13-2227-001-1230
Property Address:	10200 E BAY HARBOR DR Bay Harbor Islands, FL 33154-3703
Owner	CHBH 103RD STREET LLC
Mailing Address	10201 COLLINS AVE APT #2001 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 24 / 0
Floors	2
Living Units	24
Actual Area	22,456 Sq.Ft
Living Area	22,456 Sq.Ft
Adjusted Area	17,093 Sq.Ft
Lot Size	30,450 Sq.Ft
Year Built	1954

Assessment Information			
Year	2022	2021	2020
Land Value	$3,349,500	$2,740,500	$2,740,500
Building Value	$1,190,500	$349,500	$625,500
XF Value	$0	$0	$0
Market Value	$4,540,000	$3,090,000	$3,366,000
Assessed Value	$3,399,000	$3,090,000	$3,366,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,399,000	$3,090,000	$3,366,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$4,540,000	$3,090,000	$3,366,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,399,000	$3,090,000	$3,366,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,399,000	$3,090,000	$3,366,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$1,141,000		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2022	$7,615,000	33188-2995	Qual by exam of deed
03/02/2020	$3,960,000	31855-4633	Qual by exam of deed
10/03/2014	$5,965,714	29348-2230	Transfer where the sale price is verified to be part of a package or bulk sale.
12/27/2012	$15,325,000	28427-3867	Financial inst or "In Lieu of Forclosure" stated

Short Legal Description

BAY HARBOR ISLAND PB 46-5
LOTS 14 & 15 BLK 5
LOT SIZE 150.000 X 203
OR 12133-3261 TO 3264 0484 2
COC 22790-0586 10 2004 2

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2022

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

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

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

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

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

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

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Version:

ATTACHMENT C
ITE EXCERPTS

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

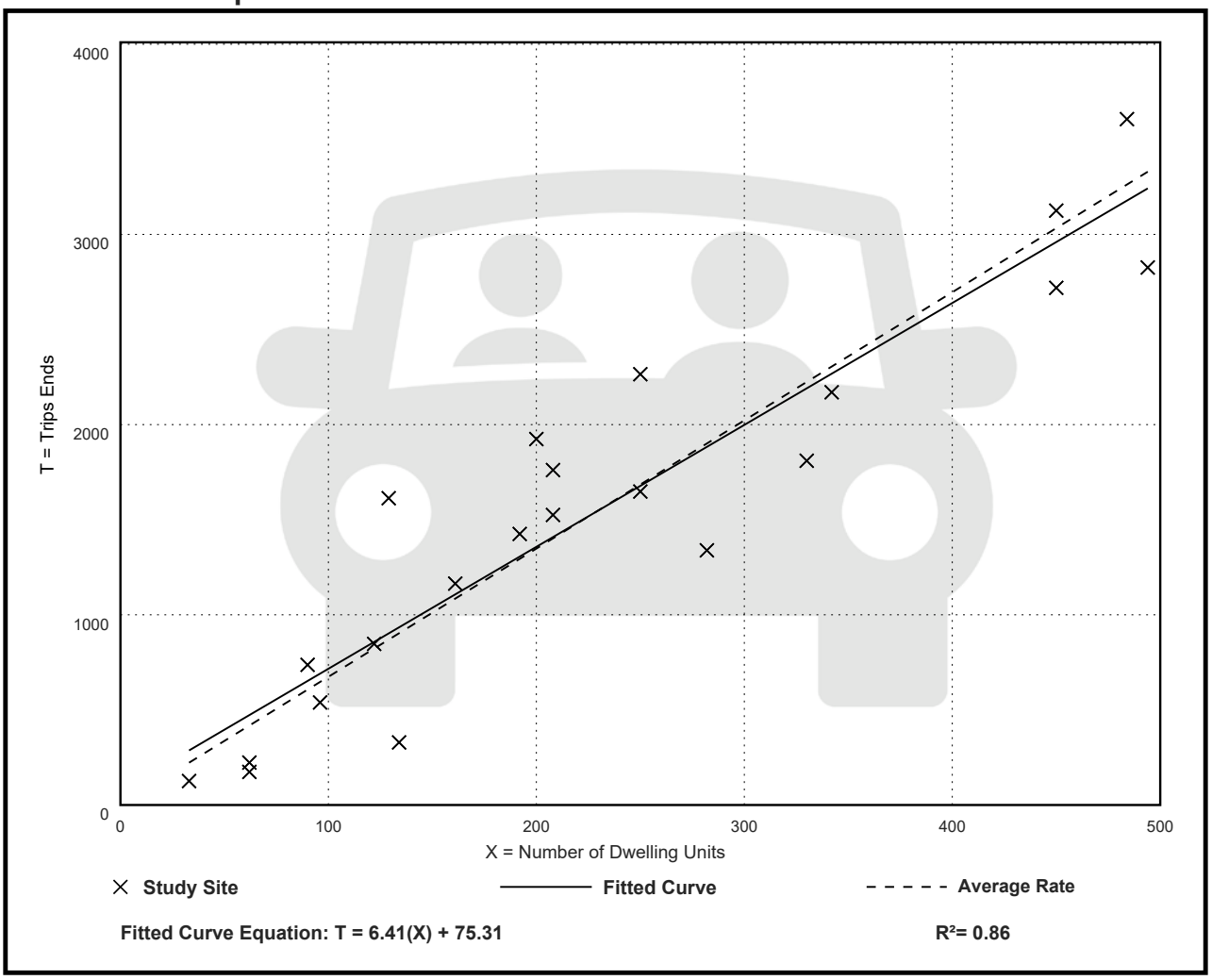
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

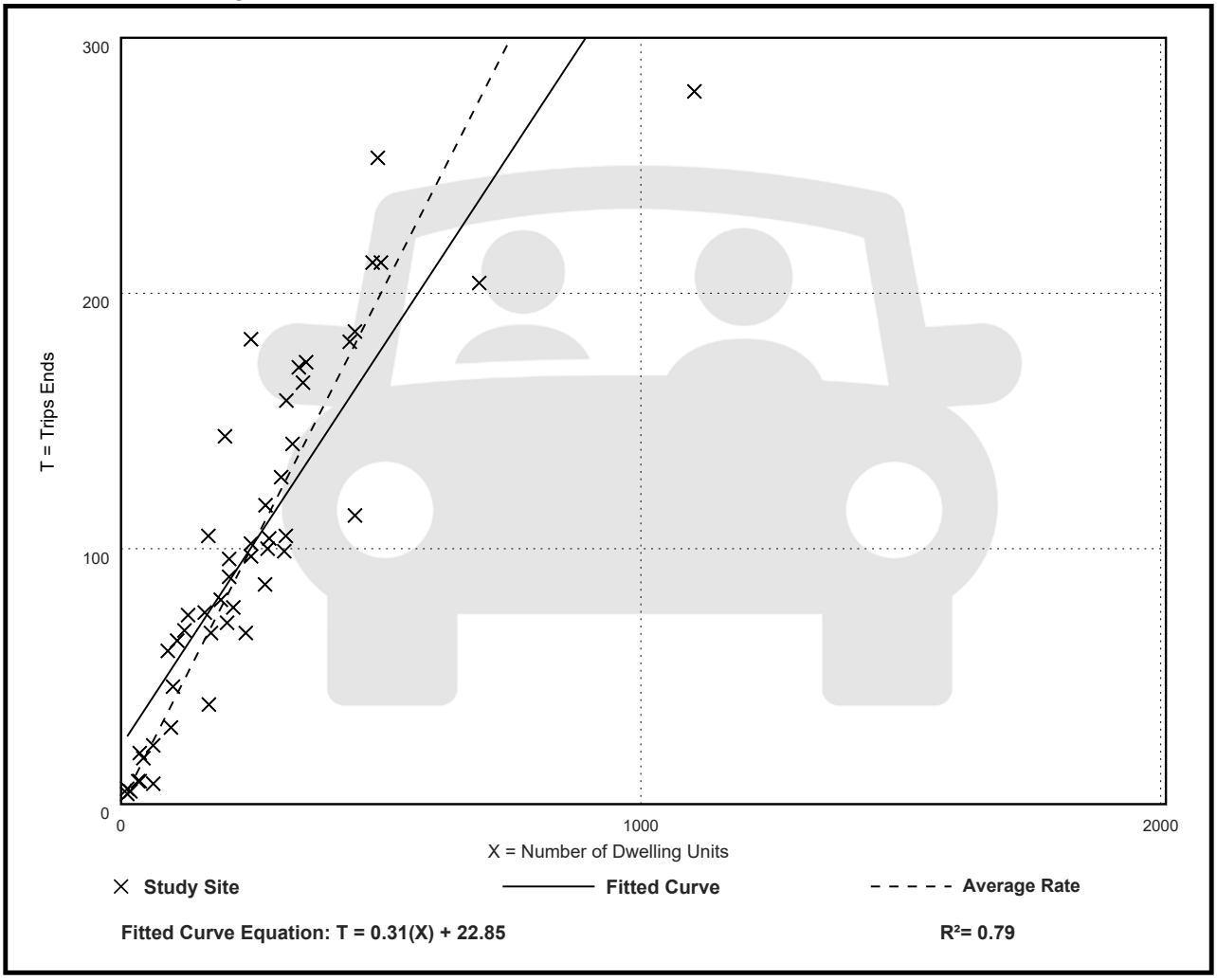
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



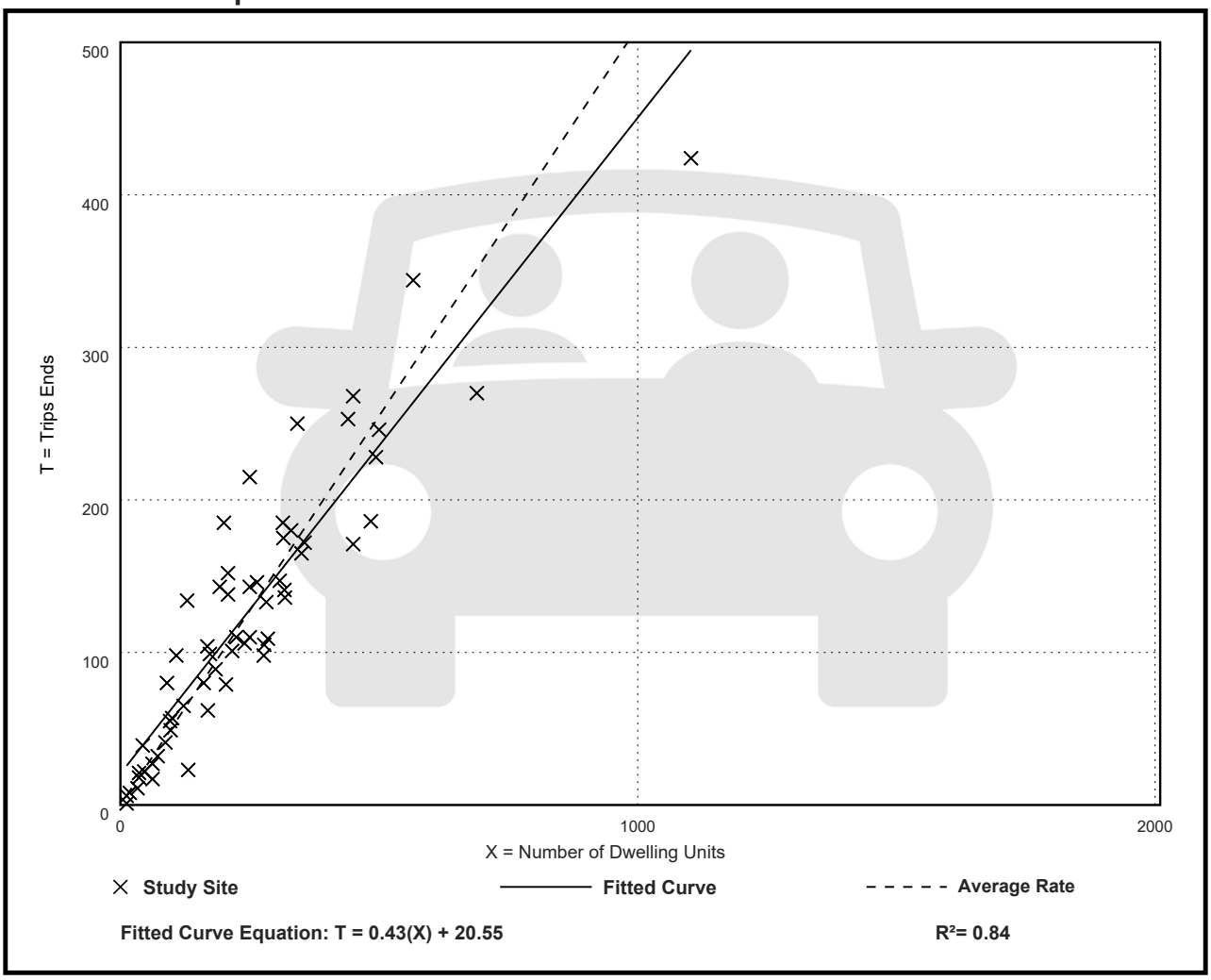
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

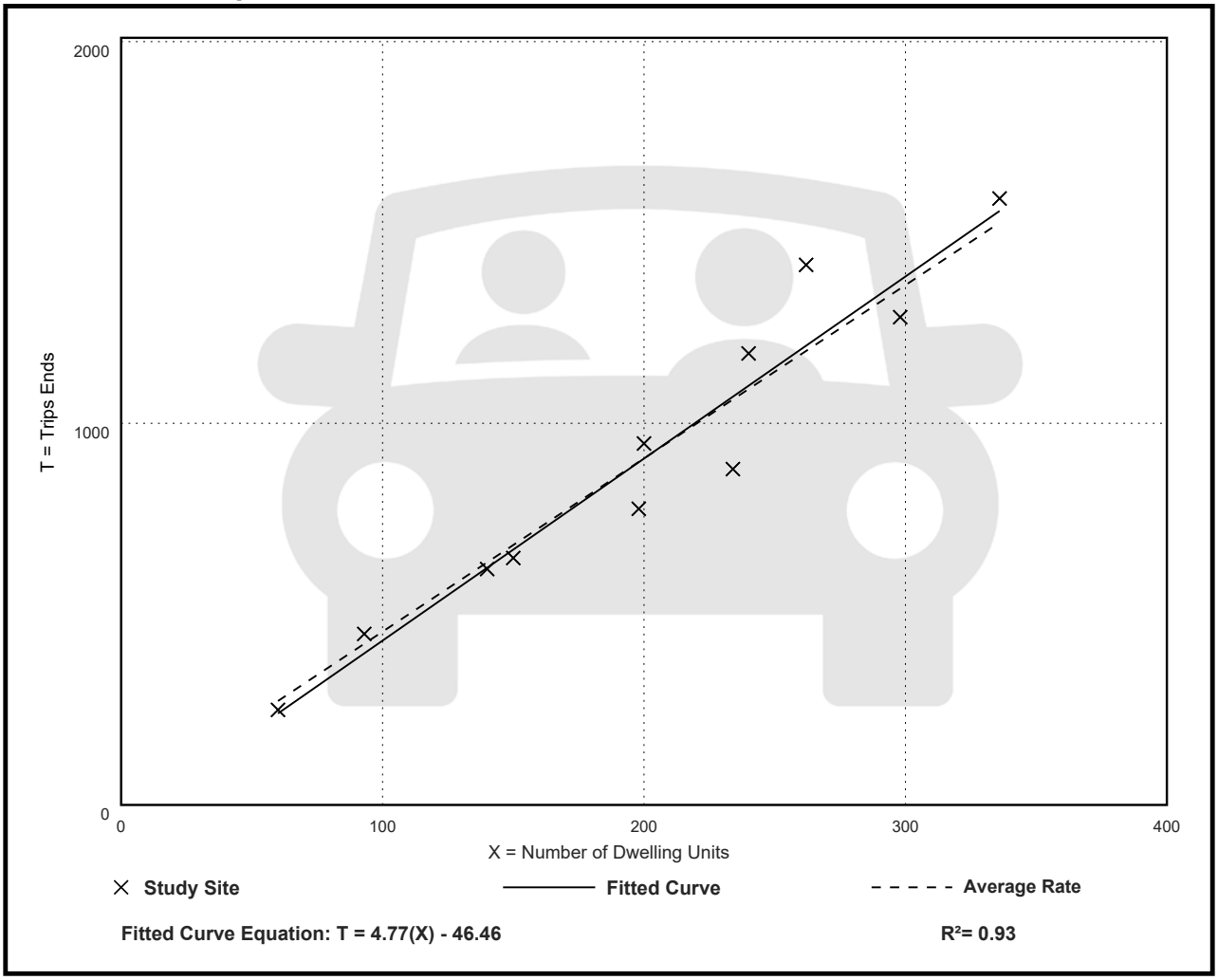
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



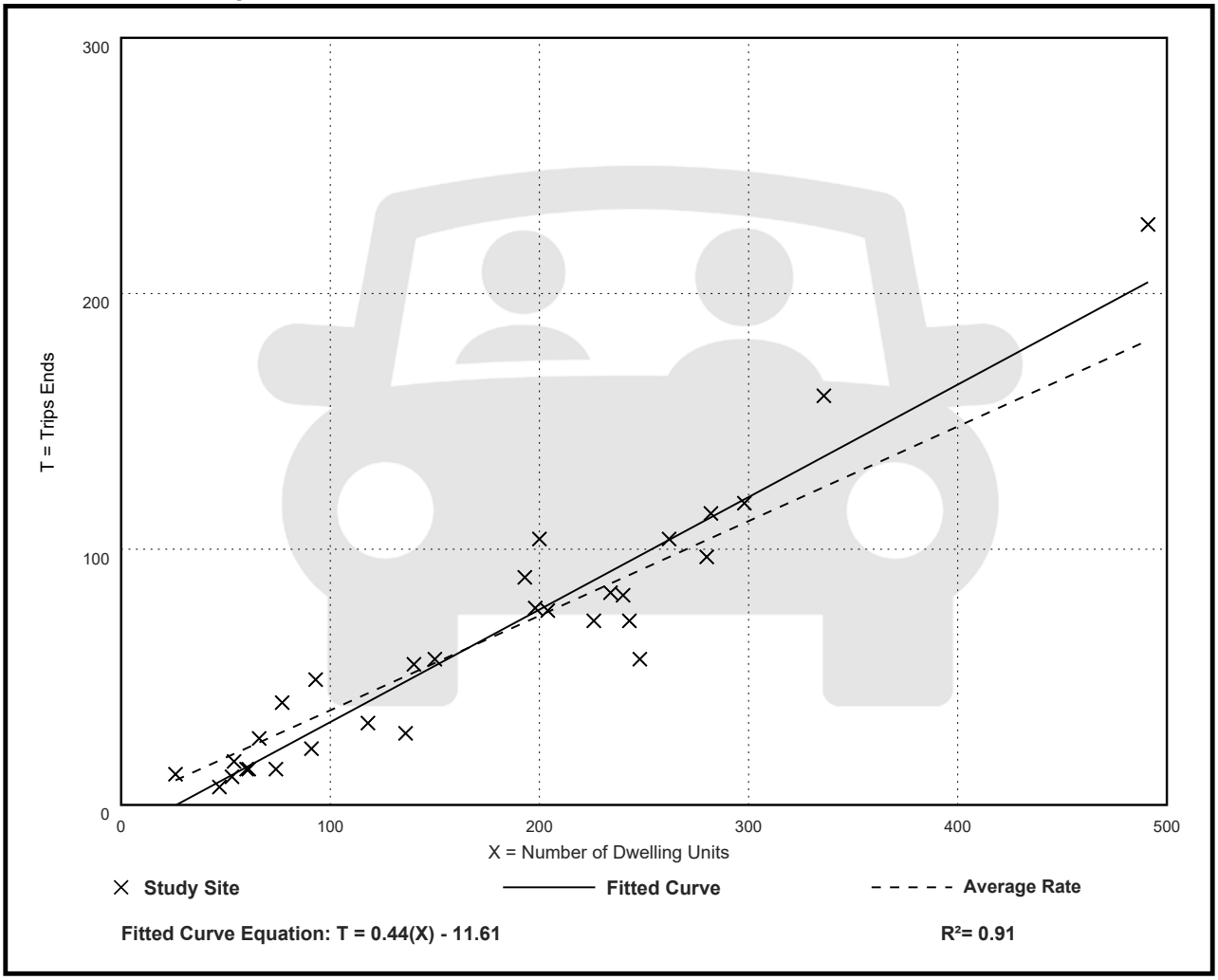
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



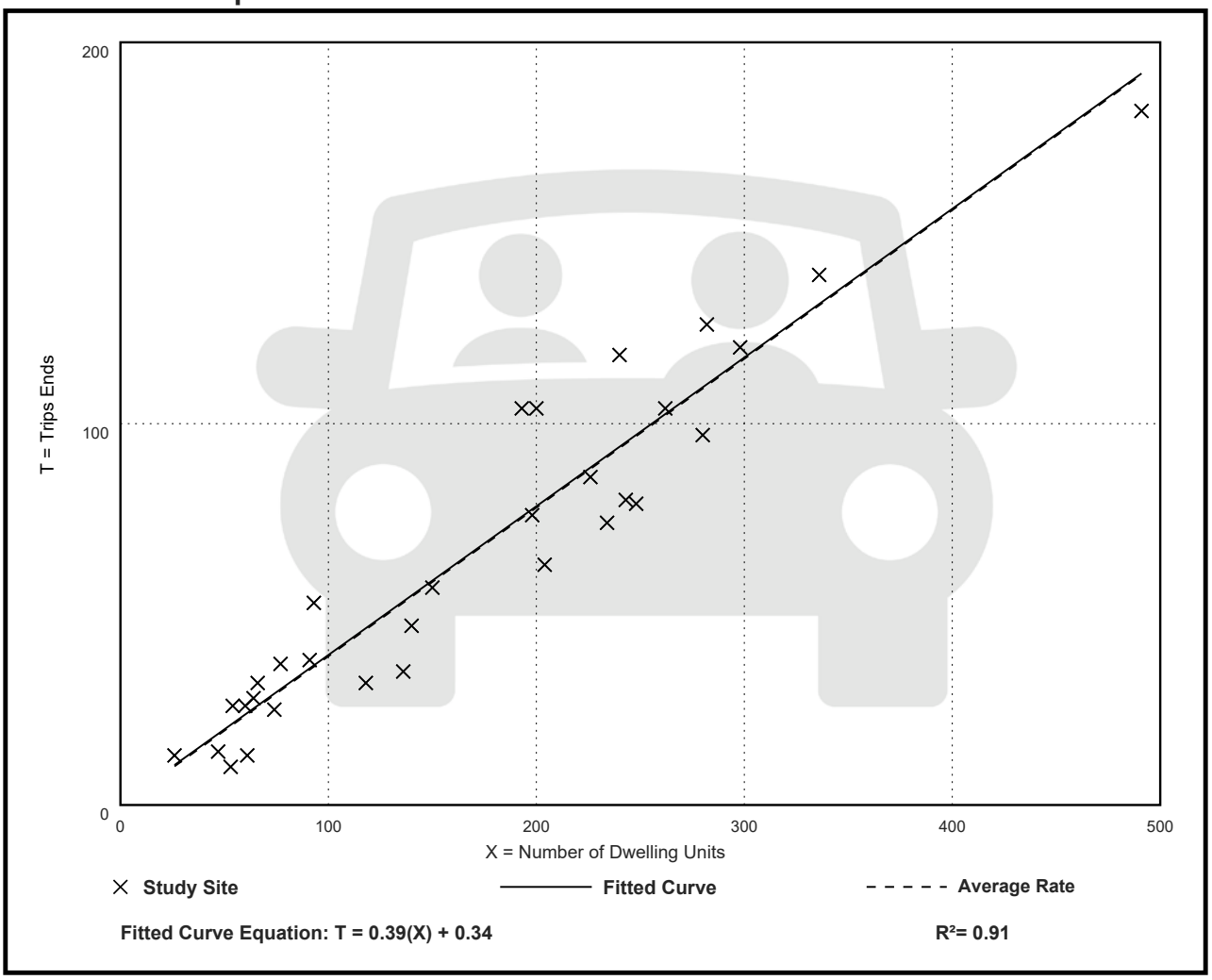
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

(DRB SUBMITTAL DRAWINGS)

NOVEMBER 15, 2022 / JANUARY 16, 2023

DRAWING LIST

	COVER SHEET / INDEX OF DRAWINGS
	SURVEY
A-1	PROJECT INFO/DATA
A-2	CONTEXT AND SITE PHOTOS
A-3	AERIAL VIEW RENDERING
A-4	RENDERING (NORTH-EAST VIEW)
A-4A	RENDERING (NORTH-EAST PEDESTRIAN VIEW)
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A-4C	RENDERING (BREEZEWAY VIEW)
A-4D	RENDERING (BREEZEWAY DETAIL VIEW)
A-5	RENDERING (SOUTH-EAST VIEW)
A-5A	RENDERING (SOUTH-EAST PEDESTRIAN VIEW)
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A-5.1A	RENDERING (SOUTH PEDESTRIAN VIEW)
A-6	RENDERING (NORTH VIEW)
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A-6.1	RENDERING (ROOF RECREATION DECK POOL VIEW)
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A-7	SITE PLAN - LEVEL 1 FLOOR PLAN
A-8	LEVEL 2 OVERALL FLOOR PLAN
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A-12	MAIN ROOF LEVEL FLOOR PLAN
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C-003	DEVELOPMENT IMPACT ANALYSIS REPORT
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LS-101	LANDSCAPE MATERIALS IMAGERY
LP-100	LANDSCAPE PLANTING PLAN (GROUND FLOOR)
LP-101	LANDSCAPE PLANTING PLAN (BREEZEWAY)
LP-102	LANDSCAPE PLANTING PLAN (ROOF)
LP-103	LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS
LP-104	LANDSCAPE PLANTING IMAGERY
LL-100	GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS
LL-101	ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
LL-102	LIGHTING SPECIFICATIONS
LI-100	LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)
LI-101	LANDSCAPE IRRIGATION PLAN (ROOF)
LI-102	LANDSCAPE IRRIGATION DETAILS

OWNER/DEVELOPER

CHBH 103rd STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

ARCHITECT

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

CIVIL ENGINEER

LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

LANDSCAPE ARCHITECT

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

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

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

SHEET TITLE
COVER SHEET

DATE	01-16-23
SCALE	-
JOB NO.	2022-02
SHEET	

OF SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

(DRB SUBMITTAL DRAWINGS)

NOVEMBER 15, 2022

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PREVIOUS DRB SUBMITTAL DATED 11-15-22

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

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

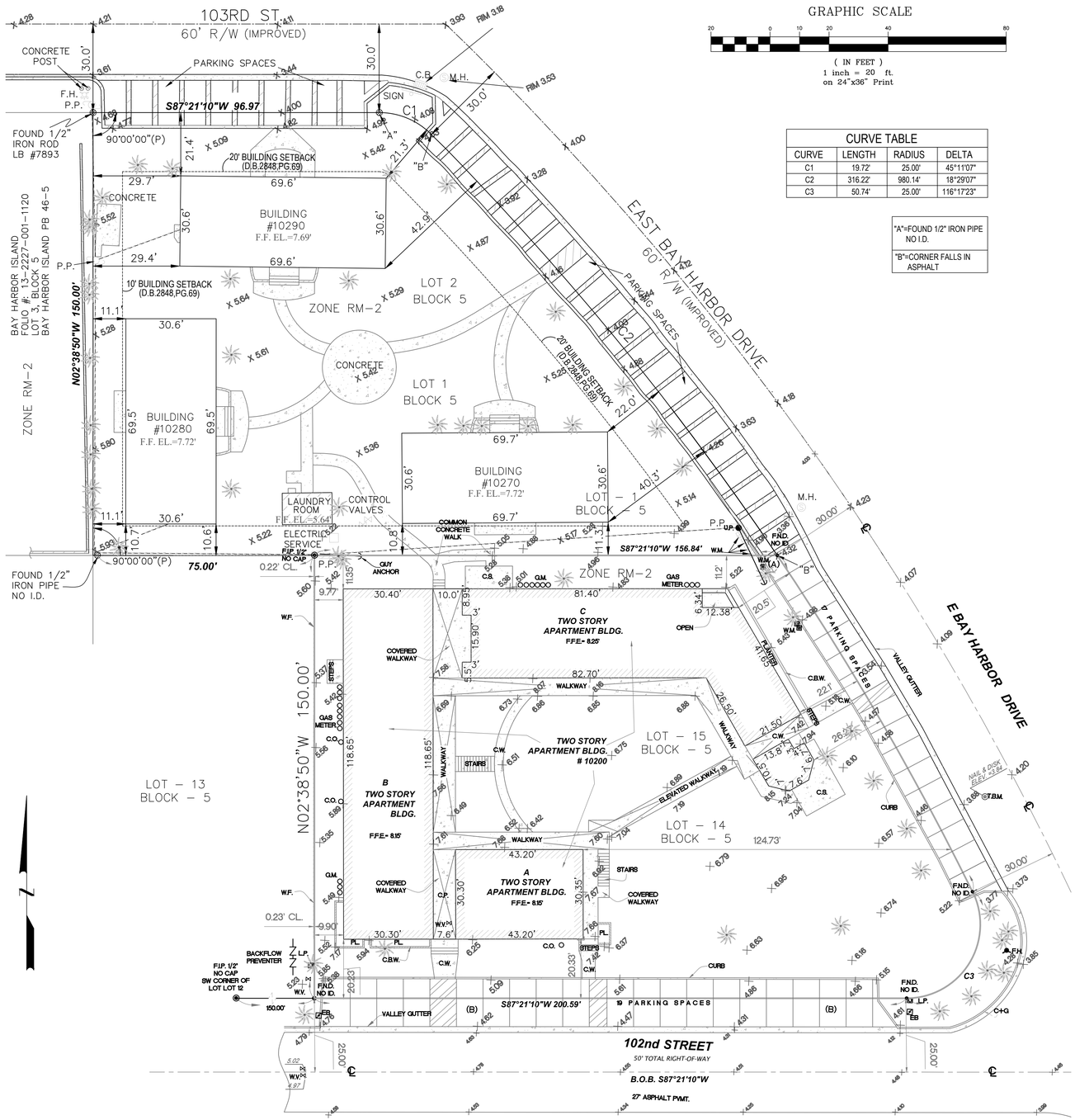
ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
COVER SHEET

DATE 11-15-22
SCALE -
JOB NO. 2022-02
SHEET

OF SHEETS

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
on 24"x36" Print

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

"A"=FOUND 1/2" IRON PIPE NO I.D.

"B"=CORNER FALLS IN ASPHALT

SURVEYOR'S NOTES:

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

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

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

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

LEGAL DESCRIPTION

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

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

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

SYMBOL LEGEND

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

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL. = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D.W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M.L. = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

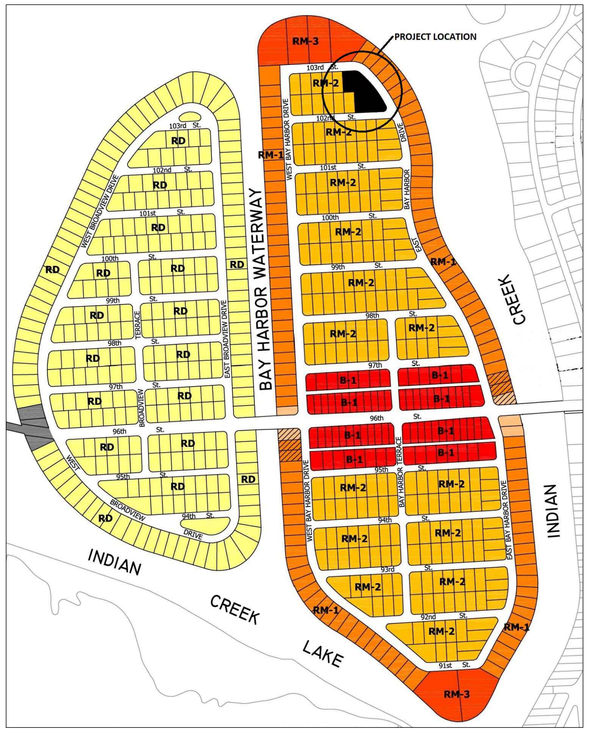
I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

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

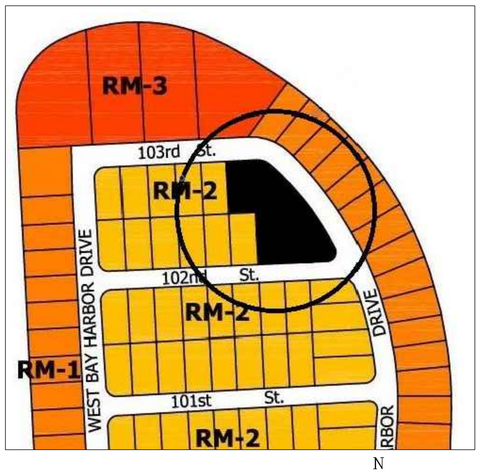
B,A & K GROUP, INC. L.B #7887
Architects-Engineers-Land Surveyors
12000 S.W. 92 Street
Miami, Florida 33186-2018
Email: engineercontractor@gmail.com
Phone: 786-488-1000

PROJECT:
BOUNDARY SURVEY
FOLIO NO. 13-2227-001-1110, 13-2227-001-1230
10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS,
FLORIDA 33154
SECTION 27-52S-42E
MIAMI-DADE COUNTY, FLORIDA

JOB No. 22036
FIELD BOOK:
CAD FILE. 036
DATE: 05-30-22
SCALE: 1"=20'
DRAWN: IP
REV.: JC
REVISIONS
SHEET No. 1-OF-1



BAY HARBOR ISLANDS ZONING MAP N



LOCATION MAP N

NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL (CIRCLE INDICATES 300' RADIUS)

BAY HARBOR ISLANDS ZONING SUMMARY

LEGAL DESCRIPTION	LOTS 1, 2. 14 AND 15 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	55,873 S.F. (1.28 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) HIGHEST CROWN OF ROAD 4.23 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	89' MIN.
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 55,873 x 0.20 = 11,175 S.F	16,265 S.F. = 29.1%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 1.283 ACRES = 43 UNITS	77 UNITS (TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 1.283 ACRES x 60 DUA = 77 UNITS	77 UNITS 1.283 ACRES x 60 DUA = 77 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 22'-0"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 10'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH (0.33 x89'-0" = 29'-8") @SOUTH (0.33 x 178'-6" = 59'-6") @EAST (0.33 x 311'-0" = 103'-6" @WEST (0.33 x 120'-0" = 40'-0")	NORTH = 29'-8" SOUTH = 59'-6" EAST = 100'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE + 1' FREEBOARD	66'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 20,225 SF x 15% = 3,035 SF MIN.	4,480 S.F. = 22.2%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING 4 GUEST SPACES (1 PER LOT) 77 UNITS x 2 = 154 MIN.	154 SPACES INCLUDING 4 GUEST SPACES AND 4 HC SPACES

CODES

SEVENTH EDITION (2020) FLORIDA BUILDING CODE: EXISTING BUILDING
SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE
NFPA 1 and 101 LIFE SAFETY 2018 EDITION

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

PROJECT AREA DATA

RENTABLE AREA (77 UNITS)	137,475 SQ. FT.	= 71.0%
NON-SALEABLE AREA		= 29.0%
GARAGE/MEP	31,010 SQ. FT.	
AMENITY/CORE	25,375 SQ. FT.	
TOTAL ENCLOSED AREA	193,860 SQ. FT.	

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A	2	1,925 SF	25 SF			3 BEDROOM / 2 BATH
UNIT A1	3	1,800 SF	25 SF			3 BEDROOM / 2 BATH
UNIT B	5	1,960 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT C	2	1,810 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT C1	3	1,460 SF	25 SF			2 BEDROOM / 2 BATH
UNIT D	2	2,275 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT D1	3	1,715 SF	25 SF			3 BEDROOM / 2 BATH
UNIT E	2	1,315 SF	25 SF			2 BEDROOM / 2 BATH
UNIT E1	3	1,125 SF	25 SF			2 BEDROOM / 2 BATH
UNIT F	2	1,885 SF	25 SF			2 BEDROOM / 2.5 BATH
UNIT G	2	1,510 SF	25 SF			1 BEDROOM / 1.5 BATH + DEN
UNIT H	5	1,915 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT I	2	1,650 SF	25 SF			2 BEDROOM / 2.5 BATH + FAMILY
UNIT I1	3	1,465 SF	25 SF			2 BEDROOM / 2.5 BATH + DEN
UNIT J	2	1,560 SF	25 SF			2 BEDROOM / 2 BATH
UNIT J1	3	1,165 SF	25 SF			2 BEDROOM / 2 BATH
UNIT K	2	1,845 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT K1	3	1,670 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT L	2	1,470 SF	25 SF			2 BEDROOM / 2 BATH
UNIT L1	3	1,245 SF	25 SF			1 BEDROOM / 1.5 BATH
UNIT M	2	2,460 SF	25 SF			4 BEDROOM / 3 BATH + DEN
UNIT M1	3	1,360 SF	25 SF			1 BEDROOM / 1.5 BATH
UNIT N	2	1,955 SF	25 SF			1 BEDROOM / 2 BATH + DEN
UNIT N1	3	1,765 SF	25 SF			1 BEDROOM / 2 BATH + DEN
UNIT O	1	1,985 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT P	3	2,185 SF	25 SF			2 BEDROOM / 3 BATH + FAMILY
UNIT Q	3	2,085 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT R	3	1,720 SF	25 SF			2 BEDROOM / 2.5 BATH
UNIT S	3	1,145 SF	25 SF			1 BEDROOM / 1.5 BATH
TOTAL	77	129,395 SF	1,925 SF			

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

BAY HARBOR 103RD STREET

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

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

SHEET TITLE: DATA

DATE 01-16-23
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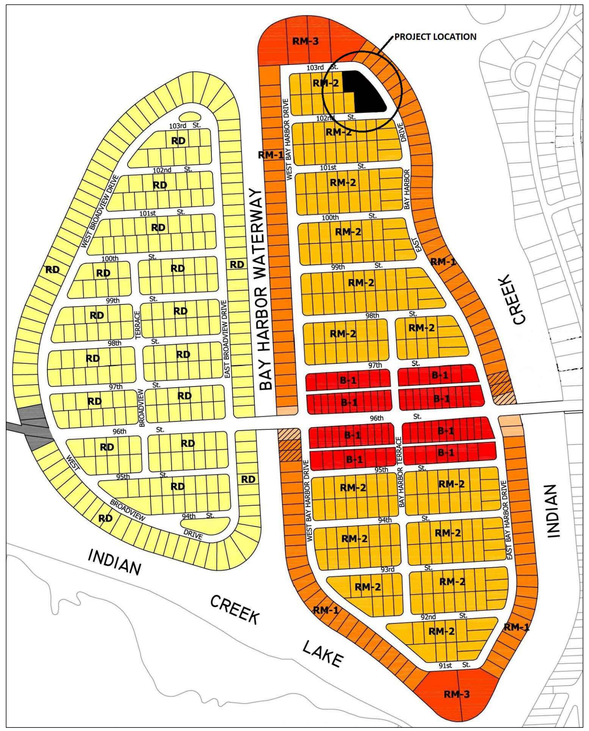
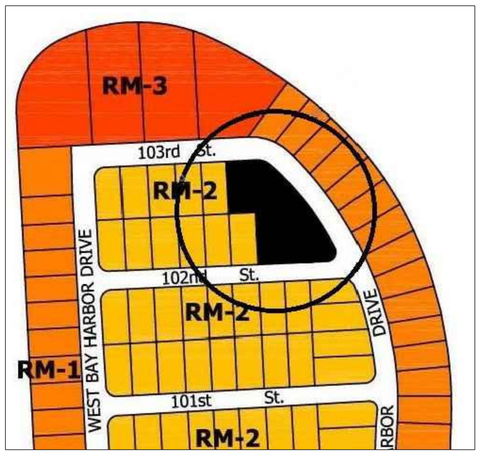


BAY HARBOR ISLANDS ZONING MAP N



LOCATION MAP N

NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL (CIRCLE INDICATES 300' RADIUS)

BAY HARBOR ISLANDS ZONING SUMMARY

LEGAL DESCRIPTION	LOTS 1, 2. 14 AND 15 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LOT AREA	55,873 S.F. (1.28 ACRES)
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) HIGHEST CROWN OF ROAD 4.23 NGVD
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL

	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	89' MIN.
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 55,873 x 0.20 = 11,175 S.F	16,265 S.F. = 29.1%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 1.283 ACRES = 43 UNITS	77 UNITS (TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 1.283 ACRES x 60 DUA = 77 UNITS	77 UNITS 1.283 ACRES x 60 DUA = 77 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 22'-0"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 10'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH (0.33 x89'-0" = 29'-8") @SOUTH (0.33 x 178'-6" = 59'-6") @EAST (0.33 x 311'-0" = 103'-6" @WEST (0.33 x 120'-0" = 40'-0")	NORTH = 29'-8" SOUTH = 59'-6" EAST = 100'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE + 1' FREEBOARD	66'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 20,225 SF x 15% = 3,035 SF MIN.	4,195 S.F. = 20.7%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING 4 GUEST SPACES (1 PER LOT) 77 UNITS x 2 = 154 MIN.	154 SPACES INCLUDING 4 GUEST SPACES AND 4 HC SPACES

CODES

SEVENTH EDITION (2020) FLORIDA BUILDING CODE: EXISTING BUILDING
SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE
NFPA 1 and 101 LIFE SAFETY 2018 EDITION

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

PROJECT AREA DATA

RENTABLE AREA (77 UNITS)	137,475 SQ. FT.	= 71.0%
NON-SALEABLE AREA		= 29.0%
GARAGE/MEP	31,010 SQ. FT.	
AMENITY/CORE	25,375 SQ. FT.	
TOTAL ENCLOSED AREA	193,860 SQ. FT.	

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A	2	1,925 SF	25 SF			3 BEDROOM / 2 BATH
UNIT A1	3	1,800 SF	25 SF			3 BEDROOM / 2 BATH
UNIT B	5	1,960 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT C	2	1,800 SF	25 SF			2 BEDROOM / 3 BATH + DEN
UNIT C1	3	1,450 SF	25 SF			2 BEDROOM / 2 BATH
UNIT D	2	2,140 SF	25 SF			3 BEDROOM / 3 BATH + DEN
UNIT D1	3	1,580 SF	25 SF			3 BEDROOM / 2 BATH
UNIT E	2	1,350 SF	25 SF			2 BEDROOM / 2 BATH
UNIT E1	3	1,145 SF	25 SF			2 BEDROOM / 2 BATH
UNIT F	2	1,870 SF	25 SF			2 BEDROOM / 2.5 BATH
UNIT G	2	1,510 SF	25 SF			1 BEDROOM / 1.5 BATH + DEN
UNIT H	5	1,915 SF	25 SF			3 BEDROOM / 3 BATH + DEN
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TOTAL	77	129,770 SF	1,925 SF			

PREVIOUS DRB SUBMITTAL DATED 11-15-22

REVISIONS	DATE

PERMIT ISSUE -
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CONSTRUCTION SET -

BAY HARBOR 103RD STREET

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

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

SHEET TITLE: DATA

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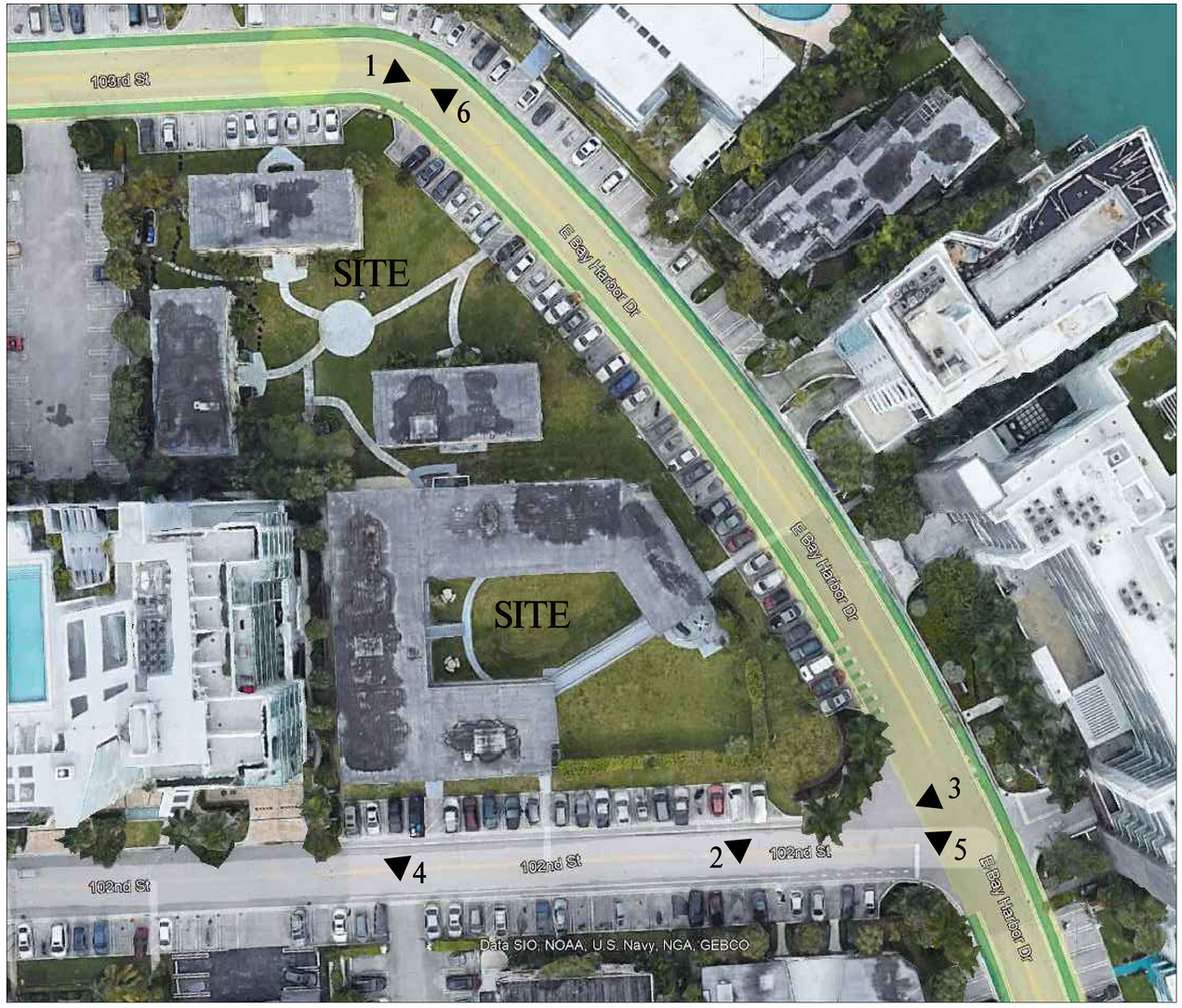

PHOTO
SITE LEGEND

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
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SHEET TITLE
SITE AND CONTEXT PHOTOS

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AERIAL VIEW

N

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BAY HARBOR 103RD STREET

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ARCHITECTS, INC
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SHEET TITLE
AERIAL VIEW

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AERIAL VIEW N

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BAY HARBOR 103RD STREET

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RENDERING
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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
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S & E ARCHITECTS, INC.
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RENDERING
NORTH-EAST VIEW

DATE 01-16-23
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RENDERING
(NORTH-EAST VIEW)

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DATED 11-15-22

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BAY HARBOR 103RD STREET

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RENDERING
(NORTH-EAST PEDESTRIAN VIEW)

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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SHEET TITLE
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(NORTH-EAST PEDESTRIAN BREEZEWAY VIEW)

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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BAY HARBOR 103RD STREET

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BAY HARBOR 103RD STREET

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RENDERING
(SOUTH-EAST PEDESTRIAN VIEW)

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CONSTRUCTION SET
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BAY HARBOR 103RD STREET

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

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

SHEET TITLE
RENDERING
SOUTH PED. VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-5.1A
OF SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

RENDERING
(NORTH VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
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NORTH VIEW

DATE 01-16-23
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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

RENDERING
(NORTH VIEW)

PREVIOUS DRB SUBMITTAL DATED 11-15-22

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
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NORTH VIEW

DATE 11-15-22
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OF SHEETS

RENDERING
(NORTH PEDESTRIAN VIEW)

REVISIONS	DATE

PERMIT ISSUE
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-
CONSTRUCTION SET
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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
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2000 South Dixie Highway #203 | Miami, FL 33133
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AR0015487

RENDERING
(POOL VIEW 1)

REVISIONS	DATE

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
RENDERING
POOL VIEW 1

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
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OF SHEETS

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RENDERING
(POOL VIEW 2)

REVISIONS	DATE

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CONSTRUCTION SET
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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
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SHEET TITLE
RENDERING
POOL VIEW 2

DATE 01-16-23
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RENDERING
(RECREATION DECK VIEW)

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
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SHEET TITLE
RENDERING
RECREATION DECK VIEW

DATE 01-16-23
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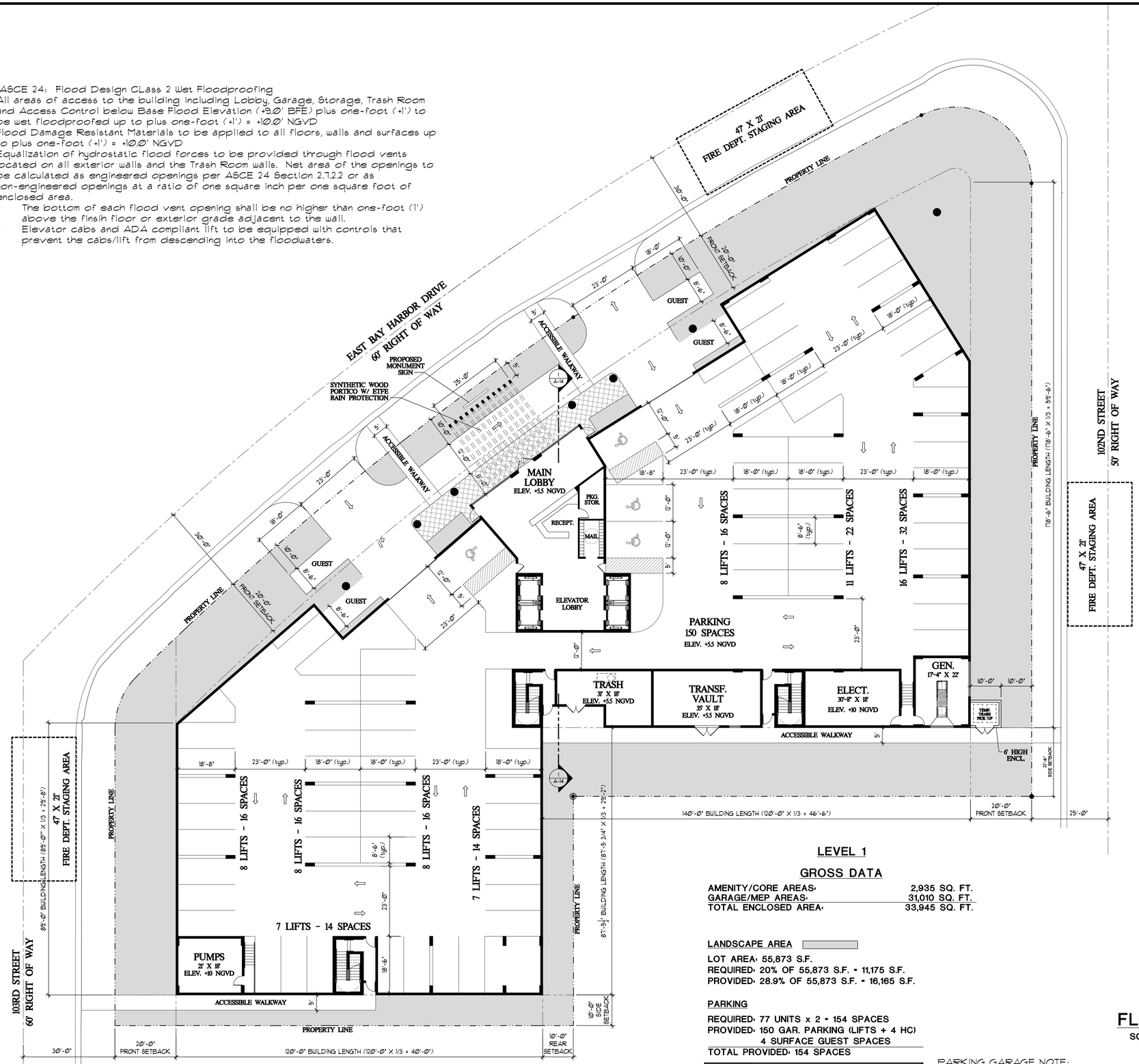
Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+9.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
- Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
- Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.7.2.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
  - The bottom of each flood vent opening shall be no higher than one-foot (1') above the finsih floor or exterior grade adjacent to the wall.
  - Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.



LEVEL 1

GROSS DATA

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

LANDSCAPE AREA

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

PARKING

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

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LP230
- 73 LIFTS = 146 PARKING SPACES
- FULL VALET OPERATION
  NO SELF PARKING ALLOWED

PARKING GARAGE NOTE:

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

LEVEL 1 FLOOR PLAN

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

N

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BAY HARBOR 103RD STREET

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

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

SHEET TITLE: LEVEL 1 FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET A-7
OF SHEETS

S & E ARCHITECTS, INC.
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Per ASCE 24: Flood Design Class 2 Wet Floodproofing

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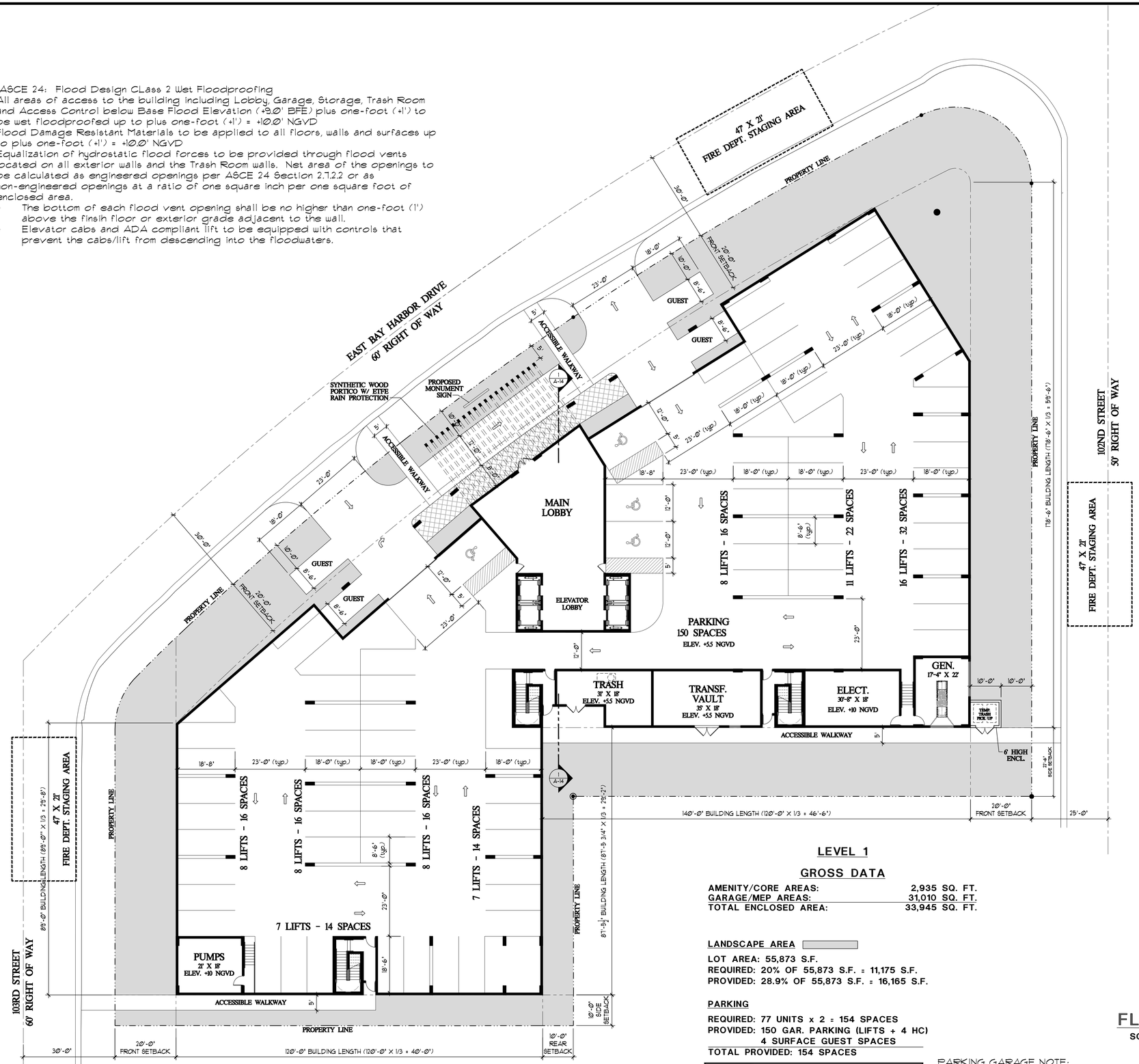

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PREVIOUS DRB SUBMITTAL DATED 11-15-22

LEVEL 1 FLOOR PLAN

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

N

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ROBERT J. SCHNECKENBERG
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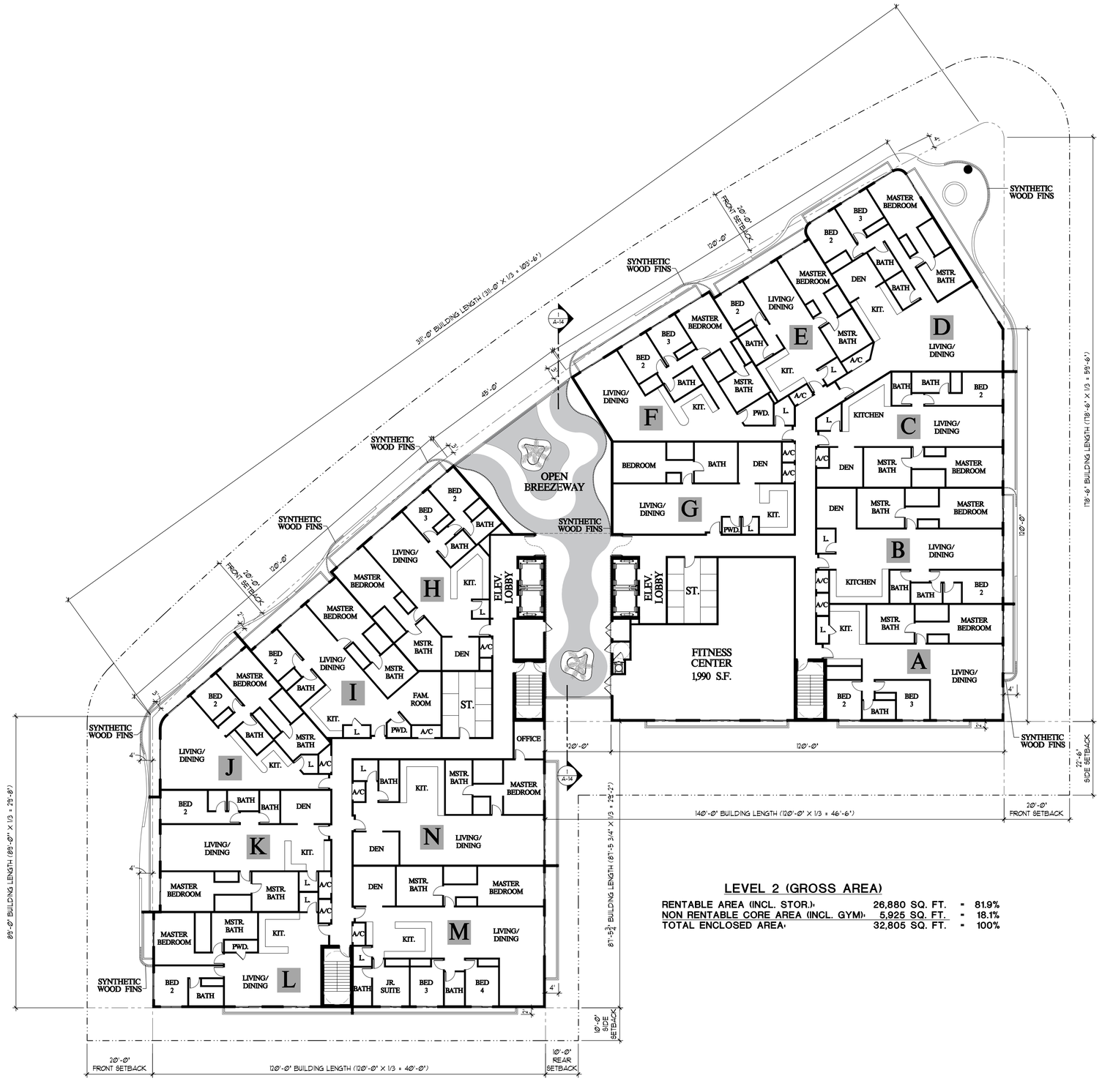
BAY HARBOR 103RD STREET

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

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

SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-7
OF SHEETS



LEVEL 2 (GROSS AREA)

RENTABLE AREA (INCL. STOR.):	26,880 SQ. FT.	= 81.9%
NON RENTABLE CORE AREA (INCL. GYM):	5,925 SQ. FT.	= 18.1%
TOTAL ENCLOSED AREA:	32,805 SQ. FT.	= 100%

LEVEL 2 UNIT LEGEND

UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A	1,925 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C	1,810 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT D	2,275 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT E	1,315 SF	25 SF	2 BEDROOM / 2 BATH
UNIT F	1,885 SF	25 SF	2 BEDROOM / 2 1/2 BATH
UNIT G	1,510 SF	25 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT I	1,650 SF	25 SF	2 BEDROOM / 2.5 BATH + FAMILY
UNIT J	1,560 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K	1,845 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L	1,470 SF	25 SF	2 BEDROOM / 2 BATH
UNIT M	2,460 SF	25 SF	4 BEDROOM / 3 BATH + DEN
UNIT N	1,955 SF	25 SF	1 BEDROOM / 2 BATH + DEN

TENANT STORAGE NOTE:

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

LEVEL 2 FLOOR PLAN

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

N

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
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ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE: 01-16-23

SCALE

JOB NO. 2022-02

SHEET A-8

OF SHEETS

S & E ARCHITECTS, INC.
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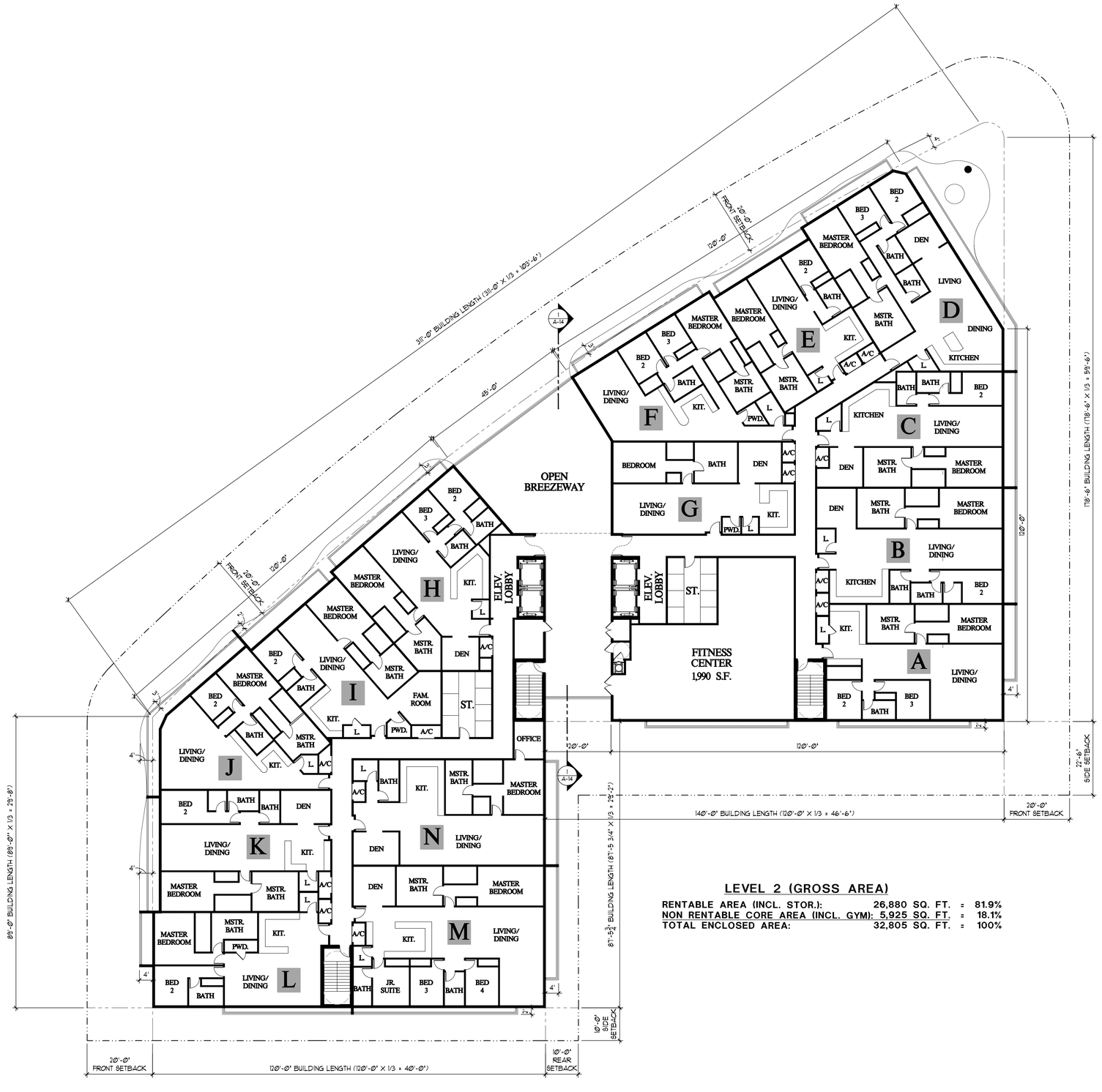

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NON RENTABLE CORE AREA (INCL. GYM):	5,925 SQ. FT.	=	18.1%
TOTAL ENCLOSED AREA:	32,805 SQ. FT.	=	100%

LEVEL 2 UNIT LEGEND

UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A	1,925 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C	1,800 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT D	2,140 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT E	1,350 SF	25 SF	2 BEDROOM / 2 BATH
UNIT F	1,870 SF	25 SF	2 BEDROOM / 2 1/2 BATH
UNIT G	1,510 SF	25 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT I	1,650 SF	25 SF	2 BEDROOM / 2.5 BATH + FAMILY
UNIT J	1,560 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K	1,845 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L	1,470 SF	25 SF	2 BEDROOM / 2 BATH
UNIT M	2,460 SF	25 SF	4 BEDROOM / 3 BATH + DEN
UNIT N	1,955 SF	25 SF	1 BEDROOM / 2 BATH + DEN

TENANT STORAGE NOTE:

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

PREVIOUS DRB SUBMITTAL DATED 11-15-22

LEVEL 2 FLOOR PLAN

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

N

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE 11-15-22

SCALE

JOB NO. 2022-02

SHEET A-8

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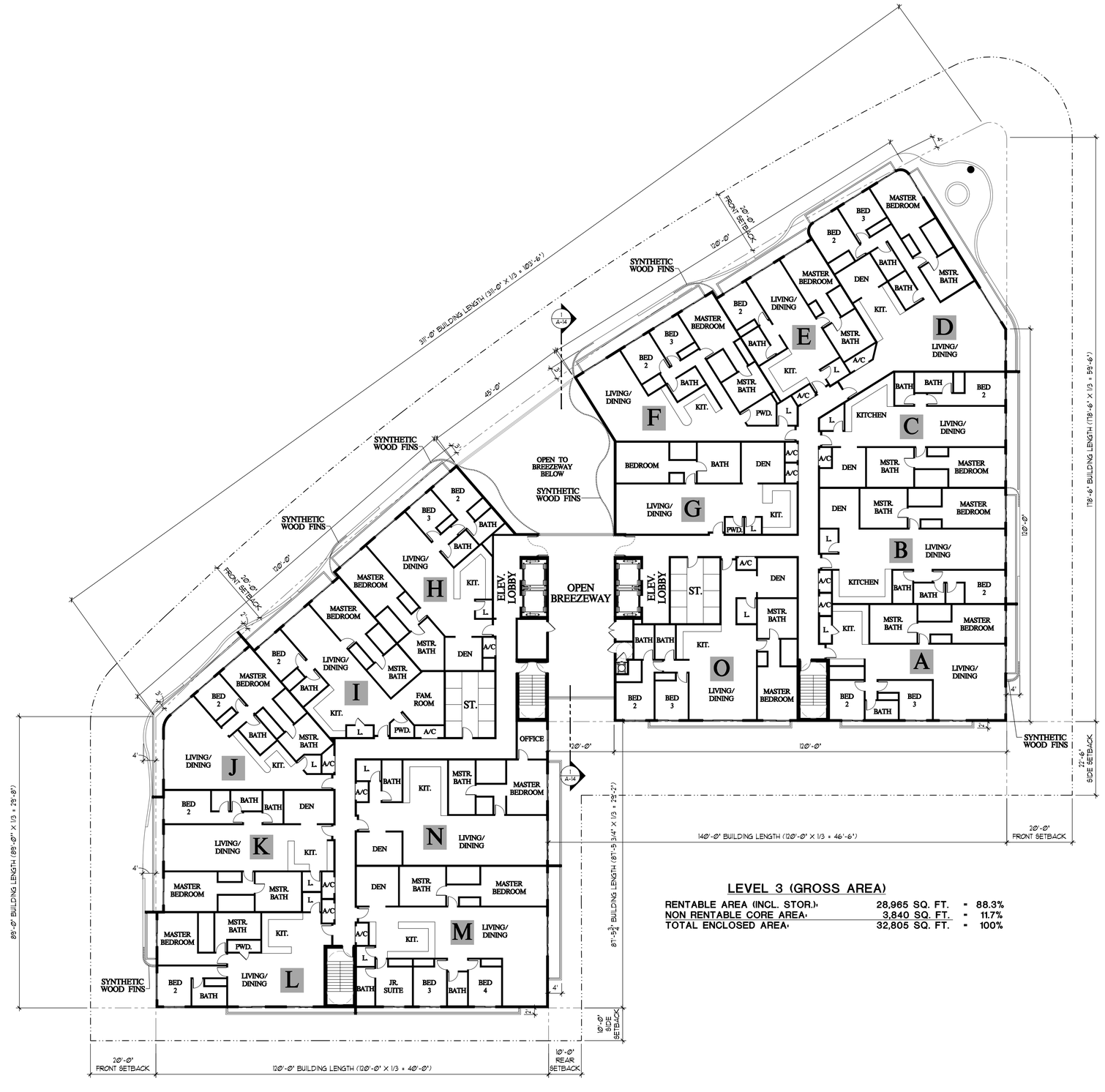

LEVEL 3 UNIT LEGEND

UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A	1,925 SF	25 SF	3 BEDROOM / 2 BATH
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UNIT O	1,985 SF	25 SF	3 BEDROOM / 3 BATH + DEN

TENANT STORAGE NOTE:

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

LEVEL 3 (GROSS AREA)

RENTABLE AREA (INCL. STOR.):	28,965 SQ. FT.	= 88.3%
NON RENTABLE CORE AREA:	3,840 SQ. FT.	= 11.7%
TOTAL ENCLOSED AREA:	32,805 SQ. FT.	= 100%

LEVEL 3 FLOOR PLAN

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

N

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BAY HARBOR 103RD STREET

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

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SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 01-16-23
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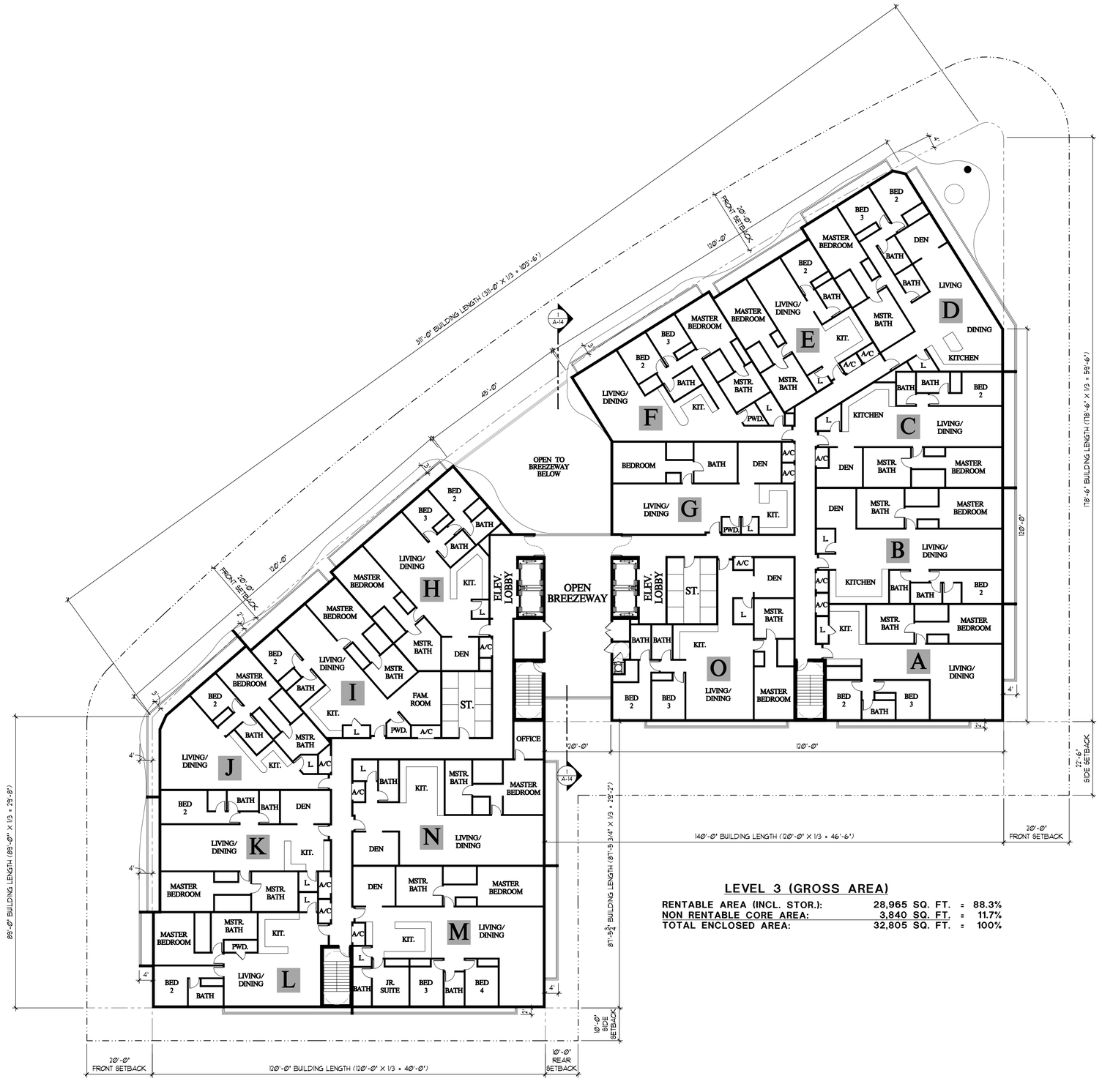

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PREVIOUS DRB SUBMITTAL DATED 11-15-22

LEVEL 3 FLOOR PLAN

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

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CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: LEVEL 3 FLOOR PLAN

DATE 11-15-22

SCALE

JOB NO. 2022-02

SHEET A-9

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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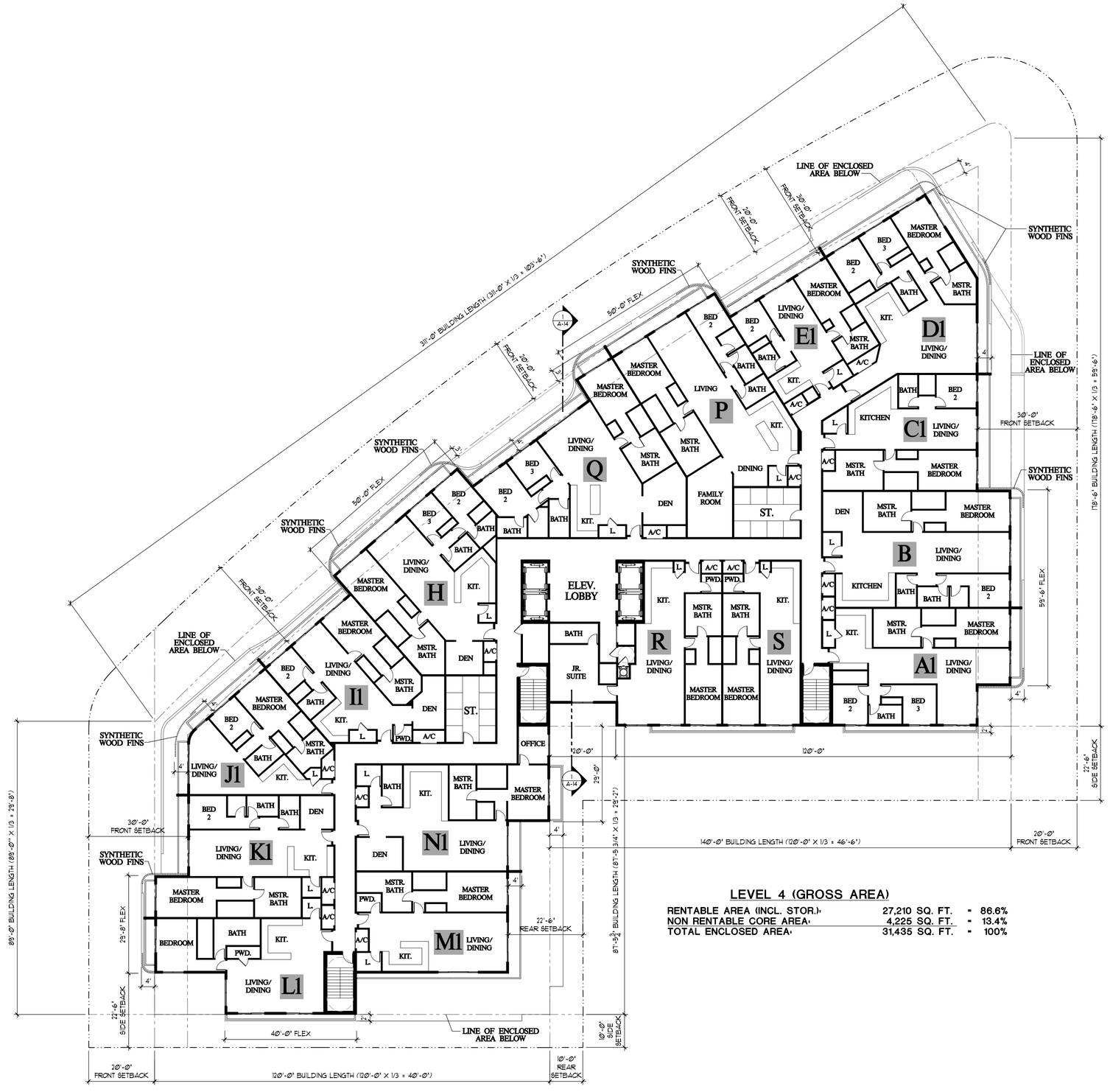

LEVEL 4 (GROSS AREA)

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

LEVEL 4 UNIT LEGEND

UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A1	1,800 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C1	1,460 SF	25 SF	2 BEDROOM / 2 BATH
UNIT D1	1,715 SF	25 SF	3 BEDROOM / 2 BATH
UNIT E1	1,125 SF	25 SF	2 BEDROOM / 2 BATH
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT I1	1,465 SF	25 SF	2 BEDROOM / 2.5 BATH + DEN
UNIT J1	1,165 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K1	1,670 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L1	1,245 SF	25 SF	1 BEDROOM / 1.5 BATH
UNIT M1	1,360 SF	25 SF	1 BEDROOM / 1.5 BATH
UNIT N1	1,765 SF	25 SF	1 BEDROOM / 2 BATH + DEN
UNIT P	2,185 SF	25 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT Q	2,085 SF	25 SF	3 BEDROOM / 3 BATH + DEN
UNIT R	1,720 SF	25 SF	2 BEDROOM / 2.5 BATH
UNIT S	1,145 SF	25 SF	1 BEDROOM / 1.5 BATH

TENANT STORAGE NOTE:

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

LEVEL 4 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

SHEET TITLE
LEVEL 4 FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-10
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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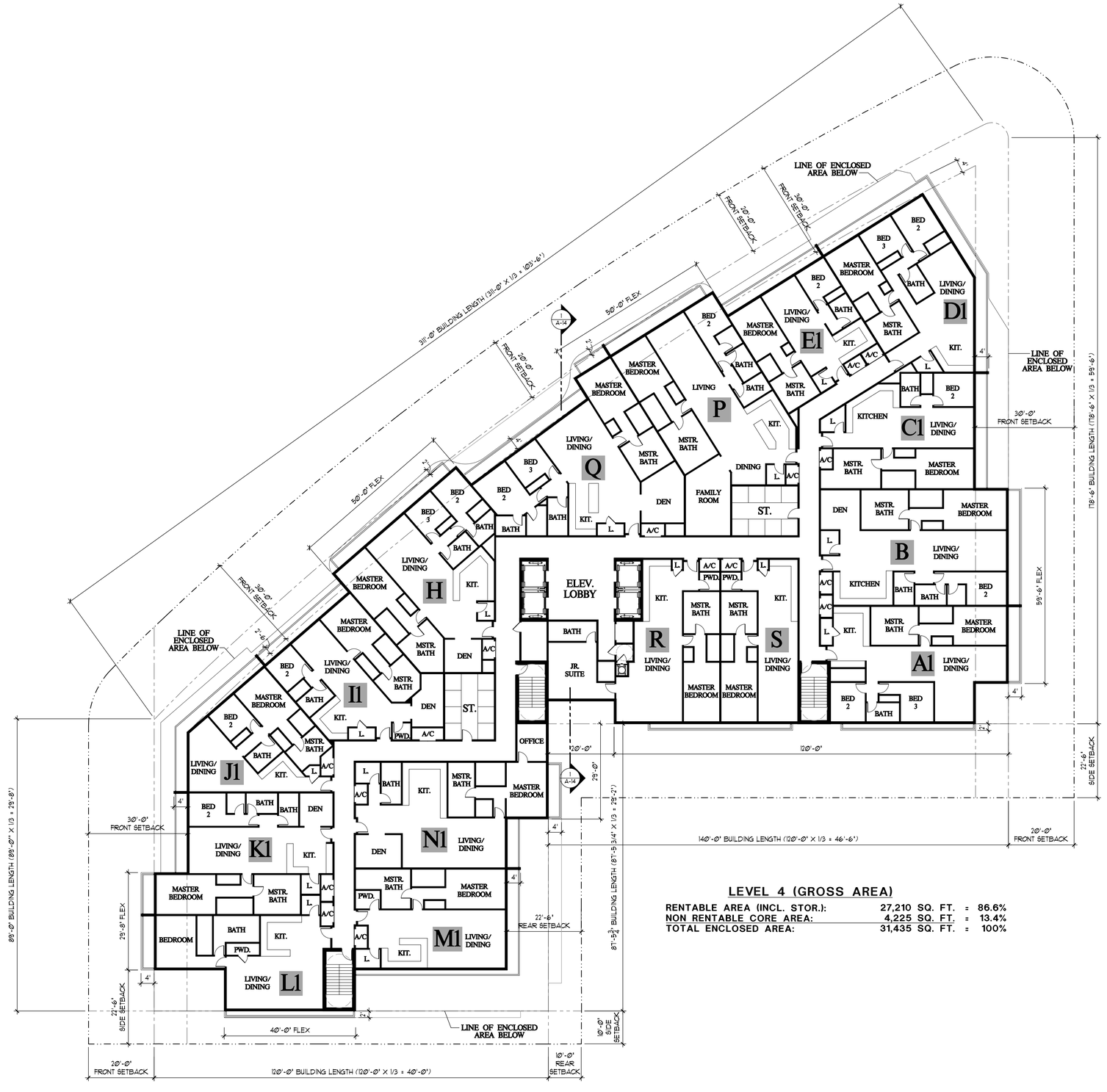

LEVEL 4 (GROSS AREA)

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UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
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UNIT D1	1,580 SF	25 SF	3 BEDROOM / 2 BATH
UNIT E1	1,145 SF	25 SF	2 BEDROOM / 2 BATH
UNIT H	1,915 SF	25 SF	3 BEDROOM / 3 BATH + DEN
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UNIT J1	1,165 SF	25 SF	2 BEDROOM / 2 BATH
UNIT K1	1,670 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT L1	1,245 SF	25 SF	1 BEDROOM / 1.5 BATH
UNIT M1	1,360 SF	25 SF	1 BEDROOM / 1.5 BATH
UNIT N1	1,765 SF	25 SF	1 BEDROOM / 2 BATH + DEN
UNIT P	2,185 SF	25 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT Q	2,085 SF	25 SF	3 BEDROOM / 3 BATH + DEN
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TENANT STORAGE NOTE:

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

PREVIOUS DRB SUBMITTAL DATED 11-15-22

LEVEL 4 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

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

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

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE: 11-15-22
SCALE:
JOB NO. 2022-02
SHEET: A-10
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
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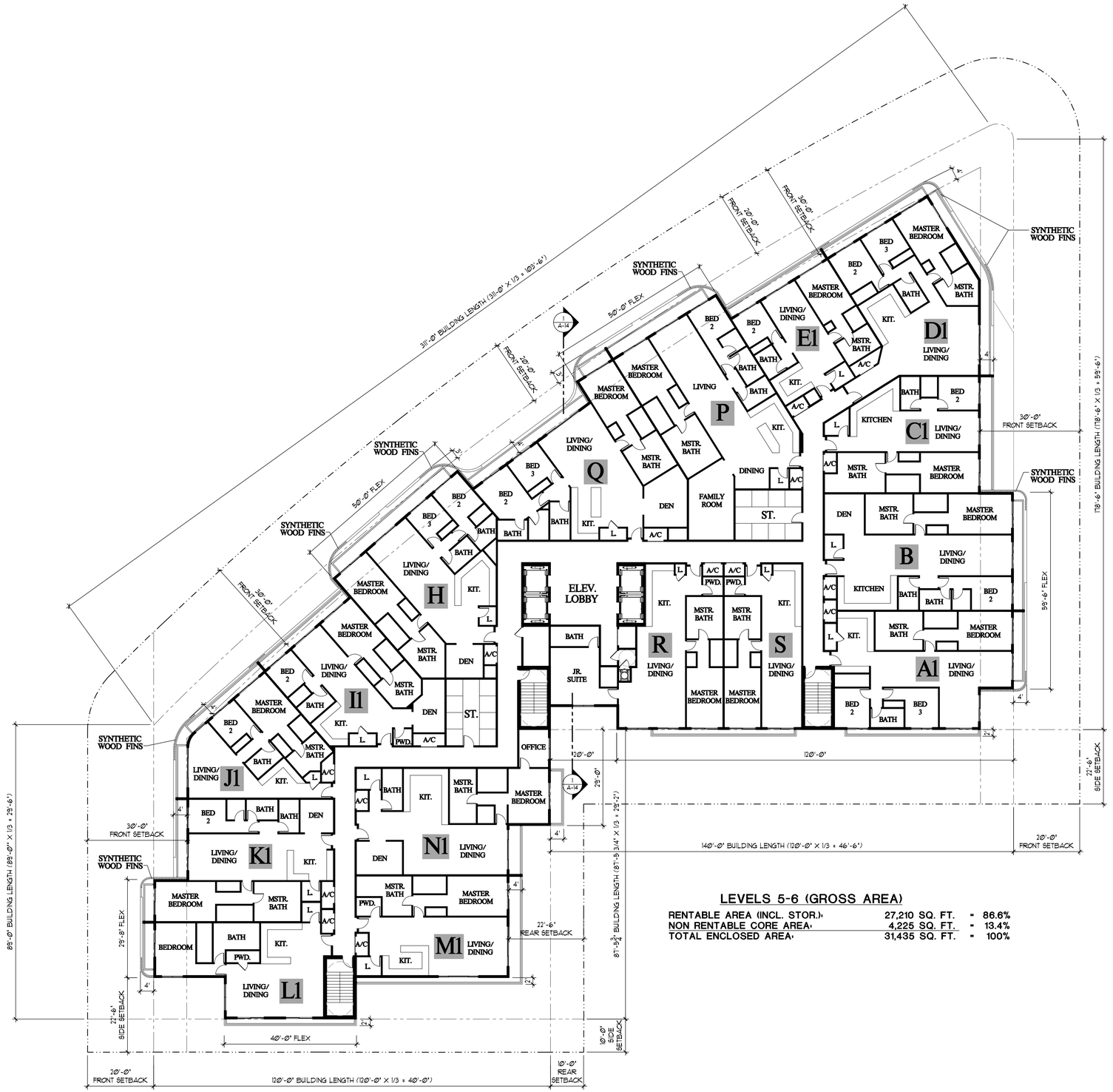

LEVELS 5-6 (GROSS AREA)

RENTABLE AREA (INCL. STOR.):	27,210 SQ. FT.	= 86.6%
NON RENTABLE CORE AREA:	4,225 SQ. FT.	= 13.4%
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LEVEL 5-6 UNIT LEGEND

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TENANT STORAGE NOTE:

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

LEVEL 5-6 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

SHEET TITLE
LEVEL 5-6
FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-11
OF SHEETS

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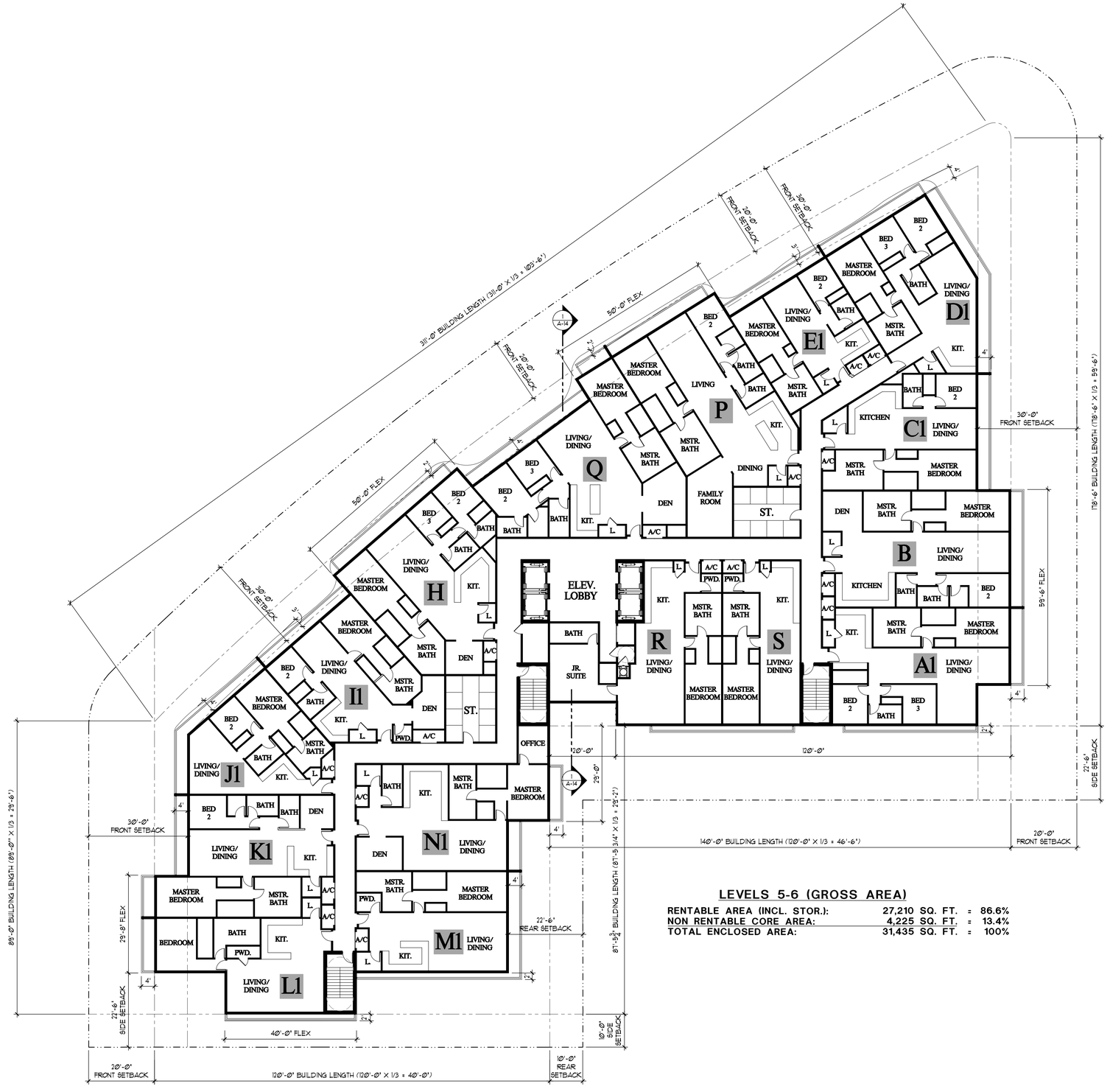

LEVELS 5-6 (GROSS AREA)

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

PREVIOUS DRB SUBMITTAL DATED 11-15-22

LEVEL 5-6 FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

BAY HARBOR 103RD STREET

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

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

SHEET TITLE: LEVEL 5-6 FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET A-11
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
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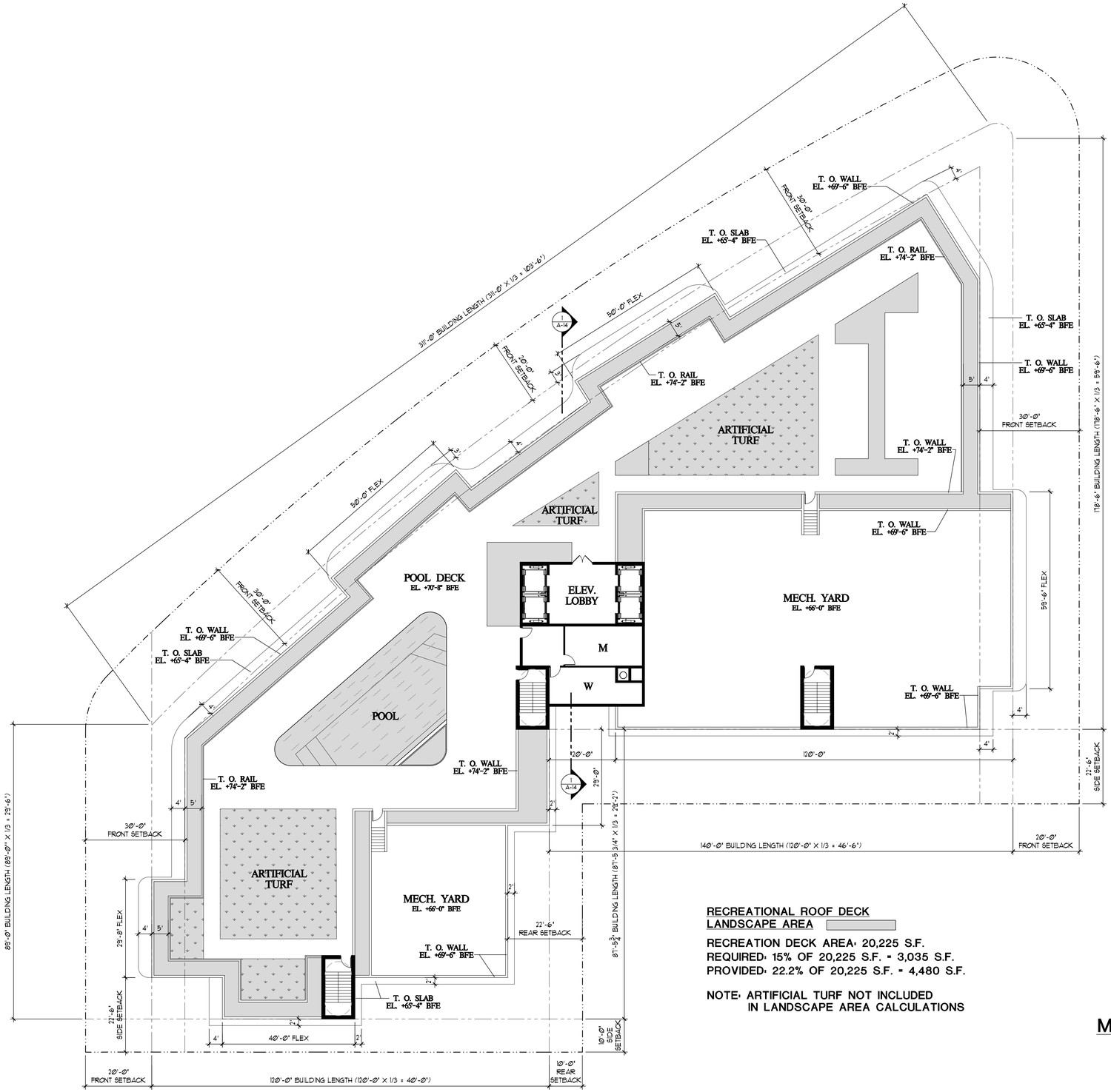

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

MAIN ROOF LEVEL FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
MAIN ROOF LEVEL FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-12
OF SHEETS

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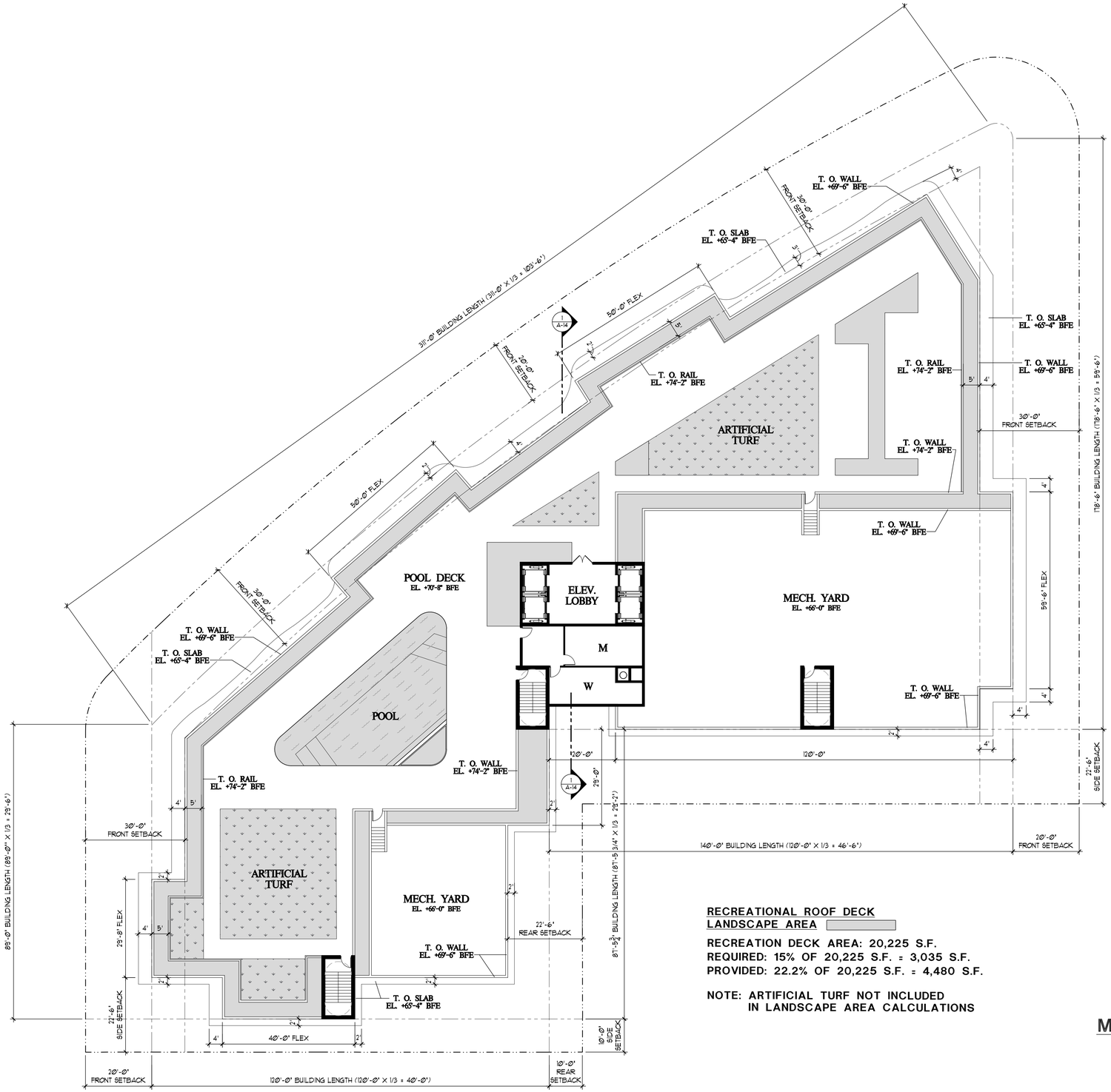

RECREATIONAL ROOF DECK LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

PREVIOUS DRB SUBMITTAL DATED 11-15-22

MAIN ROOF LEVEL FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: MAIN ROOF LEVEL FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET A-12
OF SHEETS

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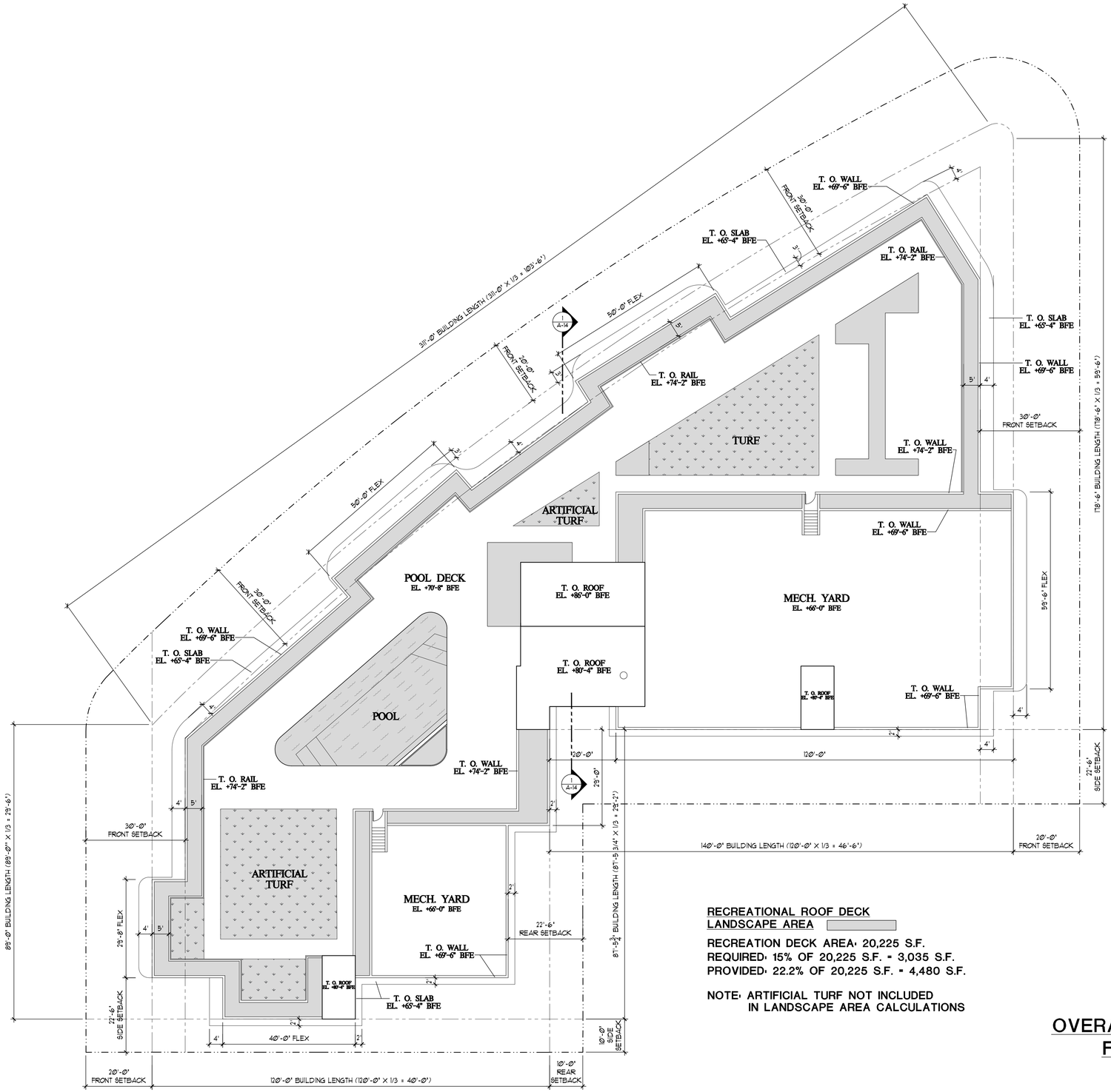

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
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NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

OVERALL ROOF LEVEL FLOOR PLAN

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

N

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
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CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
OVERALL ROOF LEVEL FLOOR PLAN

DATE 01-16-23
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OF SHEETS

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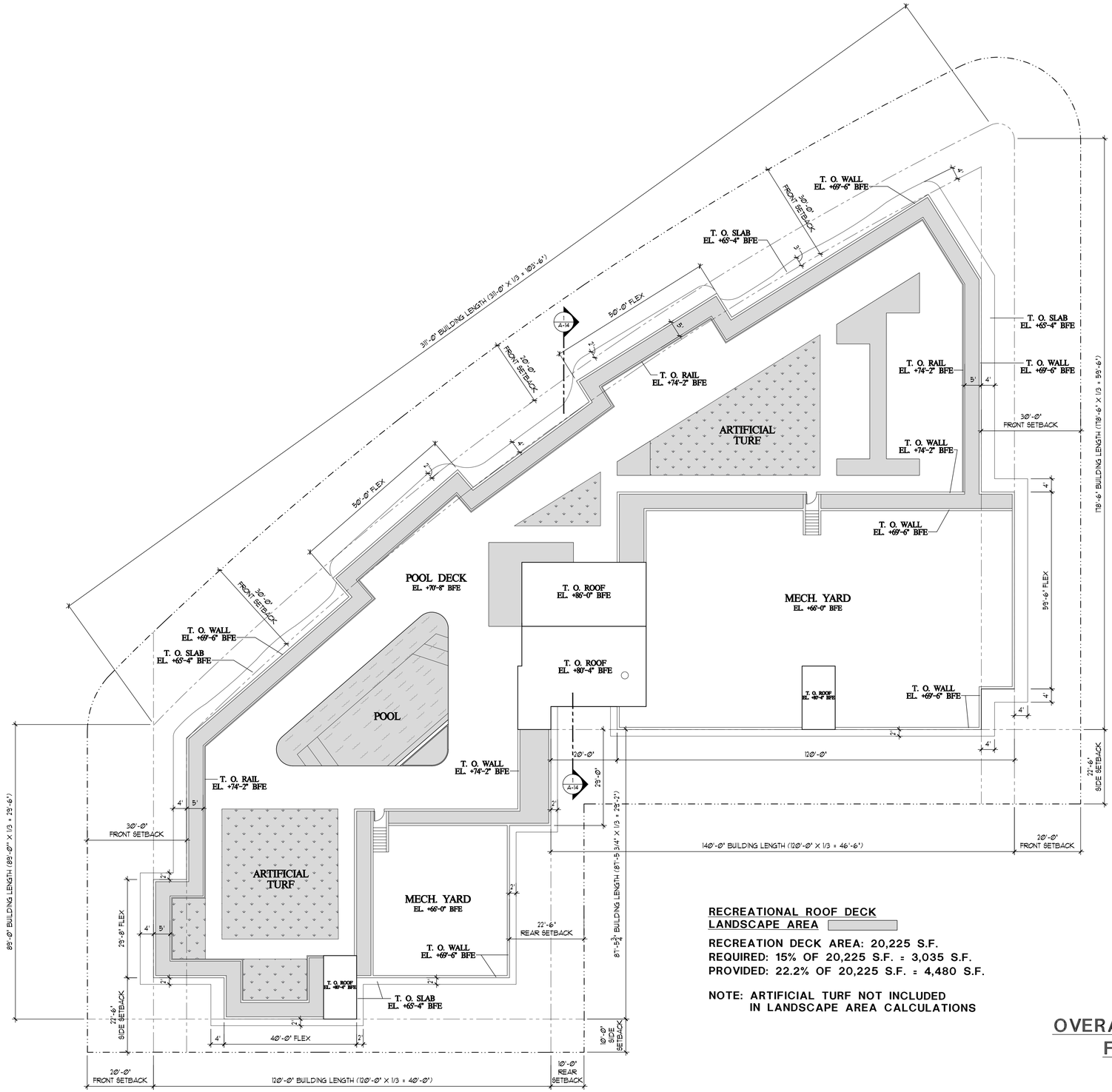

RECREATIONAL ROOF DECK LANDSCAPE AREA

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PREVIOUS DRB SUBMITTAL DATED 11-15-22

OVERALL ROOF LEVEL FLOOR PLAN

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

N

REVISIONS	DATE

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-
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BAY HARBOR 103RD STREET

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

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

SHEET TITLE
OVERALL ROOF LEVEL FLOOR PLAN

DATE 11-15-22
SCALE
JOB NO. 2022-02
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OF SHEETS

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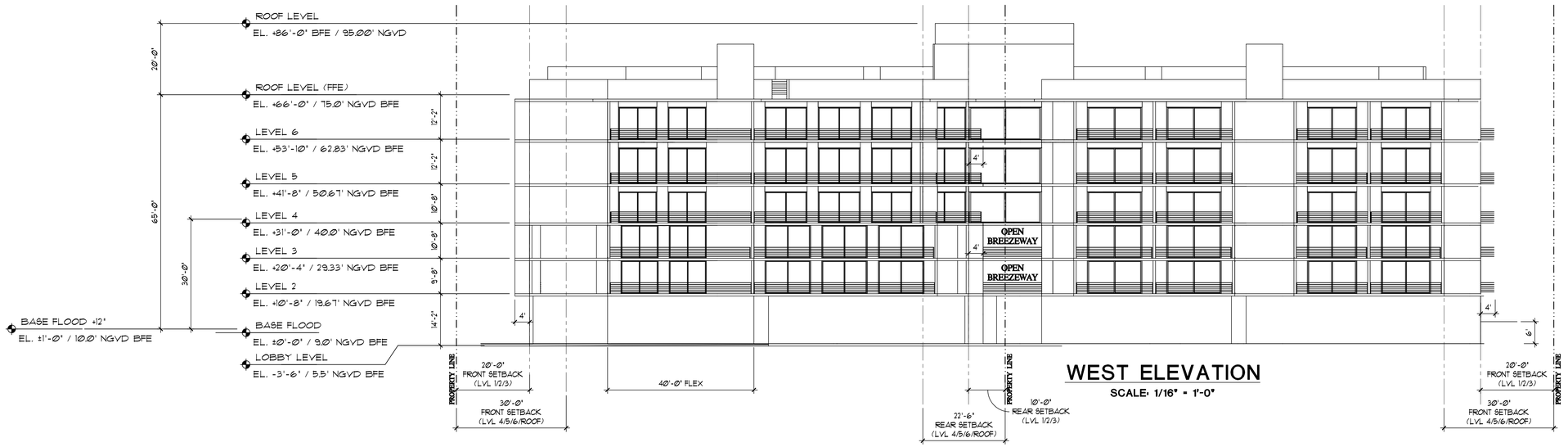
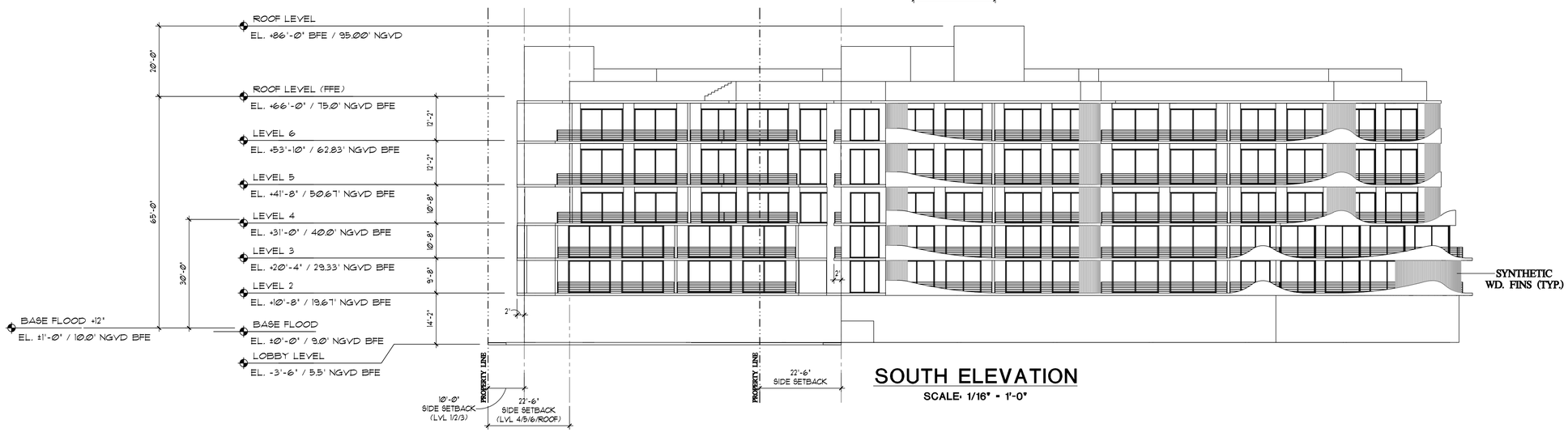


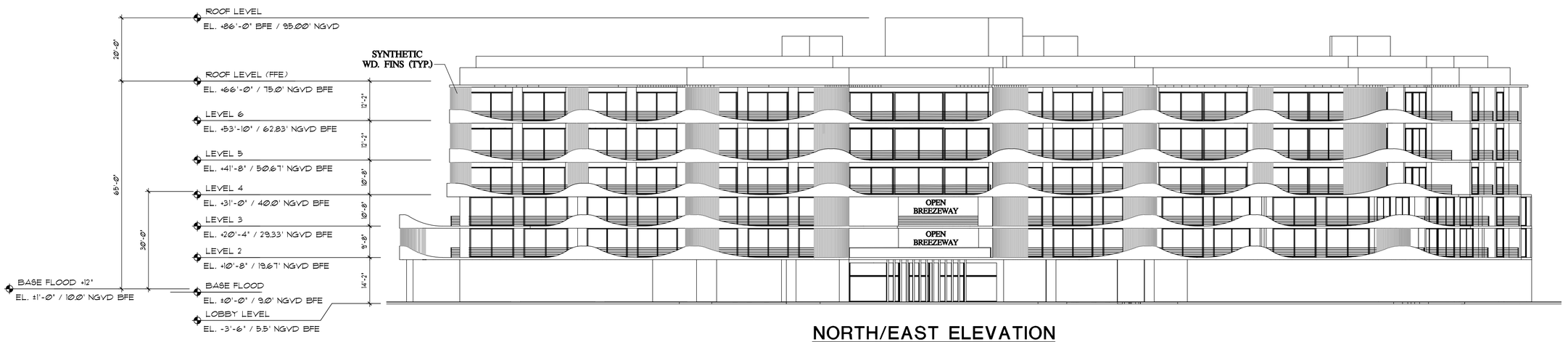
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH/EAST ELEVATION

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

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REVISIONS	DATE

PERMIT ISSUE
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BID SET
-
CONSTRUCTION SET
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BAY HARBOR 103RD STREET

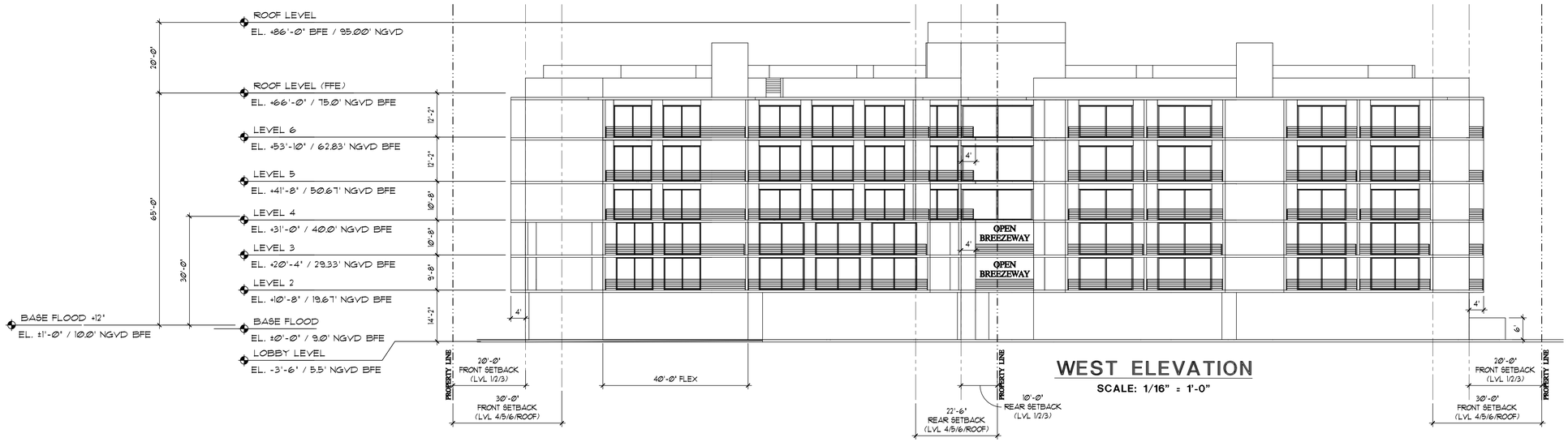
NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING ELEVATIONS

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-13
OF SHEETS



WEST ELEVATION

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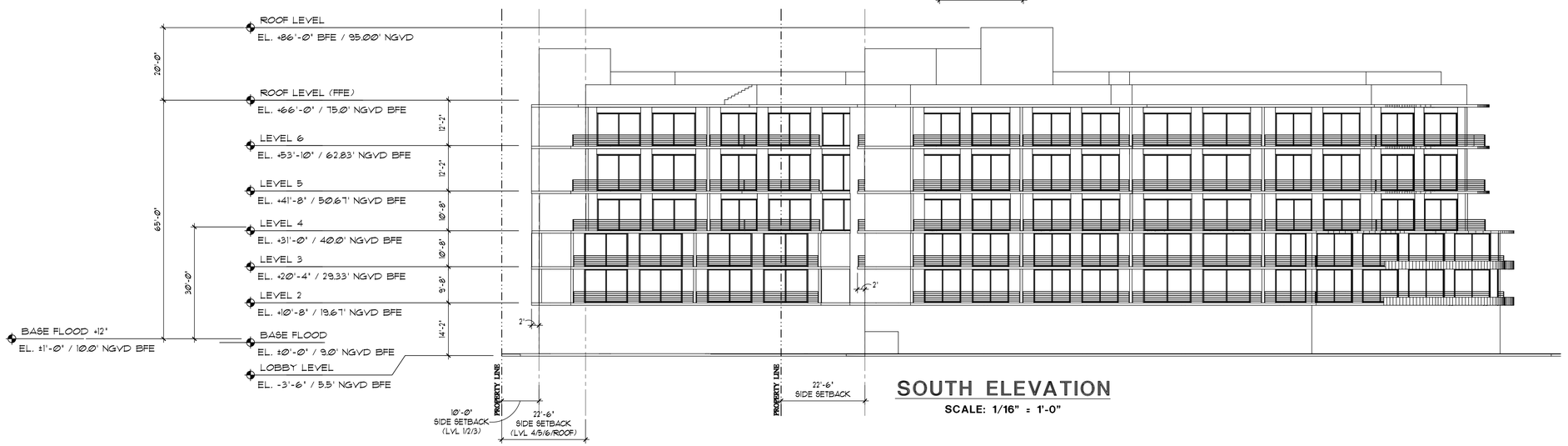

SOUTH ELEVATION

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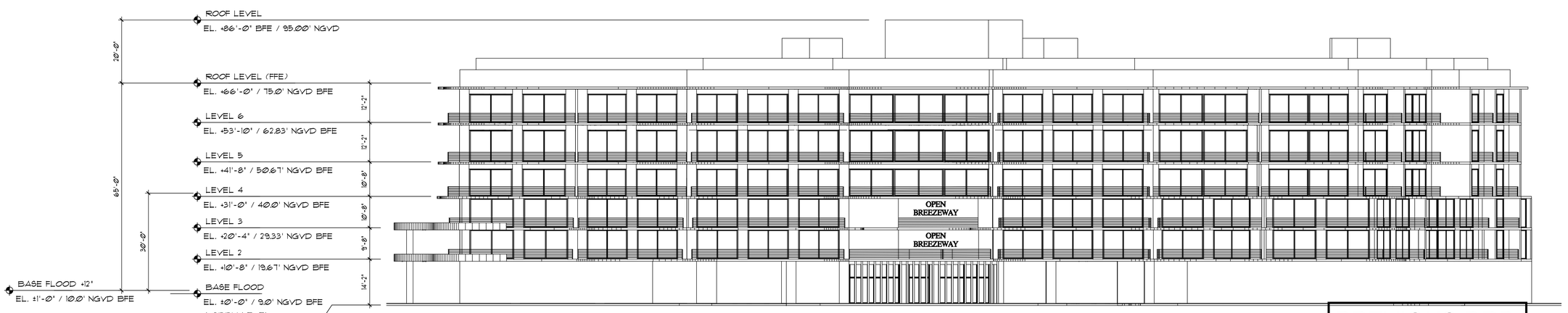

NORTH/EAST ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 11-15-22

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REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING ELEVATIONS

DATE 11-15-22

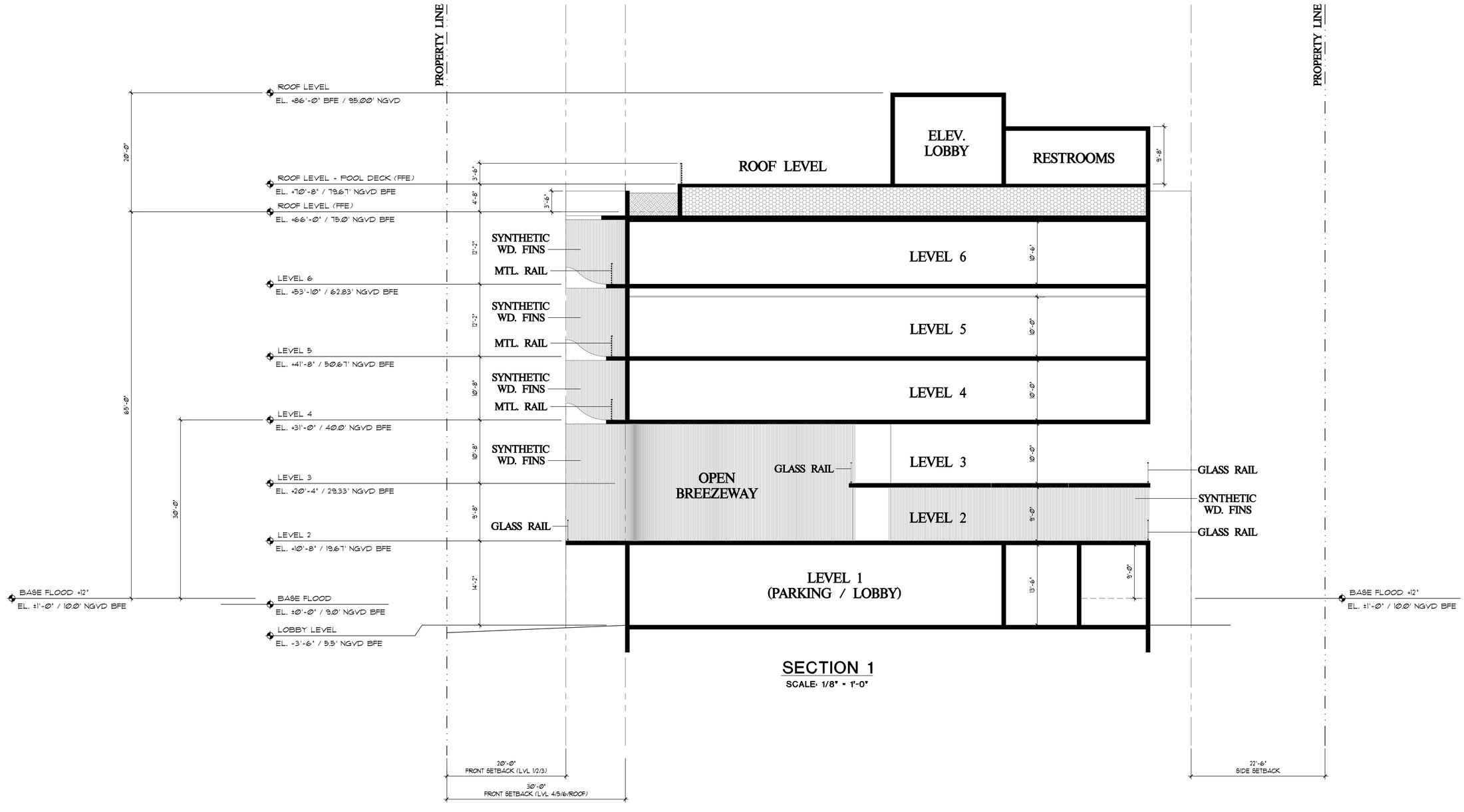
SCALE

JOB NO. 2022-02

SHEET
A-13

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



SECTION 1

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

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING SECTION 1

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-14
OF SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
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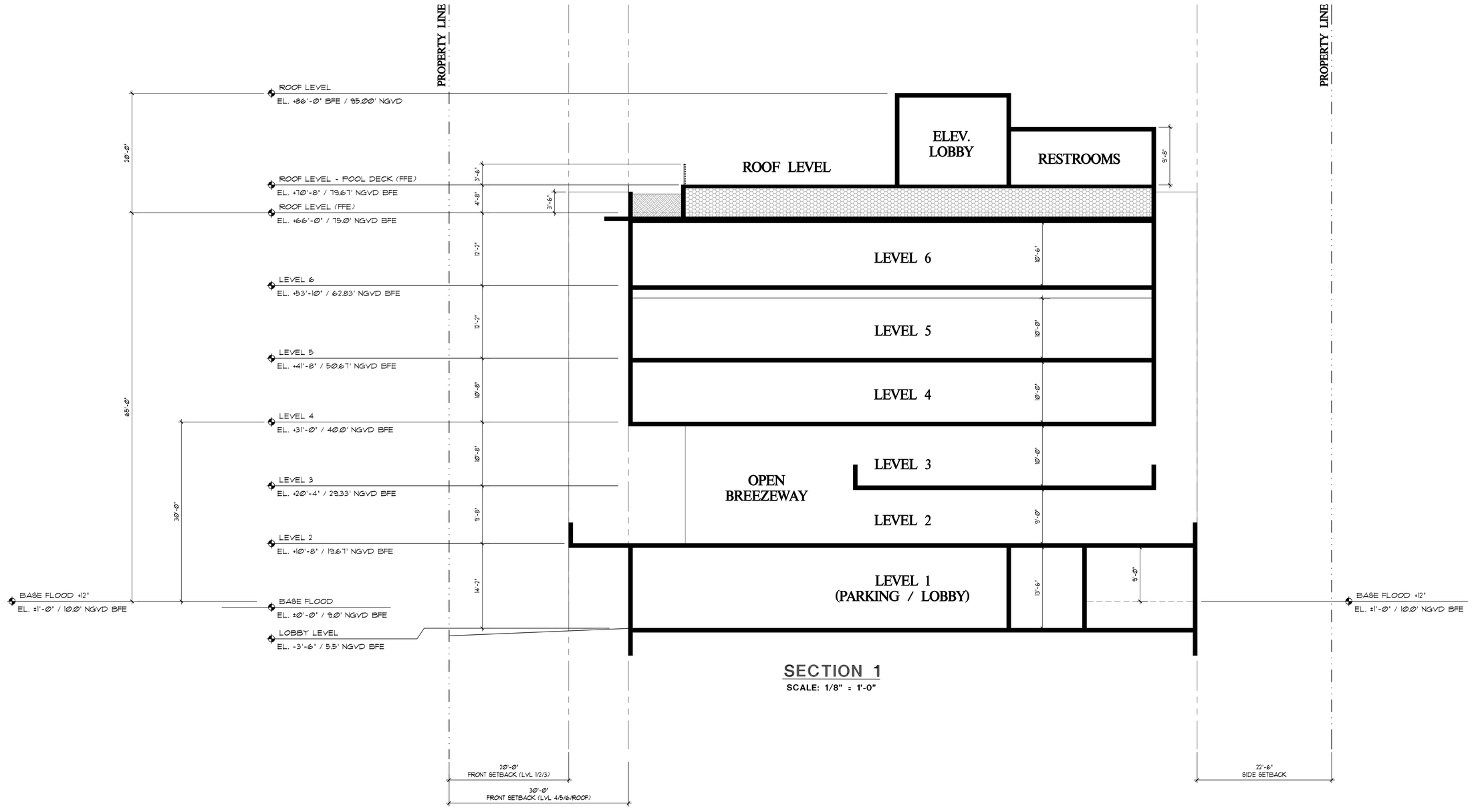

SECTION 1

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

PREVIOUS DRB SUBMITTAL DATED 11-15-22

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

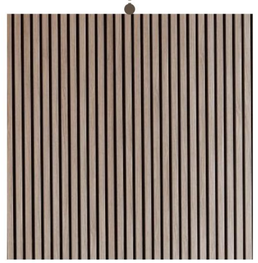
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
BUILDING SECTION 1

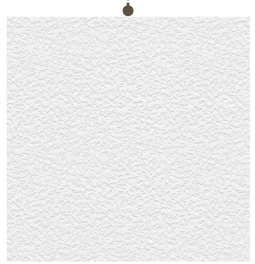
DATE 11-15-22
SCALE
JOB NO. 2022-02
SHEET
A-14
OF SHEETS

MATERIAL SHEET



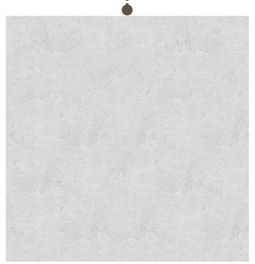
WOOD FINS

SYNTHETIC WOOD FINS / TEAK COLOR



WALL FINISH

WHITE STUCCO

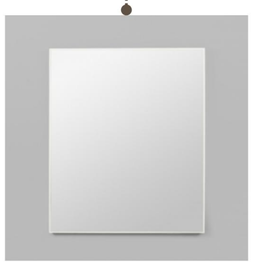


SLAB AND LOW WALL FINISH

MICROCEMENT

WINDOWS FRAMES

DARK BROWN ALLUMINUM



HANDRAIL

METALLIC / WHITE

WINDOWS

CLEAR LOW-E GLASS

SHAMOSH STUDIO

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
MATERIAL SHEET

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-15
OF SHEETS

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

09 September 2022

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

To Whom It May Concern:

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure the Levels of Service (LOS) will be maintained for the residential development.

POTABLE WATER

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **17,794 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	77 Units (2.17 per DU)	200 GPD per Capita/Unit	33,418
TOTAL DAILY GALLONAGE			33,418

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

NET INCREASE	**17,794 GPD**

SANIARY SEWER

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

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

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

NET INCREASE	**13,879 GPD**

SOLID WASTE

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **56.23 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

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

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

NET INCREASE	**56.23 TPY**

LANGAN

STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The drainage systems has been designed to meet the 10-Year 1-Hour storm and 10-Year 24-Hour storm requirements, and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for the Bay Harbor 103rd Street Apartments project.

LANGAN

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

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

SHEET TITLE
DEVELOPMENT IMPACT ANALYSIS REPORT

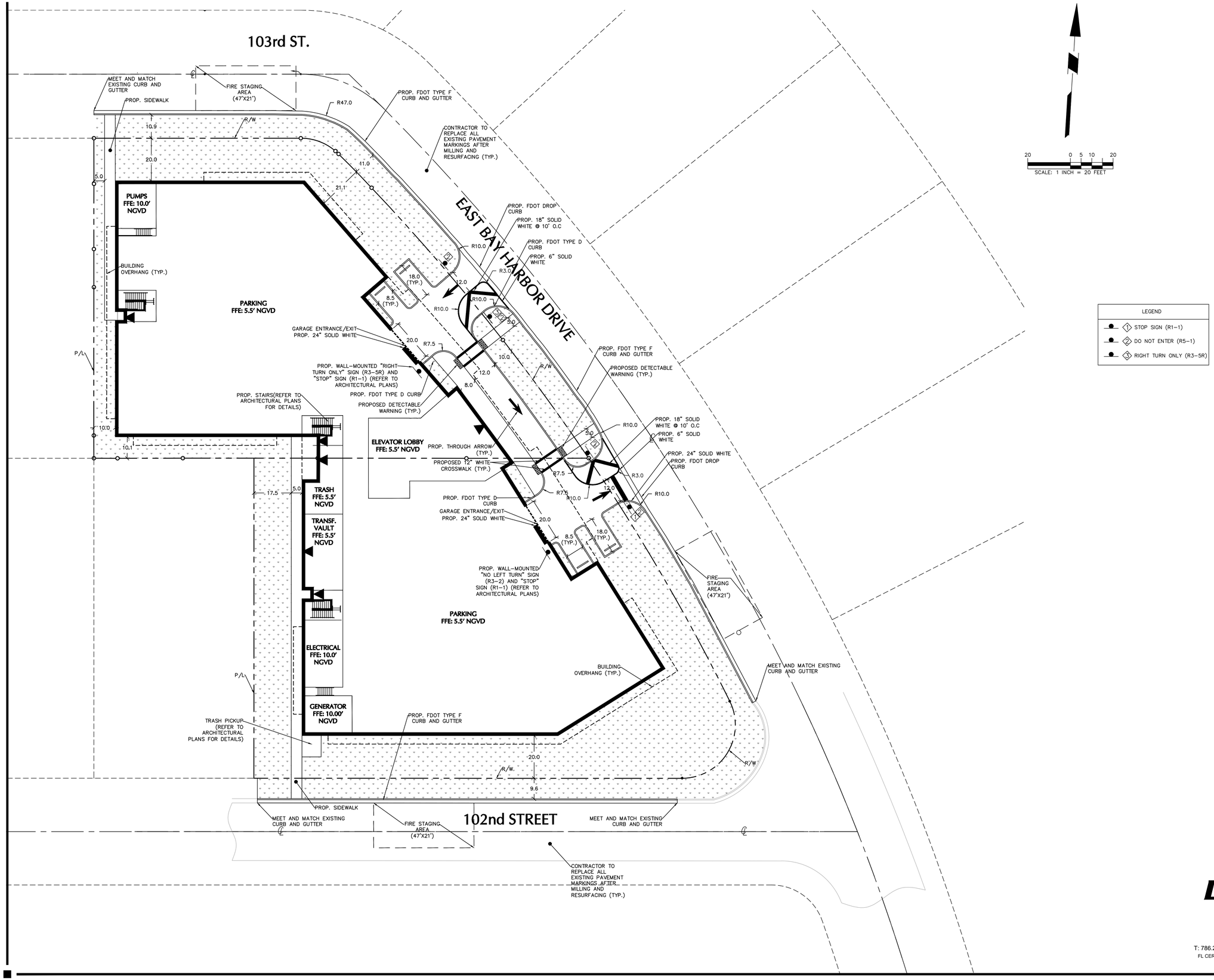
DATE 01-16-2023
SCALE 1" = 20'
JOB NO. 300303601
SHEET
C-003
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Date: 10/24/2022 Time: 16:49 User: jaquino Style Table: Langan.stb Layout: C-003 Document Code: CP01-300303601-0501-GI001-0101



REVISIONS	DATE

PERMIT ISSUE
-

BID SET
-

CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE

SITE PLAN

SIGNATURE DATE

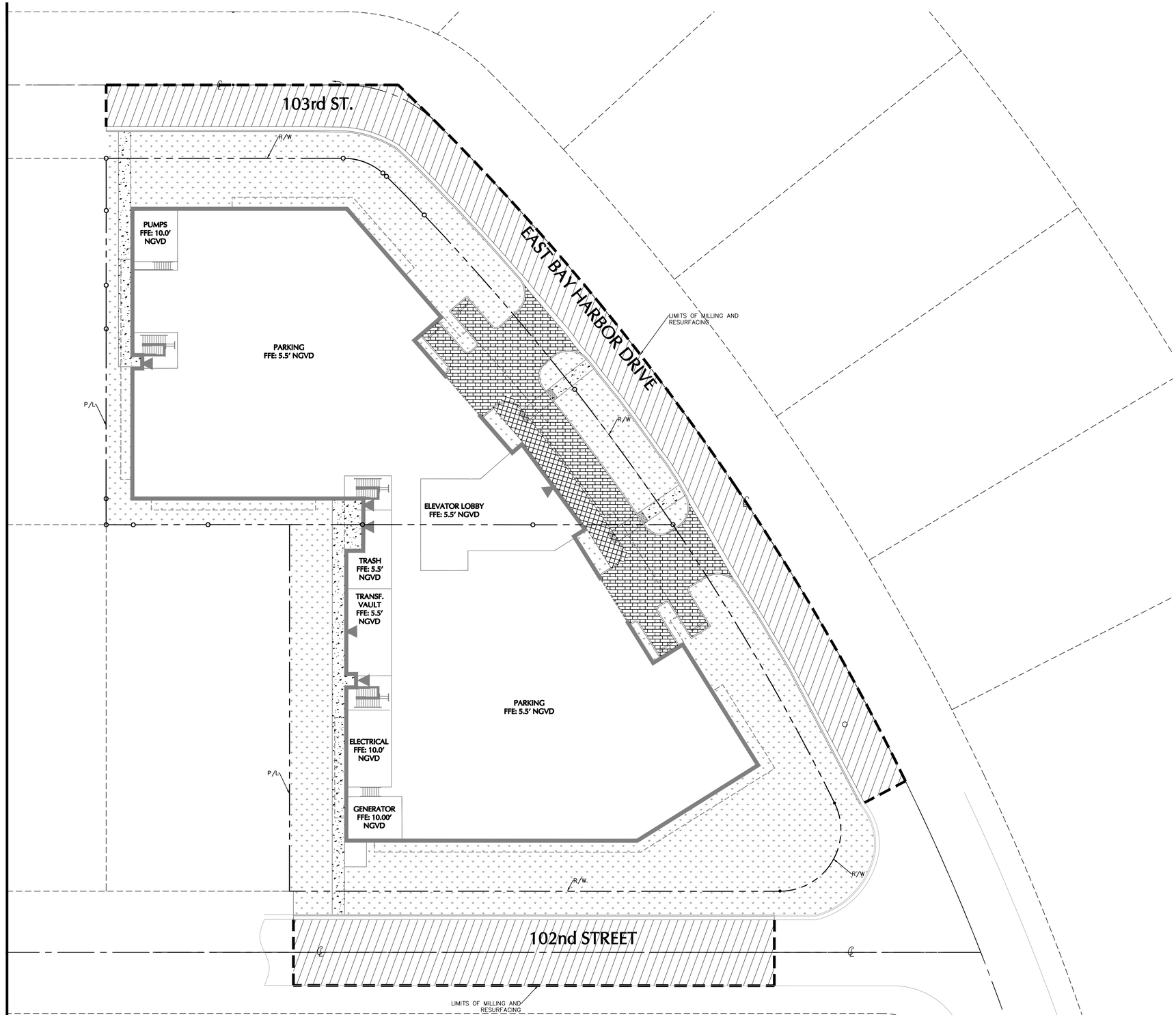
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

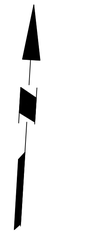
LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-300

OF SHEETS

Date: 10/24/2022 Time: 16:50 User: jaquino Style Table: Langan.stb Layout: C-300 Document Code: CP01-300303601-0501-CS101-0101



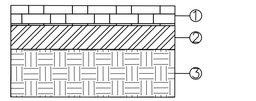


20 0 5 10 20

SCALE: 1 INCH = 20 FEET

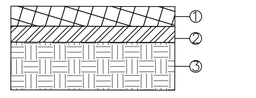
NOTES:

1. ALL SIDEWALKS SHALL BE 6" THICK CONCRETE WITH BROOM FINISH AND MUST COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS MANUAL SECTION 145.
2. CONTRACTOR TO RESTORE EXISTING CONDITIONS WITHIN RIGHT-OF-WAY UPON COMPLETION OF MILLING AND RESURFACING (STRIPING, RAISED PAVEMENT MARKINGS, ETC.)
3. CONTRACTOR SHALL ADJUST ALL CASTINGS TO MATCH FINISH GRADE.



VEHICULAR PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180



PEDESTRIAN PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

CONCRETE SIDEWALK

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

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

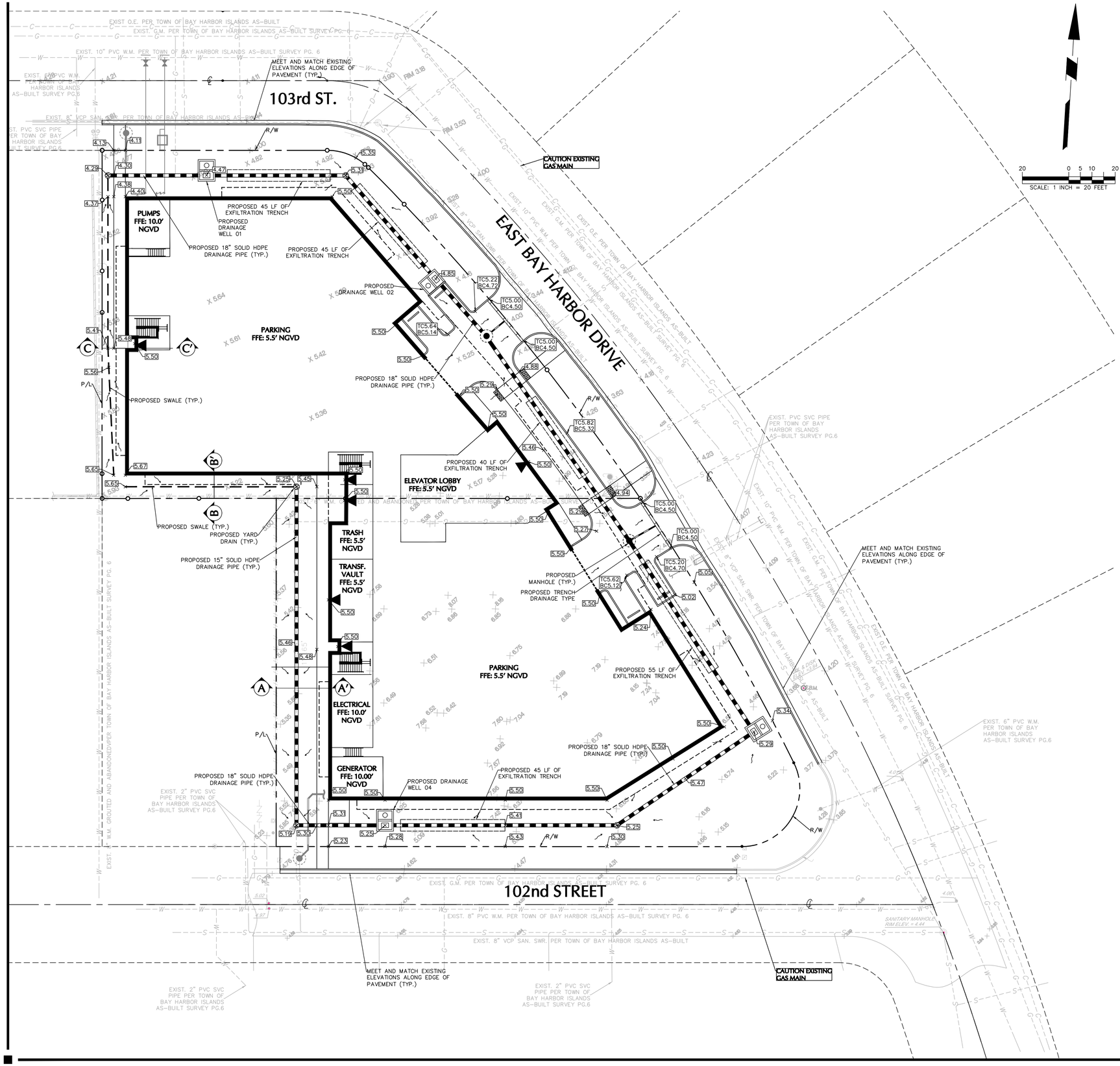
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVING PLAN

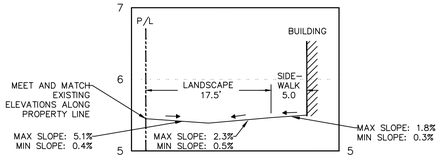
DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-301

OF SHEETS

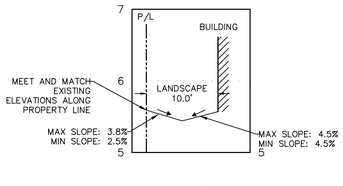
Date: 10/24/2022 Time: 16:50 User: jaquino Style Table: Langan.stb Layout: C-301 Document Code: CP01-300303601-0501-CP101-0101



LEGEND		
	PROPOSED	EXISTING
WATER MAIN		W W
SANITARY SEWER		S S
STORM DRAINAGE LINE		D D
EXFILTRATION TRENCH		
ELECTRICAL LINE	E	
OVERHEAD UTILITY WIRE		OH OH
GAS LINE	G G	G G
FIRE HYDRANT		
GATE VALVE		



A-A' PROFILE



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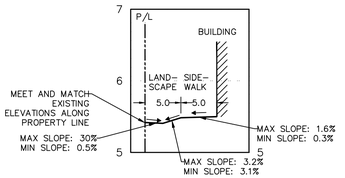
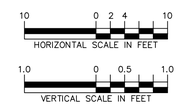


C-C' PROFILE



REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: GRADING AND DRAINAGE PLAN

DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-400
OF	x SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

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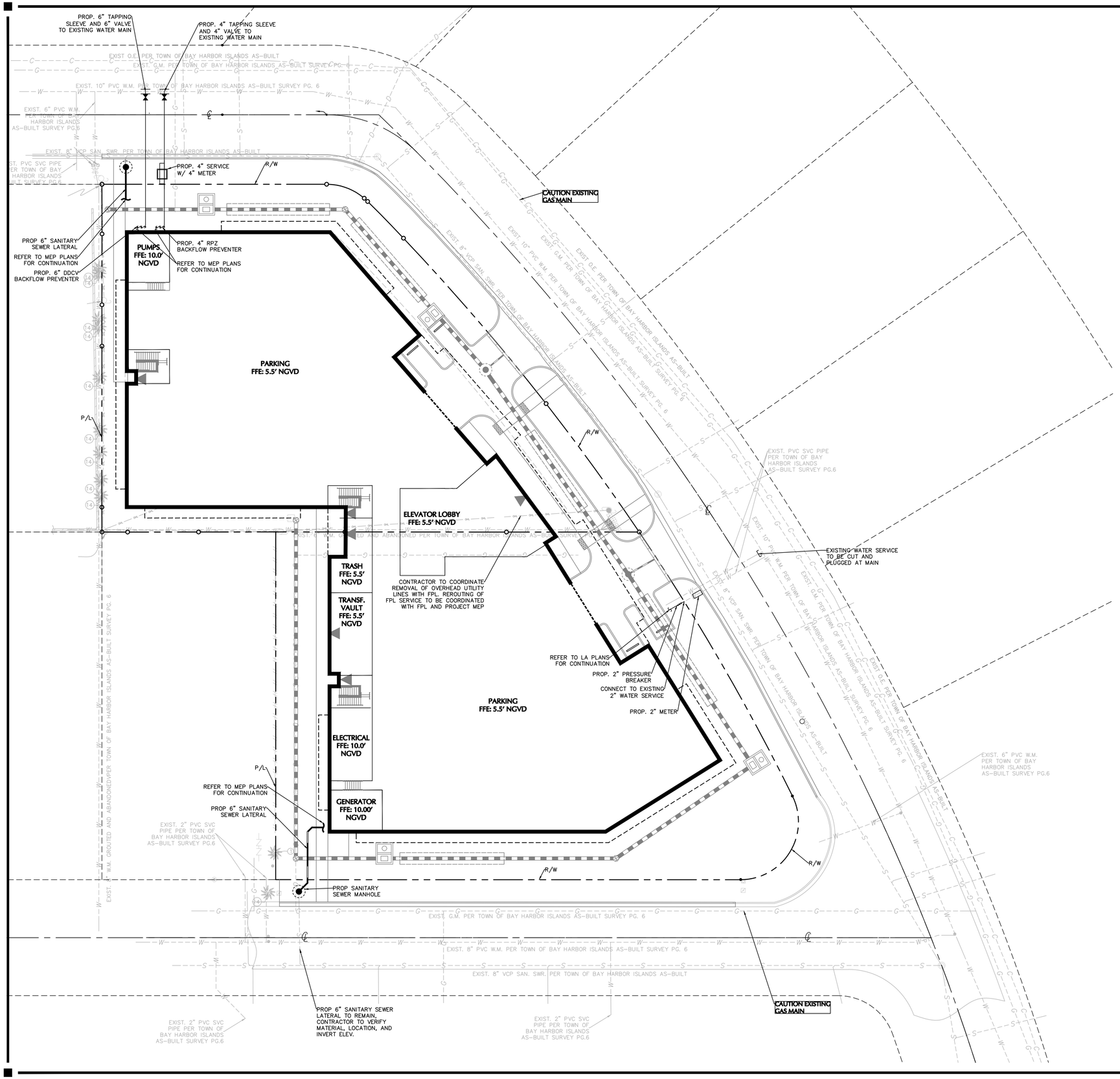

LEGEND		
	PROPOSED	EXISTING
WATER MAIN		W W
SANITARY SEWER		S S
STORM DRAINAGE LINE		D D
EXFILTRATION TRENCH		
ELECTRICAL LINE	E	
OVERHEAD UTILITY WIRE		OH OH
GAS LINE	G G	G G
FIRE HYDRANT		
GATE VALVE		

REVISIONS	DATE

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE: UTILITY PLAN

DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-500

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

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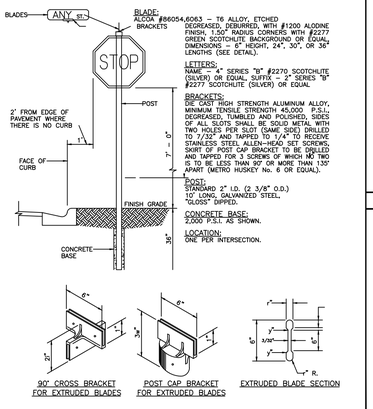


BLADE:
ALCOA #86054,6063 – T6 ALLOY, ETCHED DEGREASED, DEBURRED, WITH #1200 ALODINE FINISH, 1.50" RADIUS CORNERS WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS – 6" HEIGHT, 24", 30", OR 36" LENGTHS (SEE DETAIL).

LETTERS:
NAME – 4" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL. SUFFIX – 2" SERIES "B" #2277 SCOTCHLITE (SILVER) OR EQUAL.

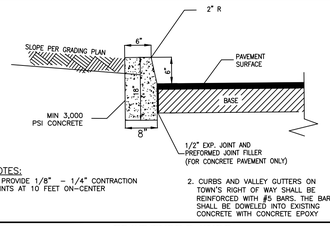
BRACKETS:
DIE CAST HIGH STRENGTH ALUMINUM ALLOY, MINIMUM TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED AND POLISHED, SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLEN-HEAD SET SCREWS. SKIRT OF POST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO IS TO BE LESS THAN 90° OR MORE THAN 135° APART (METRO HUSKEY No. 6 OR EQUAL).

POST:
STANDARD 2" I.D. (2 3/8" O.D.) 10' LONG, GALVANIZED STEEL, "SLOSS" DIPPED.

CONCRETE BASE:
2,000 P.S.I. AS SHOWN.

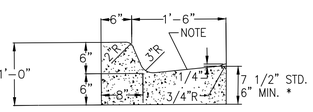
LOCATION:
ONE PER INTERSECTION.

STOP SIGN AND STREET BAR ASSEMBLY



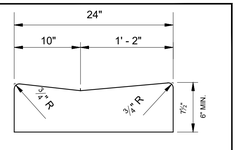
NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

FDOT TYPE D CURB



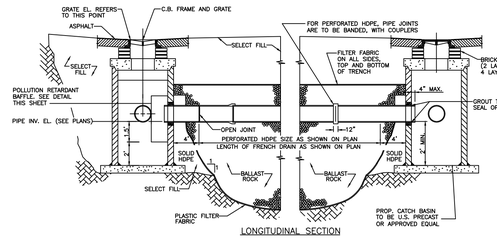
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT TYPE F CURB AND GUTTER

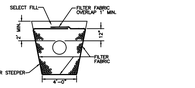


NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT STANDARD DROP CURB

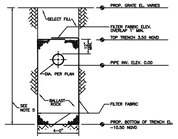


LONGITUDINAL SECTION



ALT. TRANS. SECTION*

*MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.



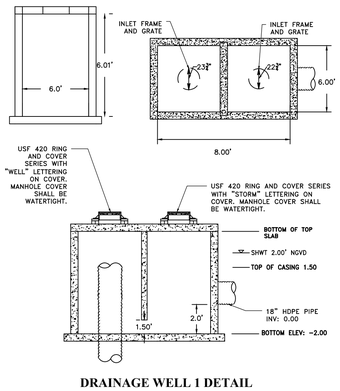
TRANSVERSE SECTION

NOTE

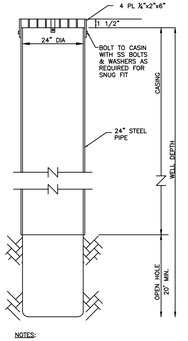
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

NOTES:
1. INSTALL POLLUTION RETARDANT BAFFLE AS PER DETAIL THIS SHEET.
2. THE PROPOSED TRENCH SHALL BE EXCAVATED TO THE BOTTOM OF TRENCH ELEVATION INDICATED IN THE PROPOSED TRENCH DETAIL, UNLESS OTHERWISE APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILT BOTTOM OF TRENCH ELEVATIONS AND LENGTH OF THE EXFILTRATION TRENCHES INSTALLED TO THE ENGINEER OF RECORD. AS-BUILTS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
4. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) NOT REVIEWED. TO BE DESIGNED BY PRECASTER AND SHALL MEET FDOT STANDARDS AND SUPPORT HS-20 LOADING.
5. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15 FEET DEEP OR EXTEND TO A DEPTH WHERE EXISTING CLEAN FILL IS ENCOUNTERED, WHICHEVER IS GREATER.

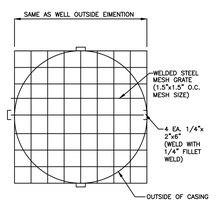
EXFILTRATION TRENCH DETAIL



DRAINAGE WELL 1 DETAIL



NOTES:
1. ALL DRAINAGE WELL BOXES SHALL BE PRECASTED WITH INTEGRAL PIPE CONNECTION BOOTS CAPABLE OF ALLOWING 10° OF HORIZONTAL OR VERTICAL DISPLACEMENT OF CONNECTING PIPES.
2. ALL RAIN WATER LEADERS SHALL NOT BE CONNECTED TO THE DRAINAGE WELL SYSTEM UNTIL FORMAL ACCEPTANCE OF THE BUILDING HAS OCCURRED. ALL RAIN WATER LEADERS SHALL NOT BE CONNECTED TO THE WELL SIDE CHAMBER OF THE WELL BOX.
3. SEE DRAINAGE WELL NOTES ON DRAINAGE PLAN.



NOTES:
1. CONTRACTOR TO DRILL TO A MIN. DEPTH OF 20 FEET BELOW THE DEPTH SPECIFIED IN THE REASONABLE ASSURANCE REPORT AND A DEPTH THAT ACHIEVES A MINIMUM CAPACITY OF 200 GPM/FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL SUBMIT SHOP DRAWINGS OF STEEL TEE WITH DETAIL/METHOD FOR FASTENING CAP TO TEE, IF APPLICABLE.
3. WELL DRILLER SHALL OBTAIN A D.E.P. CLASS V GROUP 6 PERMIT AND PROVIDE THE ENGINEER WITH COPY OF PERMIT.
4. WELL DRILLER SHALL PROVIDE THE ENGINEER WITH CERTIFICATION OF CAPACITY AND COMPLETION OF CONSTRUCTION UPON COMPLETION OF INSTALLATION.
5. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DOES NOT GUARANTEE TO THE DEPTH OF THE DRAINAGE WELL. THE WELL DRILLER SHALL DETERMINE THE ULTIMATE DEPTH OF THE DRAINAGE WELL BASED ON THE SITE CONDITIONS AND UNDERGROUND GEOLOGY ENCOUNTERED.
6. **CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING TO DRILL IF THE DESIGN DISCHARGE RATE IS NOT ACHIEVED AT THE DEPTH ASSUMED BY THE CONTRACTOR IN THEIR BID.**

DRAINAGE WELL DETAILS

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE

DETAILS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-800

OF SHEETS

Date: 10/24/2022 Time: 16:49 User: jaquino Style Table: Langan.stb Layout: Layout1 Document Code: CP01-300303601-0501-CS501-D101

GRADING NOTES:

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS" LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING
BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.
21. ALL ELEVATIONS ARE NGVD.

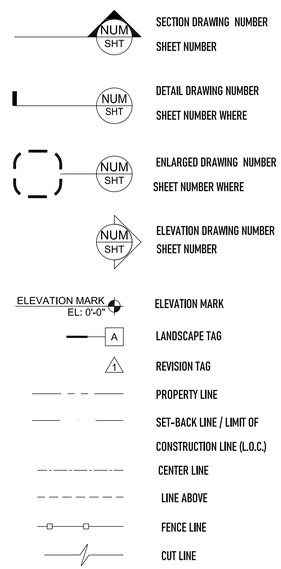
SOIL EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

LAYTOUT NOTES:

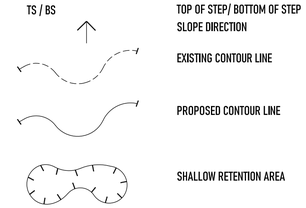
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

SYMBOL LEGEND



GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP



SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH. 23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

LANDSCAPE ABBREVIATIONS:

PLANTING ABBREVIATIONS		GENERAL ABBREVIATIONS	
B&B	BALLED AND BURLAPPED	BLDG.	BUILDING
CAL.	CALIPER	B.O.C.	BACK OF CURB
C.T.	CLEAR TRUNK	CJ	CONTROL JOINT
CRZ	CRITICAL ROOT ZONE	CLR	CLEAR
F.G.	FIELD GROWN	EJ	EXPANSION JOINT
GAL.	GALLON	EQ	EQUAL
G.W.	GREY WOOD	FFE	FINISH FLOOR ELEVATION
HT.	HEIGHT	F.O.B.	FACE OF BUILDING
MIN.	MINIMUM	HT.	HEIGHT
MAX.	MAXIMUM	H.P.	HIGH POINT
MULTI	MULTI-TRUNK	L.A.	LANDSCAPE ARCHITECT
OA.	OVERALL	L.O.A.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER	L.P.	LOW POINT
QTY.	QUANTITY	MIN.	MINIMUM
SPRD	SPREAD	MAX.	MAXIMUM
TYP.	TYPICAL	N.I.C.	NOT IN CONTRACT
U.N.O.	UNLESS NOTED OTHERSIZE	O.C.	ON CENTER
		O.C.E.W.	ON CENTER EACH WAY
		PA.	PLANTING AREA
		QTY.	QUANTITY
		R.O.W.	RIGHT OF WAY
		SIM.	SIMILAR DETAIL
		TD	TOP OF DRAIN
		T.O.C.	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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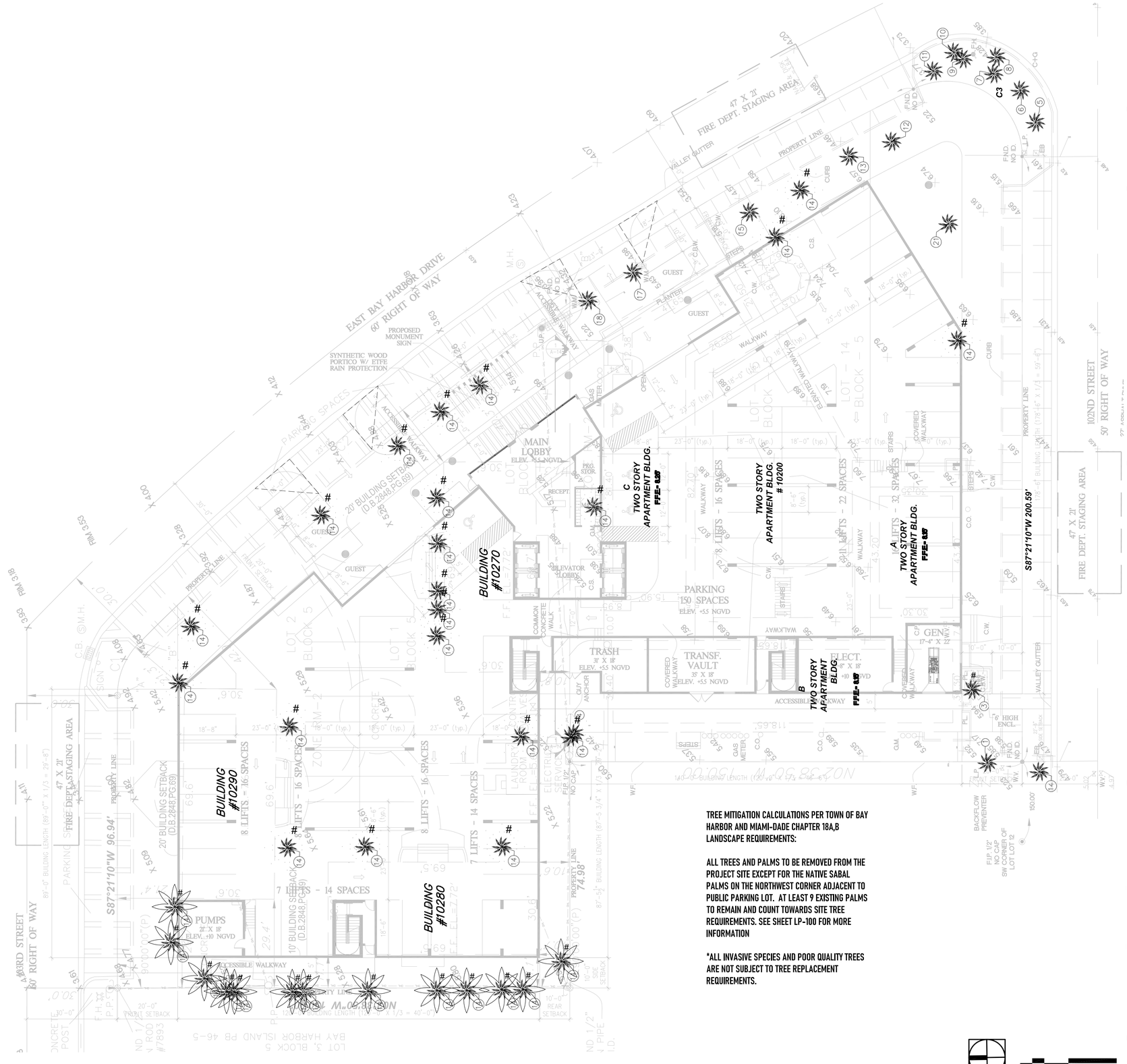
Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001



TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

ALL TREES AND PALMS TO BE REMOVED FROM THE PROJECT SITE EXCEPT FOR THE NATIVE SABAL PALMS ON THE NORTHWEST CORNER ADJACENT TO PUBLIC PARKING LOT. AT LEAST 9 EXISTING PALMS TO REMAIN AND COUNT TOWARDS SITE TREE REQUIREMENTS. SEE SHEET LP-100 FOR MORE INFORMATION

*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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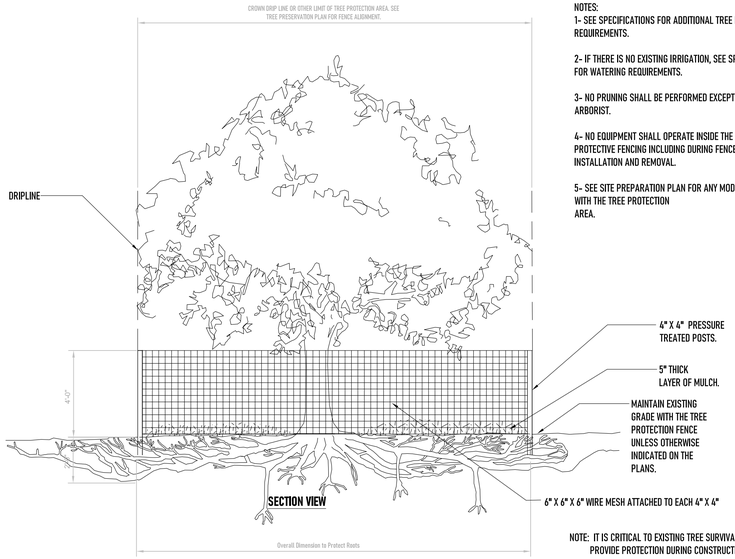
Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE DISPOSITION PLAN

TD-100



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

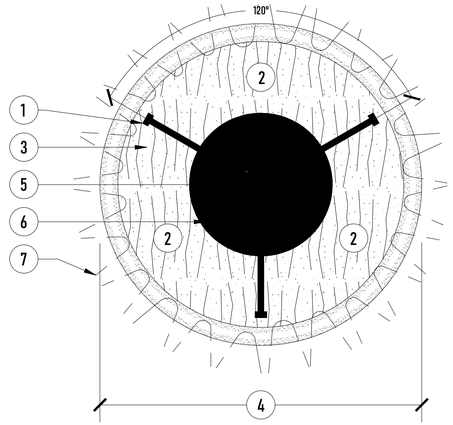
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

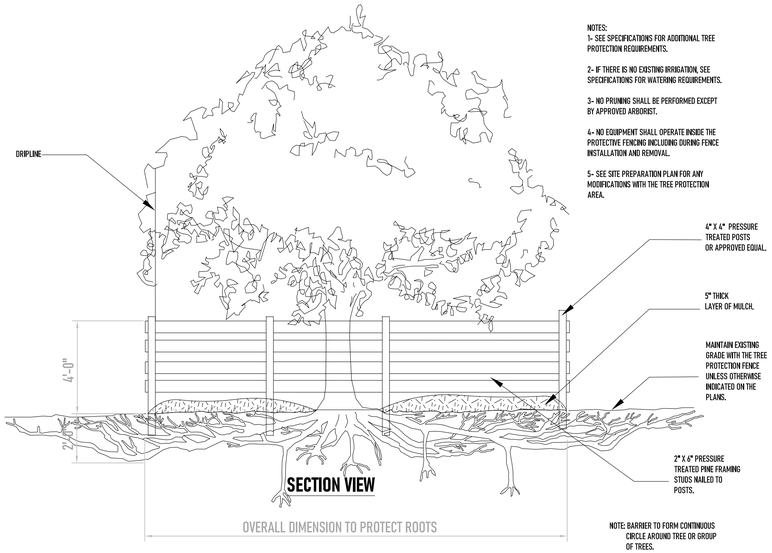
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 TD-101 WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION SCALE=N.T.S



1 - 2" X 4" WOOD BRACE AT WQUAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 TD-101 WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION SCALE=N.T.S



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

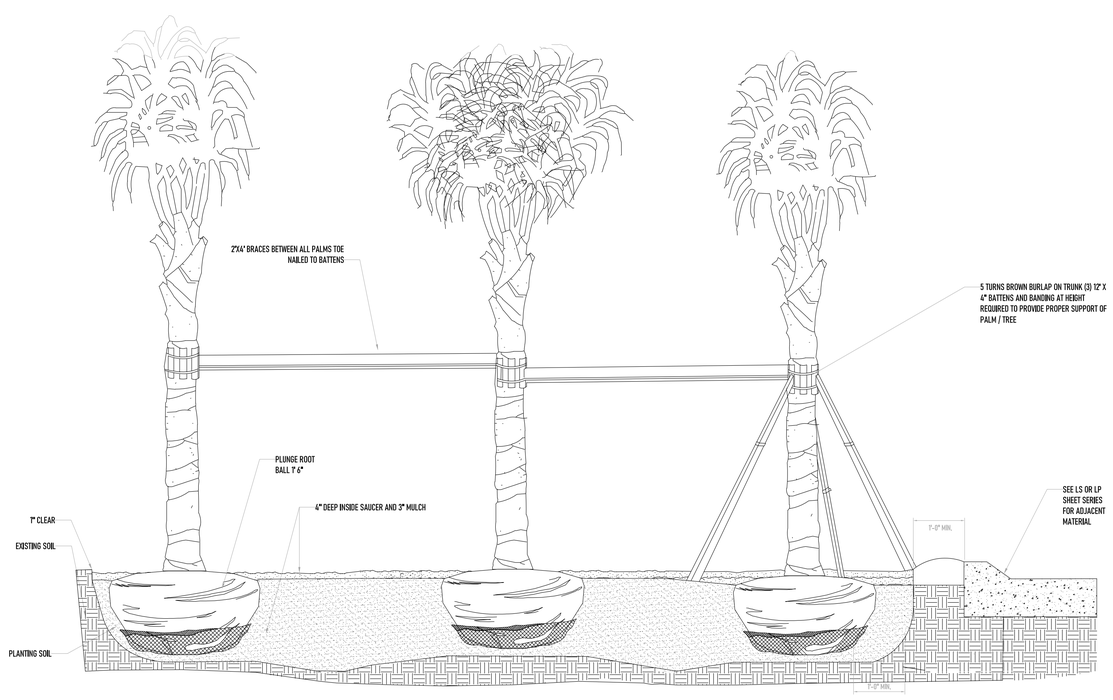
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 TD-101 WOOD BARRIER DETAIL
TREE / PALM PROTECTION SCALE=N.T.S



1 TD-101 PALM BRACING DETAIL
TREE / PALM PROTECTION SCALE=N.T.S

COASTAL OPERATIONS
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FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE PROTECTION DETAILS

TD-101

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

Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)

Site Address 10200-10290 103RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

Net Lot Area 1.28 **Acres /** 55,873 **SF**

	Required	Provided
A. Open Space Requirement Net Lot Area = 55,873 SF x 20% = 11,175 SF	20% / 11,175 SF 20,250 6.2% 2,088	28.9 % / 16,165 SF
B. Maximum Lawn Area Allowed**** Req. open space 55,873 SF x 60% = 33,524 SF	60% Max / 33,524 SF	3% / 1,648 SF
C. Shade Trees Required*	25% PALM ALLOWANCE = 36 x .25% = 9 PALMS MAY COUNT AS TREES. TOTAL 27 TREES + 9 PALMS REQUIRED	27 NEW TREES PLUS 9 EXISTING PALMS TO MEET THE TOWN'S SITE TREE REQUIREMENTS
1. 28 trees/acre: 28 x 1.28 acres = 36 TREES		
2. Native Species Required - 50% # of Trees req. 36 x 50% = 18	18	27 NATIVE TREES + 9 NATIVE PALMS
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 36 x 50% = 18	18	27 NATIVE TREES + 9 NATIVE PALMS
D. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage Width of lot 638 L.F. / 35' = 19 TREES **Note**: Street trees do not count toward required on-site lot trees. **Note**: Street tree species determined by Town Street Tree Master Plan.	19 TREES	19 TREES
E. Shrubs Required***		
1. 10 shrubs / required trees	360	3,708
2. Native Species Required - 30%	360 X .30 = 108 NATIVE SHRUBS	1,632
3. Drought Tolerant and Low Maintenance Species Require – 50%	180	1,011

Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)		
1. 10 SF/parking space: 10 x ____ spaces = ____SF	N/A	
2. Trees Required		
3. Shrubs Required		
G. Buffers (If applicable)		
1. Parking Lot from ROW		
2. Dissimilar Uses		

Notes:

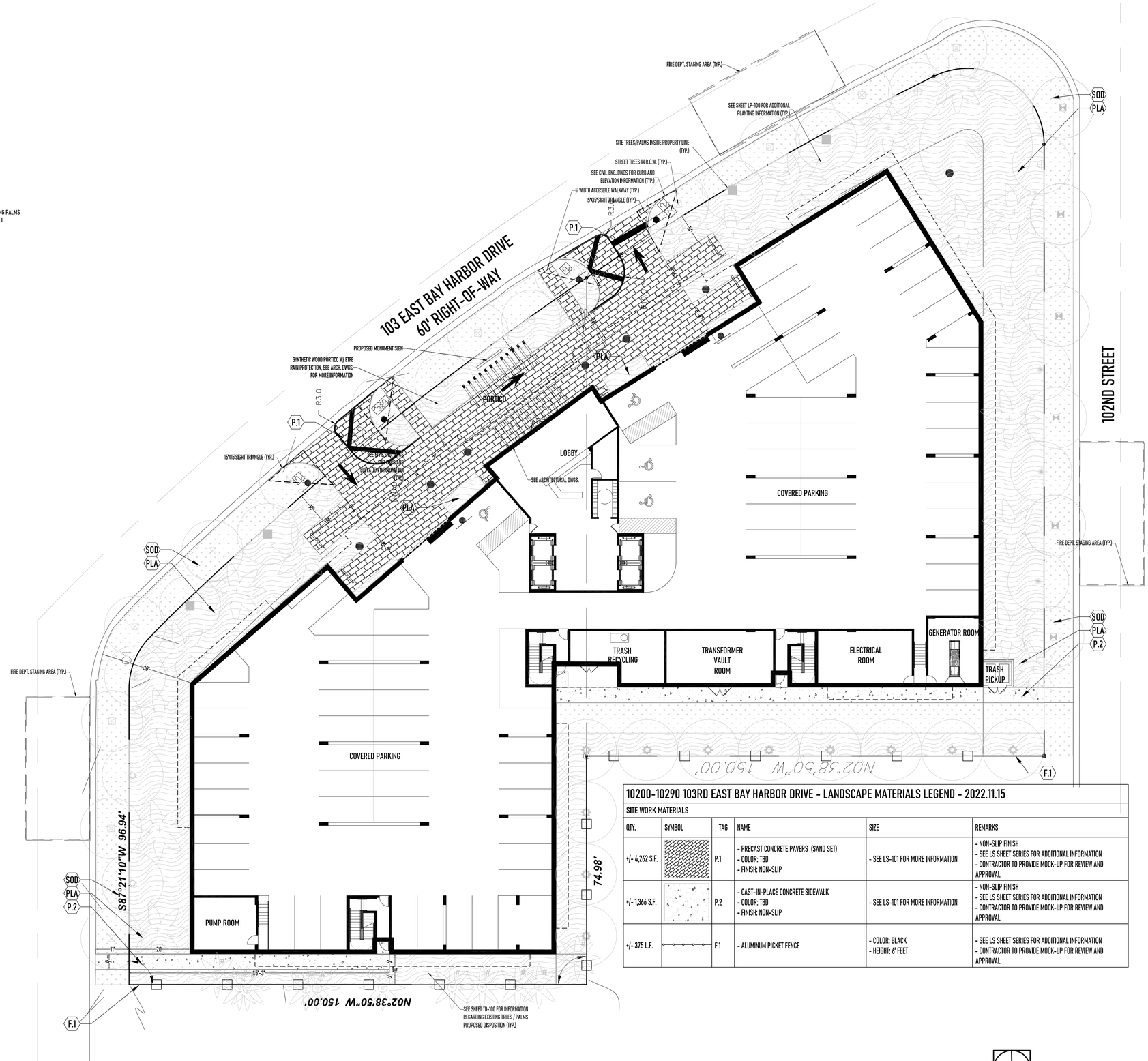
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Last Updated 7/15/21



10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.11.15

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 4,262 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 1,366 S.F.		P.2	- CAST-IN-PLACE CONCRETE SIDEWALK - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 375 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
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LANDSCAPE ARCHITECT
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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN

LS-100

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

Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)

Site Address 10200-10290 103RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

Net Lot Area 1.28 **Acres /** 55,873 **SF**

	Required	Provided
A. Open Space Requirement Net Lot Area = 55,873 SF x 20% = 11,175 SF	20% / 11,175 SF 20,250 6.2% 2,088	28.9 % / 16,165 SF
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1. 10 shrubs / required trees	360	3,708
2. Native Species Required - 30%	360 X .30 = 108 NATIVE SHRUBS	1,632
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Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)		
1. 10 SF/parking space: 10 x _____ spaces = _____SF	N/A	
2. Trees Required		
3. Shrubs Required		
G. Buffers (If applicable)		
1. Parking Lot from ROW		
2. Dissimilar Uses		

Notes:

* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(e)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

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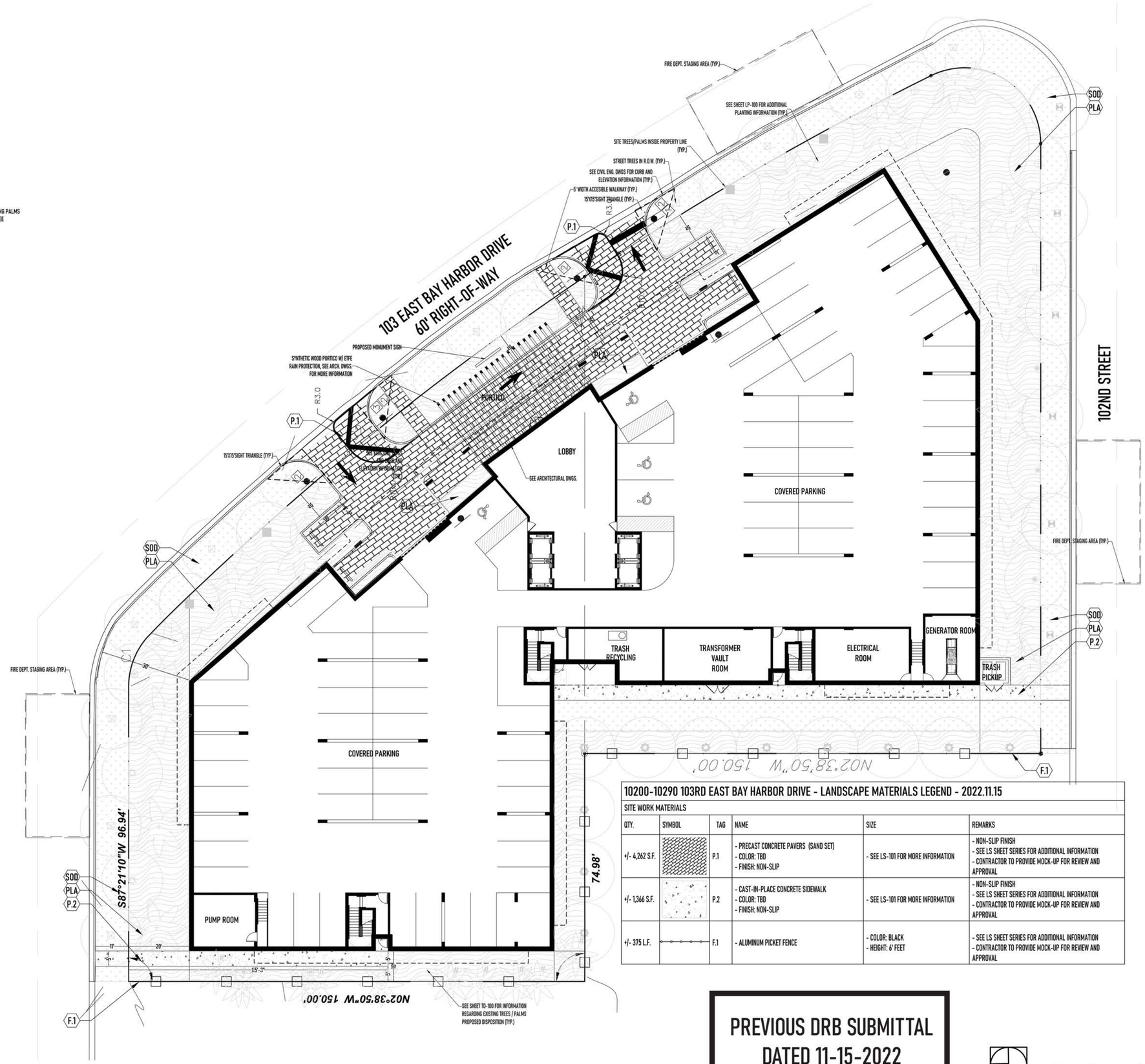

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.11.15

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
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+/- 1,366 S.F.		P.2	- CAST-IN-PLACE CONCRETE SIDEWALK - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 375 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

PREVIOUS DRB SUBMITTAL DATED 11-15-2022

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN

LS-100

COASTAL OPERATIONS
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PROJECT NAME:
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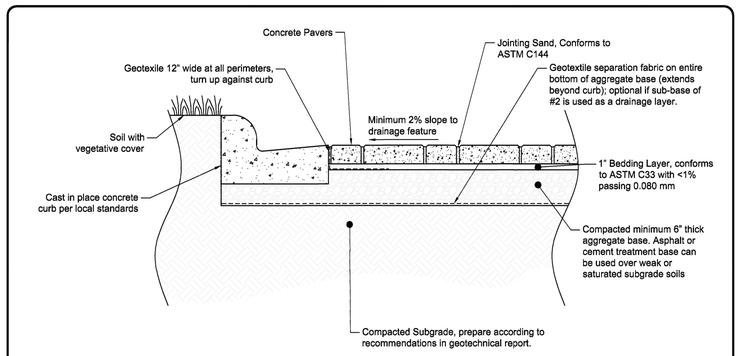
PROFESSIONAL SEAL(S):

3 / LS-101 — F.1 SITE FENCING - 6' HEIGHT
LANDSCAPE SITE MATERIAL IMAGERY



Design Notes:
1. Cross section as shown is suitable for vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Oldcastle Architectural for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Oldcastle Architectural for design assistance.
3. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotecnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
4. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.
5. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.

BELGARD belgard.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Boulevard Sand Set on Aggregate Base	Scale: 1" = 1'-0"	Drawn by: JB
			Date: 11/24/2015	Drawing number: MDBV02

2 / LS-101 — P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

MODULINE SERIES®

ONE OF THE MOST VERSATILE PAVERS AVAILABLE, MODULINE SERIES COMES IN A WIDE ARRAY OF COLORS, SIZES AND SHAPES

BELGARD PAVES THE WAY

1 / LS-101 — P.1 PAVER SAND SET ON AGGREGATE BASE
LANDSCAPE SITE MATERIAL IMAGERY

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE MATERIAL IMAGERY

LS-101

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.01.16

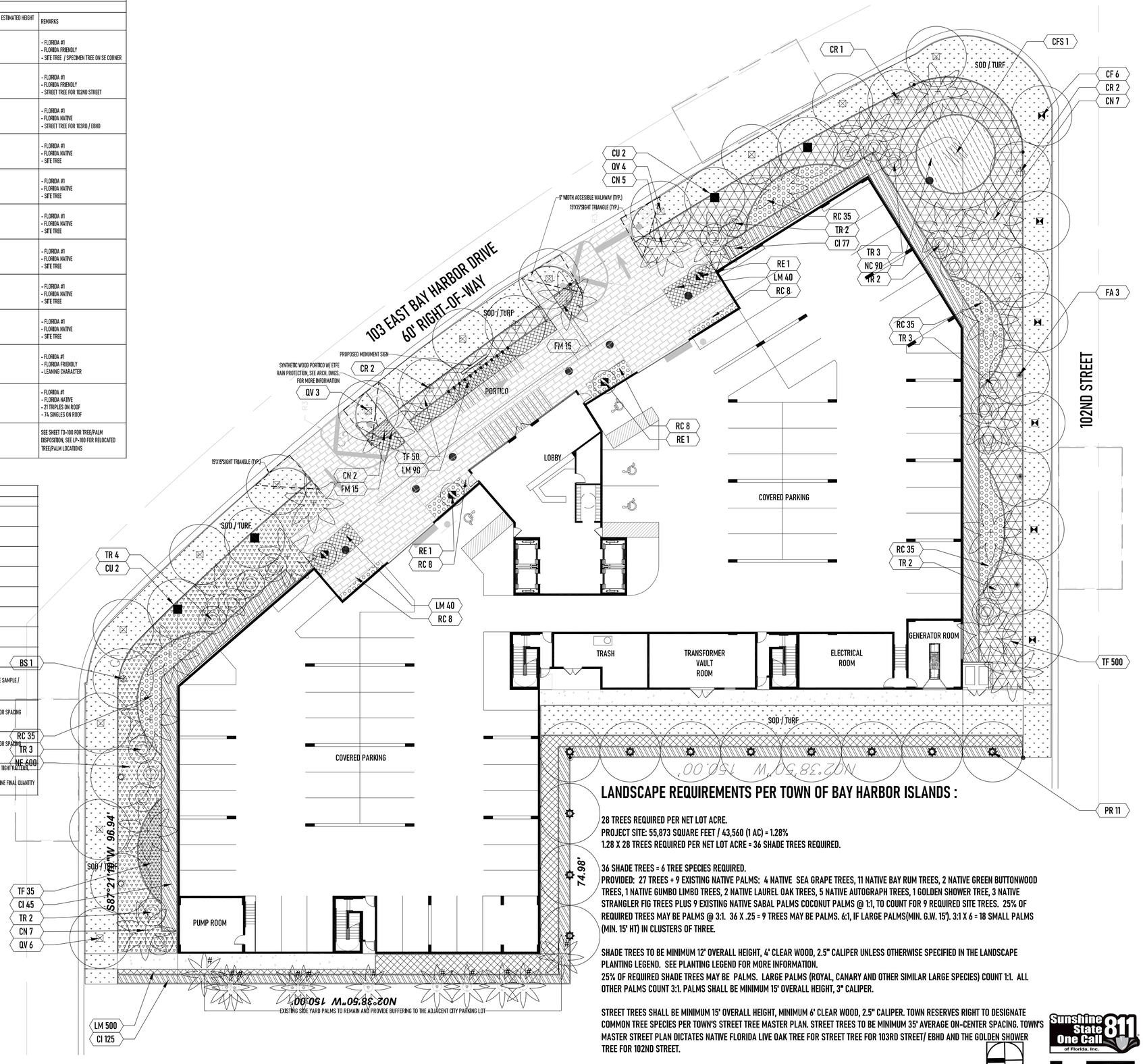
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA-FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.01.16

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
293		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
258		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
288		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,457		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-2,018 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,873 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

Sunshine State 811 One Call of Florida, Inc.

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - TREES AND PALMS

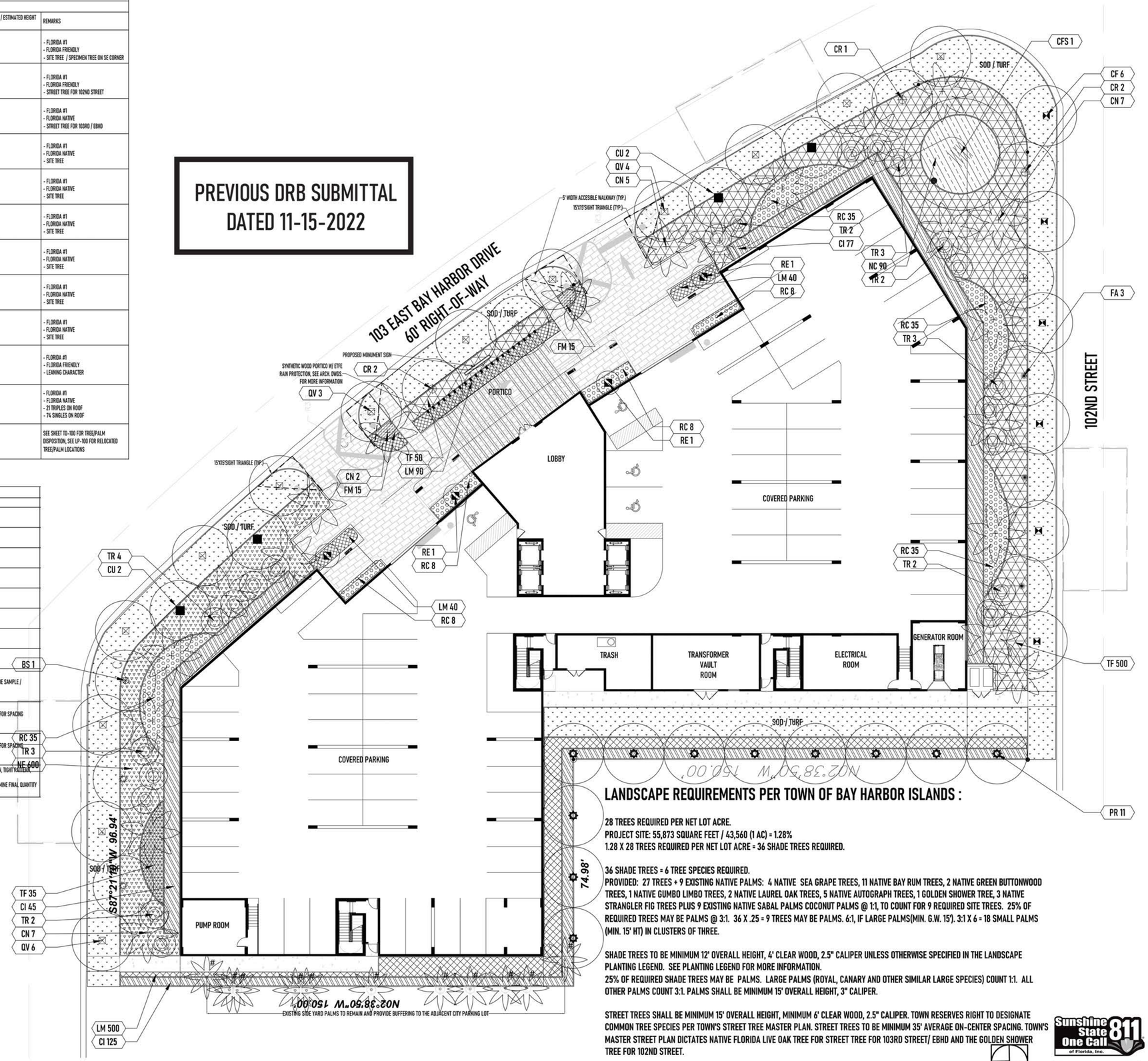
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1 A	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF	x x x x x x x x x x x x x x x x x x x x x x x x	SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT MATERIAL BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

PREVIOUS DRB SUBMITTAL
DATED 11-15-2022



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,873 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH
0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

Sunshine State One Call 811 of Florida, Inc.

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.01.16

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 8' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 8' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA "MAYPAN"	MAYPAN COCONUT	- MIN. 8" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'| 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.01.16

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA NATIVE
293		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
258		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
288		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 30" O.C. - FLORIDA FRIENDLY
1,457		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY
+/-2,018 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

*2ND FLOOR / BREEZWAY LIVING GREEN WALL PLANT SPECIES TO BE DESIGNED

-GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR AUTOMATIC IRRIGATION SYSTEM (+/-4-7GPH)

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,900 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (2ND FLOOR / BREEZEWAY)

LP-101

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

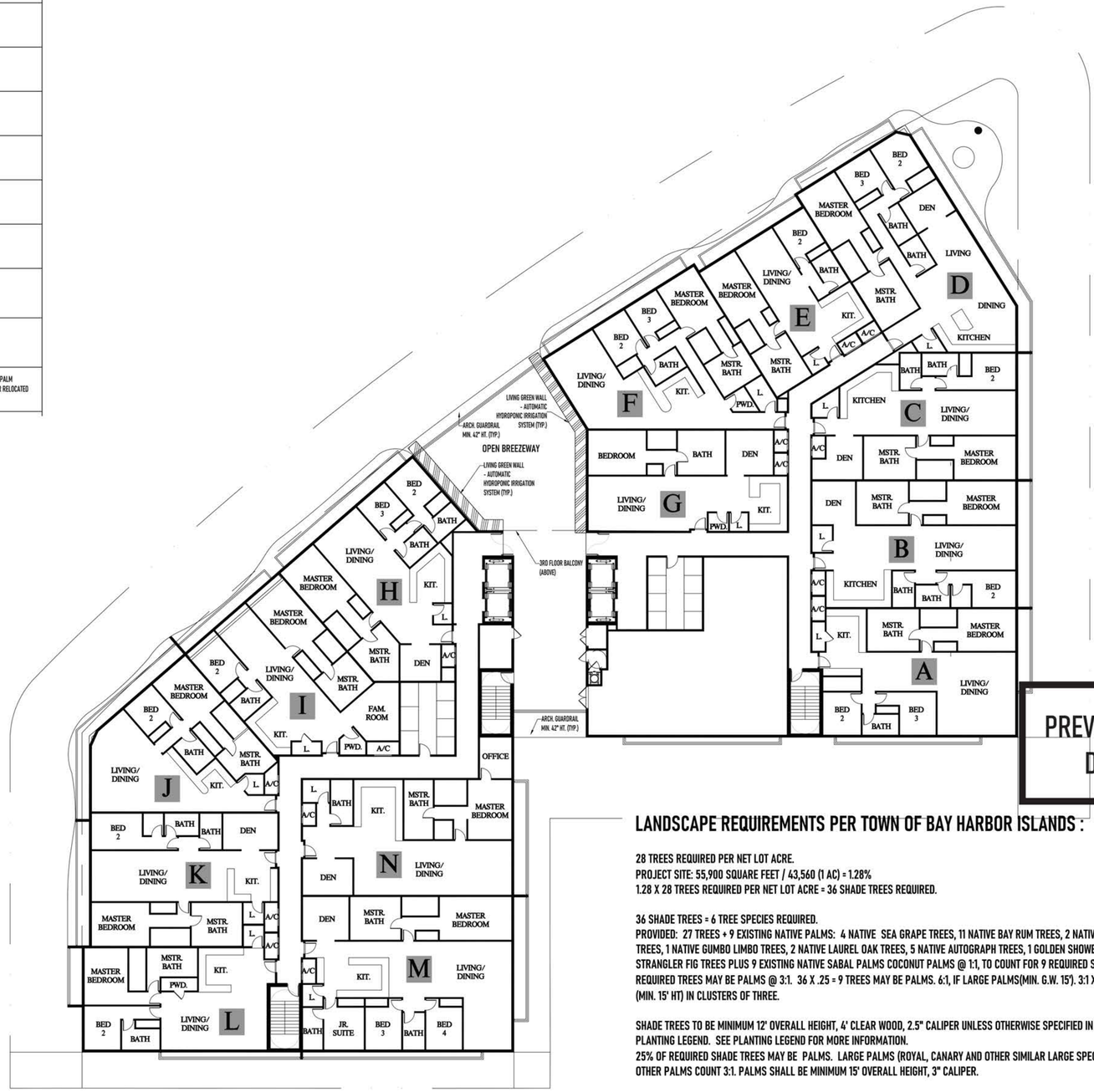
10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONOEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-4,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

*2ND FLOOR / BREEZWAY LIVING GREEN WALL PLANT SPECIES TO BE DESIGNED

-GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR AUTOMATIC IRRIGATION SYSTEM (+/-4-7GPH)



PREVIOUS DRB SUBMITTAL
DATED 11-15-2022

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,900 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN
(2ND FLOOR / BREEZEWAY)

LP-101

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 8' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 8' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
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600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
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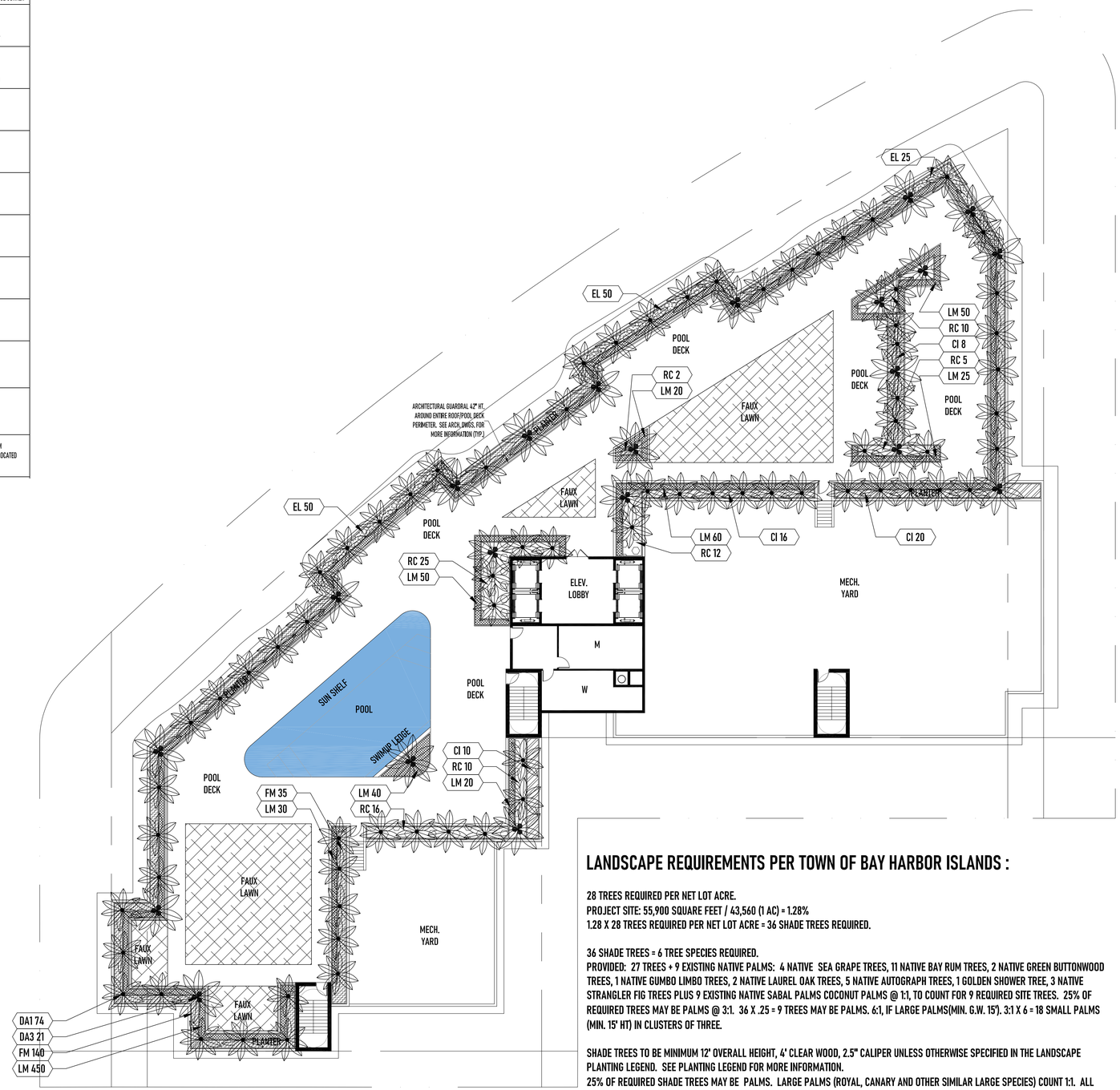
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,900 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (ROOF)

LP-102

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.
3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENT OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.
5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.
10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.
11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
12. ALL LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
13. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.
14. GRADE B+, SHREDDED MELALEUCA OR APPROVED NON-CYPRESS MULCH MINIMUM 3" DEEP, SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4' AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE. NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.
15. SOD SHALL BE 'EMPIRE TURF' ZOYSIA OR ST. AUGUSTINE 'FLORATAM' SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND ABUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.
16. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.
17. ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FETILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHAL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.
18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.
19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
20. ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.
21. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
22. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.
23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFORM TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.
24. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.
25. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.
26. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOULSY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND, IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.
28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 110% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

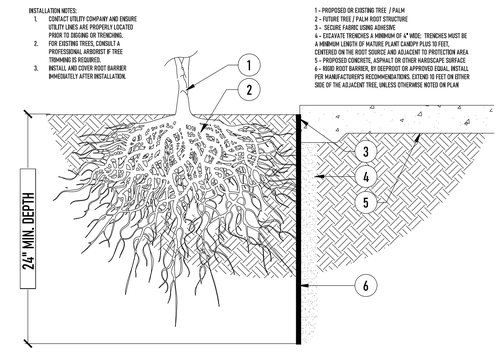
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.M., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 1021D STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 6' C.M., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 1035D / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 4" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF
N/A	1	N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS

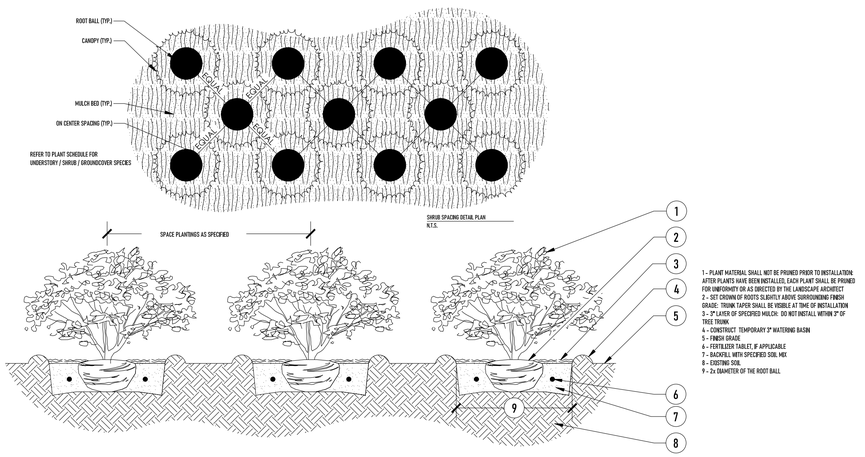
10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2022.11.15

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

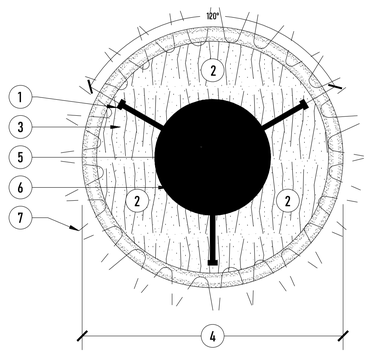
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
608		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



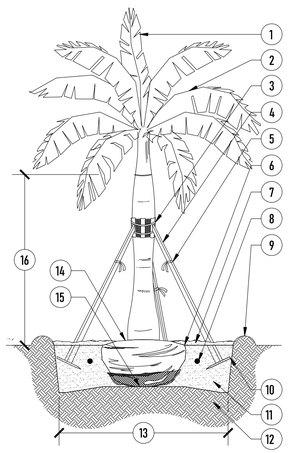
5 LP 102 — ROOT BARRIER — SCALE=N.T.S



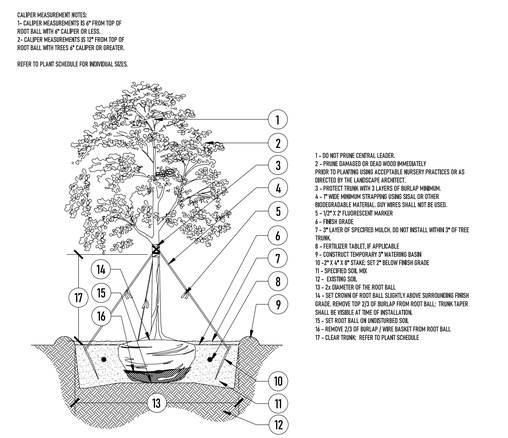
4 LP 102 — SHRUB / GROUNDCOVER PLANTING AND SPACING — SCALE=N.T.S



3 LP 102 — LARGE TREE STAKING — SCALE=N.T.S



2 LP 102 — LARGE PALM PLANTING — SCALE=N.T.S



1 LP 102 — LARGE TREE PLANTING 2" CALIPER AND GREATER — SCALE=N.T.S

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PROFESSIONAL SEAL(S):

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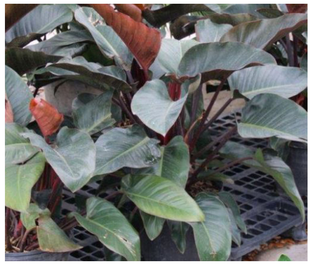
Drawn By: TH

Sheet Title:
LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-103

15 / LP 104 — THRINAX RADIATA - FLORIDA THATCH PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



14 / LP 104 — PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

13 / LP 104 — ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

12 / LP 104 — FICUS MICROCARPA - GREEN ISLAND FICUS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

11 / LP 104 — ST. AUGUSTINE - ST. AUGUSTINE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

10 / LP 104 — TRIPSACUM FLORIDANA - DWARF FAKAHATCHEE GRASS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

9 / LP 104 — COCCOLOBA UVIFERA - SEA GRAPE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

8 / LP 103 — COCOS NUNCIFERA 'MAYPAN' - MAYPAN COCONUT
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

7 / LP 104 — DICTYOSPERMA ALBUM - HURRICANE PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

6 / LP 104 — QUERCUS VIRGINIANA - LIVE OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

5 / LP 103 — CLUSIA ROSEA - AUTOGRAPH TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

4 / LP 104 — PIMETA RACEMOSA - BAY RUM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

3 / LP 104 — QUERCUS LAURIFOLIA - LAUREL OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

2 / LP 104 — BUSERA SIMARUBA - GUMBO LIMBO
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

1 / LP 104 — CASSIA FISTULA - GOLDEN SHOWER TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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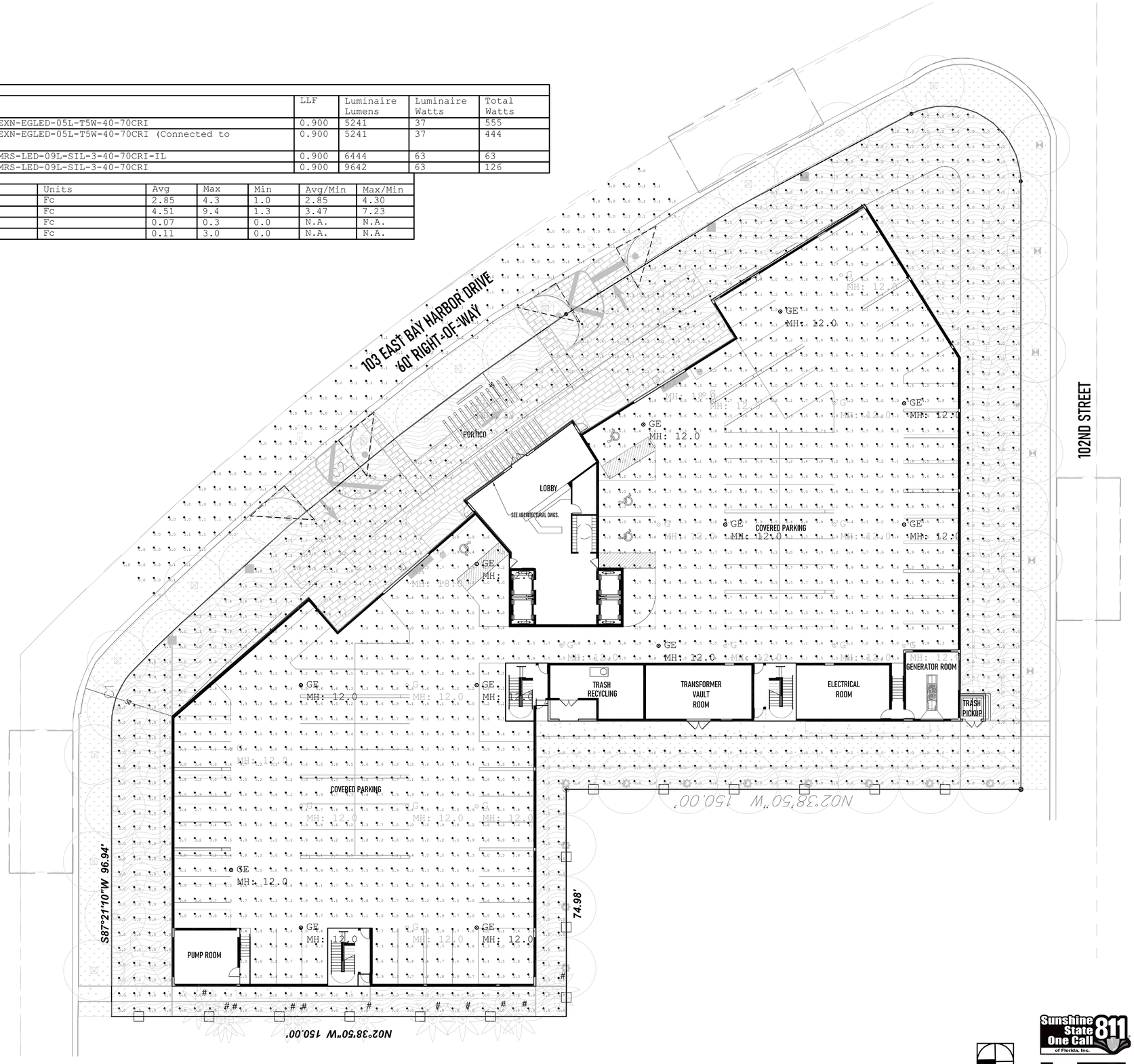
Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE PLANTING IMAGERY

LP-104

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	15	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	555
⊙	12	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator)	0.900	5241	37	444
⊣⊢	1	SA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL	0.900	6444	63	63
⊣⊢	2	WA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI	0.900	9642	63	126

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance and Guest Parking	Illuminance	Fc	2.85	4.3	1.0	2.85	4.30
Parking Garage Floor	Illuminance	Fc	4.51	9.4	1.3	3.47	7.23
Spill	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
To Property Line	Illuminance	Fc	0.11	3.0	0.0	N.A.	N.A.



NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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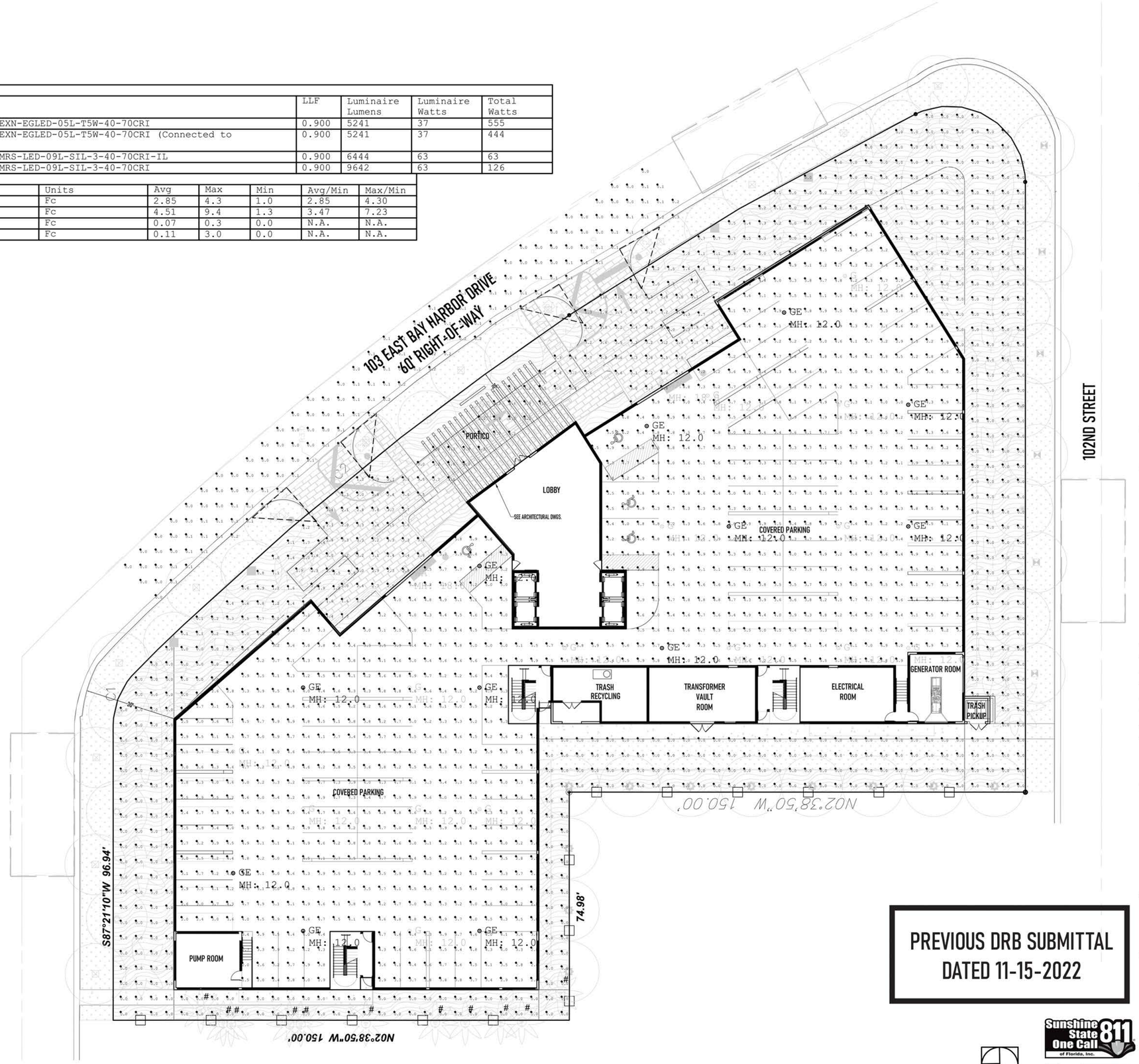
Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)

LL-100

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	G	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	555
	12	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator)	0.900	5241	37	444
	1	SA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL	0.900	6444	63	63
	2	WA	Single	LSI Industries MRS-LED-09L-SIL-3-40-70CRI	0.900	9642	63	126

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance and Guest Parking	Illuminance	Fc	2.85	4.3	1.0	2.85	4.30
Parking Garage Floor	Illuminance	Fc	4.51	9.4	1.3	3.47	7.23
Spill	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
To Property Line	Illuminance	Fc	0.11	3.0	0.0	N.A.	N.A.



PREVIOUS DRB SUBMITTAL
DATED 11-15-2022

NORTH

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

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
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FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
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BAY HARBOR ISLANDS, FLORIDA 33154

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PH: 305-972-8568

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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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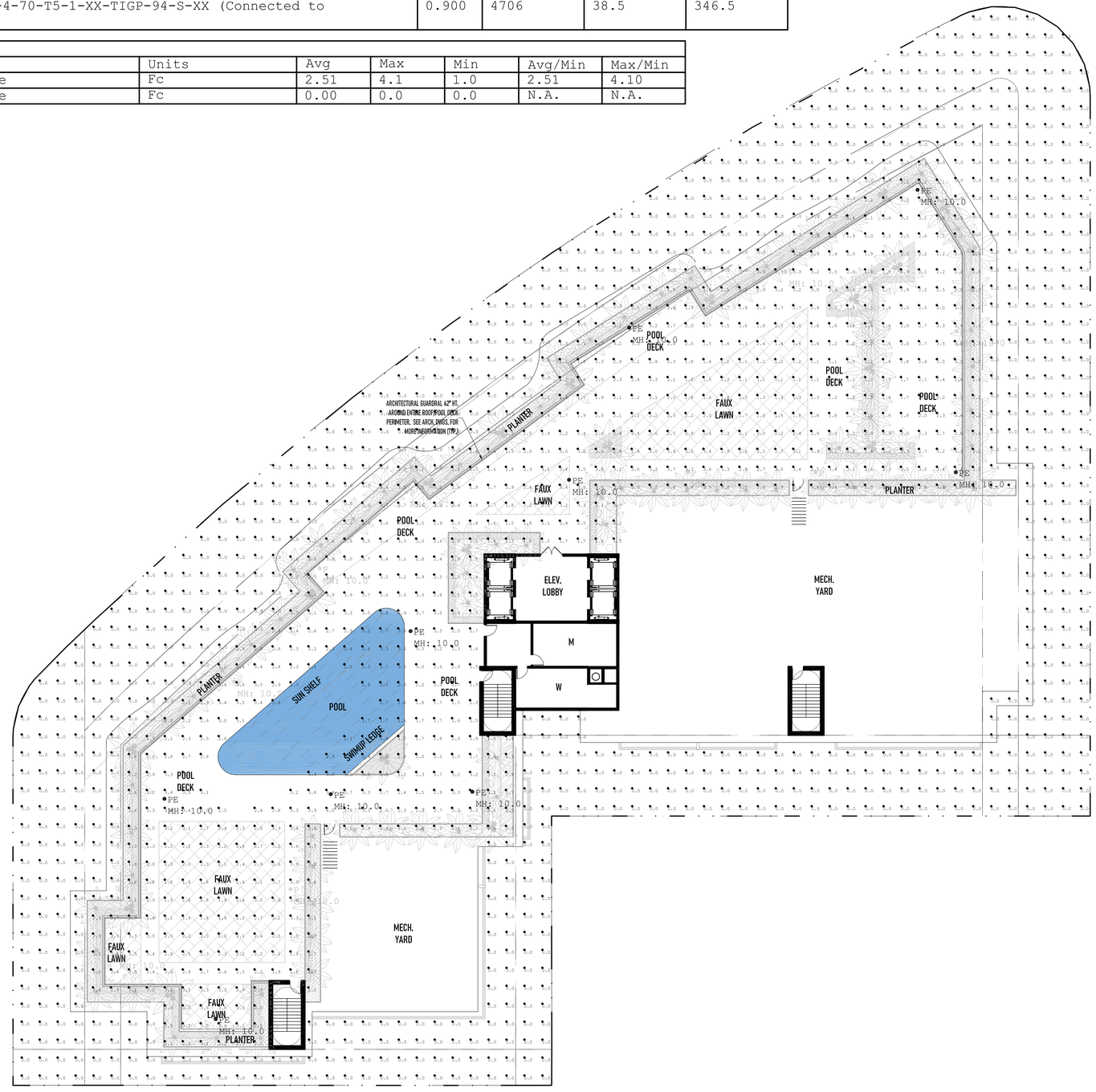
Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)

LL-100

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	9	P	Single	Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX	0.900	4706	38.5	346.5
⊙	9	PE	Single	Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX (Connected to Generator)	0.900	4706	38.5	346.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Deck	Illuminance	Fc	2.51	4.1	1.0	2.51	4.10
To Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

1	10/20/2022	DRC COMMENTS - REVISION 1
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (ROOF PLAN)

LL-101

Project:	103 BAY HARBOR
Type:	EX-WL
Catalog #:	SPWLEX-1/2-R/G-XX-EM

Model SPWLEX
Slim Profile Wet Location Exit

HOUSING
- Fully gasketed polycarbonate housing in gray housing and white face
- UL94V-0 flame rating
- High impact, UV-Stabilized clear polycarbonate lens
- Suitable for wall, ceiling or end mount

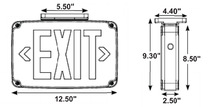
ELECTRICAL
- Dual voltage 120/277VAC
- Rated for use in wet locations
- Solid state charging and switching
- Brownout protection
- Battery low voltage disconnect (LVD)
- Overload and short circuit protection
- AC power indicator and test switch

LAMPS
- High intensity LED panel

BATTERY
- Maintenance-free NiCad Battery standard (EM models)
- Battery will operate fixture for a minimum of 90 minutes in the event of a power outage
- Recharge time 24 hours
- Cold Weather standard: -20ºC / -4ºF - 50ºC / 122ºF

CODE COMPLIANCE
- UL924 Listed for Wet Locations
- NFPA 101 Life Safety Code compliant
- NEC and OSHA compliant

WARRANTY
- 5 year warranty



ORDERING INFORMATION

MODEL	FACE	LETTER	HOUSING	OPTIONS
SPWLEX	1	R - Red	G - Gray	EM - NiCad Battery
	2	G - Green	W - White	SD - Self Diagnostics
			B - Black	2C - Dual Circuit
				TPS - Tamper Proof Screws
				SWXE - Special Wording (Prefix)
				WG1 - Wire Guard
				BG1 - Bubble Guard

SPECIFY

MODEL	FACE	LETTER	HOUSING	OPTIONS
		-	-	-

Specifications and dimensions subject to change without notice.

SPWLEX 011222015

JOB: 103 BAY HARBOR TYPE: SA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX-IL

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)
Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

JOB: 103 BAY HARBOR TYPE: WA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX / WALL MT.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)
Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

JOB: 103 BAY HARBOR TYPE: P
TIG-26-AS2-4-70-T5-XX-XX / TIGP-94"-S-XX

162

TIGEA LED
BOLLARD RANGE

technical characteristics (Customer requested sizes available with no upcharge)

Height (in)	Type 3000	Type 4000	Type 5000	Type 6000
	11.9	13.1	14.8	16.4
Weight (lbs)	63.9	71.7	79.8	88.0
Protection index				
Optical unit		IP66		
Electrical compartment		IP54		
Shock resistance		IK10		
Materials:				
Body		Aluminum		
Protector		Frosted PC with AntiUV Treatment		

electrical characteristics

- Power current up to 800mA
- Electrical class: I
- Incorporated driver
- Surge protection against light voltages
- Optional lighting management systems: automatic time-related lowering of intensity with up to 5 levels, presence detection, constant flux, graduation by means of voltage variation, command 1-10V, communication DALI or PWM.

lighting distributions

Type IV
Type V

All information is subject to change without notice
Last Updated 07/22/2021

www.regalt-lighting.com

JOB: 103 BAY HARBOR TYPE: G EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Excursion (EXN)
LED Parking Garage/Canopy Luminaire

OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back up.

Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: 103 BAY HARBOR TYPE: GE EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Excursion (EXN)
LED Parking Garage/Canopy Luminaire

OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	22 - 87
Efficacy Range (LPW)	122 - 144
Weight lbs(kg)	13.5 (6.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

Optical System
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty
- LSI LED Fixtures carry a 5-year limited warranty.
- 1 Year warranty on optional Battery Back Up.

Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHITNG SPECIFICATIONS

LL-102

IRRIGATION NOTES

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IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

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1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

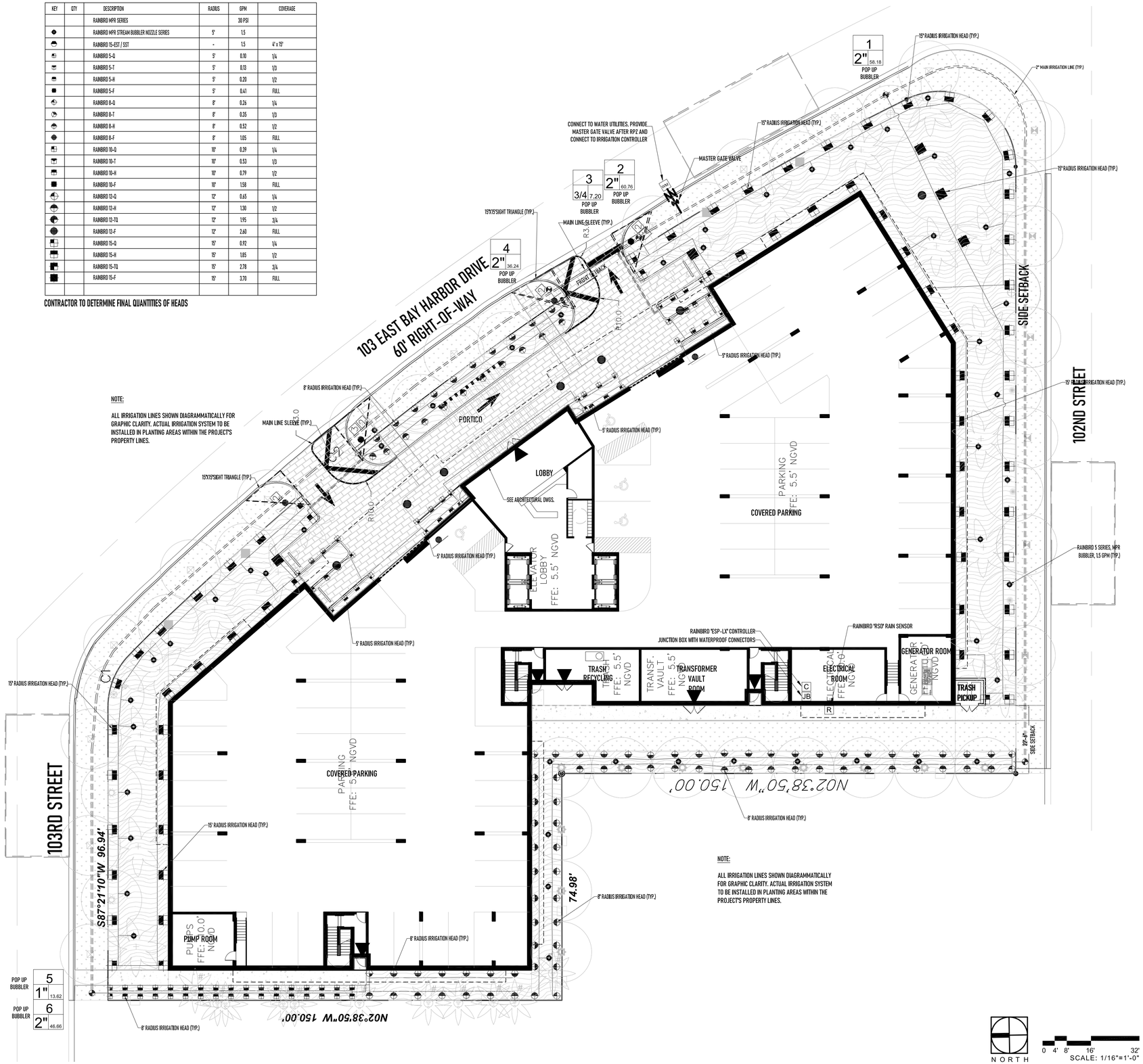
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

IRRIGATION LEGEND

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
		RAINBIRD MPR SERIES		30 PSI	
		RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES	5'	1.5	
		RAINBIRD 15-EST / SST	-	1.5	4' x 15'
		RAINBIRD 5-Q	5'	0.10	1/4
		RAINBIRD 5-T	5'	0.13	1/3
		RAINBIRD 5-H	5'	0.20	1/2
		RAINBIRD 5-F	5'	0.41	FULL
		RAINBIRD 8-Q	8'	0.26	1/4
		RAINBIRD 8-T	8'	0.35	1/3
		RAINBIRD 8-H	8'	0.52	1/2
		RAINBIRD 8-F	8'	1.05	FULL
		RAINBIRD 10-Q	10'	0.39	1/4
		RAINBIRD 10-T	10'	0.53	1/3
		RAINBIRD 10-H	10'	0.79	1/2
		RAINBIRD 10-F	10'	1.58	FULL
		RAINBIRD 12-Q	12'	0.65	1/4
		RAINBIRD 12-H	12'	1.30	1/2
		RAINBIRD 12-TQ	12'	1.95	3/4
		RAINBIRD 12-F	12'	2.60	FULL
		RAINBIRD 15-Q	15'	0.92	1/4
		RAINBIRD 15-H	15'	1.85	1/2
		RAINBIRD 15-TQ	15'	2.78	3/4
		RAINBIRD 15-F	15'	3.70	FULL

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS



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

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
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Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)

LI-100

IRRIGATION NOTES

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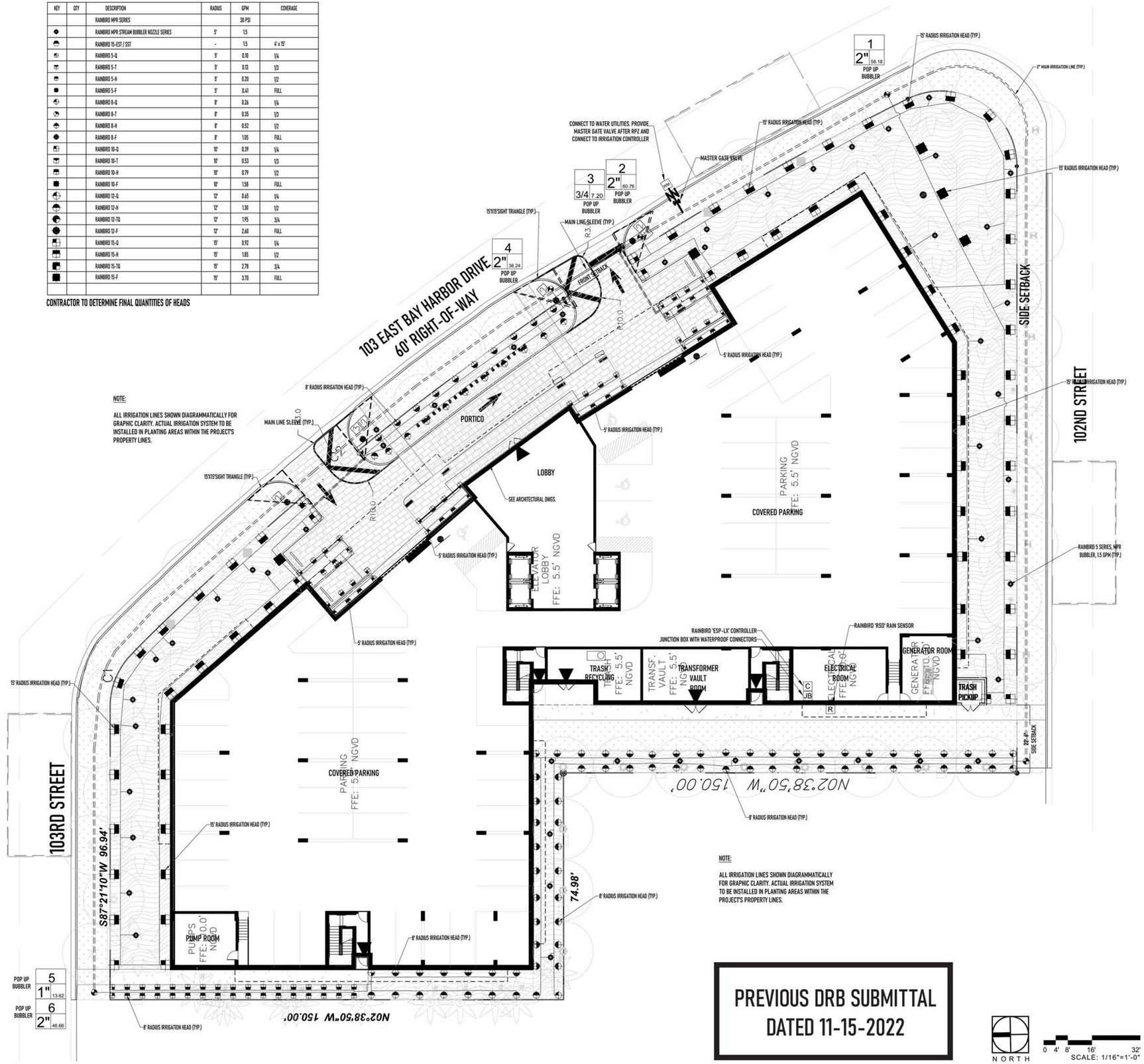

NOTE:

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PREVIOUS DRB SUBMITTAL
DATED 11-15-2022

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Project ID: 2022-103BH
Print Date: NOVEMBER 15, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)

LI-100

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4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

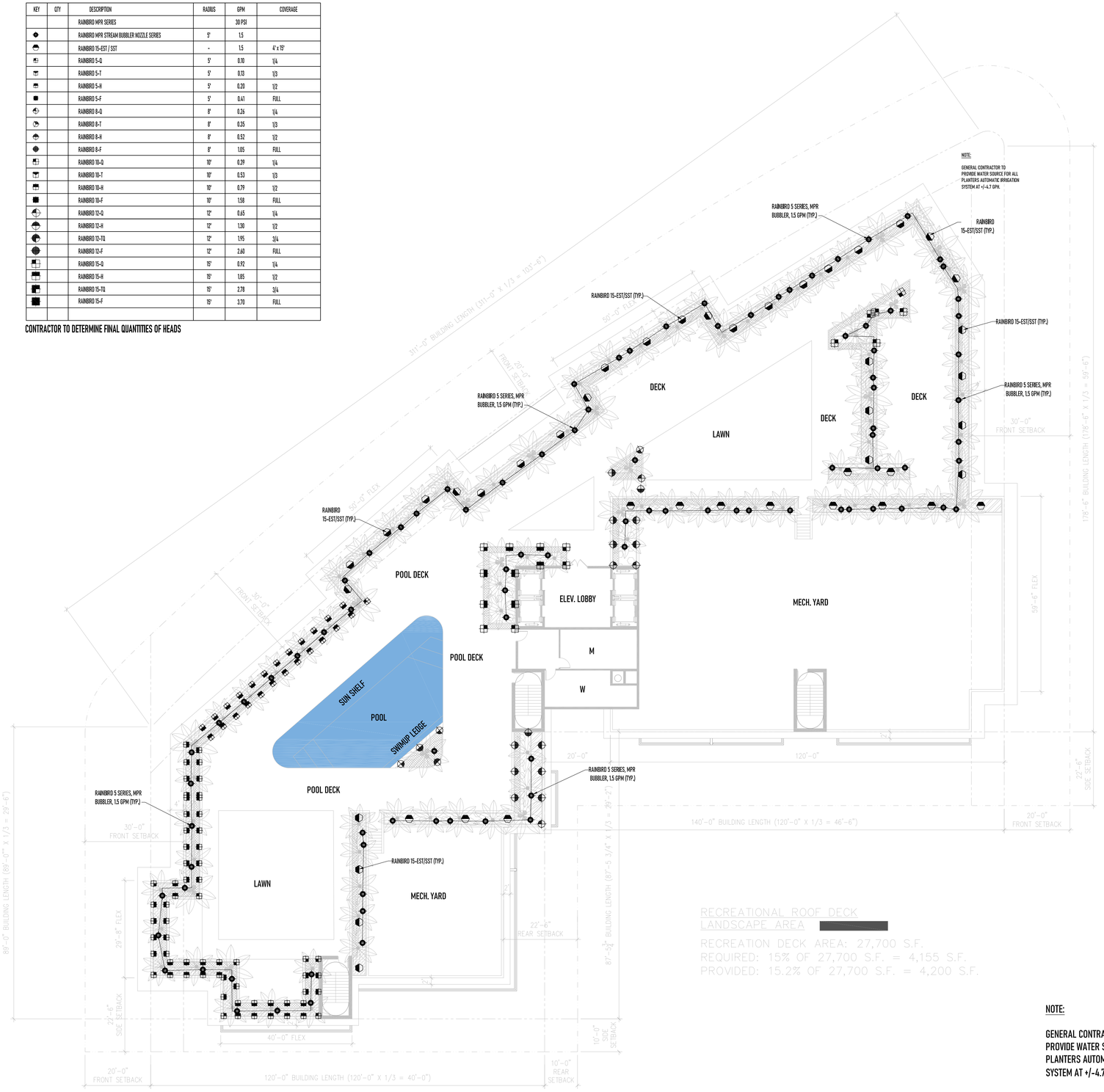
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

IRRIGATION LEGEND

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
		RAINBIRD MPR SERIES		30 PSI	
		RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES	5'	1.5	
		RAINBIRD 15-EST / SST	-	1.5	4' x 15'
		RAINBIRD 5-Q	5'	0.10	1/4
		RAINBIRD 5-T	5'	0.13	1/3
		RAINBIRD 5-H	5'	0.20	1/2
		RAINBIRD 5-F	5'	0.41	FULL
		RAINBIRD 8-Q	8'	0.26	1/4
		RAINBIRD 8-T	8'	0.35	1/3
		RAINBIRD 8-H	8'	0.52	1/2
		RAINBIRD 8-F	8'	1.05	FULL
		RAINBIRD 10-Q	10'	0.39	1/4
		RAINBIRD 10-T	10'	0.53	1/3
		RAINBIRD 10-H	10'	0.79	1/2
		RAINBIRD 10-F	10'	1.58	FULL
		RAINBIRD 12-Q	12'	0.65	1/4
		RAINBIRD 12-H	12'	1.30	1/2
		RAINBIRD 12-TQ	12'	1.95	3/4
		RAINBIRD 12-F	12'	2.60	FULL
		RAINBIRD 15-Q	15'	0.92	1/4
		RAINBIRD 15-H	15'	1.85	1/2
		RAINBIRD 15-TQ	15'	2.78	3/4
		RAINBIRD 15-F	15'	3.70	FULL

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS



NOTE:

GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR ALL PLANTERS AUTOMATIC IRRIGATION SYSTEM AT +/-4.7 GPH.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
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BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
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LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (ROOF)

LI-101

PIPING

- ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 110% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A "SHOP DRAWING" DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT/DESIGNER AND GENERAL CONTRACTOR.
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
- PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE:
1- BURIED TO A MINIMUM DEPTH OF 18"
2- TWO PIPE SIZES LARGER THAN THE CARRIER PIPE
3- EXTENDED 3' BEYOND HARDSCAPED AREA.
- CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL SLEEVES.
- PIPE INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40, LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21 CLASS 200.
- PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET / SECOND AND TO LIMIT FICTION LOSS IN THE PIPING NETWORK.
- PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARDS SUCH AS VEHICULAR TRAFFIC OR ROUTINE EVENTS WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS TO COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
- BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
- THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.
- A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX.

SPRINKLERS

- SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS AND THE RESIDENCE OR ARCHITECTURE.
- SPRINKLERS SHALL BE RAIN BIRD 1800 SERIES. SIX (6") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD / MULCH. TWELVE (12") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVERS AND LOW SHRUBS. EIGHTEEN (18") INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS. ONE (1) BUBBLER MINIMUM PER NEW TREE OR LARGE PALM.
- POP-UP TYPE LOCATED IN SOD, MULCH AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.
- POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF SIX (6") INCHES ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
- EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE.
- ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
- SPRINKLERS LOCATED ADJACENT TO HARDSCAPE AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPE AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS AND LAWN/PROPERTY MAINTENANCE PERSONNEL.

CONTROL SYSTEM

- A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE FOUR (4) STATION CONTROLLER SHALL ACTIVATE THREE (3) SOLENOID VALVES. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.
- CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.
- CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED.
- CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN TYPE WHICH SHALL BE:
1- INSTALLED IN ACCORDANCE WITH LOCAL CODES
2- INSTALLED IN WIRE CONDUIT
3- BURIED TO A MINIMUM DEPTH OF 15". SPLICES SHALL BE MADE WATERPROFF USING APPROVED METHODS.
- AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE (1) CUBIC FOOT OF POROUS GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.
- WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE INSTALLED ON A STATIONARY STRUCTURE, MINIMUM OF FIVE (5') FEET CLEARANCE FROM OTHER OUTDOOR / EXTERIOR EQUIPMENT / TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

TIMING AND PRECIPITATION

- TIMING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY (60) DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER SIXTY (60) DAY PERIOD.
- USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS AND VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THROUGH ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING VEGETATION.
- FOR DRIPLINE APPLICATION, FILTRATION REQUIREMENT OF 120-MESH (125-MICRON) TO BE USED.
- FOR DRIPLINE APPLICATION, PRESSURE REGULATION TO BE INSTALLED IF STATIC OPERATING PRESSURE IS HIGHER THAN 60 PSI.
- FOR DRIPLINE APPLICATION, COMPRESSION FITTINGS ARE TO BE USED OVER INSERT FITTINGS.

PIPE INSTALLATION + SLEEVE NOTES

FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-VEHICLE TRAFFIC AREAS + NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR GREATER	24" TO 36"

FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6	
VEHICLE TRAFFIC AREAS	
WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	5"
4"	6"
SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F	

10200-10290 EBAY HARBOR DRIVE - GROUND FLOOR IRRIGATION SCHEDULE - 2023.01.16

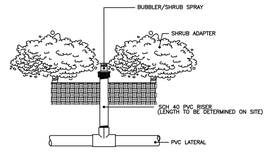
IRRIGATION ZONE SUMMARY SCHEDULE

ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* ("TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER	1 1/2 "	58.18 GPM	40 MINUTES / WEEK	+/-2327 GALLONS / WEEK
2	POP UP/BUBBLER	1-1/4"	60.76 GPM	40 MINUTES / WEEK	+/-2430 GALLONS / WEEK
3	POP UP/BUBBLER	1-1/2"	7.20 GPM	40 MINUTES / WEEK	+/-288 GALLONS / WEEK
4	POP UP/BUBBLER	1 1/2 "	30.24 GPM	40 MINUTES / WEEK	+/-1209 GALLONS / WEEK
5	POP UP/BUBBLER	1 1/2 "	13.62 GPM	40 MINUTES / WEEK	+/-544 GALLONS / WEEK
6	POP UP/BUBBLER	1 1/2 "	46.66 GPM	40 MINUTES / WEEK	+/-1866 GALLONS / WEEK
			PRESSURE REQUIRED +/-70 PSI	240 MINUTES / WEEK	+/-8,664 GALLONS / WEEK

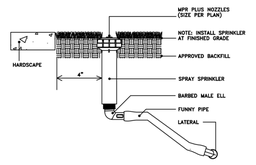
10200-10290 EBAY HARBOR DRIVE - ROOF IRRIGATION SCHEDULE - 2023.01.16

IRRIGATION ZONE SUMMARY SCHEDULE

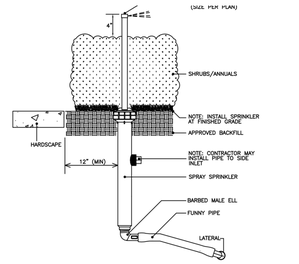
ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* ("TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
2	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
3	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
4	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
			PRESSURE REQUIRED +/-4-7 GPH	160 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK



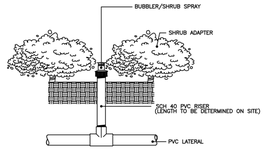
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



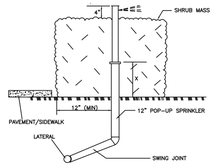
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



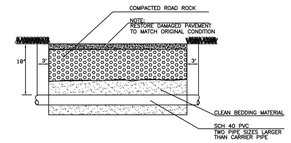
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



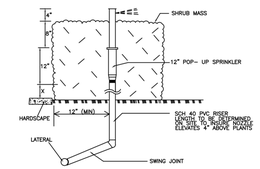
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



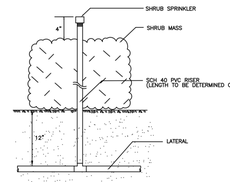
SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



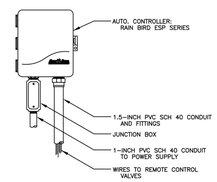
PIPE SLEEVE DETAIL
NOT TO SCALE



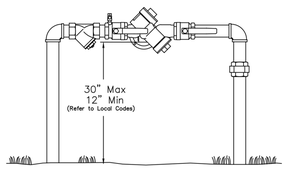
SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



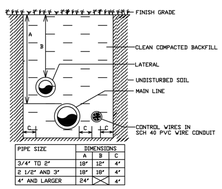
SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



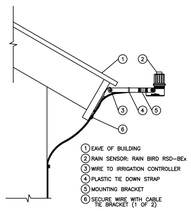
ESP AUTOMATIC CONTROLLER
NOT TO SCALE



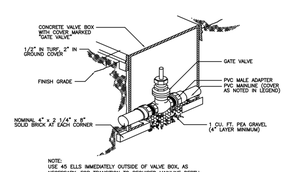
REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



RAIN SENSOR RSD-BEx
NOT TO SCALE



GATE VALVE DETAIL
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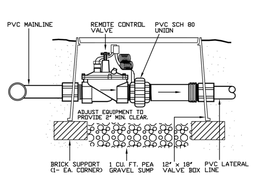


REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

IRRIGATION DETAILS)

LI-102

AGENDA ITEM REPORT
March 7, 2023

ITEM NUMBER: 4.

ITEM: Request for approval for a new multi-family dwelling for "DDG 100 Street BHI, LLC" located at 1130 - 1140 100 Street, Lots 5-6 / of Block 8. The developer is proposing to construct a new eighteen (18) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular shaped building positioned north-south of the site on top of a grade level parking garage structure with 38 parking spaces including 2 ADA spaces. The proposed 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 proposed building will not require additional density. Enclosed please find the site plan and elevations.(Item #4)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application
for site plan approval at 1130 - 1140 100 Street.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1130-1140 100 St MFR DRB Staff Report Feb 20 2023
2.	1130-1140 100 StreetSPR23-000001 DRC Application
3.	1130.1140 100 St Bay Harbor Arborist Report
4.	1130-1140 100th St._Drainage Calcs_S&S
5.	SmartVent
6.	1130-1140 100 Street DRB Set 3.7.2023

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: February 20th, 2023

Subject: Site Development Plan Application
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 Design Review Board (DRB) review the most recent revised plans dated February 14th, 2023, and if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report.

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

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 architectural 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 the applicant to address the comments and revise the initial plan set. The DRC staff received / reviewed the revised plans and met again on February 9th, 2023, at which time the DRC voted to allow the project to move forward to the Design Review Board (DRB), subject to the submittal of a final DRC check-set review / sign-off. This sign-off has now occurred.

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. Two (2) guest spaces are provided in the front yard. The proposed dwelling units are quite large ranging from about 1,991 sq. ft. 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 revised plans show the driveway connections to 100th Street being 23' in width which is required for two-way travel. The guest spaces were relocated to the front yard area from under the building structure as requested by the DRC for better accessibility and use, even though there is a provision that allows the Design Review Board (DRB) to approve them elsewhere. The latest design shows one (1) guest space on each side of the site and a 12' wide one-way lobby drop-off driveway across the front of the site. A consistent 10' wide landscape buffer is shown along the street as required by Code (no waiver requested for width). The Miami-Dade Landscape Code minimum countywide width is 7', but the Town's Supplemental Landscape Code has a higher standard for aesthetics (10'). The latest 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.

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).

According to the survey submitted, the lots are currently vacant; however, the Town's records indicate that each lot was previously developed with a duplex (4 DU total). Therefore, the net increase would be fourteen (14) DU.

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 latest submittal package is now compliant with minimum Code requirements, subject to the DRB approving the parking garage design screening alternative.

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'-8' height. The proposed use of the property is consistent with this zoning classification. As stated above the latest submittal package is now compliant with minimum Code requirements, subject to the DRB approving the parking garage design screening alternative.

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

The site adjoins 100th Street, a 50-foot wide platted road right-of-way. The survey indicates the lots are "full-sized" meaning none of the lot area (11') was ever conveyed to the Town in the past for on-street parking. Therefore, no additional right-of-way is required. As stated above, the latest Site Development Plan depicts access to the site from 100th Street via two (2) twenty-three (23) foot wide driveway connections (meets Code minimum). The guest spaces were relocated to the front yard area from under the building structure as shown in the initial design as requested by the DRC for better accessibility and use, even though there is a provision that allows the Design Review Board (DRB) to approve them elsewhere. The design shows one (1) guest space on each

side of the site and a 12' wide one-way lobby drop-off driveway across the front of the site. A consistent 10' wide landscape buffer is shown along the street as required by Code (no waiver requested for width). Based on 18 DU the Town Code requires at least thirty-six (36) parking spaces, but thirty-eight (38) parking spaces are provided including 34 standard + 2 ADA spaces in the parking garage and, as this is a two-lot development, at least two (2) guest spaces are required in the front yard area. A grade level parking garage structure is proposed. One (1) preliminary Fire Department staging area is shown on the plans on 100th Street – in between the 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 somewhat unusual but very similar in appearance to the recently approved single-lot site by the same developer at 1055 93rd Street. It is noted the two sites will be some distance away from each other (7 Blocks). The DRB / Town generally prefers individual unique project architecture. The upper floors are much less boxy to the rear and pinch-in from the lower levels. The proposed architectural theme is a 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 resembles more of a non-residential use style (office). 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.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated February 14th, 2022, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by the applicant's project architectural team, NY-based Design Firms & local architectural firm Carl Levin Architecture + Design, dated February 14th, 2023, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the DRB's approval of the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to provide some parking spaces that extend out from under the building but are screened from adjoining sites. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. If the DRB does not approve the request the project design will have to be modified to comply with the standard Town Code criteria and/or an alternative design approved by the DRB.

3. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town will ensure the final lighting plan complies with the Code footcandle limitations / requirements. Subsequent to the redevelopment being completed Code Enforcement action will ensure compliance with excessive light emissions.

4. Park Impact Fees – Applicable Miami-Dade County & Town park impact fees must to be paid / satisfied at time of building permits.

5. Public School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

6. Miami-Dade County Fire Department approval of the Fire Truck staging areas shown on the plans is required at the time on building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

7. Prior to the issuance of building permits a Unity of Title document to tie the multiple lot areas together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.

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

9. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

APPLICATION FOR SITE PLAN REVIEW

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

Town Officials

Ronald J. Wasson
Town Manager

Marlene M. Siegel
Town Clerk

Craig B. Sherman
Town Attorney

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

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/elliot@redhoek.com

Signature of Owner

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

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative

Mailing Address

City State Zip

Phone Number Email

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

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.

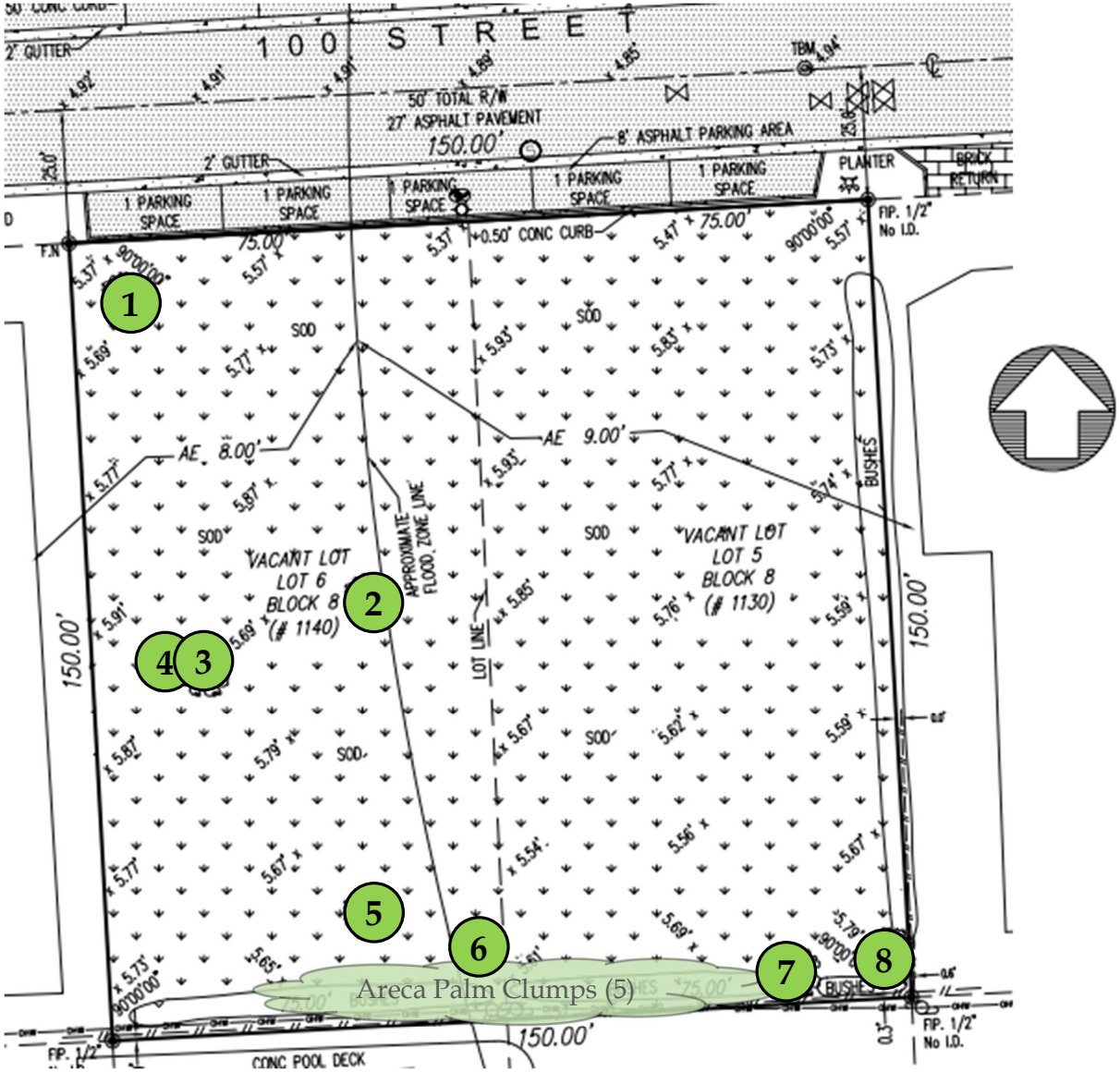
Appendixes:

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

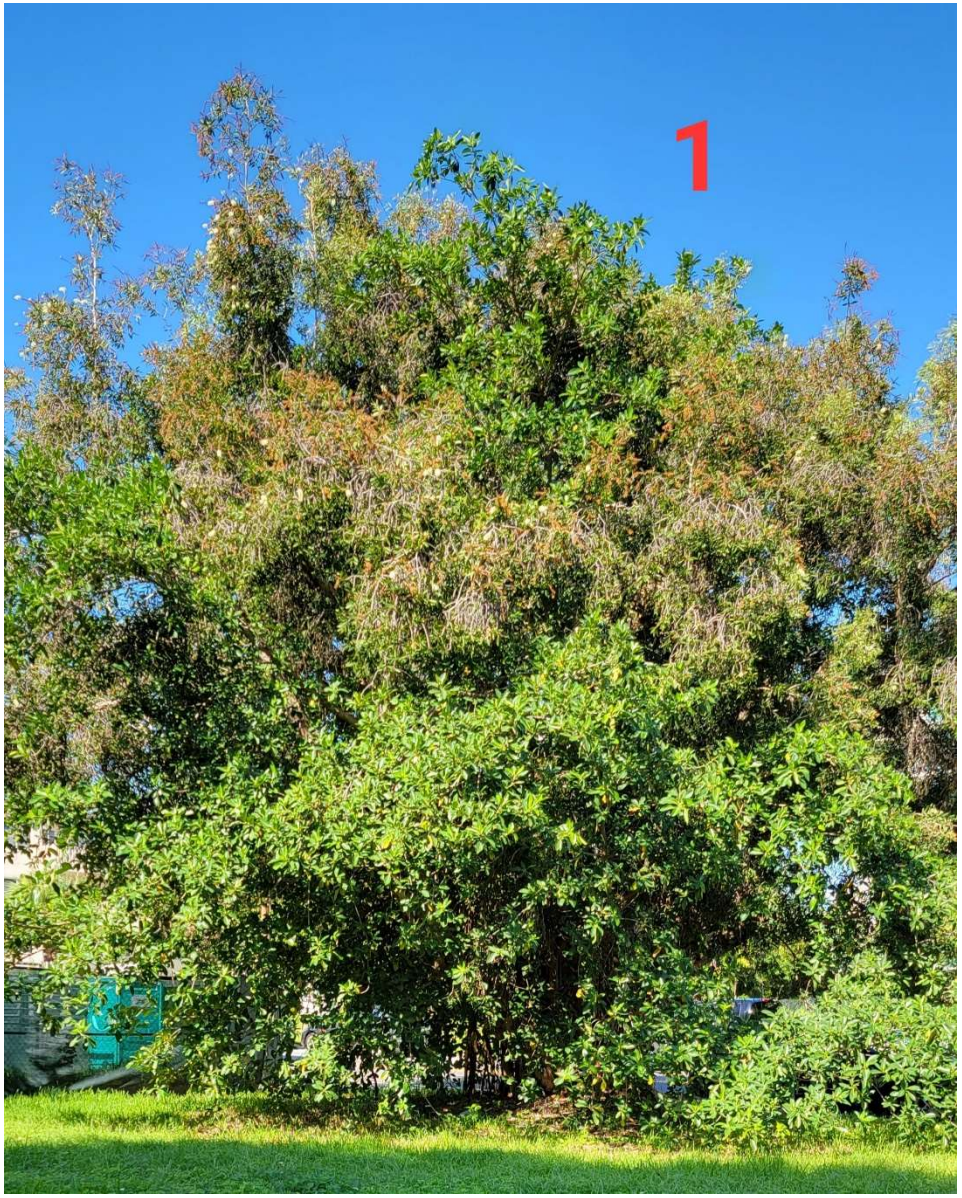


Note: Tree locations approximate • Not to Scale

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	*Melaleuca quinquenervia*	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	*Ficus aurea*	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	*Ficus aurea*	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	*Melaleuca quinquenervia*	30	35	35	10	25	Poor	Class 1 invasive. Recommend removal. Likely in decline.
5	Mango Tree	*Mangifera indica*	27	18	26	10	23	Moderate	Multistem codominant with mediocre wound response.
6	Brazilian Pepper	*Schinus terebinthifolia*	15	20	18	10	13	Poor	Class 1 invasive. Recommend removal. Poor structure.
7	Strangler Fig	*Ficus aurea*	5	22	10	10	4	Poor	Structure impacted by competition. Canopy distributed to the north.
8	Carrotwood	*Cupaniopsis anacardiodes*	10	24	18	10	8	Poor	Class 1 invasive. Recommend removal. Major trunk wound with decay.

Appendix C: Photographs



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2

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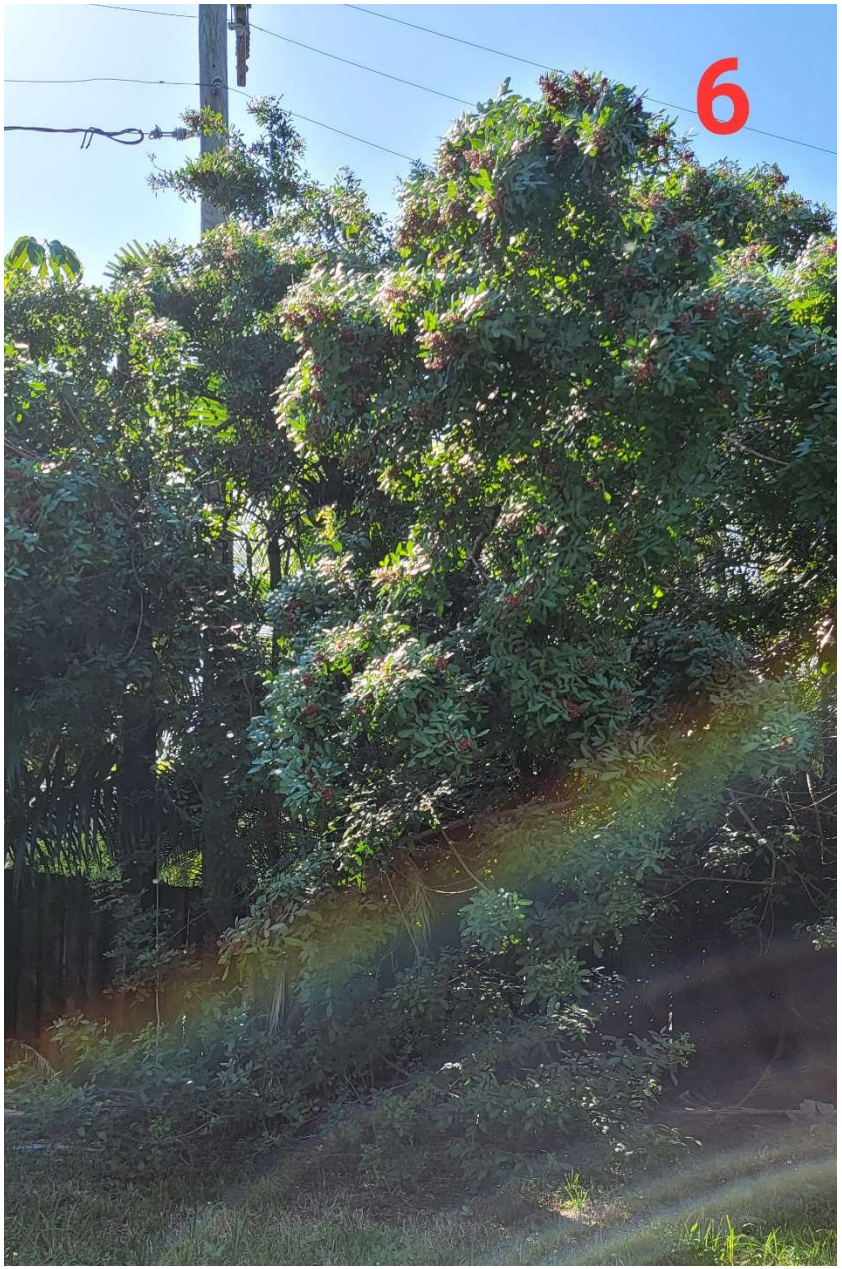
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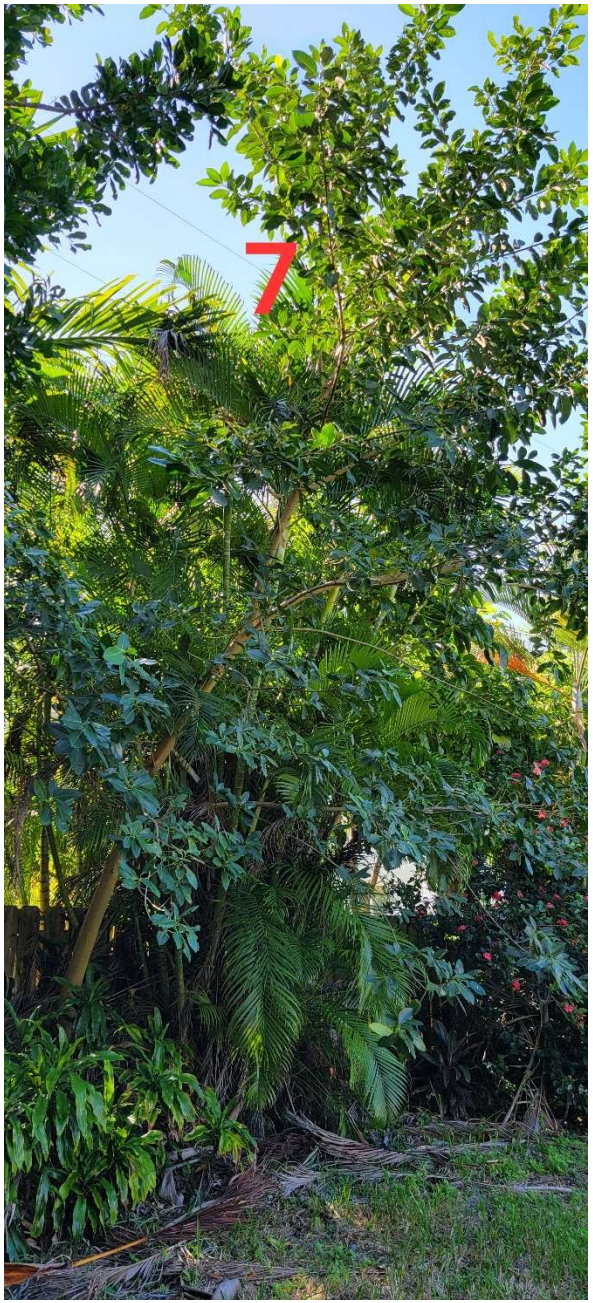
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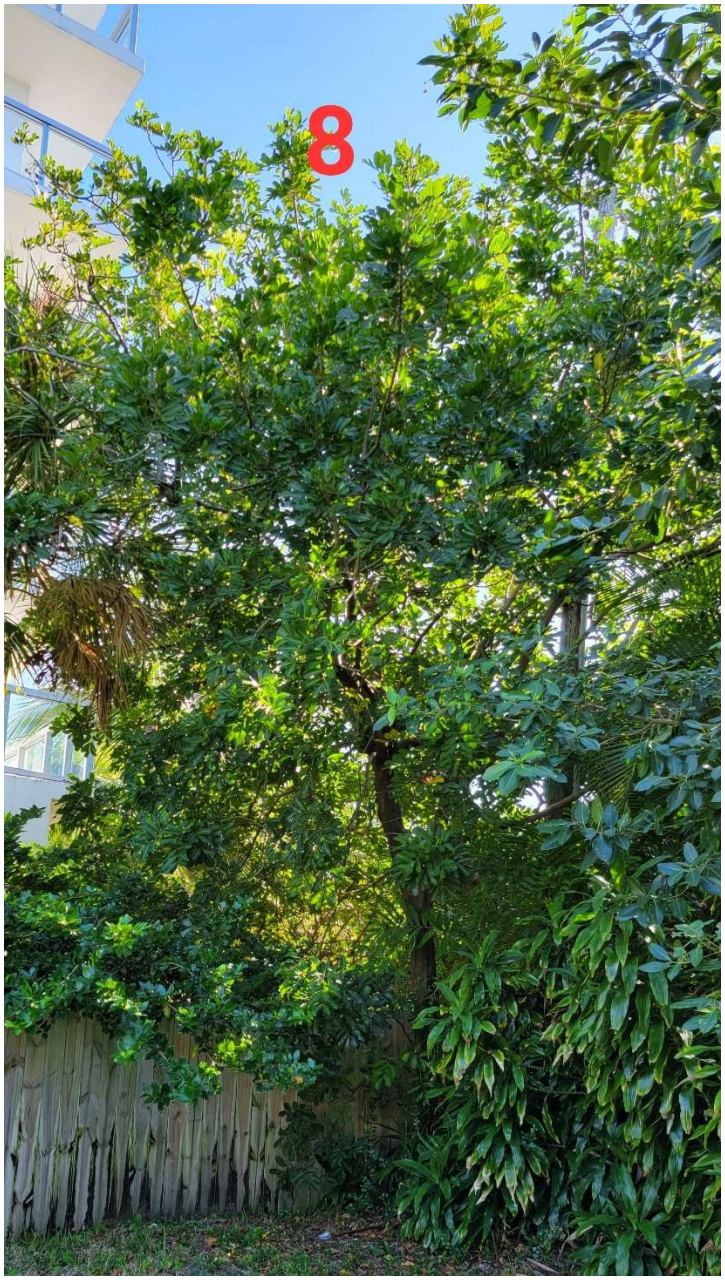
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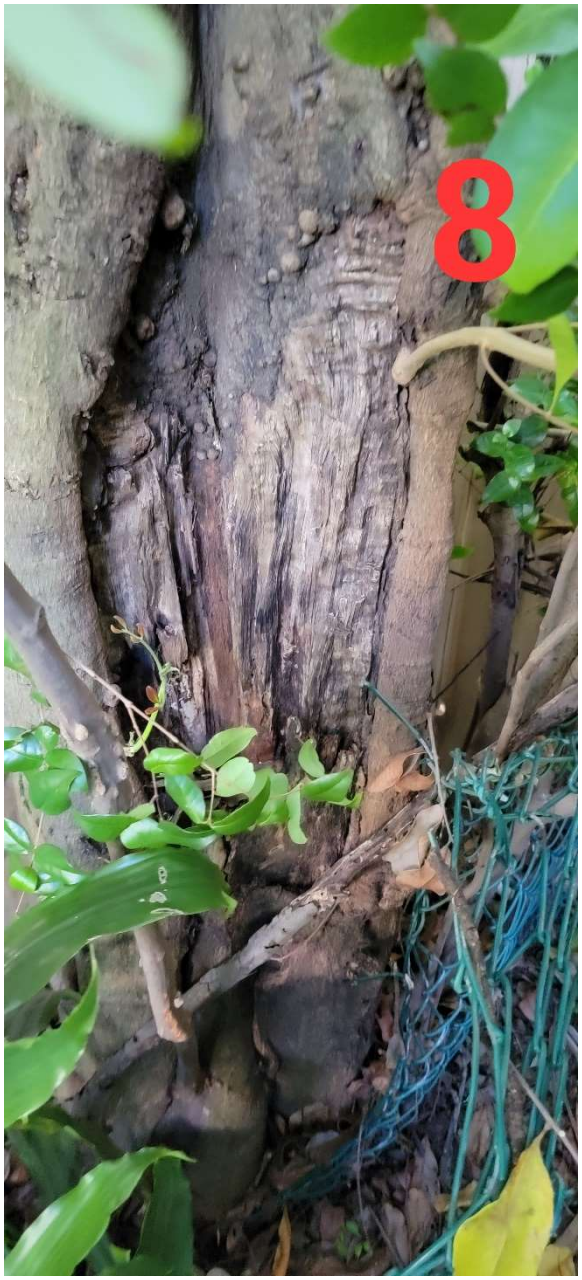

8

Appendix D: Tree Protection Detail

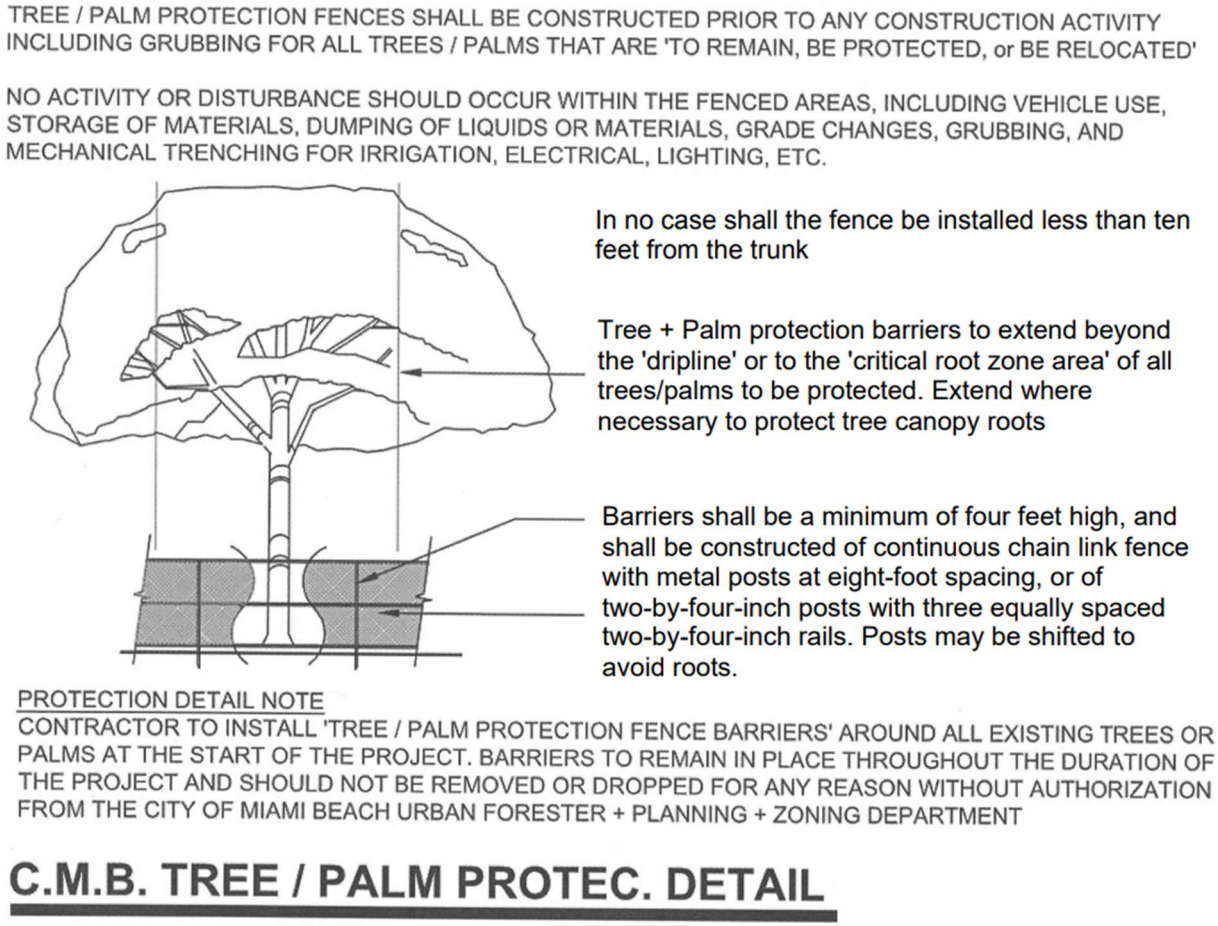
A. In instances where the recommended Tree Protection Zone extends over existing hardscape such as sidewalk or driveway, it may not be possible to fence the extent of the TPZ and an arborist's opinion of the extent of fencing should be sought.

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.



NGA
ENGINEERS INC.
Civil Engineers

DRAINAGE CALCULATIONS

1130-40 100th Street

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

NOBEL VALENCIA
LICENSE
No. 72193
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Nobel Valencia
Digitally signed by Nobel Valencia
Date: 2023.02.09 18:22:32 -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.

2/9/2023

By: Nobel Valencia, P.E.

2/9/2023

COEFFICIENT OF RUNOFF

COEFFICIENT	IMPERVIOUS (C_i)	ROOF (C_r)	SWALE (C_s)	GRASS (C_g)
	0.9	0.9	0.3	0.3

AREA	IMPERVIOUS (A_i)	ROOF (A_r)	SWALE (A_s)	GRASS (A_g)
AREA (Sq. Ft.)	1561.00	15209.00	4042.00	1688.00
AREA (Acres)	0.04	0.35	0.09	0.04

TOTAL AREA (Sq. Ft.) At = Ai + Ar + As + Ag + Ap — A_t = 22500 Sq. ft

TOTAL AREA (Acres) At = Ai + Ar + As + Ag + Ap — A_t = 0.52 Ac.

WEIGHTED COEFFICIENT $C_w = (A_iC_i + A_rC_r + A_sC_s + A_gC_g) / A_t$ — C_w = 0.747

DESIGN PARAMETERS

EXFILTRATION TRENCH FOR CATCH BASINS (ON-SITE)

Rainfall Depth (in) 10 year/24 Hr	**R=**	**6.20**	inches
Hydraulic conductivity, (K) cfs / ft²-ft.head *			
Test #1		**1.20E-04**	
Test #2		**8.00E-05**	
	Average K value=	**1.00E-04**	
Depth to Water Table (feet) **	**(H_2)**	**3.30**	feet
Non-Saturated Trench Depth (feet) **	**(D_u)**	**1.80**	feet
Saturated Trench Depth (feet) **	**(D_s)**	**11.70**	feet
Width (feet)	**(W)**	**4**	feet

*** Information Provided By:** All State Engineering
*** Test Conducted on :** 12/9/2022

**** Refer to Exfiltration Trench Diagram**

GENERAL

Total Area of Site (Acres)	**=**	**0.52**	**Acres**
Flood Zones	**=**	**"AE"**	
Base Flood Elevation (FEMA)	**=**	**9.00**	**NGVD**
Dade County Flood Criteria	**=**	**5.00**	**NGVD**
Water Table Elevation (October H.W.)	**=**	**2.00**	**NGVD**
Design Storm	**= 10 year/24hr**		
Time of Concentration (min.)	**=**	**15**	

F O R M U L A S

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

LENGTH OF TRENCH ** $L = \dfrac{V}{K(2H_2D_u - D_u^2 + 2H_2D_s) + 1.39\times10^{-4}WD_u}$

**** 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	1.00E-04	1.00E-04	1.00E-04	1.00E-04	1.00E-04	1.00E-04	1.00E-04	1.00E-04	1.00E-04	1.00E-04
Depth to Water Table	H_2	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3
Non-Saturated Trench Depth (feet)	D_u	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Saturated Trench Depth (feet)	D_s	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7
Length of Trench Required (ft)	**L**	**249.6**	**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	February 9, 2023

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**
AVERAGE HYDRAULIC CONDUCTIVITY, (K) cfs / ft2-ft.head	**1.00E-04**
RATE OF EXFILTRATION PER LINEAR FOOT	0.009
WEIGHTED COEFFICIENT OF RUN-OFF	**0.75**
STORAGE AVAILABLE IN SYSTEM (C.F. PER 1000)	**0.75**
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**
INTIAL 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 C U B I C F E E T X 1000	STORAGE	TOTAL
0	2.15	0.00	0.75	0.75
5	2.15	0.64	0.75	1.39
10	2.15	1.29	0.75	2.04
15	2.15	1.93	0.75	2.68
20	2.15	2.58	0.75	3.33
25	2.15	3.22	0.75	3.97
30	2.15	3.86	0.75	4.61
40	2.15	5.15	0.75	5.90
50	2.15	6.44	0.75	7.19
60	2.15	7.73	0.75	8.48
90	2.15	11.59	0.75	12.34
120	2.15	15.45	0.75	16.20
150	2.15	19.32	0.75	20.07
180	2.15	23.18	0.75	23.93
240	2.15	30.91	0.75	31.66
360	2.15	46.36	0.75	47.11
480	2.15	61.82	0.75	62.57
720	2.15	92.73	0.75	93.48
1080	2.15	139.09	0.75	139.84
1440	2.15	185.46	0.75	186.21

SUMMARY OF ACCUMULATED INFLOWS AND OUTFLOWS

TIME MIN.	CUM-RUN	CUM-EXF-+ST C U B I C F E E T X 1000	OVERF.
0	0.00	0.75	-0.75
5	0.86	1.39	-0.54
10	1.56	2.04	-0.48
15	2.15	2.68	-0.53
20	2.66	3.33	-0.67
25	3.09	3.97	-0.88
30	3.47	4.61	-1.15
40	4.09	5.90	-1.81
50	4.59	7.19	-2.60
60	4.99	8.48	-3.49
90	5.84	12.34	-6.50
120	6.39	16.20	-9.81
150	6.77	20.07	-13.30
180	7.05	23.93	-16.88
240	7.44	31.66	-24.22
360	7.87	47.11	-39.25
480	8.10	62.57	-54.47
720	8.35	93.48	-85.13
1080	8.52	139.84	-131.32
1440	8.61	186.21	-177.60

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.

12949 W Okeechobee Rd, Hialeah Gardens, FL 33018 / Phone: 305-888-3373 Fax: 305-888-7443

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.

STATE OF FLORIDA LICENSE No. 41844 PROFESSIONAL ENGINEER

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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

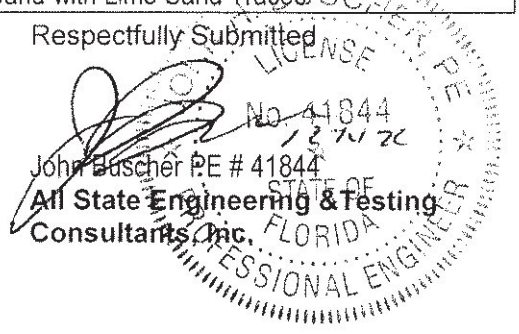
k-VALUE: 8.00E-05

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



John Buscher PE # 41844
All State Engineering & Testing Consultants, Inc.

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ALL STATE ENGINEERING

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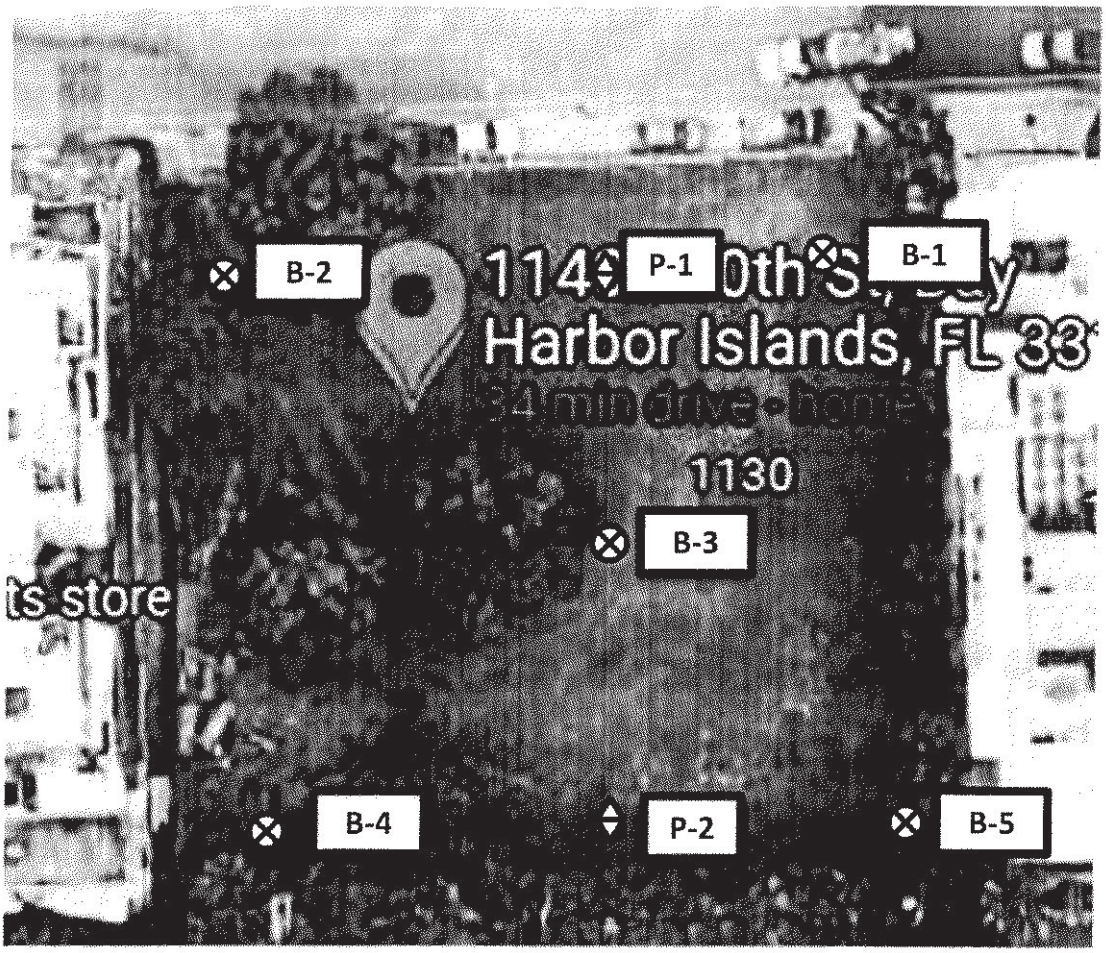
Boring Location Map

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



Legend

⊗ Boring Location

⟠ Percolation Location

N

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ESR-2074

Reissued 02/2021
Revised 04/2021
This report is subject to renewal 02/2023.

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

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ICC-ES Evaluation Report

ESR-2074

Reissued February 2021
Revised April 2021
This report is subject to renewal February 2023.

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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 mm^2) 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 mm^2) 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.

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- With a minimum of one FV for every 200 square feet (18.6 m^2) 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 m^2) 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 = m^2

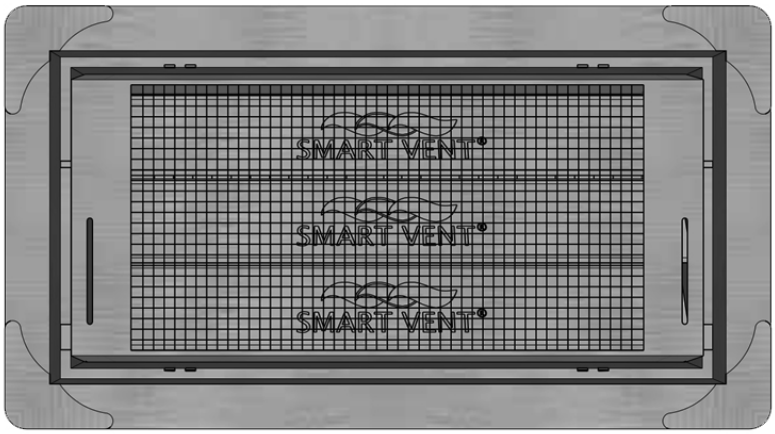

FIGURE 1—SMART VENT: MODEL 1540-510

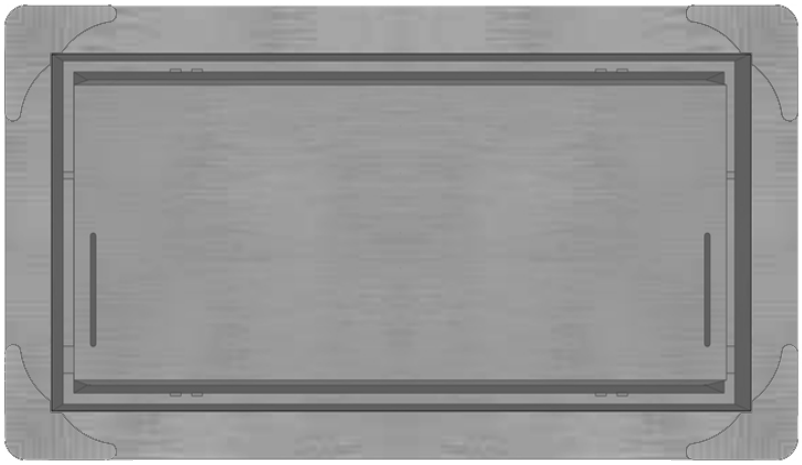

FIGURE 2—SMART VENT MODEL 1540-520

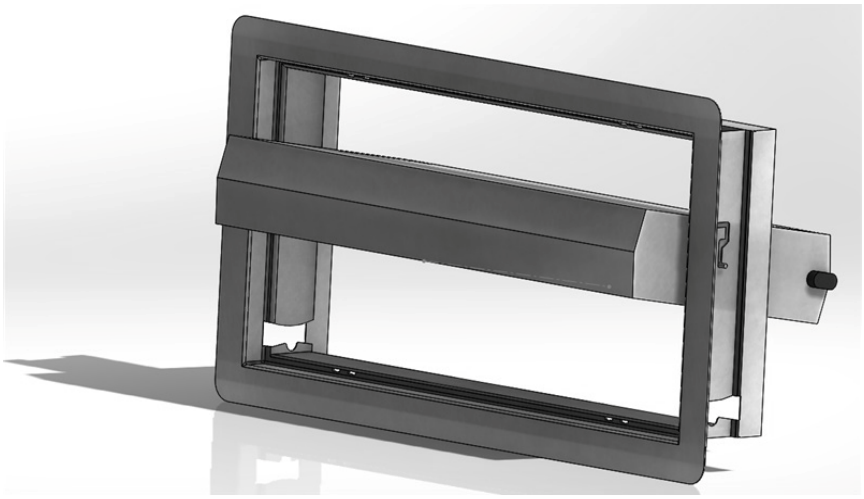

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

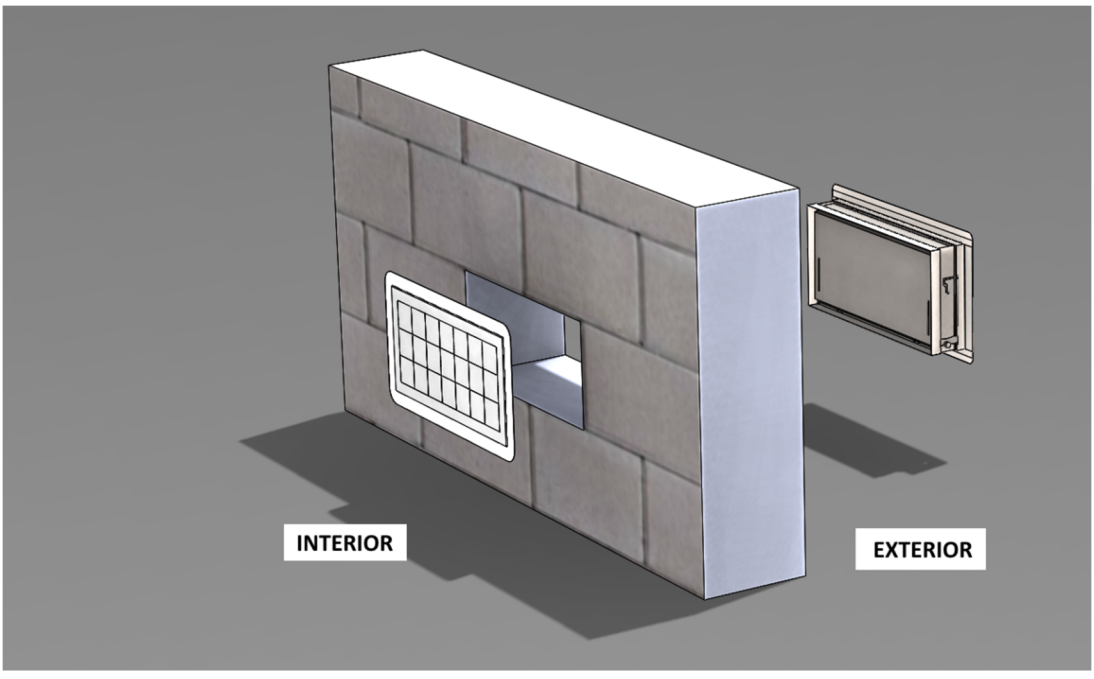

FIGURE 4—FLOOD VENT SEALING KIT

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

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

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

1.0 REPORT PURPOSE AND SCOPE

Purpose:

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

Applicable code editions:

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

2.0 CONCLUSIONS

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

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

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

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

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BHI 1130-1140 100TH ST
DESIGN REVIEW BOARD SUBMISSION

FEB 15, 2023

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

DRAWING LIST

ARCHITECTURAL	
T-01	COVER SHEET
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A-02	EXTERIOR RENDERING
A-03	EXTERIOR RENDERING
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PS-06	5TH FLOOR PHOTOMETRIC, Emergency Power
PS-07	ROOF PHOTOMETRIC, Normal Power
PS-08	ROOF PHOTOMETRIC, Emergency Power

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DOB APPROVAL SCAN

KEY PLAN

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03 ISSUE FOR DRB	02. 15. 2023

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PROJECT NUMBER
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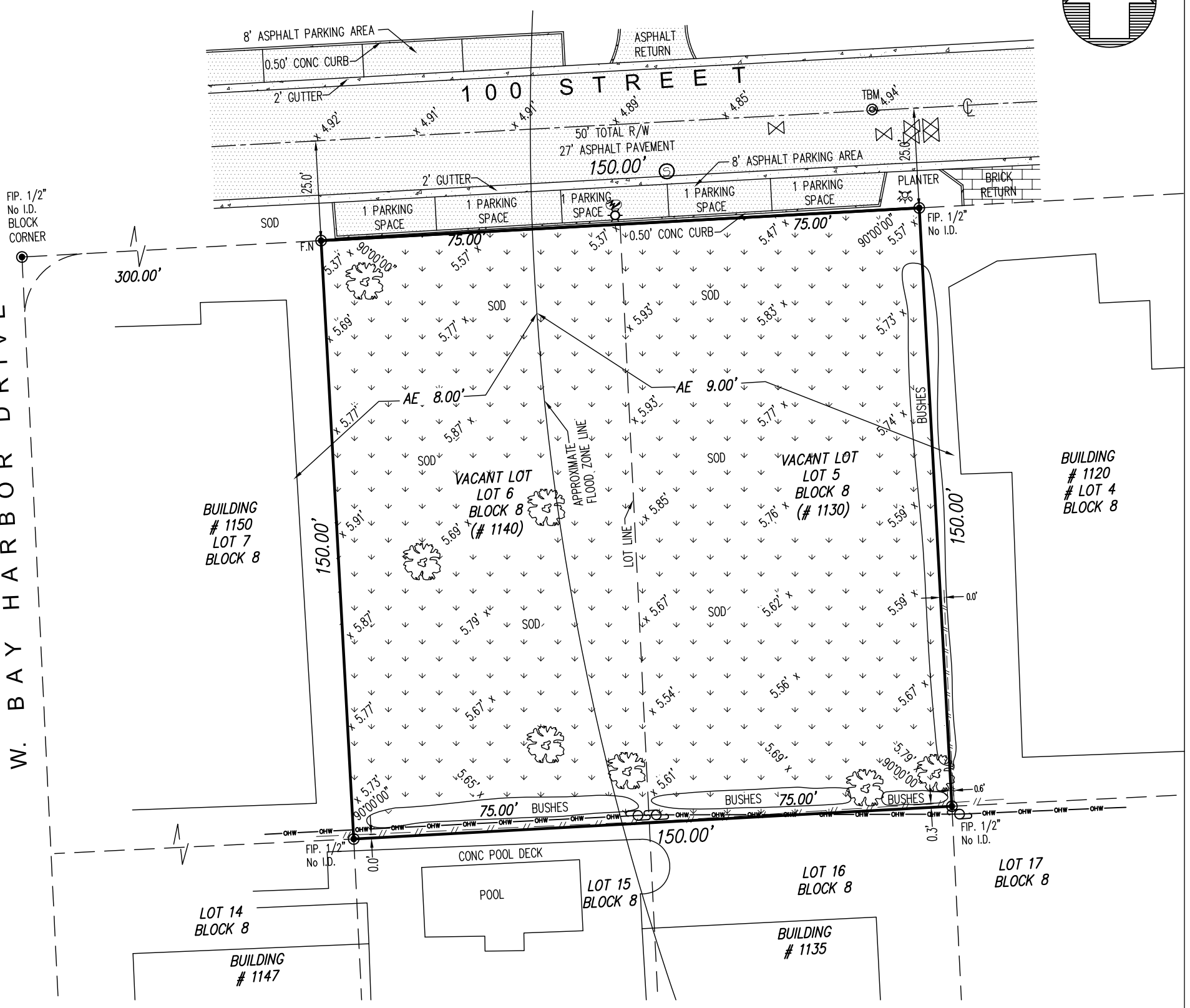
BOUNDARY SURVEY



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

PEDRO LUIS MARTINEZ LICENSE No. 5443 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

ABBREVIATIONS AND LEGEND:

A/C =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
℄ =DENOTES CENTERLINE
M =DENOTES MONUMENT LINE
F.F.E. =DENOTES FINISH FLOOR ELEVATION
F. I/2"IP NO ID =DENOTES FOUND IRON PIPE NOT IDENTIFIED
E.M. =DENOTES ELECTRIC METER
D.H. =DENOTES DRILL HOLE
(M) =DENOTES MEASURE
(R) =DENOTES RECORD
R/W =DENOTES RIGHT-OF-WAY
U.E. =DENOTES UTILITY EASEMENT
P.B. =DENOTES PLAT BOOK
PG. =DENOTES PAGE
P.C.P. =DENOTES PERMANENT CONTROL POINT
=DENOTES TREE
=DENOTES CONCRETE LIGHT POLE
=DENOTES ELECTRIC BOX
x 0.00' =DENOTES EXISTING ELEVATION
=DENOTES CATCH BASIN
=DENOTES WATER METER
=DENOTES WATER VALVE
=DENOTES FIRE HYDRANT
=DENOTES WOOD FENCE
=DENOTES CHAIN LINK FENCE
=DENOTES METAL FENCE
=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.

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

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

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.

1 EXTERIOR RENDERING

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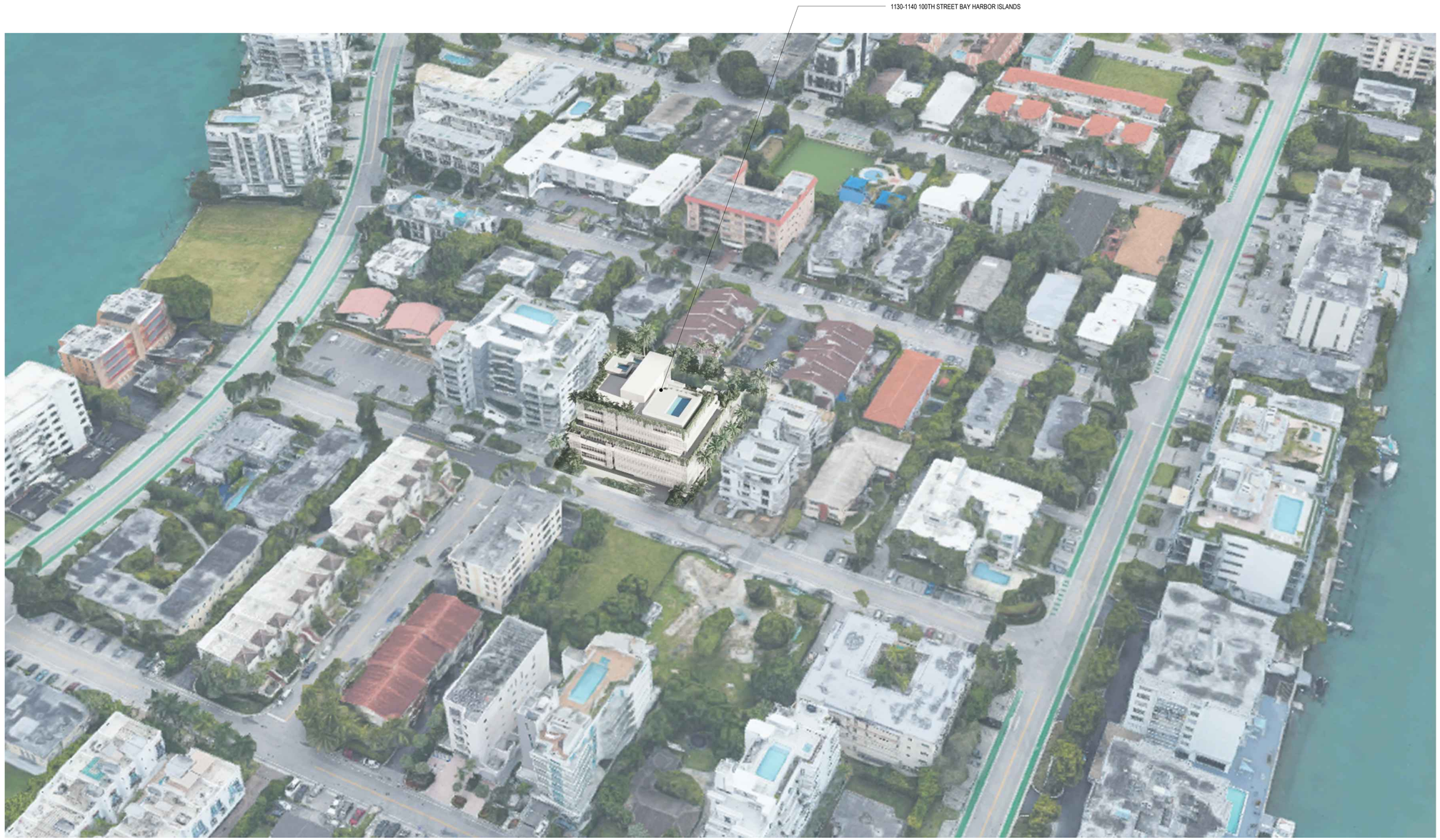

1 AERIAL RENDERING
SCALE: 1/8" =1' - 0"

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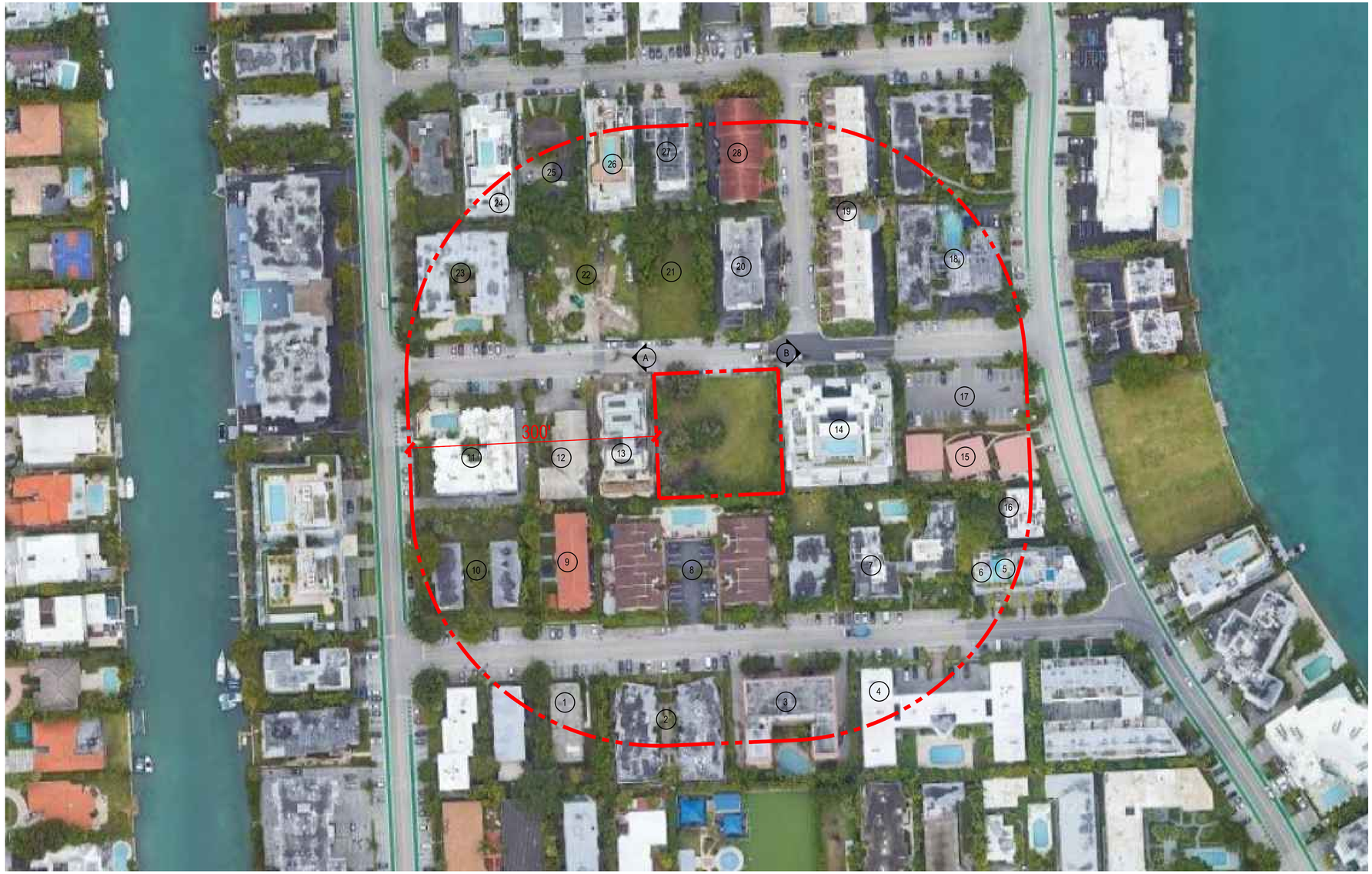
ADJACENT LAND USES

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 (36 D.U.)
15. 9970-9980 E BAY HARBOR DR	1	RESIDENTIAL (3 D.U.)
16. 9950 E BAY H ARBOR 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.)

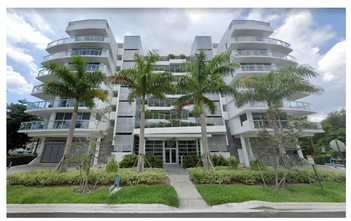


2 SITE PHOTOGRAPH

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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PROJECT NUMBER
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TITLE
SITE AND CONTEXT PHOTOGRAPHS

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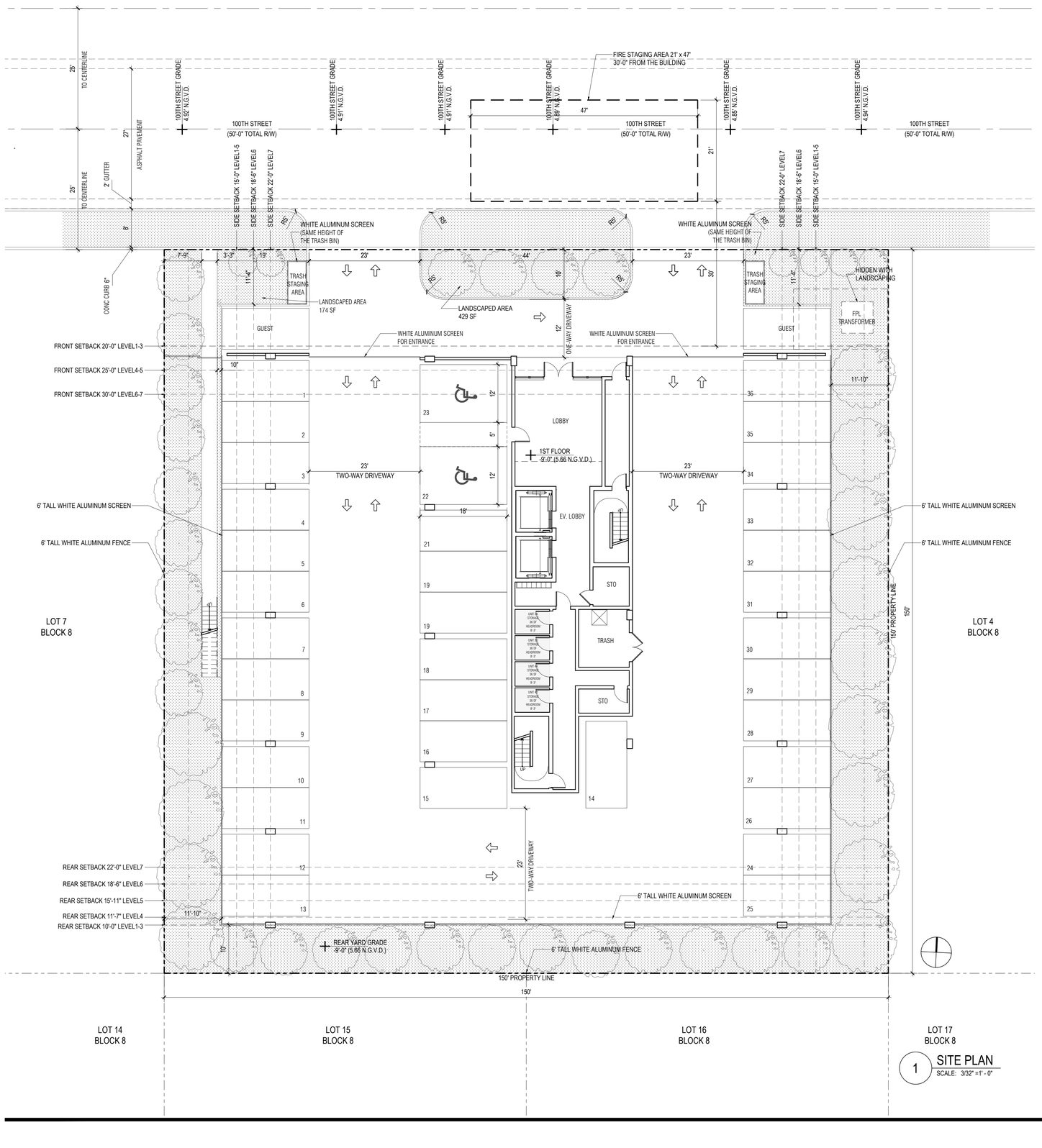

1 SITE PLAN
SCALE: 3/32" =1' - 0"

FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00 / AE 9.00
COMMUNITY NUMBER:	120637
PANEL NUMBER:	12086601 44
SUFFIX:	L
BASE FLOOD ELEVATION:	9.00' NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	14.67' NGVD
BUILDING ELEVATIONS ARE BASED ON:	CONSTRUCTION DRAWING
ELEVATION DATUM USED:	NGVD 1929
A) TOP OF BOTTOM FLOOR:	5.66' NGVD
B) TOP OF THE NEXT HIGHER FLOOR:	14.67' NGVD
C) BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	N/A
D) ATTACHED GARAGE (TOP OF SLAB):	5.66' NGVD
E) LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING:	14.67' NGVD
F) LOWEST ADJACENT GRADE NEXT TO BUILDING:	5.59' NGVD
G) HIGHEST ADJACENT GRADE NEXT TO BUILDING:	5.65' NGVD
H) LOWEST ADJACENT GRADE AT LOWEST ELEVATION OF DECK OR STAIRS, INCLUDING STRUCTURAL SUPPORT:	N/A
I) HIGHEST CROWN OF ROAD:	4.94' NGVD

SITE REQUIREMENTS

	ALLOWED / REQUIRED:	PROPOSED:
LOT AREA:	22,500 SF (0.517 ACRES)	22,500 SF (0.517 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 0.517 X 34 = 17.5 (18 UNITS)	18 UNITS
BUILDING HEIGHT:	65'-0"	64'-8 1/16"
BUILDING LENGTH:	120'-0"	119'-10"
LANDSCAPE REQUIREMENTS:	MIN. 20 PERCENT LANDSDCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 1ST FLOOR: 22,500 SF x 20% = 4,500 SF	5,244 SF
BUILDING ROOF DESIGN:	MIN. 15 PERCENT OF FLAT ROOF DECK SHALL BE LANDSCAPED 4TH FLOOR: 833.2 SF x 15% = 125.0 SF 5TH FLOOR: 2,499.2 SF x 15% = 374.9 SF 7TH FLOOR: 978.0SF x 15% = 146.7 SF ROOF: 3,977.7 SF x 15% = 570.0 SF	130.7 SF 459.1 SF 147.3 SF 940.3 SF

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	BUILDING LESS THAN 30': 20'-0" BUILDING LESS THAN 45': 25'-0" BUILDING LESS THAN 65': 30'-0"	LEVEL 1: 20'-0" / LEVEL 2: 20'-0" LEVEL 3: 20'-0" / LEVEL 4: 25'-0" LEVEL 5: 30'-0" / LEVEL 6: 30'-0" / LEVEL 7: 30'-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 SIE LOT LINE SHALL BE EQUAL TO 10% OF THE STREET FRONTAGE OF THE LOT BUT NOT LESS THAN TEN'.	WEST / EAST LEVEL 1: 11'-10" / 11'-10" LEVEL 2: 17'-0" / 17'-0" LEVEL 3: 17'-0" / 17'-0" LEVEL 4: 17'-0" / 17'-0" LEVEL 5: 22'-0" / 22'-0" LEVEL 6: 22'-0" / 22'-0" LEVEL 7: 22'-0" / 22'-0"
REAR YARD SETBACK:	BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	LEVEL 1: 10'-2" / LEVEL 2: 10'-2" LEVEL 3: 10'-2" / LEVEL 4: 13'-0" LEVEL 5: 37'-5" / LEVEL 6: 37'-5" / LEVEL 7: 37'-5"
OFF-STREET PARKING SETBACK:	5'-0"	LEVEL 1: 11'-10" (WEST) / 11'-10" (EAST)

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 DIFFERNECE
	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	2,555 SF	3C / 3	1,350 SF	2,443 SF	5A / 4	1,550 SF	3,404 SF	7A / 3	1,350 SF	2,595 SF
2B / 4	1,550 SF	3,247 SF	3D / 3	1,350 SF	2,611 SF	5B / 4	1,550 SF	3,240 SF	7B / 3	1,350 SF	2,665 SF
2C / 3	1,350 SF	2,557 SF									
2D / 3	1,350 SF	2,489 SF	4A / 3	1,550 SF	2,741 SF	6A / 4	1,550 SF	3,152 SF			
			4B / 3	1,350 SF	2,779 SF	6B / 4	1,550 SF	2,998 SF			
3A / 4	1,550 SF	3,076 SF	4C / 2	1,150 SF	2,267 SF						
3B / 4	1,550 SF	3,014 SF	4D / 3	1,350 SF	2,493 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:	BHI 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 2PS = 36 PS)	38 PS
	1 GUEST PS PER LOT (2 LOTS X 1PS = 2 PS)	

PARKING PER FLOOR		
LEVEL 1 (PARKING GARAGE)	36 STANDARD PS + 2 ACCESSIBLE PS = 38 PS	TOTAL 38 PS

AREA BREAKDOWN

	TOTAL AREA:	SELLABLE AREA:
LEVEL 1 (PARKING GARAGE):	15,425 SF	-
LEVEL 2:	13,459 SF	10,848 SF
LEVEL 3:	12,388 SF	11,144 SF
LEVEL 4:	11,507 SF	10,280 SF
LEVEL 5:	7,870 SF	6,644 SF
LEVEL 6:	7,381 SF	6,150 SF
LEVEL 7:	6,504 SF	5,260 SF
ROOF:	1,588 SF	-
GRAND TOTAL:	76,122 SF	50,326 SF

OF UNIT BREAKDOWN

	UNITS PER FLOOR:	SUBTOTAL UNITS:	TOTAL UNITS PROPOSED:
LEVEL 2-4:	4 RESIDENTIAL UNITS	12 RESIDENTIAL UNITS	18 RESIDENTIAL UNITS
LEVEL 5-7:	2 RESIDENTIAL UNIT	6 RESIDENTIAL UNITS	

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BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
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DOB APPROVAL SCAN

KEY PLAN

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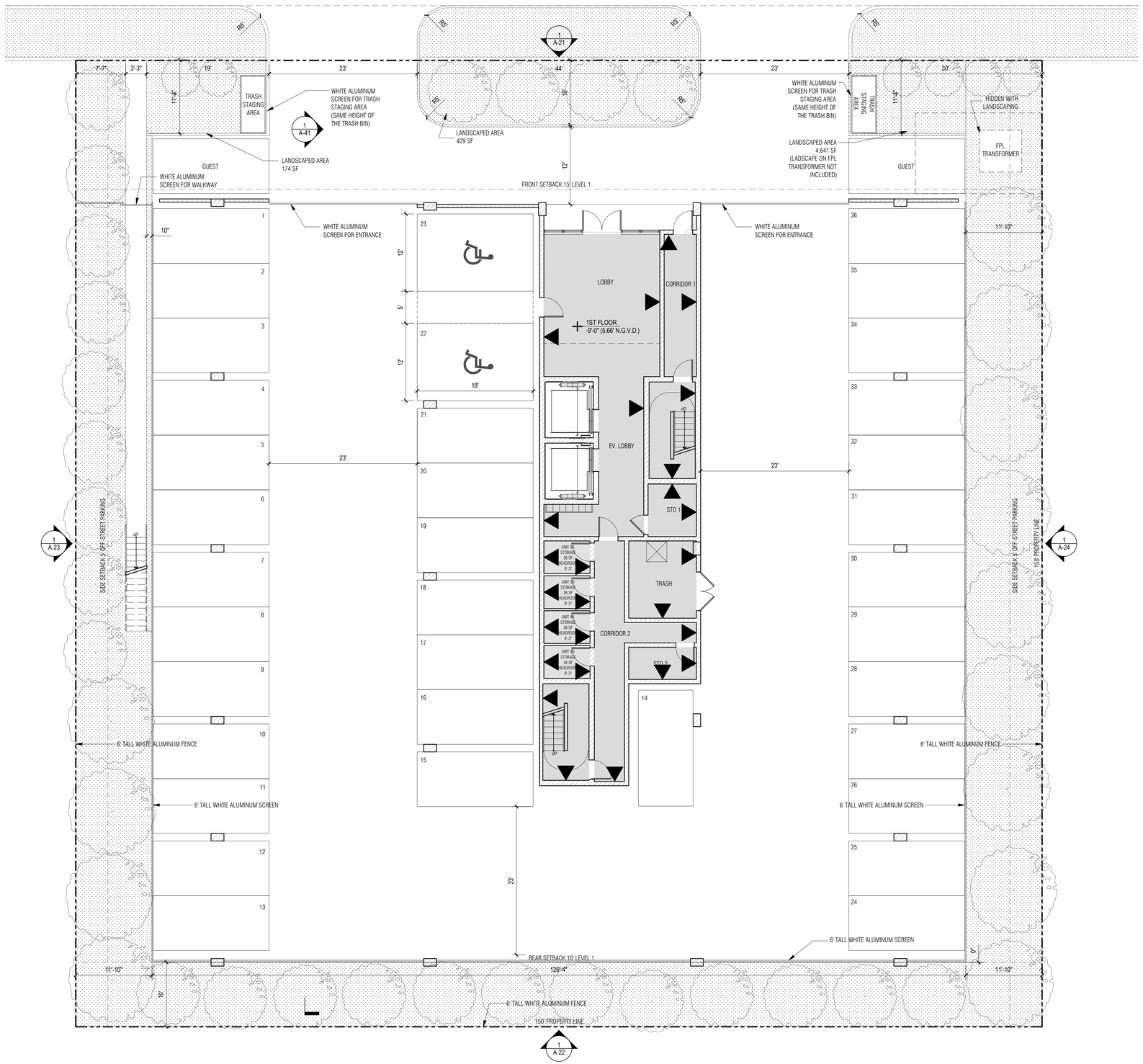

DRAWING KEY

8" CMU OR POURED IN PLACE CONCRETE WALL WITH ½" SMOOTH STUCCO FINISH, PAINTED

WET-FLOOD AREA

ENGINEERED FLOOD VENT (SMART VENT MO. NO. 1540-520)

SHEET NOTES

1. 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.

2. PROPOSED LAYOUT DESIGNED TO RPOVIDE FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTON 2.6.2, ASCE 24.

3. 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 = 631 SF
2 X FLOOD VENT = 4 X 200 SF = 800 SF
FLOOD COVERAGE = 800 SF > WET FLOODED AREA 631 SF

WET FLOODED AREA 2: CORRIDOR = 110 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 110 SF

WET FLOODED AREA 3: STORAGE 1 = 61 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 61 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 = 126 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 126 SF

WET FLOODED AREA 7: STORAGE 2 = 52 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 52 SF

WET FLOODED AREA 8: CORRIDOR 2 = 210 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 210 SF

WET FLOODED AREA 9-12: STORAGE 3A/3D/4A/4D = 36 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 36 SF

1 1ST FLOOR PLAN

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

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

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1ST FLOOR
FLOOR PLAN

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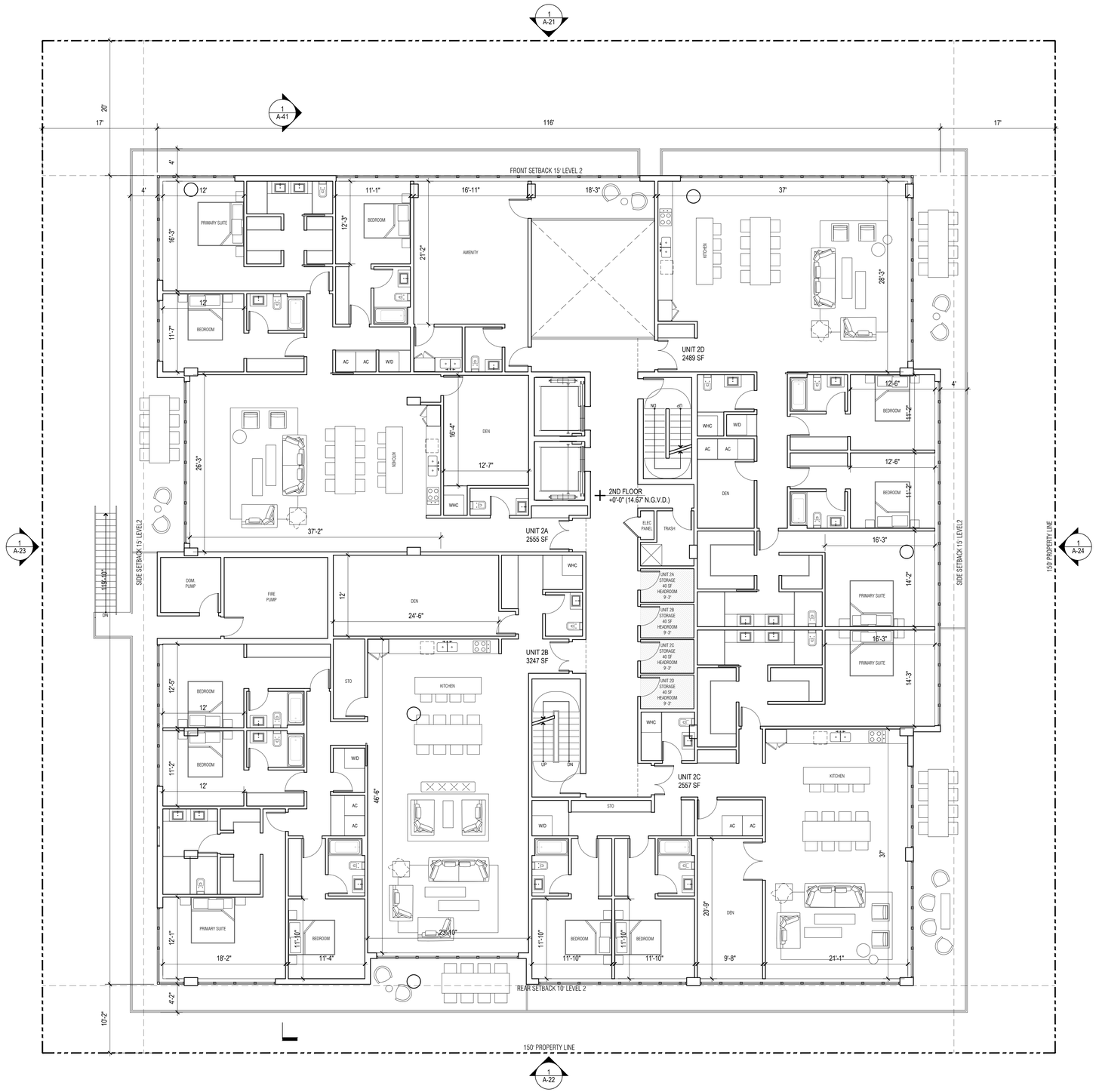

1 2ND FLOOR PLAN
SCALE: 1/8" =1' - 0"

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1130-1140 100TH STREET,
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2ND FLOOR
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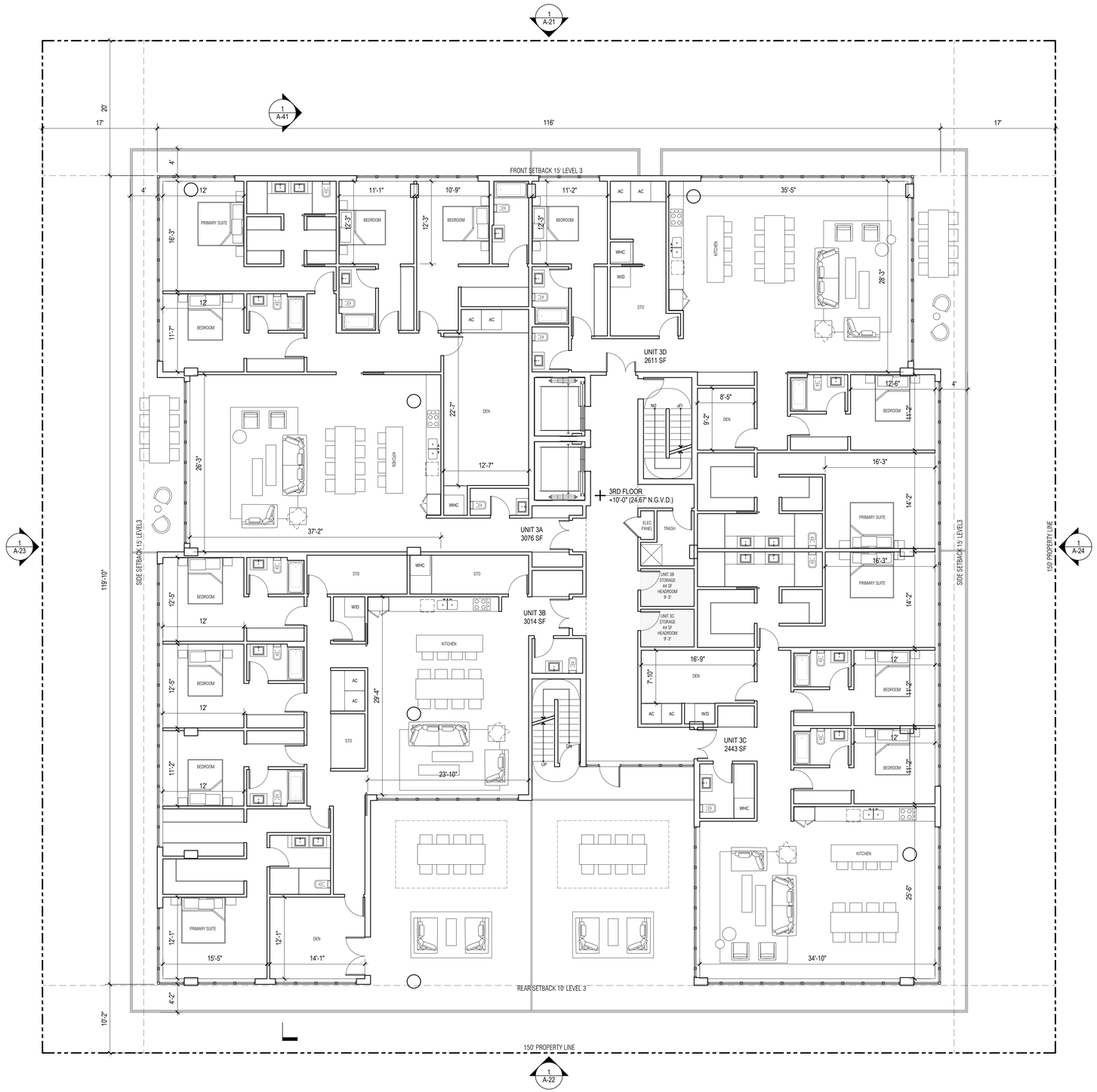

1 3RD FLOOR PLAN
SCALE: 1/8" =1' - 0"

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3RD FLOOR
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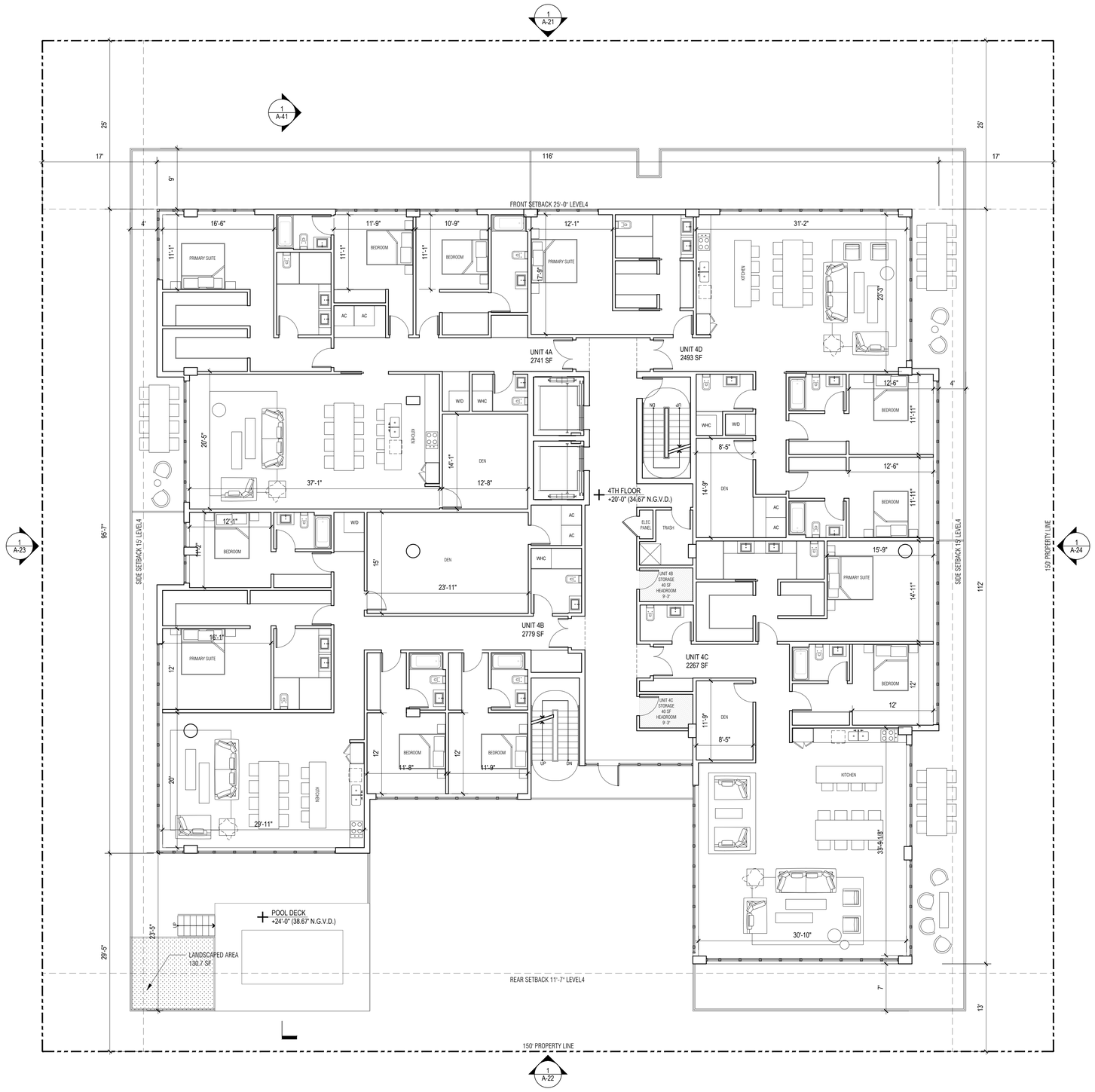

1 4TH FLOOR PLAN
SCALE: 1/8" =1' - 0"

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BAY HARBOR ISLANDS, FL 33154

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TITLE
4TH FLOOR
FLOOR PLAN

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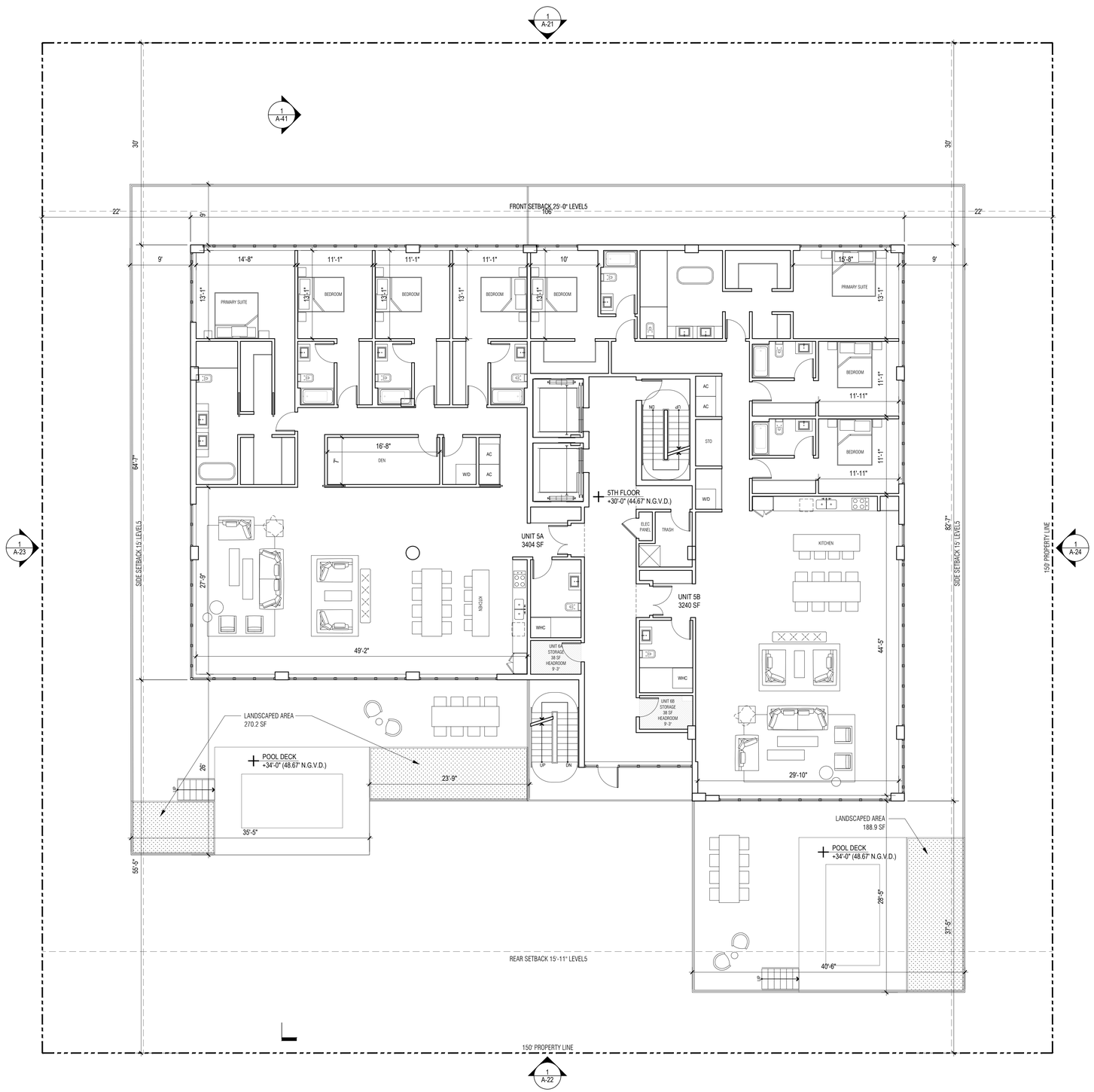

1 5TH FLOOR PLAN
SCALE: 1/8" =1' - 0"

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

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DESIGNER:
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233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-899-9885

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

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

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

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

DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN

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01 ISSUE FOR SITE PLAN REVIEW	12. 29. 2022
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STATE OF FLORIDA
CARL DAVID LEVIN
AR0017274
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PROJECT NUMBER
2218

TITLE
5TH FLOOR
FLOOR PLAN

DRAWING NO.
A-15

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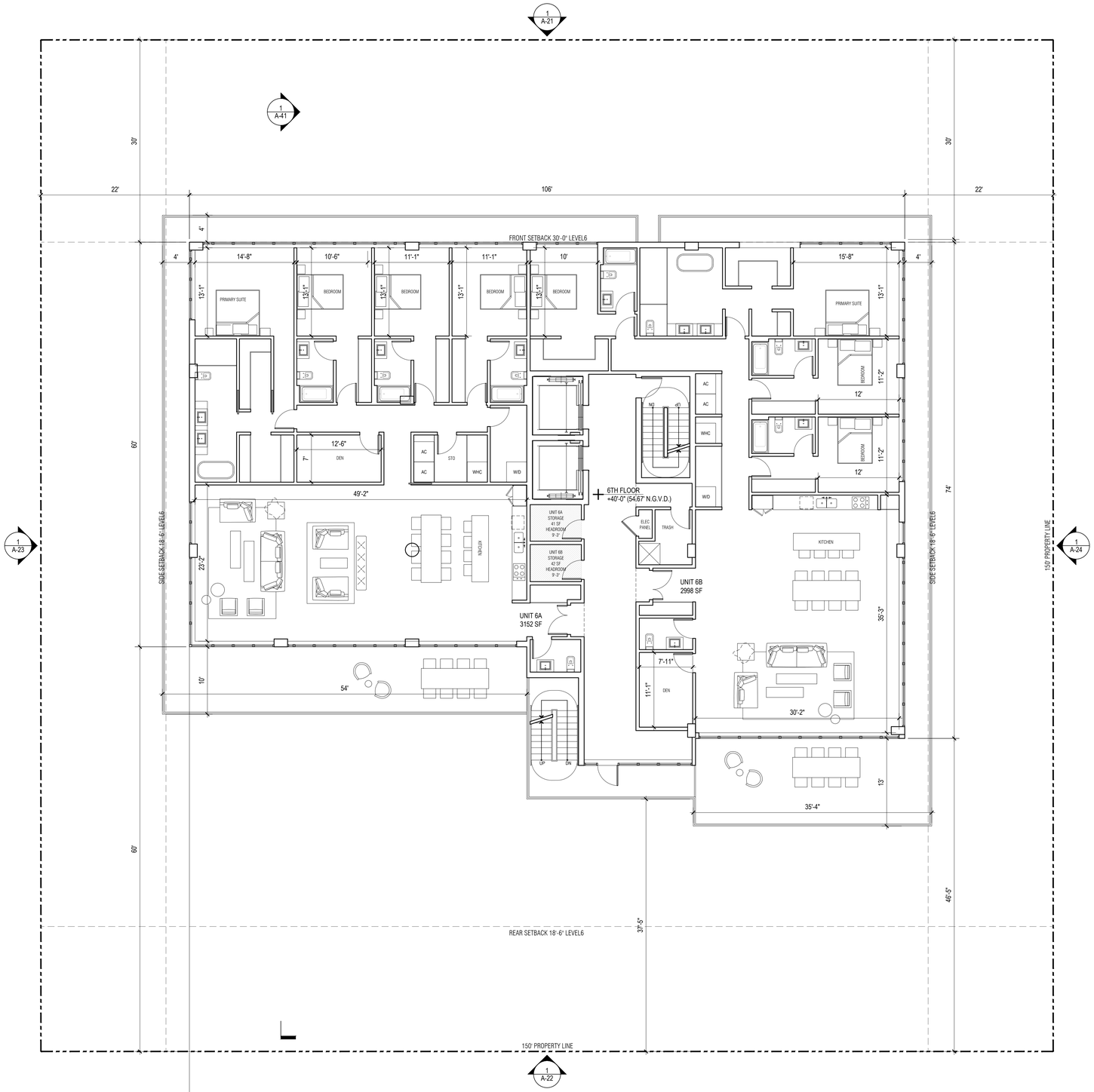

1 6TH FLOOR PLAN
SCALE: 1/8" =1' - 0"

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

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

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYESOD 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: 212-899-9885

ARCHITECT:
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T: 305 200 6701

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T: 305 747 9336

LIGHTING:
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2218

TITLE
6TH FLOOR
FLOOR PLAN

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A-16

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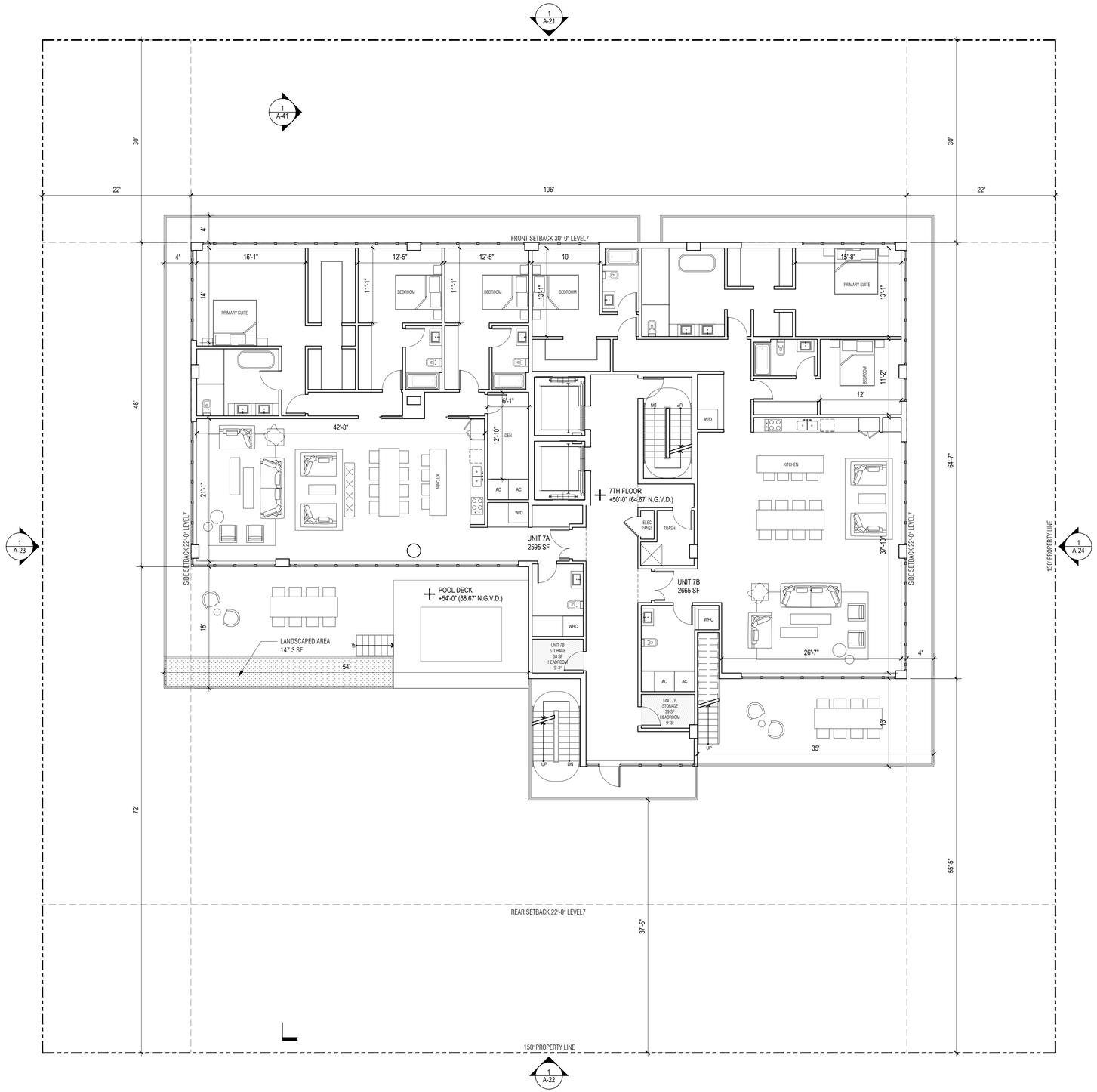

1 7TH FLOOR PLAN
SCALE: 1/8" =1' - 0"

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

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

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

DESIGNER:
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NEW YORK, NY 10279
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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:
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PROJECT NUMBER
2218

TITLE
7TH FLOOR
FLOOR PLAN

DRAWING NO.
A-17

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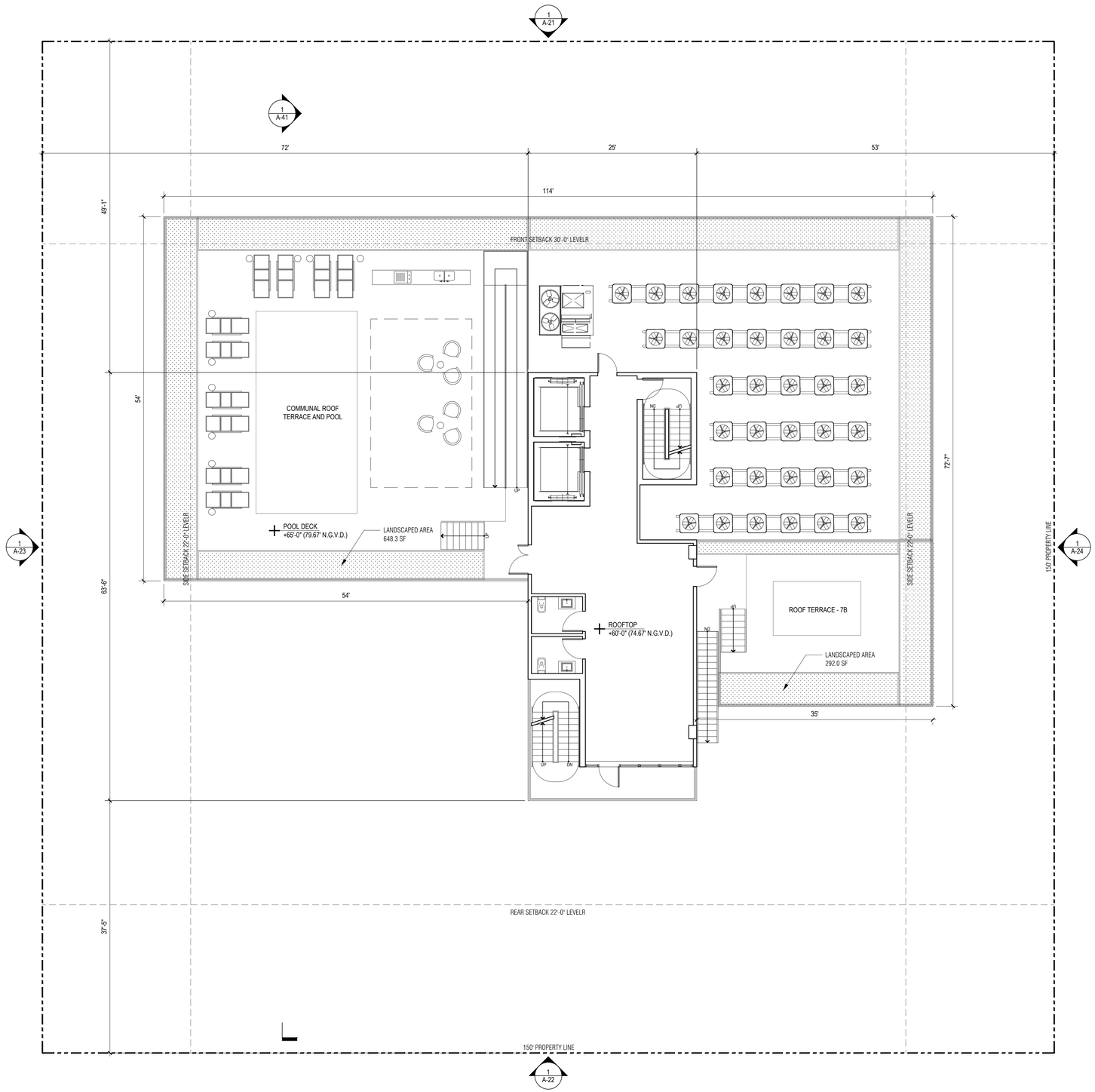

1 ROOF FLOOR PLAN
SCALE: 1/8" =1' - 0"

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

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

DESIGNER:
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HAYESOD STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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ROOF FLOOR
FLOOR PLAN

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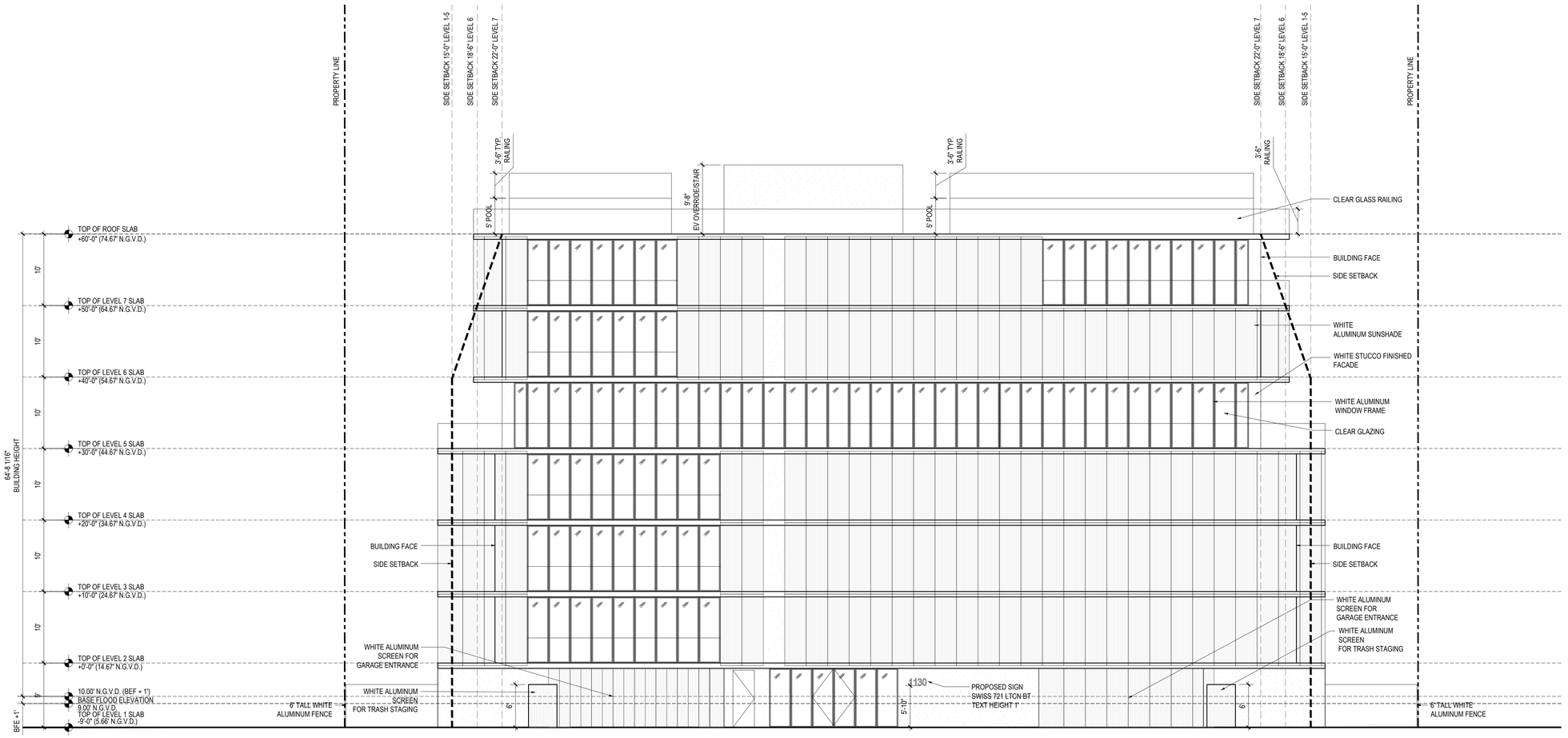

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" =1' - 0"

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

DEVELOPER:
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TITLE
BUILDING ELEVATION
NORTH

DRAWING NO.
A-21

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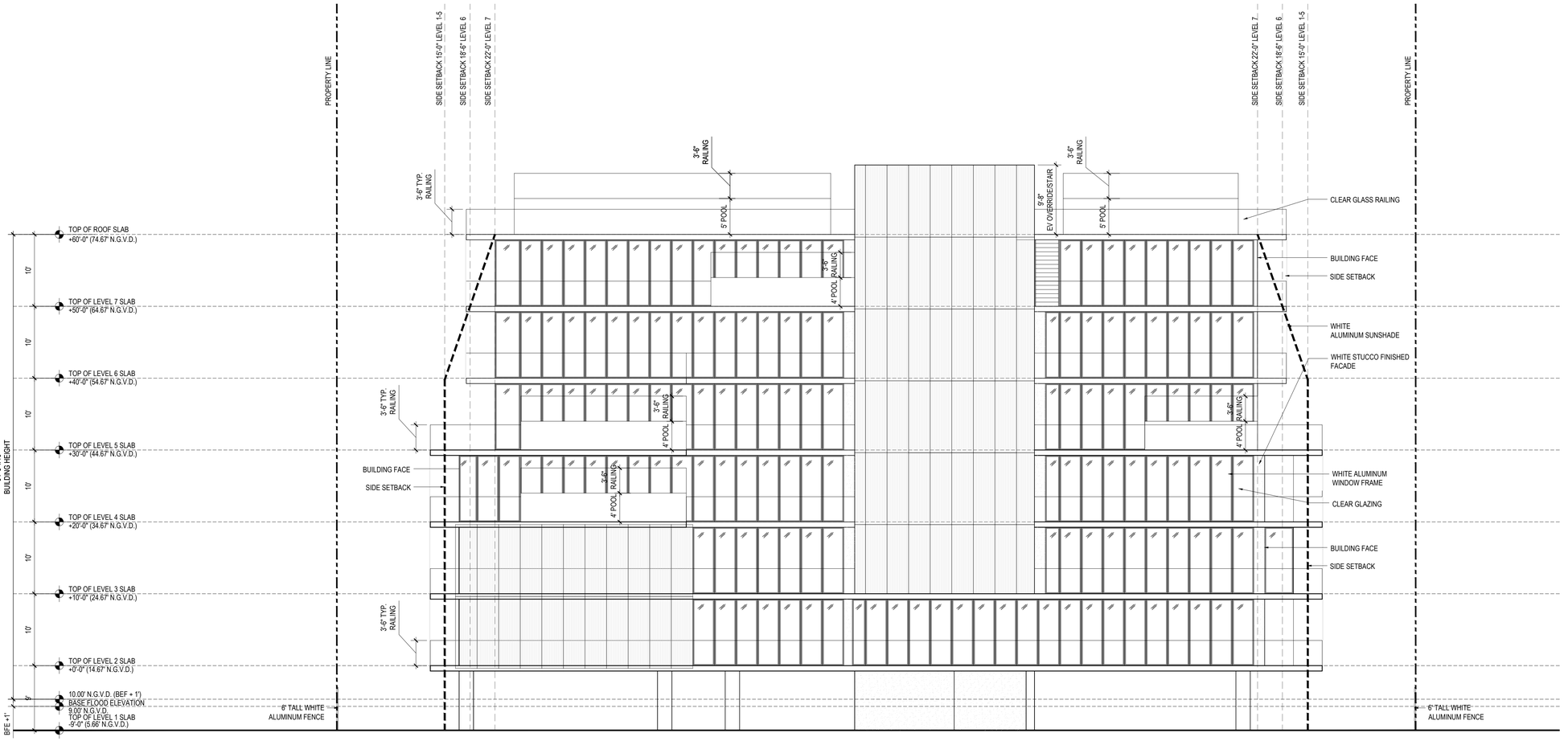

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" =1' - 0"

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

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

DESIGNER:
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TITLE
BUILDING ELEVATION
SOUTH

DRAWING NO.
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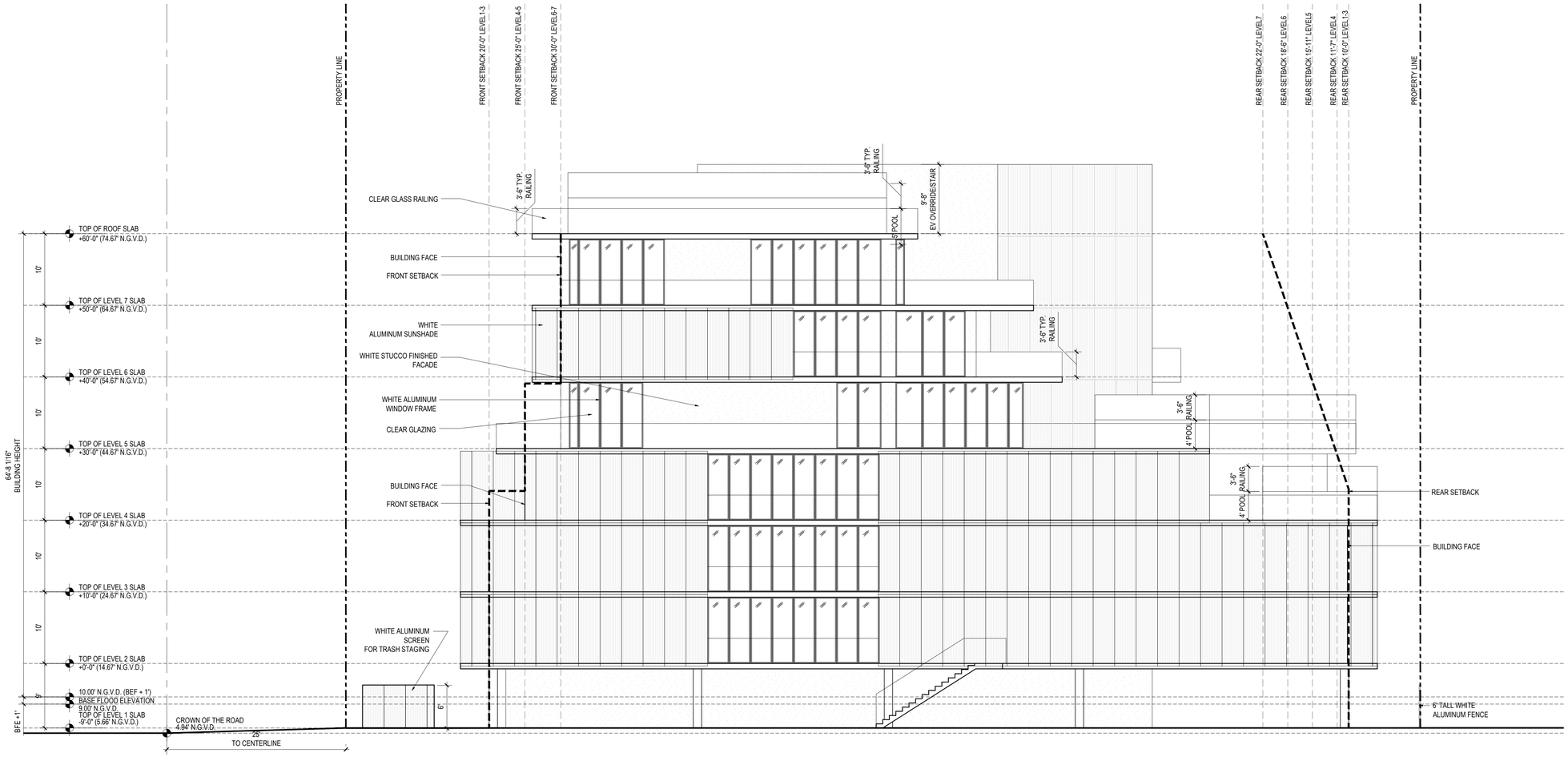

1 BUILDING ELEVATION - WEST
SCALE: 1/8" =1' - 0"

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

DEVELOPER:
REDHOEK + PARTNERS
138 PIONEER STREET
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T: 718.852.8162

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2218

TITLE
BUILDING ELEVATION
WEST

DRAWING NO.
A-23

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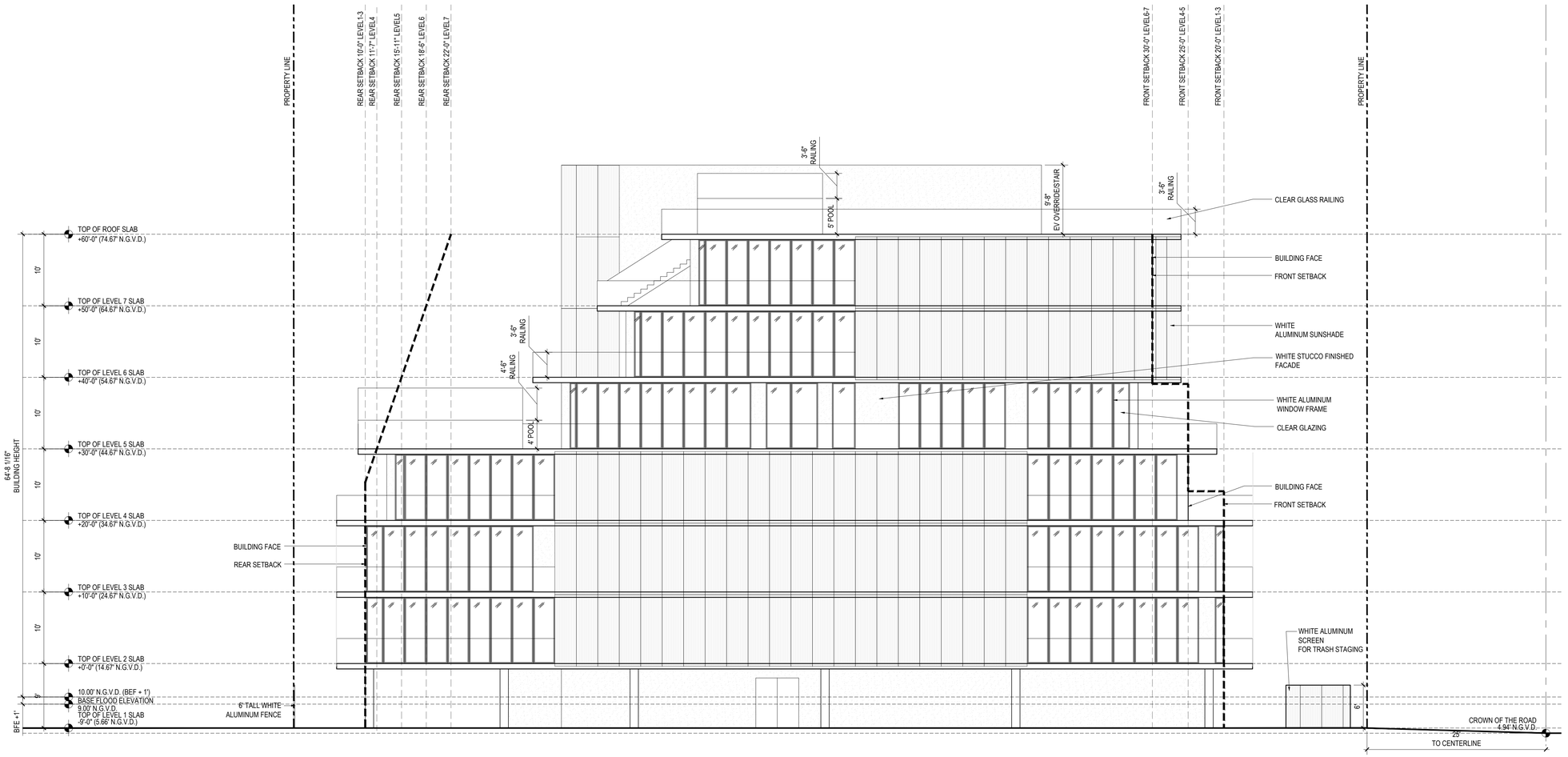

1 BUILDING ELEVATION - EAST
SCALE: 1/8" =1' - 0"

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

DEVELOPER:
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T: 718.852.8162

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PROJECT NUMBER
2218

TITLE
BUILDING ELEVATION
EAST

DRAWING NO.
A-24

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(1) CLEAR GLAZING

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

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

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

DESIGNER:
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CIVIL:
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T: 305 200 6701

LANDSCAPE:
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LIGHTING:
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PROJECT NUMBER
2218

TITLE
COLORED BUILDING ELEVATION NORTH

DRAWING NO.
A-31

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(1) CLEAR GLAZING

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

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

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

DESIGNER:
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CARL DAVID LEVIN
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PROJECT NUMBER
2218

TITLE
COLORED BUILDING ELEVATION SOUTH

DRAWING NO.
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(1) CLEAR GLAZING

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

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

DEVELOPER:
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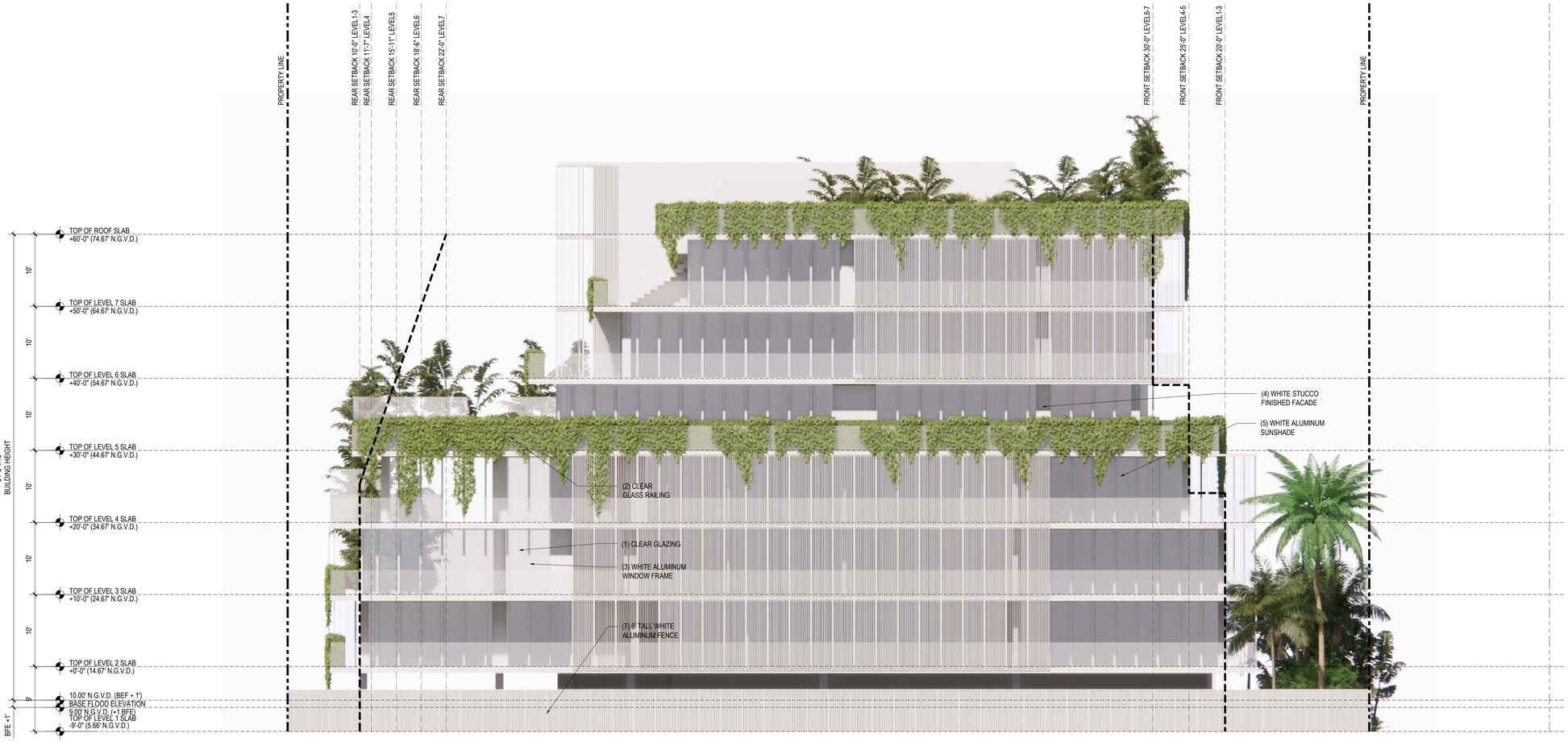

(1) CLEAR GLAZING

(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

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1 BUILDING ELEVATION - EAST
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TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
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NEW YORK, NY 10279
T: 212-899-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
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COCONUT GROVE, FL 33133
T: 305 442 3118

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
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
03 ISSUE FOR DRB	02. 15. 2023

NOT FOR CONSTRUCTION

STAMP

STATE OF FLORIDA
CARL DAVID LEVIN
AR0017274
REGISTERED ARCHITECT

DRAWN BY **CHECK BY**

PROJECT NUMBER
2218

TITLE
COLORED BUILDING ELEVATION EAST

DRAWING NO.
A-34

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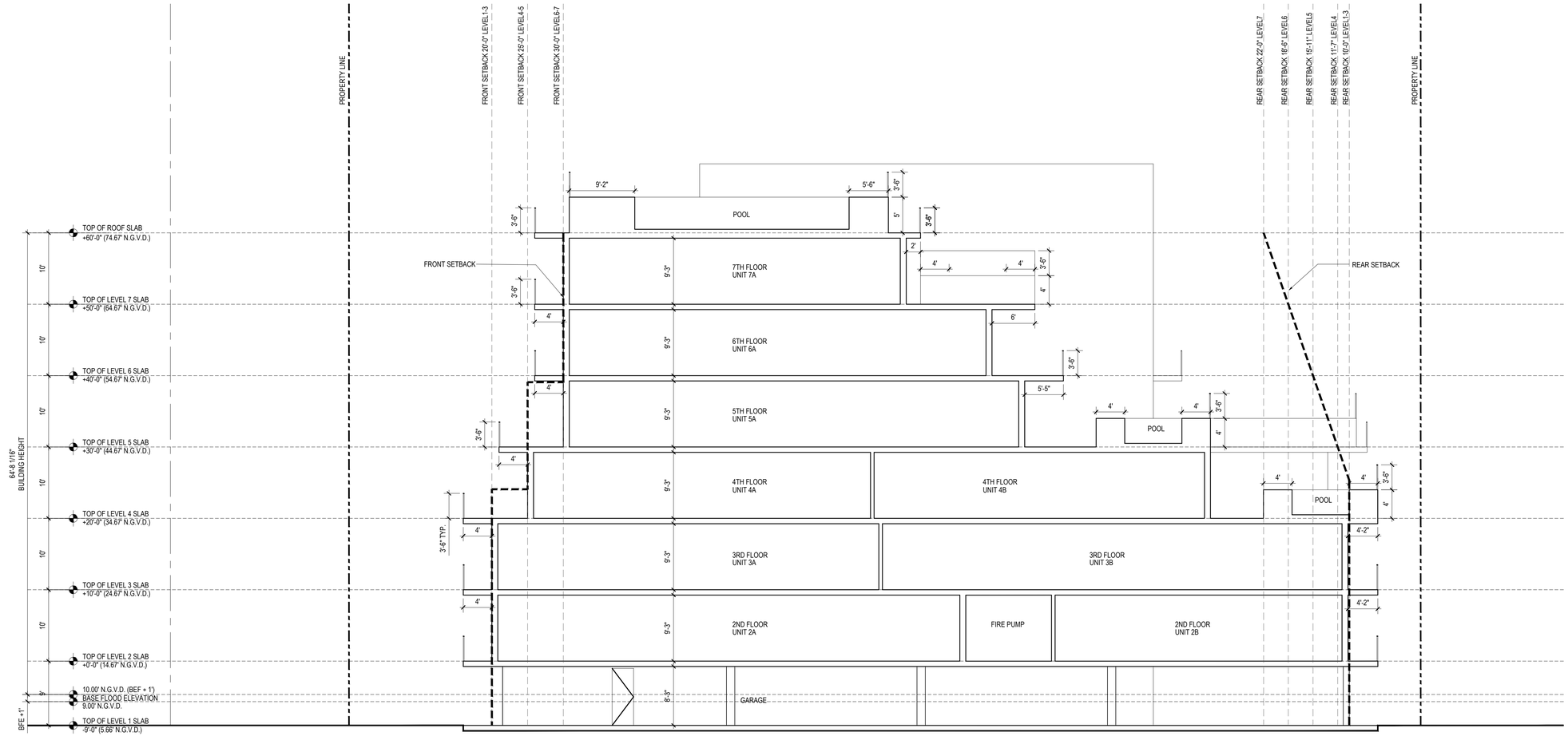

1 BUILDING SECTION
SCALE: 1/8" =1' - 0"

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

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

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STATE OF FLORIDA
CARL DAVID LEVIN
AR0017274
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DRAWN BY **CHECK BY**

PROJECT NUMBER
2218

TITLE
BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.
A-41

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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

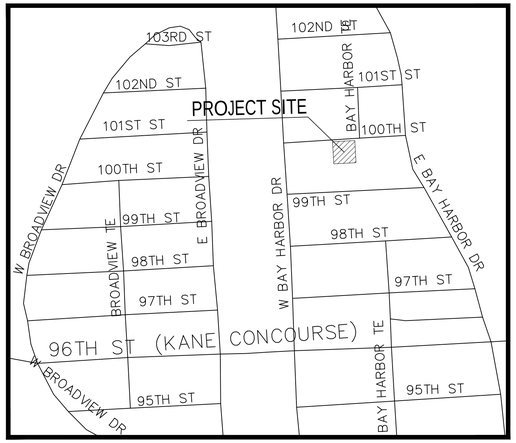
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATIONS = 9.0 NGVD & 8.0 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD

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:

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



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

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

NGA ENGINEERS INC.
Civil Engineers
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TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

NOBEL VALENCIA LICENSE No. 72193 STATE OF FLORIDA PROFESSIONAL ENGINEER

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2/09/2023

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.

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KEY PLAN

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CHECK BY Nobel Valencia, PE No. 72193 Civil Engineer

PROJECT NUMBER
2218

TITLE

Cover Sheet

DRAWING NO.

PD-1

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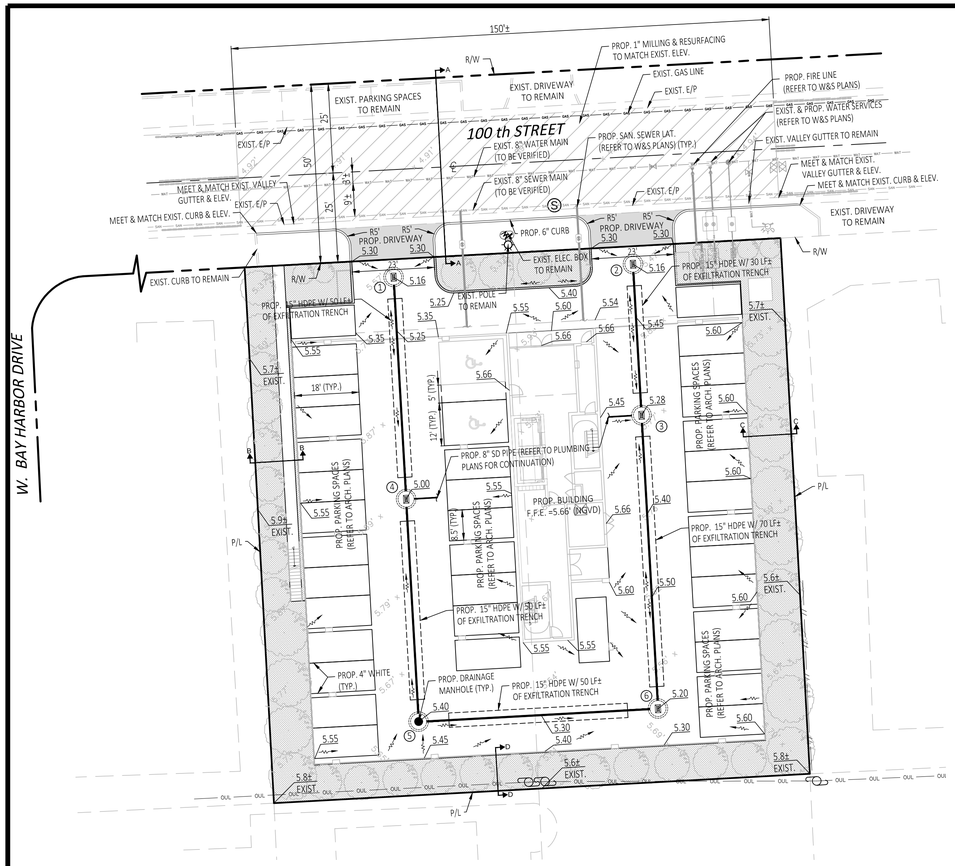
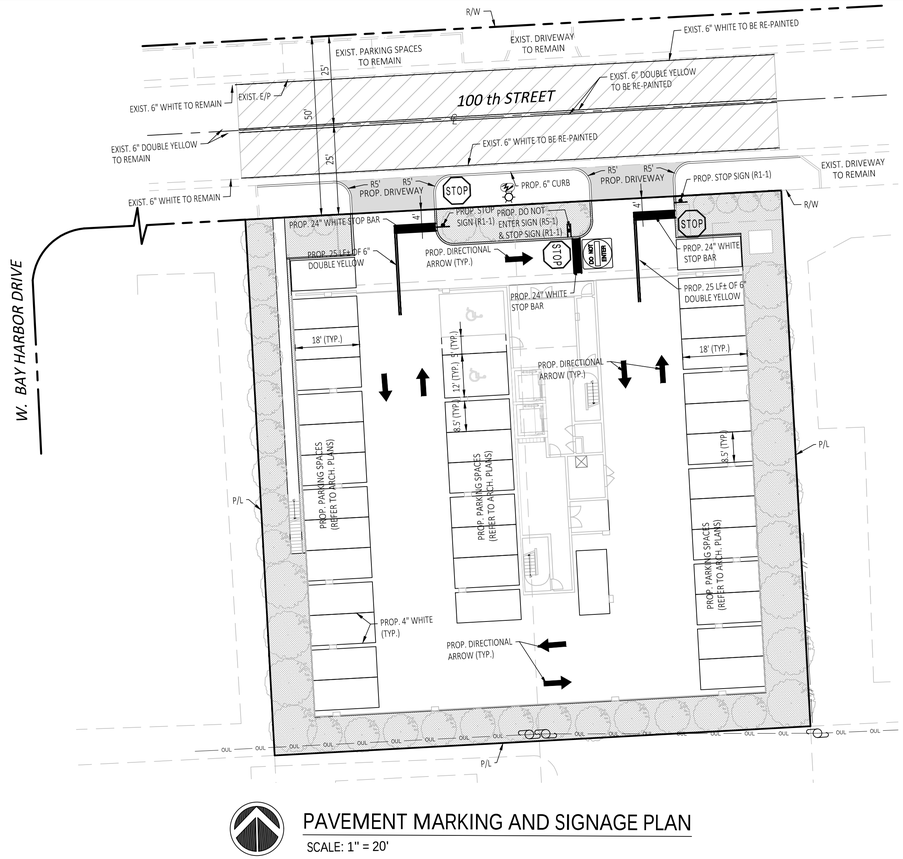


PAVING, GRADING, DRAINAGE PLAN

SCALE: 1" = 20'

NORTH



PAVEMENT MARKING AND SIGNAGE PLAN

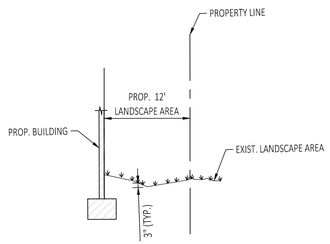
SCALE: 1" = 20'

NORTH

DRAINAGE STRUCTURE SCHEDULE

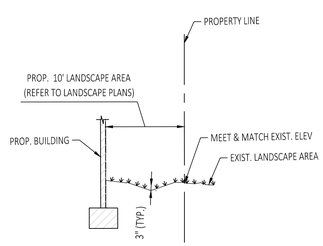
STRUCT. No.	SIZE	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.	STRUCTURE TYPE
			N	W	S	E		
CB-1	48"	5.16	–	–	1.00*	–	(-)2.50	TYPE "P", USF 4700-6223
CB-2	48"	5.16	–	–	1.00*	–	(-)2.50	TYPE "P", USF 4700-6223
CB-3	48"	5.28	1.00*	1.50	1.00*	–	(-)2.50	TYPE "P", USF 4700-6223
CB-4	48"	5.00	1.00*	–	1.00*	1.50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



TYPICAL SECTION C-C

NOT TO SCALE



TYPICAL SECTION D-D

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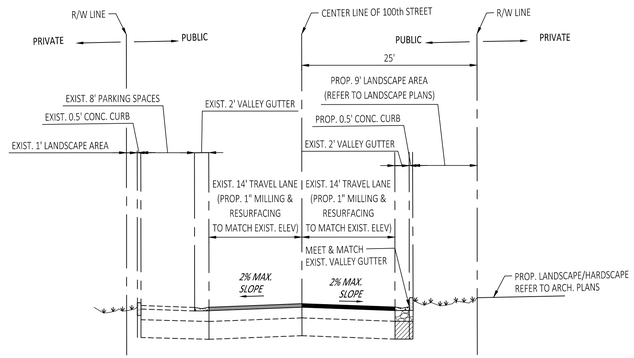
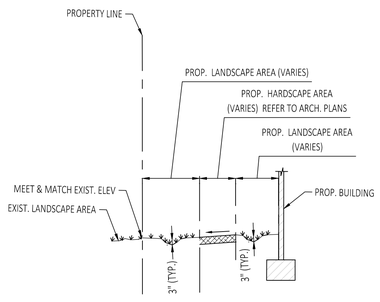


TYPICAL SECTION A-A

NOT TO SCALE

TYPICAL SECTIONS

NOT TO SCALE



TYPICAL SECTION B-B

NOT TO SCALE

TRAFFIC NOTES & STANDARDS

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.

LEGEND

- 9.0 — PROPOSED ELEVATION (NGVD)
- ×10.00 — EXISTING ELEVATION (NGVD)
- DIRECTION OF FLOW
- (1) — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- PROPOSED FRENCH DRAIN
- PROP. ASPHALT PAVEMENT
- PROP. 1" MILLING & RESURFACING
- PROP. CONCRETE PAVEMENT

SITE DATA

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

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

PROJECT NUMBER
2218

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

DRAWING NO.

PD-2

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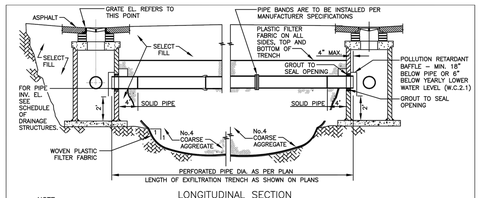
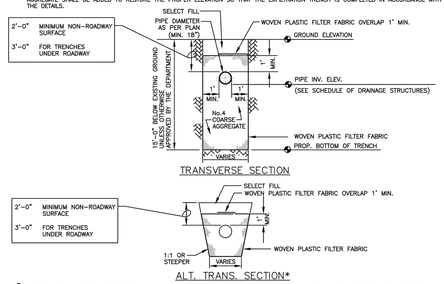


LONGITUDINAL SECTION

NOTE

1.–AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.



TRANSVERSE SECTION

ALT. TRANS. SECTION*

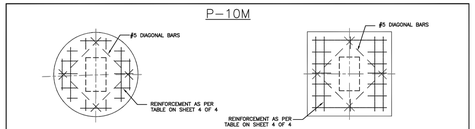
* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE–IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

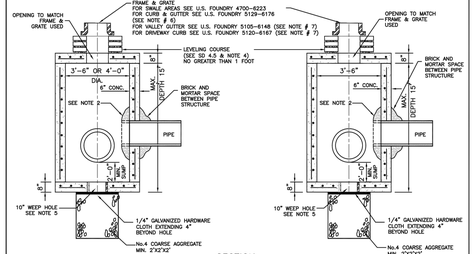
NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/f.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

P–10M





NOTES:

1.– CAST TOP SLAB TO FIT WALL USED.
2.– PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
3.– USE 4,000 psi CONCRETE. (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
4.– A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
5.– WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.
6.– USF 5129–6176 MAY ONLY USED WHEN STRUCTURES ARE TO BE PLACED WITHIN THE RADIUS OF A CORNER AND ITS USE MUST BE APPROVED BY THE DEPARTMENT. THE USE OF THIS FRAME AND GRATE IS NOT INTENDED TO REPLACE STANDARD CURB INLET TOPS. FOR CURB INLETS PLEASE REFER TO FDOT DESIGN STANDARDS INDEX 210 AND 211. INSTALLATION IN OTHER LOCATIONS IS NOT PERMITTED UNLESS APPROVED BY THE DEPARTMENT AS A RESULT OF MITIGATING CIRCUMSTANCES.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/5/2018	REVISED 5/5/2018	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE P)	SD 2.7 SHEET 2 OF 4

NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT–OF–WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "P" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443–2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100–YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50–YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

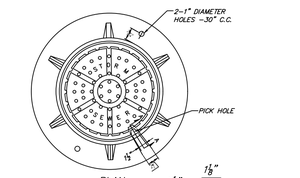
MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (inches)	OUTER SHELL	LINER
	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 5/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

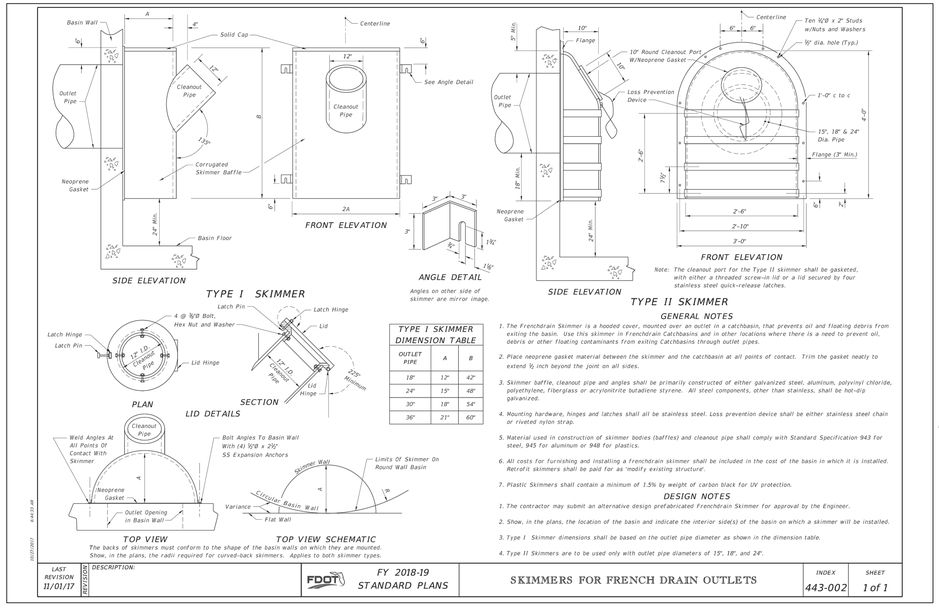
NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 06-04-86 10-22-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2



U.S. FOUNDRY FRAME & COVER #310–A
MANHOLE FRAME & COVER
N.T.S.



TYPE I SKIMMER DIMENSION TABLE

OUTLET PIPE	A	B
18"	12"	42"
24"	15"	48"
30"	18"	54"
36"	21"	60"

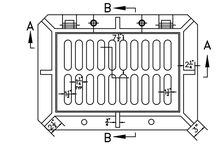
GENERAL NOTES

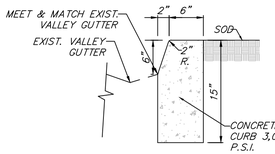
1. The Frenchdrain Skimmer is a hooded cover, mounted over an outlet in a catchbasin, that prevents oil and floating debris from exiting the basin. Use this skimmer in Frenchdrain Catchbasins and in other locations where there is a need to prevent oil, debris or other floating contaminants from exiting Catchbasins through outlet pipes.
2. Place neoprene gasket material between the skimmer and the catchbasin at all points of contact. Trim the gasket neatly to extend ½ inch beyond the joint on all sides.
3. Skimmer baffle, cleanout pipe and angles shall be primarily constructed of either galvanized steel, aluminum, polyvinyl chloride, polyethylene, fiberglass or acrylonitrite butadiene styrene. All steel components, other than stainless, shall be hot-dip galvanized.
4. Mounting hardware, hinges and latches shall all be stainless steel. Loss prevention device shall be either stainless steel chain or riveted nylon strap.
5. Material used in construction of skimmer bodies (baffles) and cleanout pipe shall comply with Standard Specification 943 for steel, 945 for aluminum or 948 for plastics.
6. All costs for furnishing and installing a frenchdrain skimmer shall be included in the cost of the basin in which it is installed. Retrofit skimmers shall be paid for as 'modify existing structure'.
7. Plastic Skimmers shall contain a minimum of 1.5% by weight of carbon black for UV protection.

DESIGN NOTES

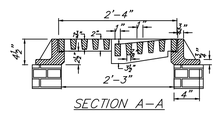
1. The contractor may submit an alternative design prefabricated Frenchdrain Skimmer for approval by the Engineer.
2. Show, in the plans, the location of the basin and indicate the interior side(s) of the basin on which a skimmer will be installed.
3. Type I Skimmer dimensions shall be based on the outlet pipe diameter as shown in the dimension table.
4. Type II Skimmers are to be used only with outlet pipe diameters of 15", 18", and 24".

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2018-19 STANDARD PLANS	SKIMMERS FOR FRENCH DRAIN OUTLETS	INDEX 443-002	SHEET 1 of 1

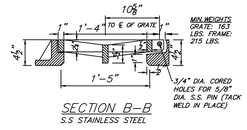




6" CURB (TYPE "D")

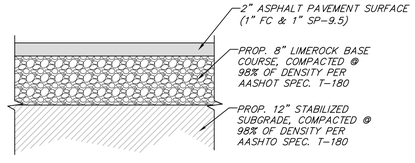


SECTION A–A



SECTION B–B
S.S STAINLESS STEEL

U.S. FOUNDRY FRAME & HINGED GRATE
#4700–6223 CATCH BASIN FRAME & GRATE
NOT TO SCALE



TYPICAL ASPHALT PAVEMENT DETAIL
NOT TO SCALE

TRAFFIC NOTES & STANDARDS

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.

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TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

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.

2/09/2023

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.

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POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
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DOB APPROVAL STAMP

DOB APPROVAL SCAN

KEY PLAN

PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	12.29.2022

NOT FOR CONSTRUCTION
Consultant STAMP

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

PROJECT NUMBER
2218

TITLE
Drainage & Pavement Details

DRAWING NO.
PD-3

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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.

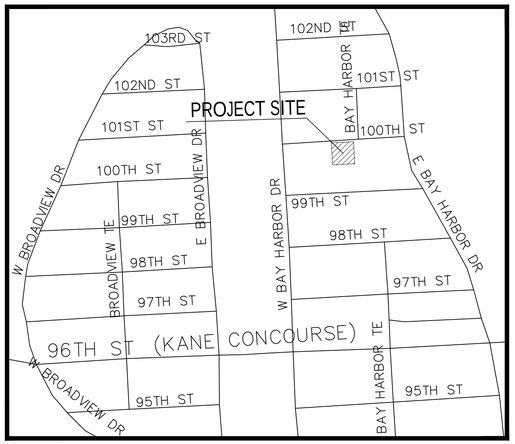
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

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.



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.

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2/09/2023

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.

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Check positive response codes before you dig!

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DOB APPROVAL SCAN

KEY PLAN

PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	12.29.2022

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

PROJECT NUMBER
2218

TITLE

Cover Sheet

DRAWING NO.

WS-1

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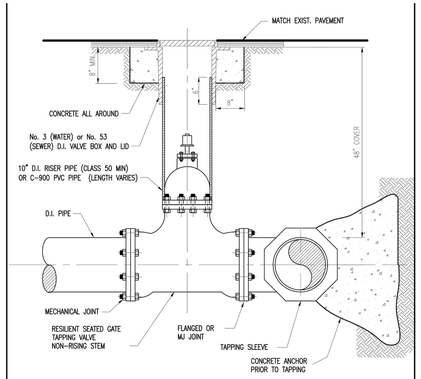


NOTES:

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 MAINS SHALL BE PRESSURE TESTED AT A LOWER PRESSURE THAN THE ACTIVE OPERATING PRESSURE OF THE MAIN.

ITEM	CROSS REF.	SPEC. REF.
No.53 Valve Box		GS 13.0
No.3 Valve Box		WS 3.11
INSTALLATION		GS 1.8

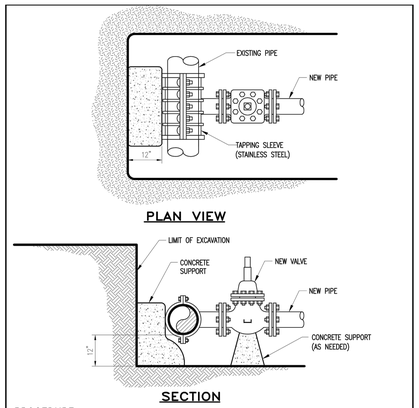
MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL

TYPICAL TAPPING VALVE SETTING (16" AND 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 SMALL 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" CLEARANCE FROM FITTINGS AND BELLS.
5. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 psi PRIOR TO BEING TAPPED.

ITEM	CROSS REF.	SPEC. REF.

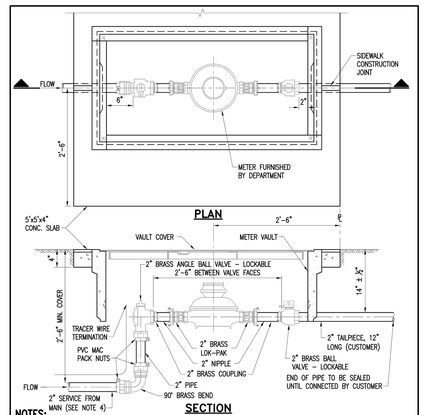
MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL

TAPPING SLEEVE AND VALVE INSTALLATION (PROPOSED)

GS 1.8 SHEET 1 OF 1



NOTES:

1. USE 2'x4' METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3674 AMENDMENT TO THE SAFE DRINKING WATER ACT.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PLAN		WS 4.10
2'x4' METER VAULT		WS 2.17

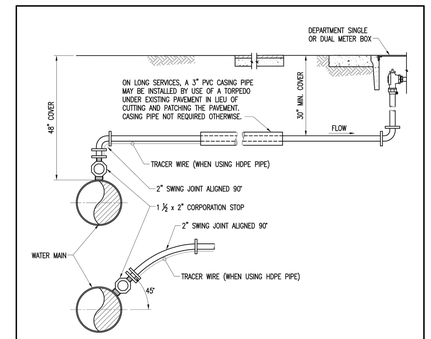
MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
05/31/2013	E.A.V.

STANDARD DETAIL

TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER

WS 2.16 SHEET 1 OF 4



NOTES:

1. CONTRACTOR HAS THE OPTION OF TAPPING AT 45°.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
3. PROVIDE 36" MIN. COVER FOR SERVICES INSTALLED WITHIN ARTERIAL ROADS (INCLUDING ALL SECTION LINE AND HALF-SECTION LINE ROADS).
4. INSTALL TAPPING SADDLE FOR: THICKNESS CLASS D.I. MAINS 4" & SMALLER, PRESSURE CLASS D.I. WATER MAINS 6" & SMALLER, OR WHEN MAIN IS PVC, HDPE OR AC PIPE.
5. WHEN MAIN IS SHALLOWER THAN 48", A ¼ OR ⅛ BEND MUST BE USED.
6. WHEN USING HDPE SERVICE PIPE, A TEN GAUGE BLUE TRACER WIRE TO BE TAPED TO THE PIPE EVERY 2 FT. WITH POLY OR DUCT TAPE. TRACER WIRE TO BE MECHANICALLY FASTENED TO THE MAIN WHEN A METAL WATER MAIN IS USED.
7. USE SERVICE SADDLE AND TAPPING SLEEVE FOR PVC RECLAIMED WATER MAIN.

ITEM	CROSS REF.	SPEC. REF.
DUAL METER BOX		WS 2.16
SINGLE METER BOX		WS 2.16 3.02

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
12/16/2009	V.F.C.

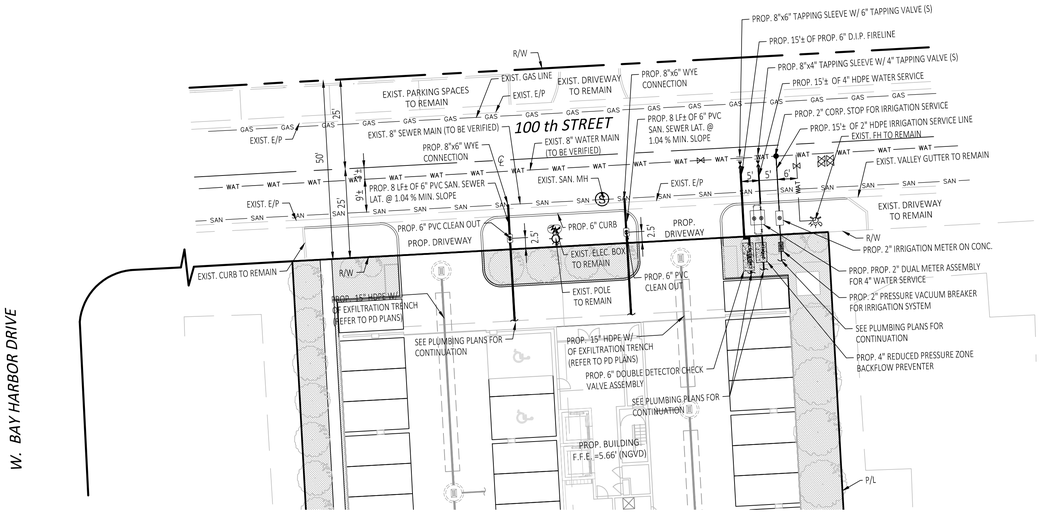
STANDARD DETAIL

TYPICAL 2" SERVICE CONNECTION (HDPE)

WS 2.16 SHEET 4 OF 4

WATER & SEWER DETAILS

NOT TO SCALE



NORTH

WATER & SEWER PLAN

SCALE: 1" = 20'

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ENGINEER'S CERTIFICATION:

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KEY PLAN

PRINTING: 01 ISSUE FOR SITE PLAN REVIEW — DATE: 12.29.2022

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DRAWN BY: A.B.C.

CHECK BY: Nobel Valencia, PE No. 72193 Civil Engineer

PROJECT NUMBER 2218

TITLE

Water & Sewer Plan & Details

DRAWING NO.

WS-2

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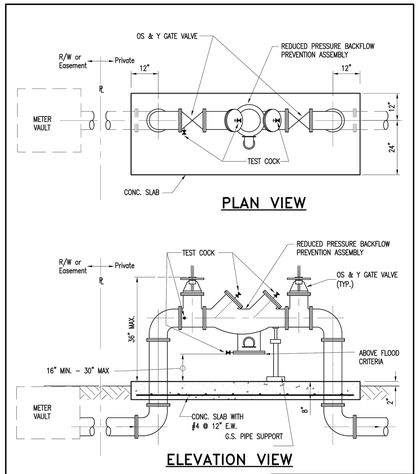
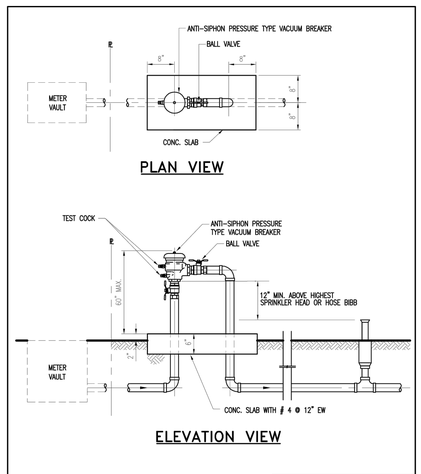


ISSUE DATE	APPROVED BY
6/26/2012	F.A.
3/22/2022	S.G.

STANDARD DETAIL
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 4" THRU 8"

GUARD POST DETAIL	WS 4.5	
ITEM	CROSS REF.	SPEC. REF.

WS 4.18 SHEET 2 OF 3

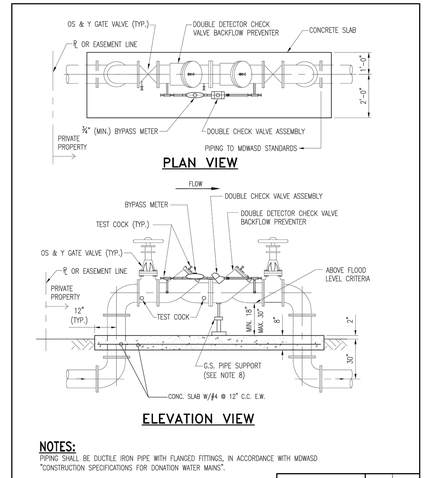


ISSUE DATE	APPROVED BY
11/01/2006	V.F.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY

GUARD POST DETAIL	WS4.5	XX 0.0
ITEM	CROSS REF.	SPEC. REF.

WS 4.19 SHEET 1 OF 2



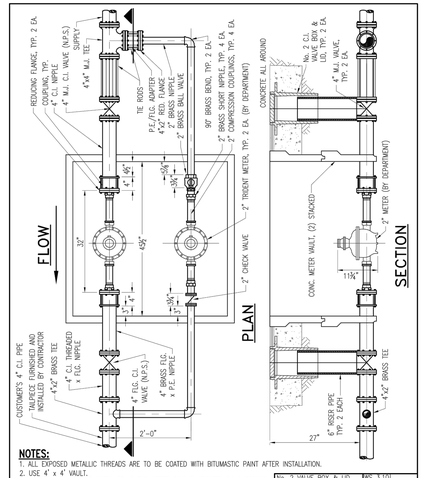
NOTES:
PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

GUARD POST DETAIL	WS 4.5	
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4



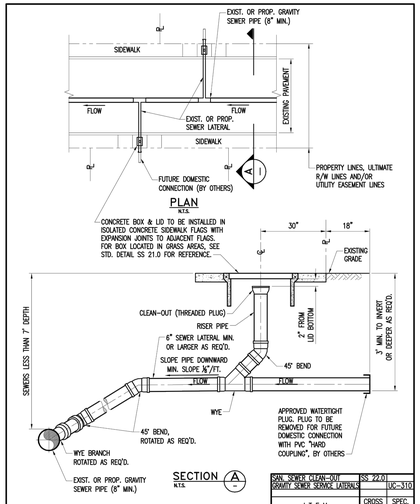
NOTES:
1. ALL EXPOSED METALLIC THREADS ARE TO BE COATED WITH BITUMASTIC PAINT AFTER INSTALLATION.
2. USE 4' x 4' VAULT.
3. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
4. ALL SPACER TUBES AND TAILPIECES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.

No. 2 VALVE BOX & LID	WS 3.01
TIE RODS	GS 1.0
CONC. ANCHORS	GS 1.1
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
10/05/2009	V.F.C.

STANDARD DETAIL
DUAL 2" METER INSTALLATION FOR TYPICAL 4" DOMESTIC SERVICE LINES

WS 4.21 SHEET 1 OF 2

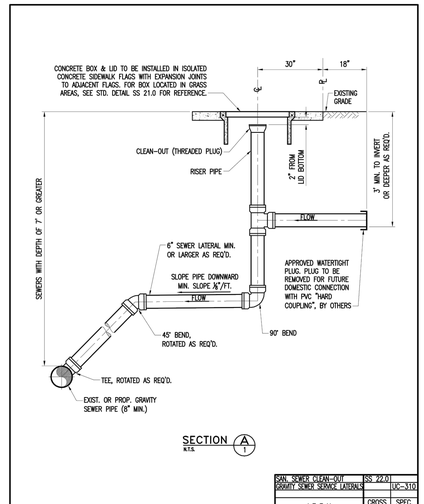


SAN. SEWER CLEAN-OUT	SS 22.0	
GRAVITY SEWER SERVICE LATERALS		UC-310
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

SS 1.0 SHEET 1 OF 2

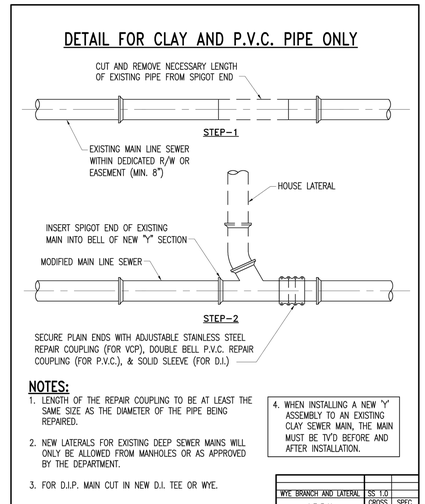


SAN. SEWER CLEAN-OUT	SS 22.0	
GRAVITY SEWER SERVICE LATERALS		UC-310
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL
GRAVITY SEWER SERVICE LATERAL FOR "DEEP" SEWERS

SS 1.0 SHEET 2 OF 2



NOTES:
1. LENGTH OF THE REPAIR COUPLING TO BE AT LEAST THE SAME SIZE AS THE DIAMETER OF THE PIPE BEING REPAIRED.
2. NEW LATERALS FOR EXISTING DEEP SEWER MAINS WILL ONLY BE ALLOWED FROM MANHOLES OR AS APPROVED BY THE DEPARTMENT.
3. FOR D.I.P. MAIN CUT IN NEW D.I. TEE OR WYE.
4. WHEN INSTALLING A NEW "Y" ASSEMBLY TO AN EXISTING CLAY SEWER MAIN, THE MAIN MUST BE TV'D BEFORE AND AFTER INSTALLATION.

WYE BRANCH AND LATERAL	SS 1.0	
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/17/2009	V.F.C.

STANDARD DETAIL
WYE BRANCH CONNECTION FOR EXISTING SHALLOW MAIN

SS 3.1 SHEET 1 OF 1

WATER & SEWER DETAILS
NOT TO SCALE

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DOB APPROVAL SCAN

KEY PLAN

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2/09/2023

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!

DRAWN BY: A.B.C.
CHECK BY: Nobel Valencia, PE No. 72193 Civil Engineer

PROJECT NUMBER
2218

TITLE
Water & Sewer Details

DRAWING NO.
WS-3

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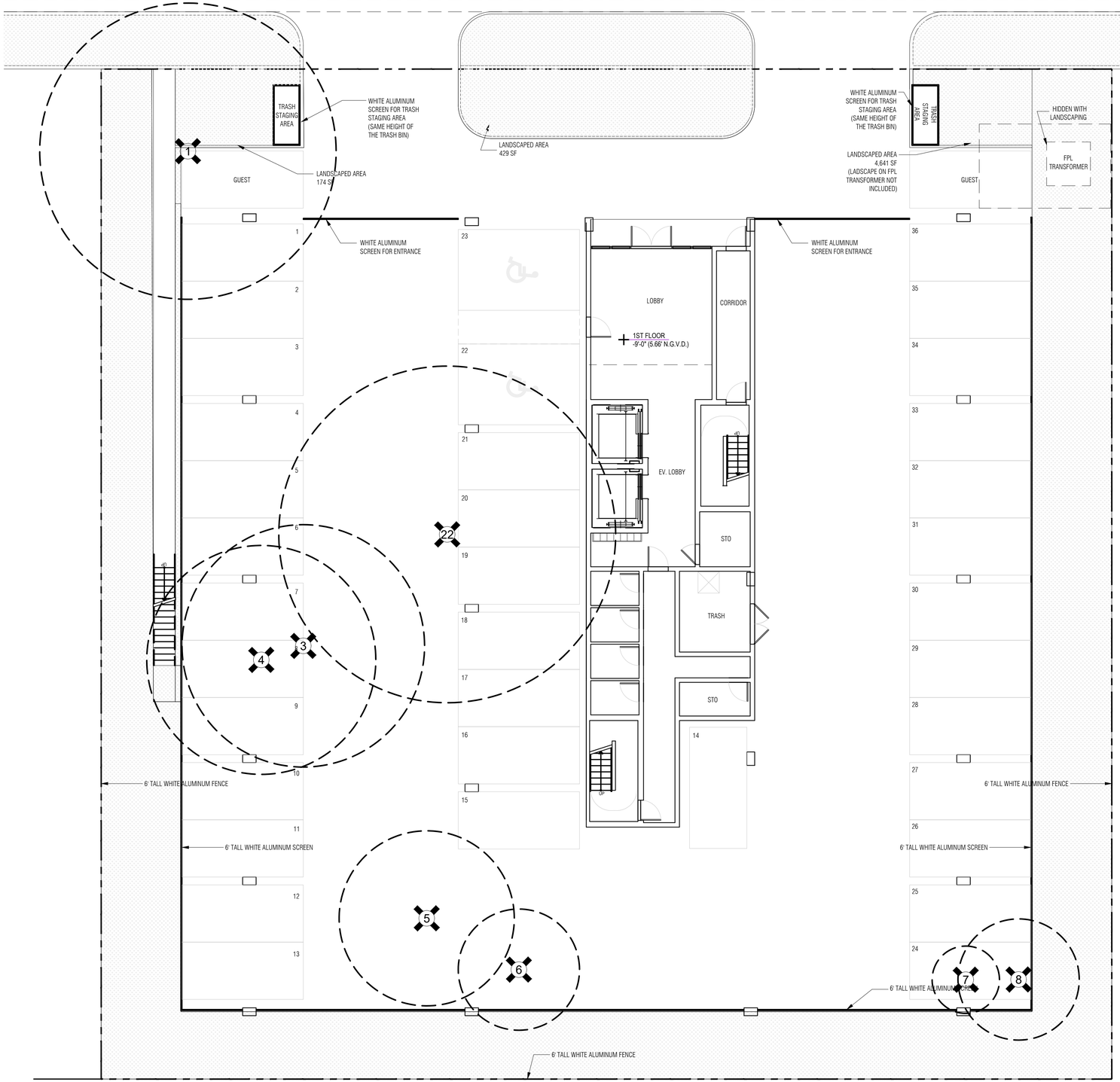
100th Street

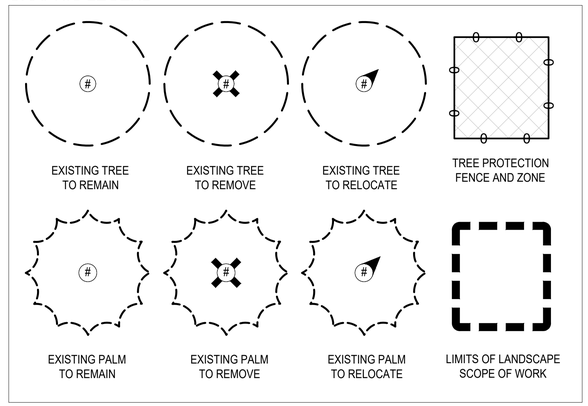


TREE DISPOSITION NOTES

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



8' 0 8 16
SCALE: 1/8"=1'-0"

N

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

BHI 1130-40 100TH ST

PROJECT TITLE:

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

REV.	DATE	DESCRIPTION

SEAL:

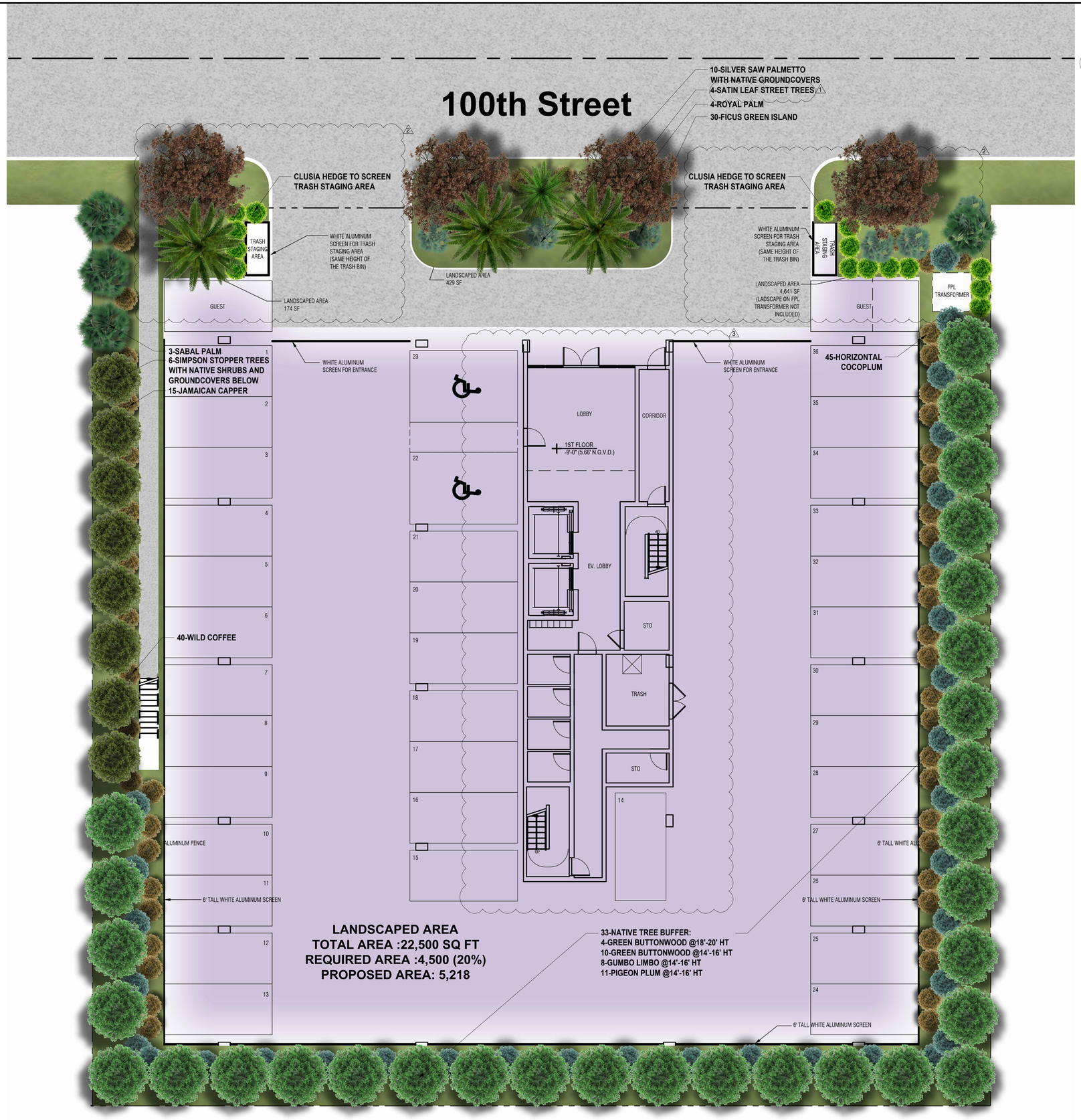
REGISTERED LANDSCAPE ARCHITECT PETAR STRACENSKI LA6667526 STATE OF FLORIDA

Petar Stracenski, RLA #LA6667526

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

SHEET TITLE:
TREE DISPOSITION PLAN

SHEET NO.
L.01



1ST FLOOR PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Col	4	*Chrysophyllum oliviforme*	Satinleaf Tree	3" DBH 16' Ht. Min. 6' CT
TREES				
Ce	4	*Conocarpus Erectus*	Green Buttonwood	5" DBH 18'-20' Ht. Min. 4' CT
Ce2	10	*Conocarpus Erectus*	Green Buttonwood	4" DBH 14'-16' Ht. Min. 4' CT
Bsi	8	*Bursera simaruba*	Gumbo Limbo	4" DBH 14'-16' Ht. Min. 4' CT
Cdi	11	*Coccoloba diversifolia*	Pigeon Plum Tree	4" DBH 14'-16' Ht. Min. 4' CT
Efo	6	*Eugenia foetida*	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	*Roystonea elata*	Royal Palm	20'-28' Ht. O.A.
Spa2	5	*Sabal palmetto*	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	10	*Serenoa repens 'Silver Form'*	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	15	*Capparis cynophallophora*	Jamaican Caper	15 Gal. 36" Ht.
Pn	40	*Psychotria nervosa*	Wild Coffee	15 Gal. 36" Ht.
Fm	30	*Ficus microcarpa*	Green Island Ficus	7 Gal. 18" Ht.
Cic	45	*Chrysobalanus icaco*	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1130-1140 100TH St, Bay Harbor Islands
Legal Description Lot 5 & 6, Block 8 of Bay Harbor Island

Net Lot Area 0.5165 **Acres /** 22,500SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 22,500 SF x 20% = 4,500 SF (BHI – Sec. 23-11)	20% / 4,500 SF	23% 5,195 SF (1)
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 4,500 SF x 60% = 2,700 SF	60% Max / 2,700 SF	4 % / 900 SF
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	14	39
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (BHI – Sec. 24-16(a)(2))	7	39
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 7x 50% = 4 (MDC – Sec. 18A-6(C)(11)(b))	7	39
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	14	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	4	4
C. Tree Heights		
1. Number of Stories of building	8	
2. Number of shade trees required (from Sec. (II)(A)(1) above)	14	
3. Shade tree heights required: 12 ft. -	0 % or 0	shade trees
14-16 ft. -	25 % or 3	shade trees
16-18 ft. -	50 % or 7	shade trees
18-20 ft. -	25 % or 4	shade trees
III. Street Trees	**Required**	**Provided**
1. Street Trees @ 1:35' Width of lot 100 / 35' = 2.85 (15' min height / 6' clear wood / 2 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))	4	4
IV. Shrubs Required	**Required**	**Provided**
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	140	140
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	42	60
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	70	140

N

8' 0 8 16
SCALE: 1/8"=1'-0"

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PROJECT TITLE:
BHI 1130-40 100TH ST

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

REV.	DATE	DESCRIPTION
1	01/24/2023	DRC COMMENTS
2	02/08/2023	DRC COMMENTS
3	02/13/2023	DRC COMMENTS

SEAL:
REGISTERED LANDSCAPE ARCHITECT PETAR STRACENSKI LA6667526 STATE OF FLORIDA
Petar Stracenski, RLA #LA6667526

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

SHEET TITLE:
FIRST FLOOR PLANTING PLAN

SHEET NO.
L.02

4TH FLOOR PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	2	*Jacquinia keyensis*	Joewood Tree	25 Gal. Sculptural
PALMS				
Tra	1	*Thrinax radiata*	Florida Thatch Palm	6'-10' Ht. OA
SHRUBS				
El	TBD	*Emodea littoralis*	Golden Creeper	1 Gal.

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PROJECT TITLE:
BHI 1130-40 100TH ST

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

REV.	DATE	DESCRIPTION
3	02/13/2023	DRC COMMENTS

SEAL:
REGISTERED LANDSCAPE ARCHITECT PETAR STRACENSKI LA6667526 STATE OF FLORIDA
Petar Stracenski, RLA #LA6667526

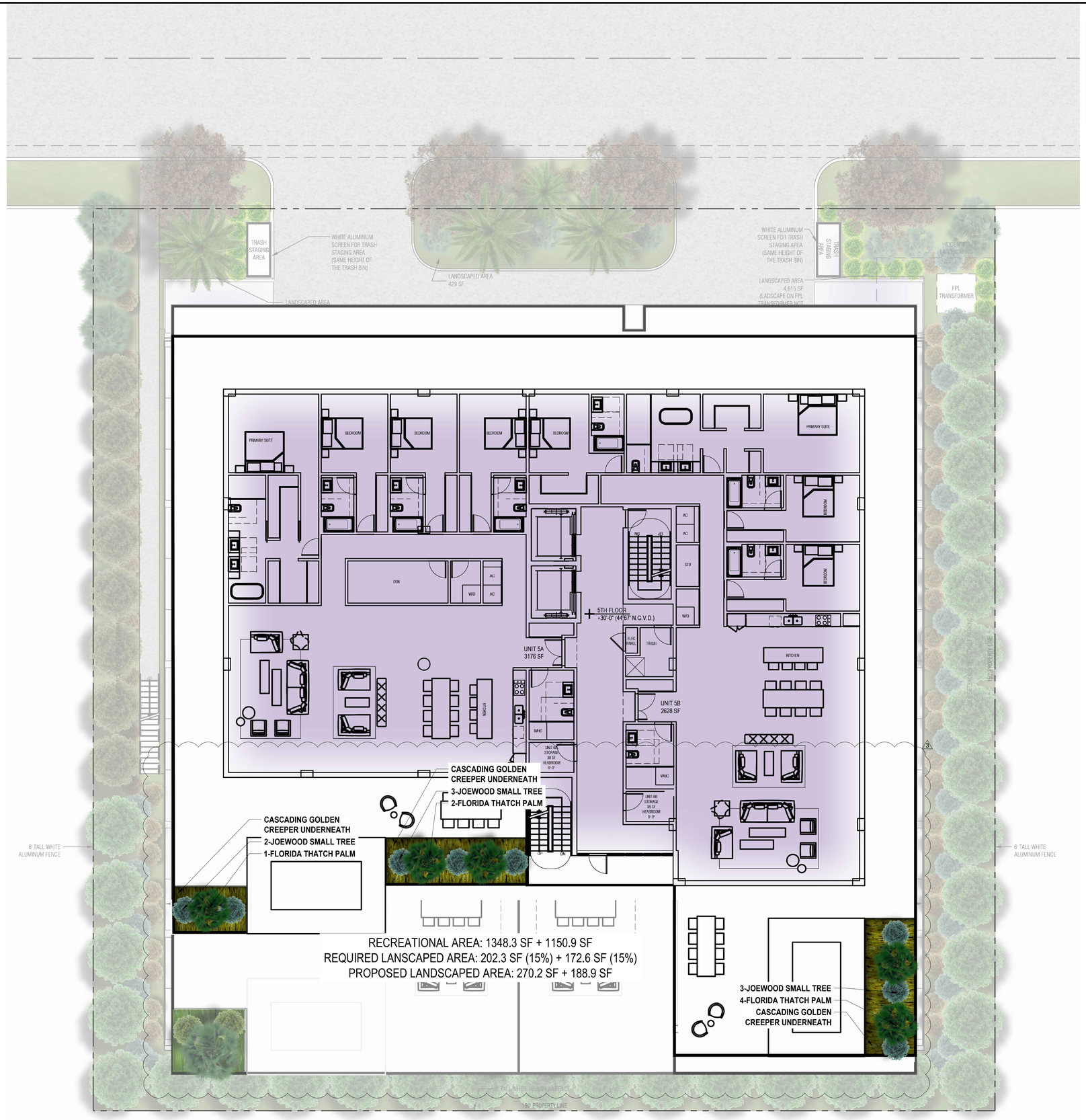
PROJECT NO: 71_22
PHASE: PERMITING
DATE: 12/20/2022
DRAWN: M.V.
CHECKED: P.S.

SHEET TITLE:
4TH FLOOR PLANTING PLAN

SHEET NO.
L.04

5TH FLOOR PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	7	*Jacquinia keyensis*	Joewood Tree	25 Gal. Sculptural
PALMS				
Tra	9	*Thrinax radiata*	Florida Thatch Palm	6'-10' Ht. OA
SHRUBS				
El	TBD	*Ernodea littoralis*	Golden Creeper	1 Gal.



8' 0 8 16
SCALE: 1/8"=1'-0"

N

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PROJECT TITLE:
BHI 1130-40 100TH ST

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

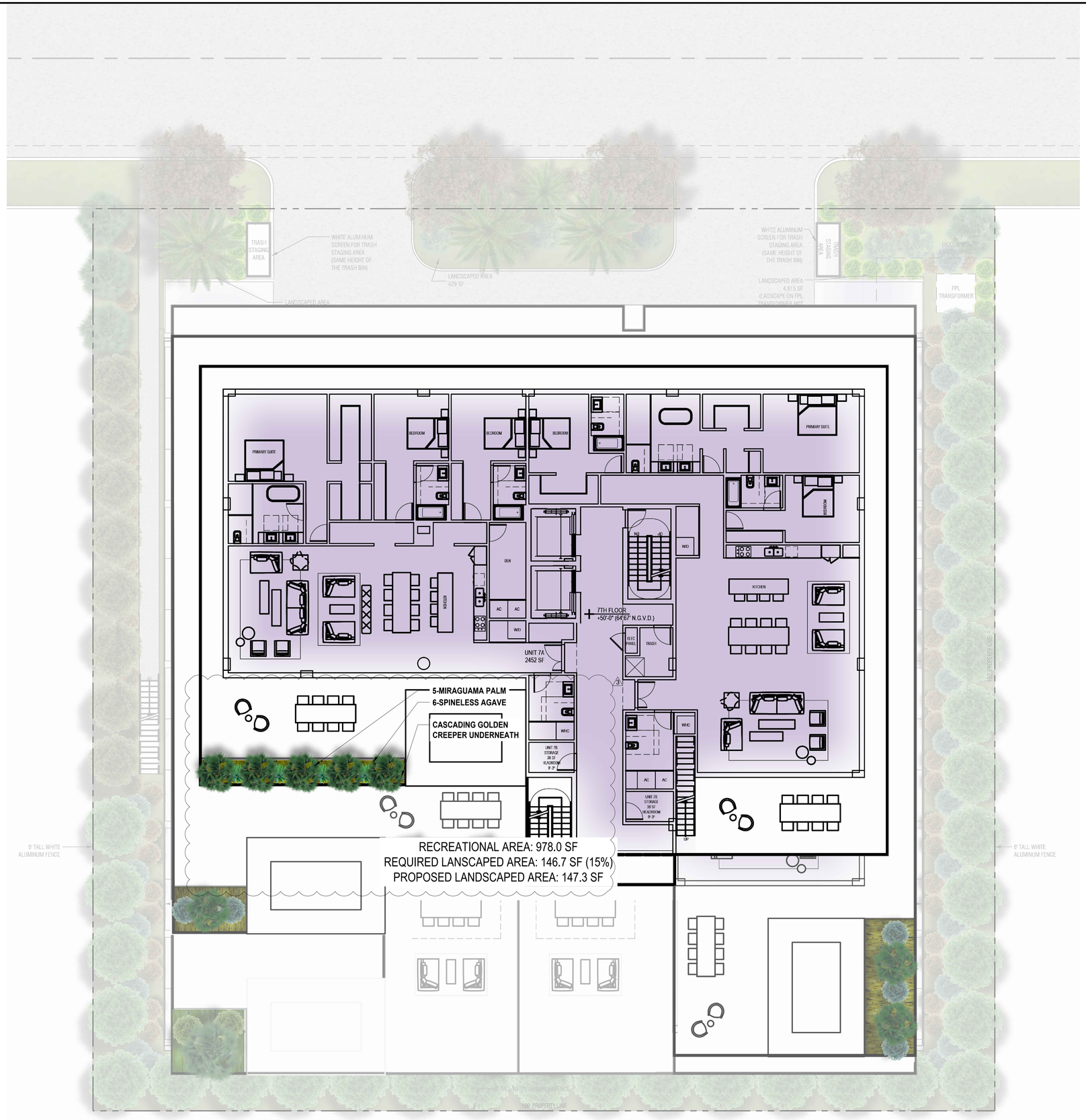
REV.	DATE	DESCRIPTION
3	02/13/2023	DRC COMMENTS

SEAL:
REGISTERED LANDSCAPE ARCHITECT PETAR STRAGENSKI LA6667526 STATE OF FLORIDA
Petar Stragenski, RLA #LA6667526

PROJECT NO: 71_22
PHASE: PERMITING
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	*Coccothrinax miraguama*	Miraguama Palm	6'-10' Ht. OA
SHRUBS				
El	TBD	*Ernodea littoralis*	Golden Creeper	1 Gal.
ACCENTS				
Aat	6	*Agave attenuata*	Spineless Agave	3 Gal.

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PROJECT TITLE:
BHI 1130-40 100TH ST

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

REV.	DATE	DESCRIPTION
3	02/13/2023	DRC COMMENTS

SEAL:
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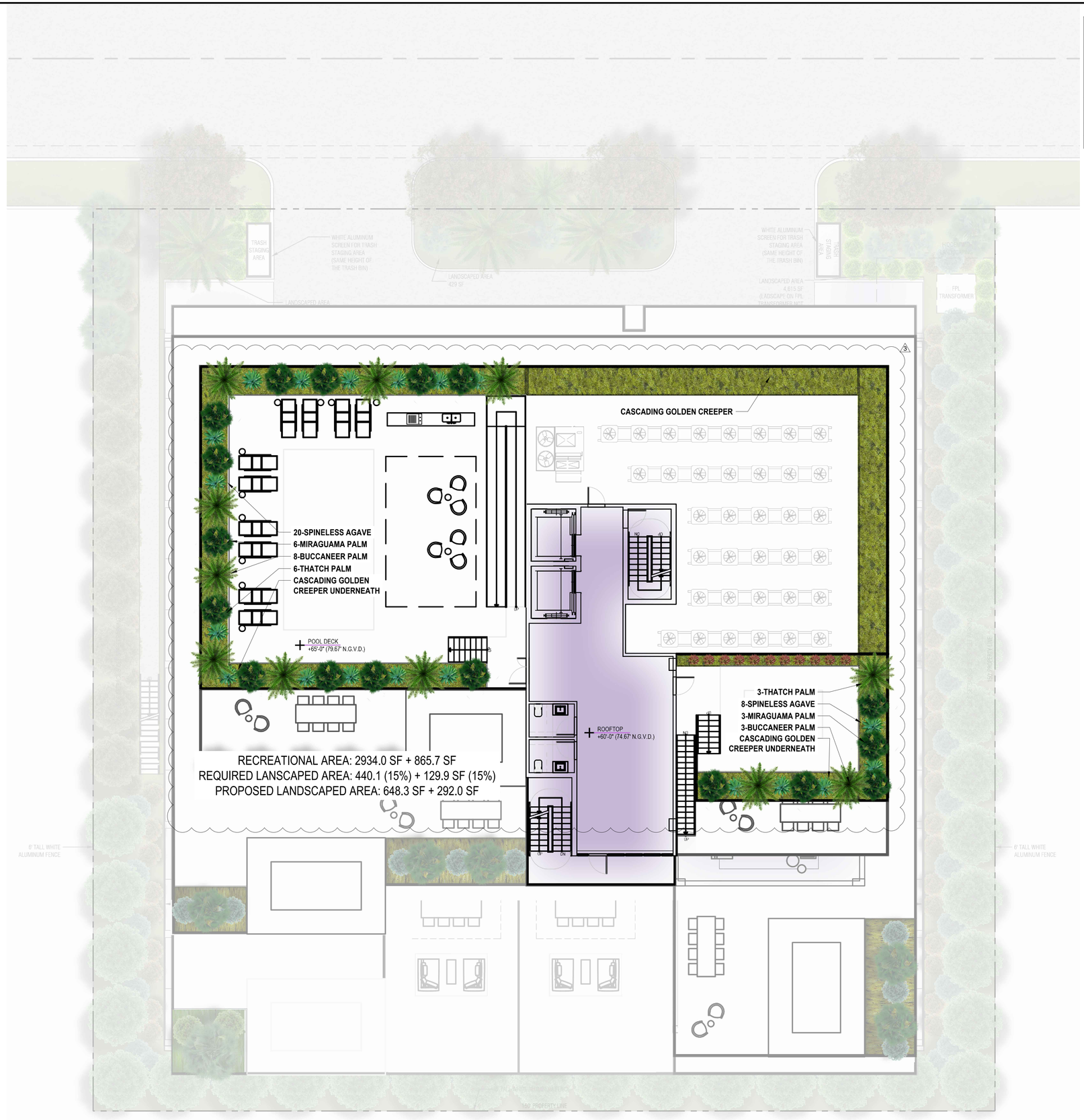
Petar Stracenski, RLA #LA6667526

PROJECT NO: 71_22
PHASE: PERMITING
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	*Coccothrinax miraguama*	Miraguama Palm	6'-10' Ht. OA
Tra	9	*Thrinax radiata*	Florida Thatch Palm	6'-10' Ht. OA
Psa	11	*Pseudophoenix sargenti*	Buccaneer Palm	6'-10' Ht. OA
SHRUBS				
El	TBD	*Ernodea littoralis*	Golden Creeper	1 Gal.
ACCENTS				
Aat	28	*Agave attenuata*	Spineless Agave	3 Gal.

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

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LANDSCAPE ARCHITECTURE
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PROJECT TITLE:
BHI 1130-40 100TH ST

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

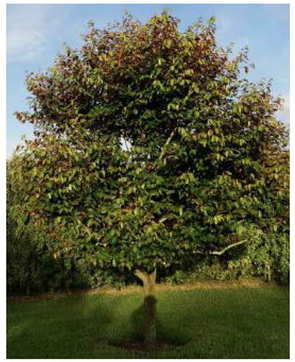
REV.	DATE	DESCRIPTION
1	01/24/2023	DRC COMMENTS
2	02/13/2023	DRC COMMENTS

SEAL:
REGISTERED LANDSCAPE ARCHITECT PETAR STRACENSKI LA6667526 STATE OF FLORIDA
Petar Stracenski, RLA #LA6667526

PROJECT NO: 71_22
PHASE: PERMITING
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

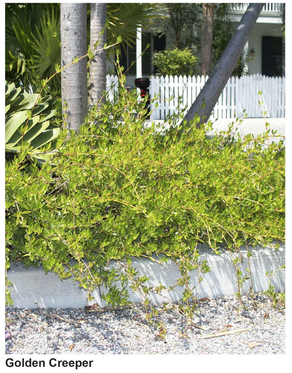
Green Island Ficus
Ficus microcarpa

Trinette
Schefflera arboricola 'Trinette'

Florida Silver Palm
Coccothrinax argentata

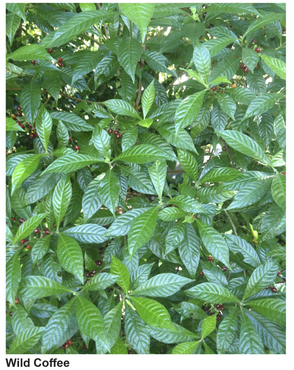
Old Man Palm
Coccothrinax crinita

Guano Palm
Coccothrinax borhidiana

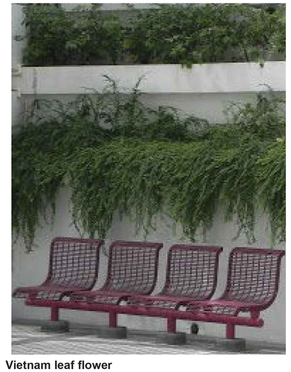


Golden Creeper
Ernodea littoralis

Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



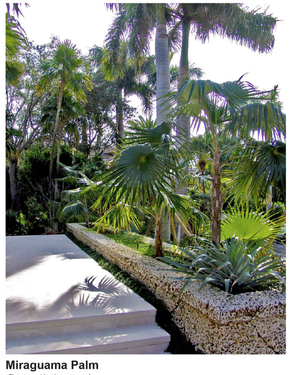
Vietnam leaf flower
Phyllanthus cochinchinensis

Spineless Agave
Agave attenuata

Jacquinia arborea
Braceletwood

Jacquinia keyensis
Joewood

Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

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PROJECT TITLE:
BHI 1130-40 100TH ST

PROJECT ADDRESS:
1130-1140 100th St, Bay Harbor Islands, FL 33154

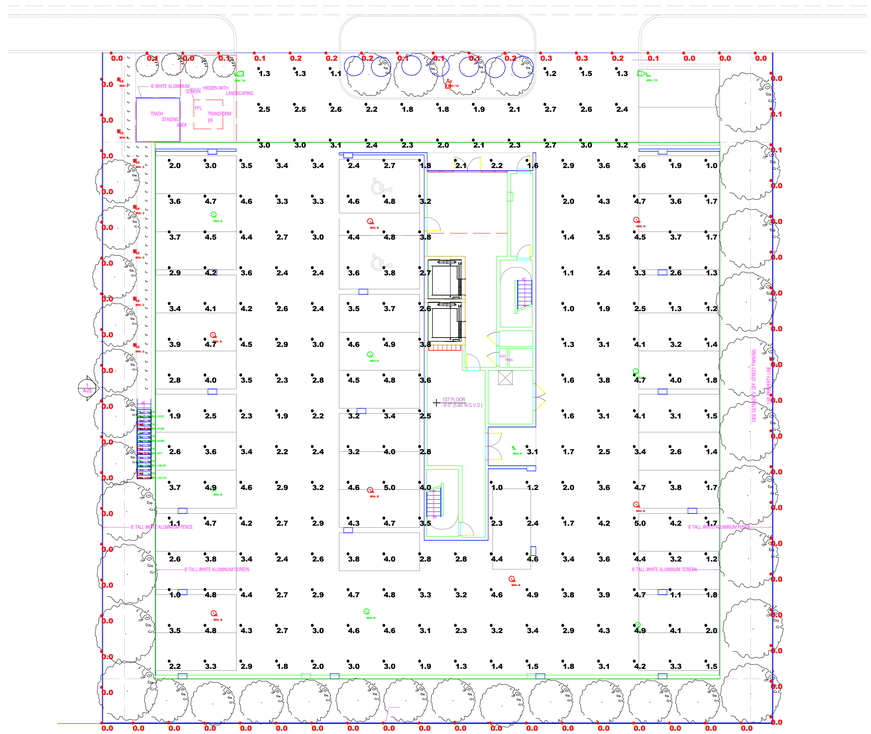
REV.	DATE	DESCRIPTION
1	01/24/2023	DRC COMMENTS

SEAL:
REGISTERED LANDSCAPE ARCHITECT PETAR STRACENSKI LA6667526 STATE OF FLORIDA
Petar Stracenski, RLA #LA6667526

PROJECT NO: 71_22
PHASE: PERMITING
DATE: 12/20/2022
DRAWN: M.V.
CHECKED: P.S.

SHEET TITLE:
PLANTING PALETTE

SHEET NO.
L.08



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 T5W MVOLT	SURFACE	N/A	0.900	3592	26.57
	7	AE	Single	Lithonia Lighting	VCPG LED P1 30K T5W 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	JSF 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

PHOTOMETRIC REPORT

Scale: 1 inch= 16 Ft.

DESCRIPTION:
PARKING & WALKWAY
NORMAL POWER

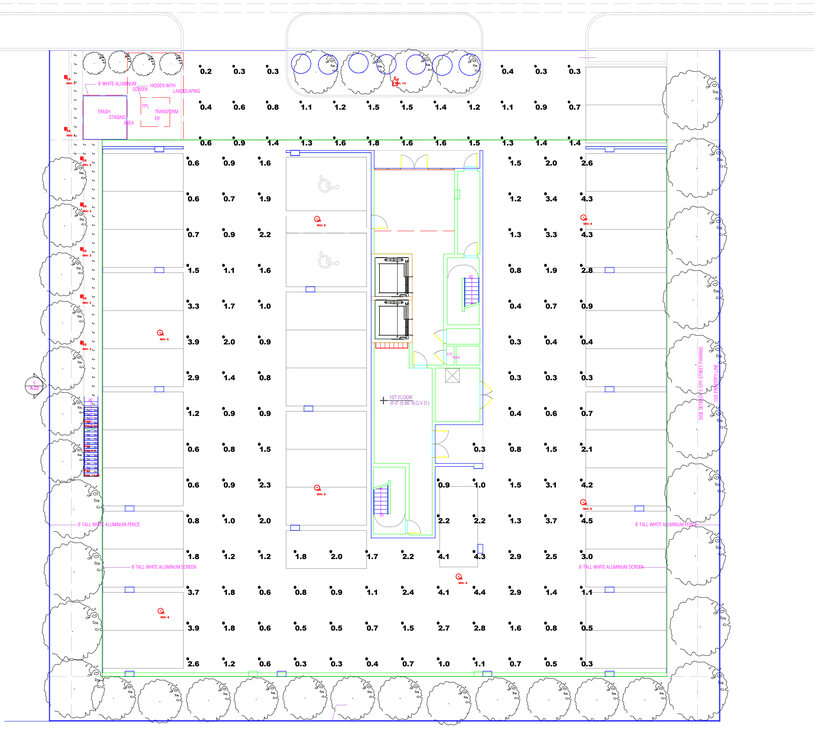
DATE:
1/24/2023

REV# 0

PROJECT:
BHI 1130 - 1140 100 ST - BAY HARBOR ISLANDS

Power & Lighting Systems, Inc.
HONESTY · INTEGRITY · SERVICE · SINCE 1958

PHOTOMETRIC REPORT



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	3592	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	3579	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

Power & Lighting Systems, Inc.
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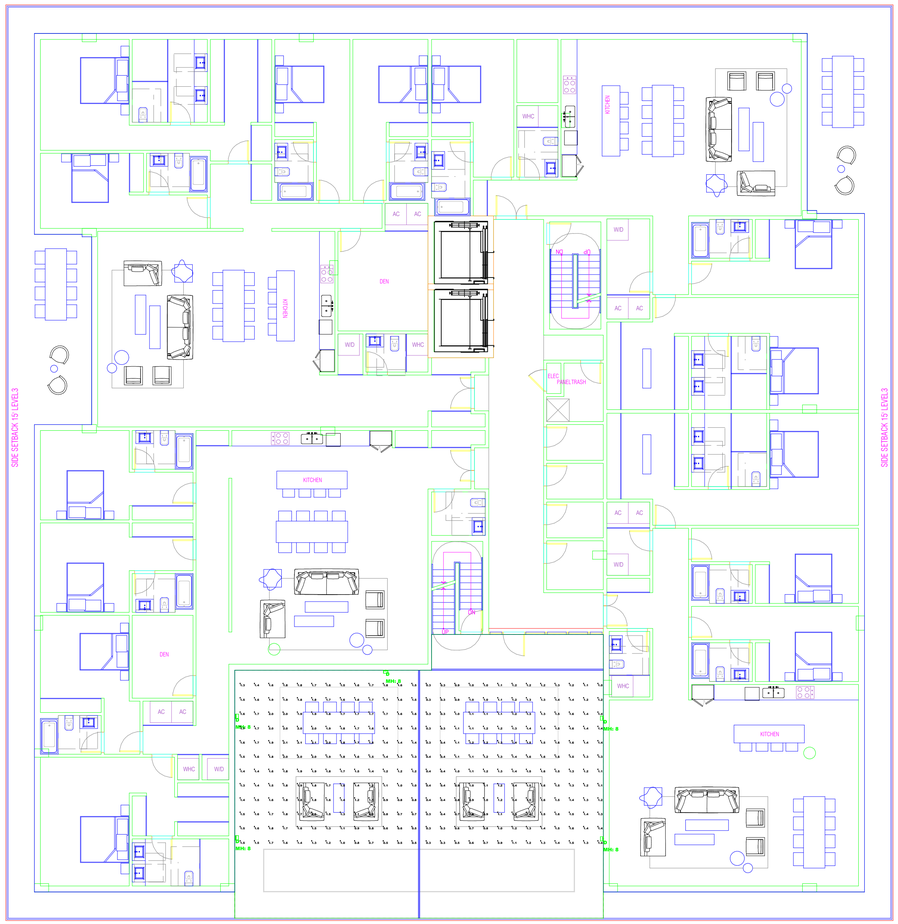
PHOTOMETRIC REPORT


SIDE SETBACK 15' LEVEL3
SIDE SETBACK 15' LEVEL3
150' PROPERTY LINE
KITCHEN
DEN
WASH
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AC
ELEC
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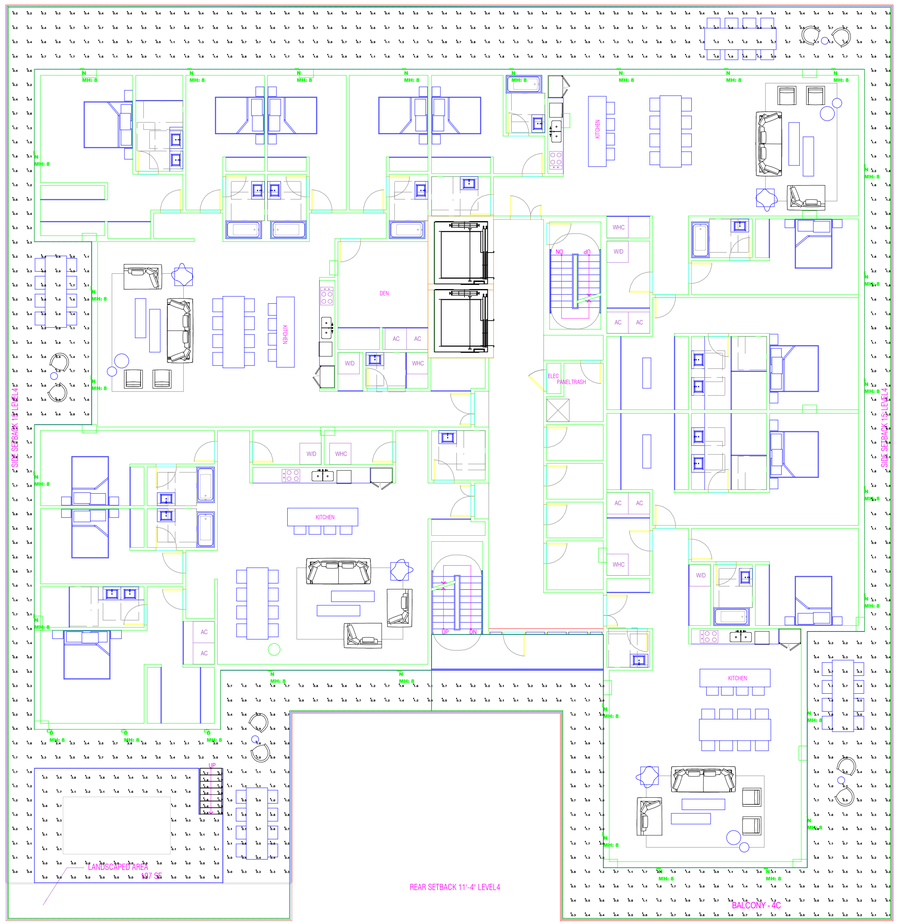
PHOTOMETRIC REPORT



LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	D	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI TFTM	WALL MOUNTED: 9' A.F.G.	N/A	0.900	683	6.895
	26	N	Single	BEGA	22261	WALL MOUNTED: 8' 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	AVG/MIN	MAX/MIN
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				1.44	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

Power & Lighting Systems, Inc.
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PHOTOMETRIC REPORT

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	D	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	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
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	4.9	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

Power & Lighting Systems, Inc.
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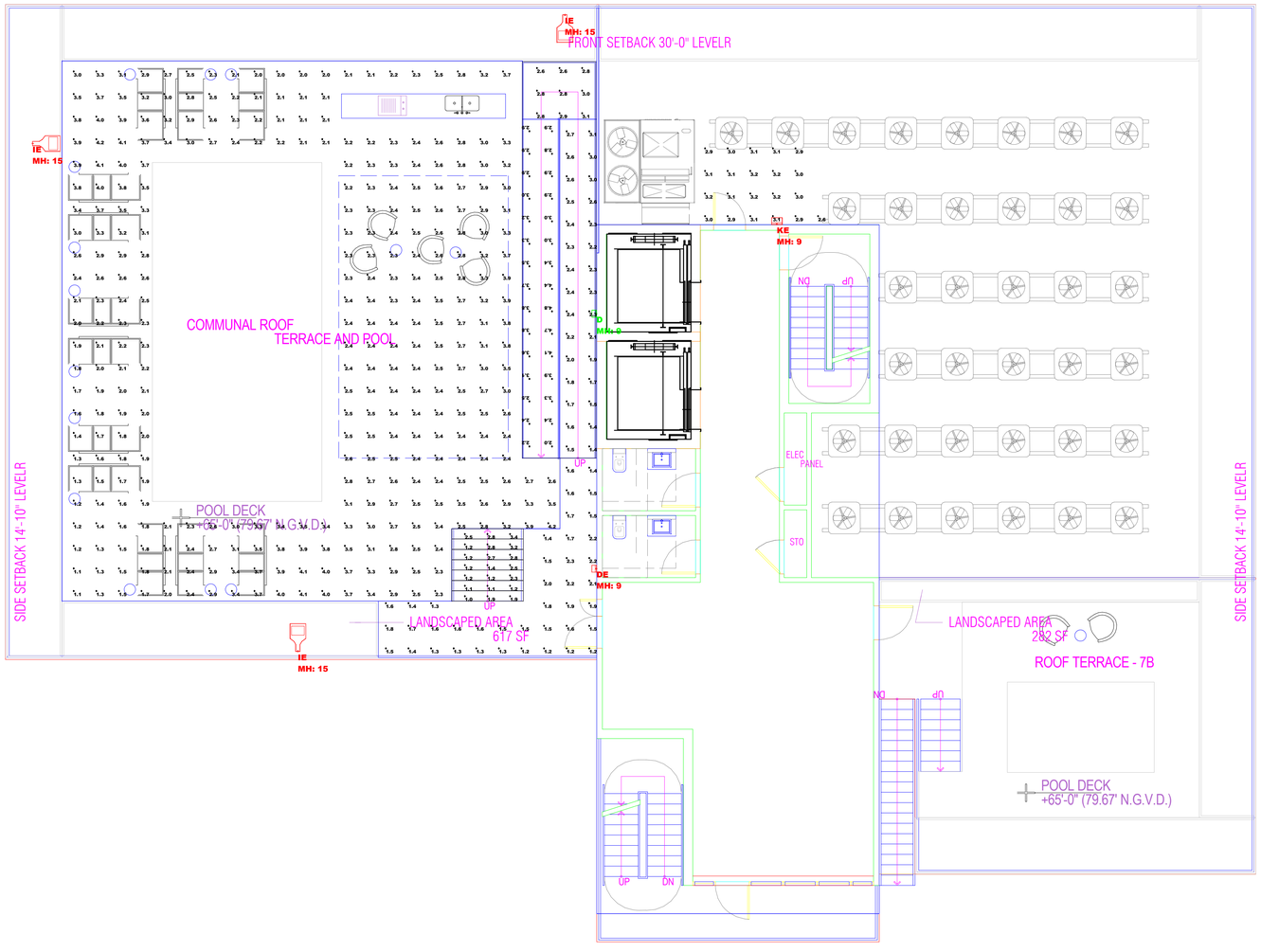
PHOTOMETRIC REPORT



LUMINAIRE SCHEDULE

Scene: NORMAL

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	D	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI TFTM	WALL MOUNTED: 9' A.F.G.	N/A	0.900	683	6.895
	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 HS	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: NORMAL

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COMUNAL 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	1.60	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
COMUNAL_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

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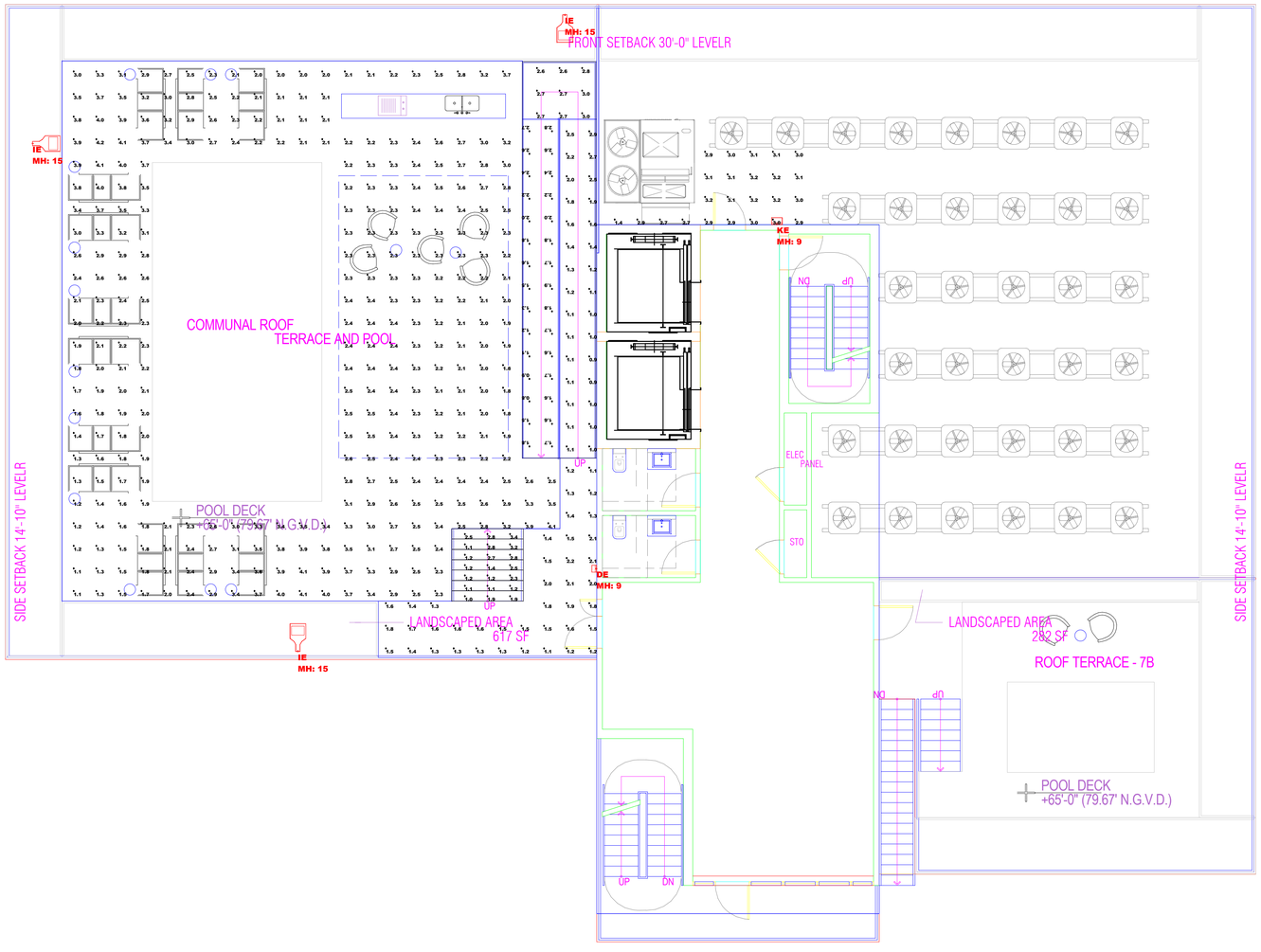
PHOTOMETRIC REPORT



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 HS	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
COMUNAL 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	1.53	2.2	1.1	1.39	2.00
ROOF_EM	Illuminance	Fc	2	2	0	2.95	3.2	1.4	2.11	2.29
COMUNAL_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

Power & Lighting Systems, Inc.
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AGENDA ITEM REPORT
March 7, 2023

ITEM NUMBER: 5.

ITEM: Approval of the minutes that was held on October 18, 2022 and November 1, 2022 (Item #5).

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	10.18.2022 Regular Design Review Board Meeting
2.	11.01.2022 Regular Design Review Board Meeting

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, October 18, 2022, at 7:09 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Board Member Janet Adler	Board Member Matthew Barnard
Board Member Alan Bebchik	Board Member Jed Frankel

Chair Matthew Hurwitz and Board Member Wesley Kean were absent.

Board Member Alan Bebchik served as the Acting Chair.

UNFINISHED BUSINESS

APPROVAL OF MINUTES:

A. Regular Meeting – January 4, 2022

B. Regular Meeting – January 18, 2022

C. Regular Meeting – February 1, 2022

D. Regular Meeting – April 7, 2022

E. Regular Meeting – May 3, 2022

F. Regular Meeting – May 17, 2022

F. Regular Meeting – June 7, 2022

G. Regular Meeting – July 5, 2022

ACTION: Board Member Janet Adler made a motion to approve the Minutes as submitted. Board Member Jed Frankel seconded the motion and it passed unanimously.

1. Request for approval of a revision to a new single-family home for "1261 97 Street LLC" located at 1261 97 Street, Lot 10 of Block 29. On July 20, 2021, the Board approved the site plan for a new 2-story single-family home. The house is now under construction. The applicant is requesting to change the approved roof material from a barrel tile (Mixed color Jacobea Blend) to a flat cement tile (Saxory Slate Expresso Blend - Lake Wales). The original roof material is greatly delayed.

Architect Gilbert Atick presented the project and explained they had originally experienced clay tile issues and some design concerns. In research they found another alternative which complements the design of the house. He presented renderings of the project and showed the Board the changes that were made.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and started by questioning whether anyone on the Board is an architect or designer. Board Member Barnard confirmed he is an architect. She pointed out that the Town Attorney Geller failed to swear presenters in a quasi-judicial meeting in the previous meeting. She further went to discuss residents are complaining demolition permits are allowing owners to knock down entire yards, and are not measuring correctly, and that the setbacks have now gone to zero. She added her daughter-in-law developers are knocking down her trees. She stated this may be a beautiful house, but they are starting to encroach on other properties, and hoped the Board would follow the rules when approving projects.

PUBLIC COMMENT CLOSED

ACTION: Board Member Matthew Barnard made a motion to approve the request with the conditions in the Town Planner's Staff Report. Board Member Janet Adler seconded the motion, which passed unanimously.

2. Request for approval for renovations to a single-family home for "Feud & Silvane Sadala" located at 9814 West Broadview Drive, Lots 59-60 of Block 23. The owners are proposing to renovate the exterior of the existing single-family home. No additional square footage is being added to the home.

Town Attorney Geller swore in those individuals who provided testimony.

Martin Littman presented the project and explained this project is a remodel for an exterior two-story home; the concept behind the remodel came about through the interior being remodeled and the owner wanting to bring the same aesthetics to the exterior. The challenge was to create an aesthetic change that reflected the interior remodel; all the window openings and setbacks will stay the same. They decided to use wooden flats with vegetation to be consistent and continued throughout the home. No square footage was being added to the home and there will be no change in the height-it's just an exterior remodel.

There was discussion regarding concerns to the pool being outside the footprints of the home and the seating area included in the renderings. Mr. Littman confirmed the pool will remain the same, and the seating will not be included in the final plans.

ACTION: Board Member Matthew Barnard made a motion to approve the request with the conditions in the Town Planner's Staff Report and that the seating area not be included in the final plans. Board Member Janet Adler seconded the motion, and it passed unanimously.

3. Request for approval for a new single-family home for "CDO Development, LLC" located at 1270 99 Street, Lot 6 of Block 28. The owners are proposing to construct a new two-story single- family home. The existing 2,575 sq. ft. single-story home (built in 1954 will be demolished and replaced with a new two-story 5,537 sq. ft. home. The residence will have 5 bedrooms, 6 full baths, 2 1/2 half baths and a 2-car garage.

It was the consensus of the Board to defer the item as they had concerns with the look of the chain link fence in the rear yard, the stairs to the roof not being aesthetically pleasing, the house being too much of an eyesore, and too much going on with the façade, needed to be softer. They also requested the applicant complied with the 80% rule.

Council Member Isaac Salver came forward and suggested the size of the lots, height of structures shown on site plan, and number of bathrooms be included on the application submittals due to the current state of the sewer system and the effect of new homes to the town's infrastructure.

ACTION: Board Member Jed Frankel made a motion to defer. Board Member Matthew Barnard seconded motion, and it passed unanimously.

4. Request for approval for a new single-family home for "1270 Holdings, LLC" located at 1270 102 Street, Lot 6 of Block 25. The owners are proposing to construct a new two-story single- family home. The existing 2,686 sq. ft. single-story home (built in 1951) will be demolished and replaced with a new two-story 6,225 sq. ft. home. The residence will have 6 bedrooms, 6 full baths, 3 1/2 half baths and a 2-car garage.

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

Architect Stephanie Halfen presented the project and explained it's a single-family two-story home for a young couple and will serve as their primary residence. The project will provide sixty-seven percent of greenspace in the front yard and will provide a greenery to keep it consistent with the neighboring homes. The home will consist of five bedrooms of which three bedrooms in the back leading to a connected balcony, and the room in the front will also have a balcony. The balcony is placed back so the design connects with the one-story neighboring properties. She brought forward material samples; they are using natural materials to enhance the façade. The front façade has a gate; the idea is for it to look soft and green.

Discussion took place as to the use of fake planting in the front of the property, panels, and the lighting being used. The Architect Halfen confirmed the greenery would all be natural greenery and LED lighting will be used.

ACTION: Board Member Bebchik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report. Board Member Frankel seconded the motion, and it passed unanimously.

5. Request for approval for renovations to the hotel "Landon Hotel - (Bal Bay Inn, LLC)" located at 9650-9660 East Bay Harbor Drive, Lots 1-2 of Block 11. The owner is proposing to remodel the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop off areas and convert the area into an outdoor food / bar area with 65 seats.

6. A small pool (interior) and spa (along 97 Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97 Street around the outdoor activity areas.

Town Attorney Geller swore in those individuals who provided testimony.

Matt Amster, 200 South Biscayne Boulevard, representing Bal Bay Inn came forward and reported they want to build on the property while continuing its established uses but also enhancing them. They want to introduce an outdoor seating component which would be used by town residents. They are also trying to improve the access in the front. They have met with Council and staff on how to better the layout in the front of the property. There are existing easements that need to be continued at the rear, and they would have the sidewalk beyond their property in the front and has worked out with the Council through several meetings to come into this concept being laid out to the Board to allow a better and safer treatment for the front.

Architect Jennifer McCauney presented the project and explained they want to make a much better pedestrian experience. They are proposing to eliminate two curb cuts and drop off along the street side; bring the street in a little bit and create a continuous sidewalk that's not interrupted by the driveway. They propose drop offs will be along the street side in the right of way, and customers will be able to walk safely across the street. They want to install covered retractable roofs with hedges at the front restaurant and a small pool feature in the center of the courtyard. All the existing parking on the streets would remain.

Mr. Amster came forward and presented on the easements. His client is willing to grant an easement at the northeast section of the building, for the use of the sidewalk for pedestrians use, and the rear of the hotel which will allow the parking to continue. They are adding a restaurant in the northeast corner of the hotel. They are fully committed to proceed with the conditions set on the report but wanted conditions six and seven to be explained in detailed to properly identify their rights and responsibilities, and the process they will be subjected to for those conditions.

Town Planner Miller came forward and advised the Code exempts restaurants from parking requirements as an encouragement to settle on Kane Concourse. The two conditions that staff worked on heavily were condition number seven which discusses noise level which is enforced by Code Enforcement, and condition number six which prohibits the Hotel from allowing parking in any private parking or stack vehicles. It's important this condition stays so that the Town has sufficient control and if they start experiencing sufficient problems with this, the Town Manager would be allowed to step in and involve Police or Code Enforcement to resolve the matter.

Town Attorney Geller advised the Board they do not need to adopt the report verbatim. He suggested based on the staff report and listening to the applicant, they can provide language they would like to see so the resolution can be drafted based on their suggestions; the policy guidance comes from the Board.

Board Member Adler raised a concern as to the exterior courtyard. She feels the suggested location is unsafe because of the traffic. Town Planner Miller advised they proposed placing barriers.

Town Manager Lasday and Town Planner Miller added that they are working to creating more parking for the Business district. The Town intends to build a parking garage like the one in 95th Street, and the alleyway will have zero parking. The thirteen parking leased spaces are because it's critical that the lease be in perpetuity, as there will be parking in the future. However, the parking garage needs to be funded, planned, and built, and won't take place for a couple of more years. Temporary parking is available now, plus the thirteen spaces leased to the Hotel.

Board Member Frankel suggested the developers should have the ride share drop off and pick up, and the valet located on the north side on 97th Street as opposed to the front of the hotel. Town Planner Miller suggested the drop off should be kept in the front. Town Manager Lasday also added that to move the valet and drop offs, the owners of the Hotel will need to enter into agreement with the Town because it is public property. Town Attorney Geller suggested to Board Member Frankel instead of making it specific, he should include or add verbiage to the condition to state "parking as per the approved site plan." Mr. Amster came forward and agreed with suggestions of Town Attorney Geller.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and started by stating she owns several buildings in the business district and has no parking. She further stated the Board's responsibility is to promote compatibility, environment and open spaces, spaciousness harmony and high quality, and they are lacking to do so. There is fighting because the Palm must go blocks before they can park their valet cars, they don't know what they're doing and more importantly the Town's lack of due diligence. Currently the Town has only provided to places for parking in the business district: the parking garage on 95th Street and the parking lot in question. In the meantime, the Town has allowed an additional 177 parking spaces for Church by the Sea, and the 35 parking spots for the Gateway district. The Landon Hotel has 46 hotel room which require 33 parking spaces; they have in-door food areas which are restaurants – they need 60 seats; they have an additional food court which is an issue because the food court is a restaurant that serves drinks and cold cuts. This area is being called a restaurant, and it's only being done for the purposes of parking.

PUBLIC COMMENT CLOSED

It was the consensus of the Board to defer the item as they had concerns with the location of the outdoor seating, the green hedge area, and didn't feel the renderings provided an upgrade to the existing hotel; parking was not included in their deferral reason.

ACTION: Acting Chair Alan Bebchik made a motion to defer the request. The Board expressed concerns with the design, parking, and the amount of landscaping. Board Member Adler seconded the motion, and it passed unanimously.

8. Request for approval for a new multi-family dwelling for "9525 BH, LLC"- "(New Owner - LDC WBHD Property Owner, LLC)" located at 9110 W. Bay Harbor Drive, Lot 29 of Block 2. The developer is proposing to construct a new eleven (11) dwelling unit mid-rise development. The proposed building is 8 stories in height: 7 floors used for residential purposes (min. 9' inside span between floor slabs per code) and one level (at grade) used as an enclosed parking garage. The dwelling units will range in size between 2,762 to 5,204 square feet of a/c space. No TDR required. The proposed building will have one TDR unit available.

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

Niesen Kasdin from Akerman, representing the Owner, came forward to address the Board. He mentioned the project is an eight-story building with eleven ultra-luxury ultra-family units; twelve units can be built on this property. This project will be replacing a ten-unit two-story outdated building; the existing building is in poor state of repair, and parking is along the street in West Bay Harbor Drive; this construction will alleviate the parking shortage on this street. Until recently was a split parcel; a twenty foot was approved by Council for rezoning from RM-3 to RM-1 on June 9, 2022, to be consistent with the remainder of the property's RM-1 zoning. The owner will also be granting a ten-foot easement to the Town due to the presence stormwater drainage.

Architect Kobi Karp presented the project. He advised the project will have a pool on the rooftop, the project creates an opportunity to set away from the adjacent properties. The building has luxury materials and finishes. It will be a luxury building with the landscaping and the drop-off which will be nestled back from the street. The building will have one to two units per floor. The project has a nice setback from the water and eastside. The pool was purposely placed on the rooftop to create a greater setback from the water; they are not seeking additional setbacks. Acting Chair Bebchik wanted to know the reason the rendering of the back of the building was used as the face of the project instead of the front. Architect Karp responded he would have put either one, but the front has a very exciting façade and so does the back.

PUBLIC COMMENT

David Sacks, representing Mark Brynn, came forward to address the Board and stated that his client is the Chairman of the Board for the building Asperry West Co-op, and his client will also be speaking on behalf of other unit owners for that building. He requested a continuance for the approval of the development site plan. He added that anxiety and fear is the feeling of the unit owners for not being able to view and the plans for this project. They are willing to work with the development's team within the next month to discuss and present the project. The unit owners feel the applicant's site plan is too close in proximity to their building. They are not opposed to the development, but the residents just don't know. He once again expressed fear and anxiety. They suggest once again the developer should hold a presentation to the residents, and dialogue to understand the project.

Mark Brynn came forward to address the Board, and stated he is the President to the Association to the building to the west of the site plan. He feels they should reach out and spoken to them with their intentions. He understands they have the right to develop, and the right of the Board to enforce. He has ninety-year-old residents in the building, and they are scared about the demolition, the dust, the mice, and the vermin. The property next to them was demolished in late 2021 and was coordinated with their building. He asked this item to be deferred so they can dialogue with the developers for an orderly review of process, and peace of mind for the elderly. Acting Chair Bebchik advised Mr. Brynn that notice was provided, and this hearing is public, the developer does not need to reach out to any residents; this is his chance to voice his issues against the development. Mr. Brynn implored to the Board that they should instruct the developers to talk the neighbors.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and stated she was upset with the previous person because they don't want this to go to Council. The Board has the right to approve this development unless its appealed. She also mentioned that her appeal was denied.

Valerie Dinotti, 9102 W Bay Harbor Drive, came forward and stated that she is a resident close to the Blair House. She stated the Board outside this property gave them notice, and she asked the developers for a commencement date for the project, how long it will take for the project to be built, when will the demolition begin, and how the construction will be handled.

Chantal Weiss came forward to address the Board, and asked how many parking this development, and how is this going to impact the Blair House and the outside of the project.

Mr. Kasdin advised his team and developers have spoken with David Schlob, who is on the Board of the Blair House. They are willing to continue dialogue with the Blair House and begin dialogue with Mr. Brynn and the property owner of that building. He made a commitment to have dialogues with neighbors on both sides throughout the construction process and demolition phase.

Ms. Weiss asked to Architect Karp asked what about the pool area for the buildings next to it since they were just built. Mr. Karp replied they will have protection because their materials cannot go over property line. Ms. Weiss then asked about the parking on the street. Mr. Kasdin responded the project will have on-site parking and screened from view which helps the parking situation.

Mr. Sacks came forward again and stated that based on the worries from the other properties as well, the Board should take into consideration deferring this item.

Mr. Kasdin stated all the plans for this project has been with the Town for weeks, and anyone who has wanted to look at them could have; sufficient notice was provided to every neighbor.

PUBLIC COMMENT CLOSED

Board Member Barnard stated since this project is a glass dominated façade, and there is proximity to the adjacent buildings, would they be amenable to provide some screening that can provide privacy or passive shading. Architect Karp responded all units will have two-types of shading. Chair Bebchik asked that more information be provided as to how they intend to screen the parking lot. Architect Karp responded the parking is fully enclosed, and they will have stone on the façade which will allow ventilation; there is no mechanical ventilation so there's no noise. The landscaping and the screen 100% will provide hiding of the cars, and the lights of the inside. The parking will be self-parking.

ACTION: Chair Bebchik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report, except for Condition #3 that has already been met, plus the applicant will continue to dialogue with the neighbors regarding construction of the project. Board Member Barnard seconded the motion, and it passed unanimously.

7. Request for approval for a new multi-family dwelling for "Horizon BHI, LLC" located at 9880- 9900 W. Bay Harbor Drive, Lots 19-20 of Block 3. On April 5, 2017, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. A new Developer submitted a new site development application. The developer is proposing to construct a new twenty-three (23) dwelling unit mid-rise development. The proposed site design incorporates one square-shaped building on top of a one-story parking garage. The proposed building is 7 stories in height: 5 floors of residential use over 2 floors of parking / common areas / building lobby. The dwelling units will range in size between 1,268 to 3,379 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 5 TDR units.

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

Architect Marcus Frankel came forward and provided a brief introduction on his client, David Morrum. This will be his first project in Bay Harbor Islands. The design is a collaborative process. He thanked town staff Town Planner Michael Miller, Chief Building Official Mike Mesa and Ayaniris Martinez. He described the project with twenty-three units, even though it is allowed to have up to thirty-six units; eighteen of the twenty-three units, eighteen different unit designs. The unit mix consist of five two-bedroom plus den two and a half baths facing the waterfront, five three-bedroom plus den three and a half baths, five four-bedroom plus den three and a half baths, and eight two-bedroom with two and a half baths facing the street. The landscaping in front of the building will pink trumpet trees with large palm trees behind it. They also presented 3-D renderings of the project from all sides. The entry feature is surrounded by landscaping which makes it attractive; the entrance of the building will have a canopy which is added from pedestrian protection. The site will have twenty-five percent landscape and will have several walkways surrounding the building which leads to the waterfront garden park which connects to the boatyard. The second level will have some parking, some tandem, some individual parking. It will also include a large party room facing the water with a kitchen, recreational features, large fitness gym, generator and women and men bathrooms.

Above the third floor, the residential units begin. The AC units will be located on the rooftop and will be surrounded by landscape to reduce the noise level.

Chair Bebchik suggested to Mr. Frankel to add more glazing color on the sixth and seventh floors to soften and make the façade more natural.

Board Member Frankel asked if the color of the balconies will be different colors since the renderings show three different colors of shading. Architect Frankel responded it enhances the movement, but they can keep the aqua coloring.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and stated that all the projects presented today have stated that FPL will not allow underground wiring, and this FPL issue should be brought up in a council meeting as all surrounding cities are switching to underground wiring. The issue she has with this project is the flood map, she fears this will change the Comp plan and flood map. She further asked for clarification as to whether this property will be residential, or will it include offices and will they have a space with kitchen to serve cold cuts.

Mr. Frankel responded the function of the rooftop which may have some food and drink facility and the second floor which may also include a small kitchen is strictly for the residents of the building.

PUBLIC COMMENT CLOSED

Chair Bebchik asked Mr. Frankel to provide comments to all the recommendations in the Staff Report. Town Planner Miller interjected advising the Board that the comments on the agenda were in error, and that all recommendations were handled prior to this project coming in front of the board.

ACTION: Board Member Jed Frankel made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report, plus the use of the same glazing color on the sixth and seventh floor front windows. Board Member Barnard seconded the motion, and it passed unanimously.

8. Request for approval for a new multi-family dwelling for "Bay Harbor Investments, Inc" located at 9740-9760 W. Bay Harbor Drive, Lots 25-26 of Block 3. On February 16, 2016, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. A new Developer submitted a new site development application. The developer is proposing to construct a new twenty-seven (27) dwelling unit mid-rise development. The proposed site design incorporates one square-shaped building on top of a two-story parking garage structure that is at grade (lowest level). The proposed building is 7 stories in height: 5 floors of residential use over 2 floors of parking / common areas / building lobby. The dwelling units will range in size between 1,491 to 2,328 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 9 TDR units.

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

Niesen Kasdin from Akerman, representing the Owner, came forward to address the Board. He reported the property is currently vacant, but until recently the property was approved with a duplex and eight-unit residential building. The developer is a well-regarded Chilean developer and has over twenty years' experience. The project will be a seven-story twenty-seven-unit multi-family residential building. The lower levels will be dedicated to parking, lobby, administrative offices, and amenities. The upper levels will be dedicated to residential units that will vary from two to four-bedroom units. The roof level will include amenities, pool, and deck for residents. The project will include fifty-six parking units. The parking garage is adequately screened as required by Code. The tandem parking spaces provide a highly efficient and safe layout that would allow to provide all parking on-site.

Luis Ruvuelta came forward and explained that the project does not have a basement; fifty-six parking spaces of which ten are only tandem parking. He added that the ground level is parking, the second floor is where the lobby is located and, in the back, there will be additional parking spaces: twenty-two on the second floor and thirty-four on the first floor. The third level will consist of five units per floor; three facing the water and two facing the street. On the fourth and fifth level there will be six units per floor; three facing the water, three facing the streets. On the sixth and seventh level there will be five units per floor. The roof will include a pool and passive recreative area with two bathrooms. The project will be heavily landscaped on both sides. He provided renderings with each color being used.

ACTION: Chair Bebchik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report, that the color of the building be light blue to match the other materials of the same color and change of the material to be aluminum with same color. Board Member Barnard seconded the motion, and it passed 3-1 with Board Member Frankel opposing. He was not in favor of reducing width of the driveway.

9. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 11:33 P.M.

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CHAIR

ATTEST

_____

TOWN CLERK

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, November 1, 2022, at 7:04 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Matthew Hurwitz
Board Member Janet Adler Board Member Wesley Kean
Board Member Alan Bebchik

Board Member Matthew Barnard and Jed Frankel were absent.

Morris Gary "Skip" Miller acted as Special Counsel in the absence of Town Attorney Joseph Geller. He swore in those individuals who provided testimony.

1. Election of a Vice-Chair by the Board members.

   Board Member Kean nominated Board Member Alan Bebchik for Vice-Chair of the Design Review Board. There were no other nominations, and Mr. Bebchik accepted the nomination.

   ACTION: Board Member Kean made motion to elect Board Member Bebchik as Vice-Chair. Board Member Adler seconded motion, and it passed unanimously.

2. Request for approval for a new multi-family dwelling for "CHBH 100 Street" located at 1145- 1167 100 Street, Lots 13-15 of Block 7. On September 6, 2022, the Board deferred the project due to concerns with the design. The Developer, CHBH 100 Street, submitted revised plans hoping the revisions address the DRB comments. The developer is proposing to construct a new 6 story / 45-unit mid-rise residential development. The proposed design incorporates one (1) rectangular shaped building positioned east-west on the site on top of a grade level parking garage structure with 88 parking spaces. The building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms and several private seating areas. The building is six (6) stories in height, five (5) floors of residential use over one (1) floor of parking/building lobby @ 65ft above BFE + 1" FBC freeboard. Based on the current design, the developer will need to acquire nineteen (19) TDR units.

   Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Boulevard, Miami, Florida, represented the applicant CHBH 100 Street. He informed the Board they were presenting revised plans. He stated that the owner, James Curnan, was bringing high quality rentals to Bay Harbor Islands, of which some had already been approved by the Board. The owner will keep the property and will require one-year rentals. He described the project of six stories with one ground level of parking and outlined the items that needed to be addressed from the last meeting: the breezeway, the front ingress and egress to the front, and the overall circulation. He noted the multiple curb cuts have been reduced to two thereby streamlining the entry.

Architect Robert Schneckenberg, S&E Architect, explained the revised plans and the number of curb cuts and lack of stacking. He stated that the situation was addressed with reduction to two curbs cut; one in each end which will allow room for stacking. The guest spaces were moved to the side of the building, and one of the egress passes into the garage was closed off to minimize two points of entry into the garage.

Chair Hurwitz asked if there was one egress and ingress out of the garage more towards the front so one is not driving around and elimination of the curb cuts in the front. Mr. Schneckenberg confirmed. He continued by explaining the signage to address the condition, plus the project being valet will help with the situation. He stated if it was a concern, there was a possibility of a kind of shifting the curb cut.

Sarah Amritt, Langan Engineering, came forward and advised the Board they provided a civil plan as part of the package showing the proposed paved markings and "stop" and "do not enter" signs to ensure safe ingress and egress.

Board Member Kean asked if the bougainvillea vines will be part of the project. Mr. Schneckenberg advised that the garage is open with screening to allow light. Vice-Chair Bebchik asked about access for pedestrians coming off the street into the building. Mr. Schneckenberg stated that they would have to go around. Board Member Kean suggested adding a condition regarding the pedestrian entry. Mr. Amster agreed with a condition and stated he will need to coordinate with staff regarding the building permit process to make a full pedestrian path.

Mr. Schneckenberg presented on the breezeway and stated that the fitness center was moved from level four and relocated to the northside of the building. The fitness center was set back to allow the breezeway to be experienced all the way to level four.

Eduardo Shamosh, S & E Architect, explained that reaccommodating the units in level for the fitness center would allow residents to use the breezeway. Plus, the breezeway was raised one floor. Additionally, the materials previously presented were darkish tones, which was too condensed and didn't have enough open space to visually see. When the project was modified instead of having units above, they opened the third level, recessed back, and accommodated the fitness center so there is actually circulation going through on the breezeway. He added lighter hues and tones for the frames of the windows as well as to the stucco was being used with tone of white and grey; the flooring material will consist of lighter grayish porcelain tiles; and the slabs were kept slim with a glass railing to visually open this space.

Chair Hurwitz suggested they leave some of the wood from the previous presentation so that it looks like a much larger stance from the street and doesn't feel like it's a gray concrete with nothing going on. He added they did a good job, and the breezeway changes are much more prominent.

Board Member Kean raised a concern that the breezeway was added but it's majority private because of the quadrants on the adjacent units based on the plans, and the planter divides the two. He asked if the planter was a concrete wall that separates the public portion of the breezeway from the private section. Mr. Shamosh responded that the floor is divided into three spaces; one third pertaining to private units; one half on the back pertaining to the other units; and the materials on those walls will be micro-cement applied and the surrounding area includes the planters and vegetation. Board Member Kean raised another concern as to whether the doors on the plans are solid. Mr. Shamosh responded that the doors are glass railings, and the wall will match with the width of the planter.

Board Member Kean stated he felt that the breezeway would serve more purpose if it was public, and the planter divided and bifurcated the space. Chair Hurwitz added he understands the developers attempt to create a sense of private feeling for those units, but the public's stand point on the breezeway is that it's fully visible from the streets and cross units; so having it prominently as a public space which the residents can still use, but not be privatized for each unit owner to the point the unit owner starts adding items on the breezeway, which then takes away from the scenery of the breezeway.

ACTION: Vice-Chair Bebchik made a motion to approve with the conditions that the pedestrian access has a clear path from the street, that the breezeway has wood-like and glass materials, all the recommendations from Town Planner Miller in his Staff Report, and to enter the Staff Report into record . Board Member Kean seconded motion, and it passed unanimously.

3. Request for approval for a new multi-family dwelling for "9781 Bay Harbor Development, LLC" located at 9781 East Bay Harbor Drive, Lot 28 of Block 4. On April 17, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a one-story parking garage structure at grade. The proposed building is 8 stories in height: 7 floors of residential use over 1 story of parking garage and common areas at max 75ft above BFE + 1" FBC Freeboard (main roof deck). The dwelling units will range in size between 3,210 to 4,574 square feet of a/c space plus balconies, etc. The proposed building would not require any TDR's.

(Please see Pages 4-64 of the attached transcript for discussion on this item.)

ACTION: Board Member Kean made a motion to approve with conditions noted in the Town Planner's Staff Report as well as the requirement of fritting the glass at the stair tower, making sure that the lights in the southern stair tower aren't the source of the light as invisible, the landscaping on the façade at the intermediate levels be relegated to lower-level planting, no palm trees, the parking to be analyzed, and to discuss the parking and to communicate with neighboring properties. Vice-Chair Bebchik seconded the motion, and it passed unanimously.

4. Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On March 20, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19/State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units.

ACTION: Vice Chair Bebchik made a motion to defer the item. Board Member Kean seconded the motion, and it passed unanimously.

5. Approval of the minutes of the Board meeting held on September 6, 2022

ACTION: Board Member Adler made a motion to approve the Minutes as submitted. Board Member Kean seconded motion, and it passed unanimously.

There being no further business to discuss, the meeting adjourned at 9:49 P.M.

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CHAIR

ATTEST

_____

TOWN CLERK

Bay Harbor Islands Building Department
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

Tuesday, 11/1/2022

7:04 p.m. to 9:49 p.m.

EXCERPT OF PROCEEDINGS

APPEARANCES:

TOWN MANAGER: MARIA D. LASDAY

BOARD MEMBER: WESLEY KEAN (Architect)
CHAIR PERSON: STEVEN HURWITZ

BOARD MEMBER: ALAN BEBCHIK
BOARD MEMBER: JANET ADLER

BUILDING DEPARTMENT DIRECTOR: MIKE MESA
ARCHITECT: Robert SCHNECKENBERG

PROJECT MANAGER: Sarah Amritt
ARCHITECT: KOBI KARP

ARCHITECT: Eduardo Shamosh

TOWN ATTORNEY: (FILLING IN FOR JOSEPH GELLER)

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Office: 786-232-0900
Erin Grafton - Senior Planner

PUBLIC:

KELLY REID
JEROME HYAFIL

TRAVIS HARRISON
FRANCIS NUHUT

MICHAEL MILLER
MATTHEW BARNARD

* * * * *

MR. HURWITZ: Okay? All right. So third item is request for approval for new multifamily dwelling for 9781 Bay Harbor Development, LLC, located 9781 East Bay Harbor Drive, lot 28 of block four. On April 17th, 2018, the board reviewed and approved site development plan. However, the developer failed to move forward with obtaining building permits and has received several extensions COVID-19 state declarations and orders. A new developer submitted a new site development application. The developer is proposing to construct a new nine dwelling unit mid-rise development. The proposed site design incorporates one rectangular shape building on top of a one-story parking garage structure at grade. Proposed building is eight stories in height, seven floors of residential use over one story of parking garage and common areas at max 75 feet above BFE plus one-inch FBC freeboard main roof deck. The dwelling units will range in size between 3210 to 4574 square feet of AC space plus balconies. The proposed building would not require any TDRs. The floor is yours.

MR. RUIZ: Presentation done. Good evening board. My name is Joe Ruiz with law offices at 320

Miracle Mile, suite 203. I'm here on behalf of the applicant 9781 Bay Harbor Drive Development, LLC. With me from my office is Steve Wernick and Erin Grafton. Also, from Kobi Karp Architecture we have Kobi Karp, we have Maurizio Bravo and we have Marcus De San Leon. Also, we have Ecopacheco, the landscape architect. We have Juan Pacheco here with us tonight. And lastly, on behalf of the applicant, we have Alex Tarnovsky who flew in from Chicago to be here with us tonight. So as you mentioned, Chair, we're here before you on application seeking site plan approval that would allow for the construction of a new eight story, nine dwelling unit mid-rise residential development with 18 parking spaces located at 9781 East Bay Harbor Drive.

By way of background, in May 2018, a nine unit residential development was approved by the PZB. That approval is still valid. However, the property was subsequently sold after the approval. And the current owner wanted to come back and update the project and enhance the project, which is the application that you have here before you today. So if approved, the application would supersede and replace that 2018 approval.

This is a waterfront site comprised of one platted lot that is approximately 11,249 square feet. The lot is currently vacant. The property has a future and land use map designation of medium high density residential. And the property has a zoning district classification of RM1. To its north is the Elegant 8 condominium. To the east we have the Indian Creek waterway and to the west we have a one- and two-story apartment complex. Directly to the south is the 15 story Carroll Walk Condominium. Based on the lot size, a nine dwelling units would be allowed at the maximum base density of 34 dwelling units an acre. Chair, as you mentioned before, there are no TDRs required for this project.

The application was presented to the design review committee on September 13th where it was recommended for approval. As part of this application, we're also seeking approval to provide tandem parking per section 2330F. All of the 18 required parking spaces are tandem spaces with one set of tandem spaces per unit. There are no mechanical lifts being provided as part of this application. Unlike the May 2018 proposal that satisfied the parking requirements with mechanical

lifts. We're also seeking approval for screening to be provided on the parking garage in order to accommodate the tandem parking spaces and not require the mechanical lifts. The parking extends out from under the building, which is being screened from the adjacent parcels using angled metal louvres that Kobi will speak to momentarily. And unless there's any questions, I will then turn it over to Kobi Karp.

MR. KARP: Cool.

Hi, good evening. My name is Kobi Karp. Good to see you all. Good to see you. So if you allow me, I'll just take you through the presentation. So this is an image from the waterway. You can see that what we're trying to do is make it into a high-end building. Also, the front, we have met with your staff and have worked very closely with them. They've been very kind and very helpful to us. The materials and the finishes that Alex is looking to put in the building are high end materials and finishes throughout. Landscaping wrapping all the way around. I have a colored landscape plan as well right here on the bottom left-hand side. And also, I have a rooftop that shows the landscaping in it.

This is the green space all the way around. We have a pool and mini tea area for the lana level that steps down to the waterway. We have the typical units on the building. We have had an opportunity to sit with staff and essentially create luxury building with wraparound balconies. And also, we have been able to create a rooftop, a mini tea terrace area for the guests. As what was noted before, the materials and the finishes, and I brought a material board here as well. We want to screen the cars 100%, both from the inside and from the outside. So what we did is we created a screening pattern all the way around. We have set the building back, creating a landscaping buffer to the front as well as around the sides. We have created landscaping also on the roof that creates a tropical feeling to the building.

And as was mentioned, we have tandem parking so that a unit owner can have both of the parking spaces front and back. And with that, what I would like to focus on, if you just give me one second. We were able to create, there it is, a ground level that lets us set it back from the street. If you allow me, I'll bring this to you and just pass it around Wesley, because it just helps to see it a

little bit better blown up. And I have also created the blow ups of the images here. I'll give it to you as well. This is the landscape from the rooftop as well. Thank you so much, Janet. I'm sorry to bother you. We also have the material boards here because the intent is to cover all the materials and the finishes of the building to be stone and or glass and or to have the aluminum wood finish. So we don't have any stucco on the building and that's the intent. That's kind of where we're at on the building.

MR. BEBCHIK: Is that what the angles are? Is that -- or is that a tile?

MR. KARP: Right here?

MR. BEBCHIK: On the overhangs that are --

MR. KARP: The overhangs.

MR. BEBCHIK: Is that the tile --

MR. HURWITZ: Here?

MR. BEBCHIK: Yeah, exactly.

MR. KARP: Underneath? Stone, stone. Yes sir. Stone underneath. And then with that, if you have any questions or suggestions, we're here. And I'll take the boards down, so I don't block Michael in the back there.

MR. HURWITZ: There's no speakers on the

item?

TOWN CLERK: Yes.

MR. HURWITZ: There are?

TOWN CLERK: Yes.

MR. HURWITZ: Oh, okay. Sorry. Got it. I've got two speakers. If we can then let me just take, Kobi, some public comment, and then we'll open to the board if it's okay. I'm sorry about the last name. Jerome --

MR. HYAFIL: Yeah, I think David is going to go first.

MR. HURWITZ: Okay, no problem. David Sax.

MR. SACKS: Good evening. Members of the board. My name's David Sacks, law offices at 2 South Biscayne Boulevard. I'm here on behalf of the Carroll Walk Condominium, which is immediately adjacent to the applicant's proposal tonight. What I'd like to first do is just simply hand out something, an orientation, an aerial view so you can see the close proximity of the subject's applicant's property, which is vacant, been vacant for 20 plus years is my understanding. And again, this is for purposes of orientation only.

MR. BEBCHIK: And the building you represent is to the south or north?

MR. SACKS: South.

MS. ABBOTT: South.

MR. BEBCHIK: South. Got it. Thanks.

MR. SACKS: Page one is the applicant's property, obviously, because it's vacant. And second page is the Carroll Walk Condo.

TOMMY: Yes.

TOWN CLERK: I've seen these ones.

MR. SACKS: We're here before you today for three basic reasons. One is that we believe that the application is inconsistent with the town's comprehensive plan. Also, we believe that there are issues with concurrency. And finally, we have some design issues. Let me start with the inconsistency with the comprehensive plan. First and foremost, the sanitary sub element is not consistent with the zoning code nor the application. We're saying that based upon the fact that the system is essentially in cardiac arrest right now. I think you could almost take quasi-judicial notice that there's some 25 substations in and around the town. And it's basically a construction site an eye sore. Something is wrong. And that's probably why tomorrow, sorry, this went on November 3rd, there's going to be a special commission hearing. That

aside, further evidence of it, of the problem is, that there is specifically -- Oh, I already mentioned the -- There is what I'd call, let's put it nicely, untreated sewer flow coming from these 25 substations, which is why they're there in the first place. And it doesn't always work. And they do pop up in new areas all the time.

So I want the board to be perfectly aware of that. I'll go on. Secondarily, concurrency is an issue. Nowhere in the staff report, other than school concurrency, is concurrency discussed whatsoever. So we don't know what the level of services are with regards to this particular project. So it almost begs the question is the infrastructure at present, coupled with what we know to be the 25 substations that have basically sewer, untreated sewer water coming out -- We don't know if the infrastructure can keep it there. It's obviously not working. So in that regard, do we need new infrastructure for the project? It's incumbent upon this board pursuant to section 5-20 of the code that an impact analysis report, or an IAR, be looked at by this board, demonstrating compliance with the adopted concurrency level of service requirements listed in section 11-8.4 of

the town's code of ordinances. So with all of the projects in the pipeline, my question to you all is, how could yet another project be approved if there is sewer backing up into various people's property?

Having said that, there is, and I'll speak to design issues. This is an intense project. This is 0.26 acres of property. And notwithstanding the previous 2018 approval, that was 2018. We're now in basically 2023. And while legally there may have been an alignment of that approval, there's a new application here before you today. So our issues really are, our client is really looking at what they consider to be, and again, Kobi, I know you're an excellent architect, but according to my clients, I can't testify, my clients feel that they're looking at an ugly building. That's just the reality of what my clients feel. Along with the other two issues that I have mentioned. Additionally, and I'd like to see if the applicant would be so kind to look at the rear setbacks so that we could look to see if they're aligned in any way.

I think it should be aligned. And that's another design issue and concern of my client. And

then finally, we'd like a little clarification on the height. Our understanding is that the height as a staff report says it's 75 feet, yet we've also been told that it's 100 feet. I we've heard here today that there's no TDRs. If there's sections of the code that speak to that. I didn't hear it or see it in the staff report. So our client is seeking a denial of this project based upon really it's the sewer issue, it's the design issue, it's a little bit of the unknown that with respect to the look and feel of this particular project. I'll wrap it up there and if I need to make any rebuttal, I'd like to ask the board that I can make that. Thank you.

MR. HURWITZ: Thank you very much. Jerome.

MR. HYAFIL: Good evening. My name is Jerome Hatfield. I've been for 18 years, and we have been for 18 years resident voters in Bay Harbor Island. And over the years we have seen a constant degradation of-

MR. HURWITZ: Jerry, I'm sorry, your address is --

MR. HYAFIL: 9751 East Bay Harbor Drive.

MR. HURWITZ: You're at Carroll Walk as well?

MR. HYAFIL: It's listed on the sheet.

MR. HURWITZ: Gotcha. For the record, they need to --

MR. HYAFIL: No, it's fine. I apologize if I didn't say it. That's fine. And as I said, for the past 18 years as, especially the past seven, eight years, as construction has gone crazy, we have seen a constant degradation of quality of life in this town that we love and that I'm sure you all love. And this project in this regard is particularly egregious. I will not go over the technical details that our lawyer pointed out. I don't have the skills and competencies, but I know that cramming that much construction in such a small space is not going to contribute positively to the life of Bay Harbor residents in general. I would currently ask you to consider this comment as well as the technical issues. And of course, base your decision on this. Thank you so much for your time.

MR. HURWITZ: Thank you.

TOWN CLERK: Thank you.

MR. BEBCHIK: Thank you.

MR. HURWITZ: Before Kobi comes back up, just some record keeping, housekeeping. Michael, Skip, the issues that were mentioned by these speakers relative to the sanitary situation, concurrency

level of service. Are those issues?

MR. BEBCHIK: They're setbacks.

MR. HURWITZ: Setbacks. I assume the project meets the setbacks or it wouldn't be here. I think they're asking more about alignment, which we can definitely look at. But just for the record, the setbacks, I assume meet the code requirements. But the other issues, again, sometimes a lot of people come with maybe relevant concerns, obviously to the board, but just want to kind of clarify for us and the public whether or not those are items that we really address. I don't think that the sewer system hookups and concurrency issues are things that are generally before us other than because we're more of the design side, which was also mentioned, but just maybe the city or the towner can --

MR. BEBCHIK: Stop.

MR. HURWITZ: -- respond to that. Yep.

MR. SCHNECKENBERG: Good evening. Mike Miller for the record Town Planner. On the sewer issue, our sewer system is alive and well and functioning. When we had the near miss with the hurricane, we had a lot of water here. There was what's called inflow and into the sewer system inlets. It overwhelmed the system and Maria -- engineers went

here but it did some damage to the pumps. Those were on order and those will be repaired in the near future.

MS. LASDAY: We had serious sewer problems after Hurricane Ian and our pumps were all shut down as a result of Hurricane Ian. All the flooding had damaged the systems. So they are on order to take another four to six weeks. The council just approved an emergency order, emergency decision at the last meeting to replace the entire system. And the other theme though, but that is just to do the quick repair. That was for those three pump stations. However, one of the other things the council also approved is to do a master plan of our entire sanitary sewer system that does need to be investigated. We actually did that two years ago for our stormwater master plan and now what we're trying to do is analyze the entire sanitary sewer system. So I don't know if what we're putting in place is going to be enough for all the new development. All I know is it could be replacing the current specs that we previously had that was functioning, but that burnt out. But the entire system does need to be reevaluated and that is something that staff will be working on.

MR. BEBCHIK: But the recent burden was due to flooding issues, not development issues, right?

MS. LASADAY: The recent burden was because it was a 20-year-old system that was having problem, but that was the pressure of all the extra water and some other issues caused it to burn out. And so we had to take a lot of emergency measures to continue providing sanitary sewer service and now it's functional right now, but it does need to be replaced.

MR. BEBCHIK: And do if the town levies any kind of impact fees to developers, that do projects like this that go towards some funds that-

MR. MESA: Yes, we do have impact fees for water and sewer. And I would add as far as this development, just like any other development through the building permit process, they will have to obtain water and sewer allocation. So I'm not aware of any moratorium on any pump servicing this building or any other property within Bay Harbor Islands. But is there any other departments, any other application when they go through DERM and everybody else that will have to obtain water and sewer allocation? So if there's no allocation of sewer for this development, just like any other

development, they won't approve it either. But as of right now, I'm not aware of any moratorium on this or any other pump within the town.

MR. BEBCHIK: Well, what's enlightening for me I would say to my fellow board members is it seems like we do need to be conscientious of the fact that there's massive development in what is a very old infrastructural system in the city. And it sounds like the council is doing the right thing in looking at this and getting prepared. But if there's any formal recommendation we can make or strong recommendation that because we're here approving projects, looking at it from a design standpoint, we look at parking but we're not, outside of this discussion today, we're not privy to burdens on the infrastructural system.

MS. LASADAY: The good news is the council is taking a lot of proactive steps to assess what all the problems are. Staff is diligently applying for lots of grants, which we have been getting grants. You're going to start seeing some water projects. You see one on West Bay Harbor Drive, we just got a grant for, to do some stormwater improvements. We also just got a grant for seawall, that was actually part of the master storm water plan that

we just had completed. So you're going to see us applying for a lot of grants based on that stormwater master plan. And once the sanitary sewer plan is created, we will also be seeking grants for all those projects. I just don't know what the project's -- I just don't know what the scope of the problems are yet. And it takes time. It takes like a year to create.

MR. BEBCHIK: But as a part of that plan, they evaluate?

MS. LASADAY: They'll evaluate everything, the entire -- So the council does know we have aging infrastructure, and the council is taking steps to assess what the issues are and then once we get the issues to get a clear picture, then we'll start applying for grants and put them in the capital improvement plan so we could start contending with them. As of right now, there are some plans in place but that's for known problems. So what was stated earlier this evening was a result of Hurricane Ian. That wasn't something we were expecting to have happened.

MR. HURWITZ: Maria, thank you very much for that overview and it's a healthy discussion. Obviously, everyone's always concerned about

infrastructure and concurrency and level of service and everything. I just wanted to call to everyone's attention that just for the purposes of tonight's meeting, this board doesn't really deal with that. So I'm not saying it's legitimate or illegitimate questions or comments or concerns whatsoever. It's just something that the Town Council is obviously dealing with and it's not really within the purview of this board, relevant to this particular application. But I think it's a healthy discussion. I appreciate the concerns as well as a resident. Michael --

MR. SCHNECKENBERG: Follow up a little bit --

MR. HURWITZ: -- and then we'll move on.

MR. SCHNECKENBERG: -- on the impact analysis report is required and provided for every development before they ever get here. It is presented and analyzed by staff when we do our project review at the development review committee and privately, particularly the engineering office.

MR. HURWITZ: Gotcha. Okay.

MR. SCHNECKENBERG: So that was provided and signed off. A couple other comments. There was a comment made about the building height. We have the charter limit, and which is 75 feet in height. This

particular zoning district, the RM-1 allows the 75-foot height period to the main building roof. It's measured from the FEMA flood elevation, so we know what that is. On the roof, typically there's an elevator override to get up to the recreation facilities in the stair tower and sometimes a bathroom up there. Those are accessory structures. There was, when the first charter was adopted and the first ordinance was written, there was some litigation and it was settled that the building height is to the main building roof. Every building has some accessory structure on a roof and air conditioning unit and elevator. So there is no question this building meets the height limitation. Lastly, talk about other things, but the Carroll Walk project, and I'm not picking on them but just before I got here 22 years ago, the town was in despair. The tax base had flattened off and was declining and there was some revenue shortages. So the council at that time adopted what's was called a PRD, Planned Residential District Zoning District. It allowed 15 story buildings 150 feet, and it allowed the parking pedestal to be five foot from the property lines. There were seven projects approved, one of which was Carroll Walk the other

was La Noteet. The other five sued us but they didn't have building permits, so the court wiped those out. But the neighbor to this site is on two lots, I believe. It has 39 units and it's 15, 16 stories tall and they have a parking garage five feet from their property line. So this property meets all the current codes, which is double the setback at the ground level and only nine units. So I'm not, I'm just trying to compare.

MR. HURWITZ: I appreciate it --

MR. SCHNECKENBERG: Apple to apples.

MR. HURWITZ: -- Michael. Yeah. No thank you very much. Again, I think I'd like to board can ask whatever questions but again we're not here to contest or compete between neighboring properties. Appreciate all the concerns, everyone's on record. But again, I would encourage the board to again consider the application and remember we're here to look at what the building looks like. Totally appreciate the neighbor's concerns, appreciate that as well. But we're not in favor or not in favor of the building because the building next door is too big or not too big or built at a certain time. It's all good. So unless anyone has anything else to add --

MR. BEBCHIK: One other.

MR. HURWITZ: Did you want to and Wes.

MR. BEBCHIK: I guess just so I understand the setbacks because I do see the stair, it looks like on page for example A306, it looks like it encroaches into the side setback, but maybe I'm reading that wrong, because I know we have a kind of wedding cake setback, right?

MR. RUIZ: So I'd be happy to have Kobi Karp answer that question.

MR. HURWITZ: Did you want to respond and then let's get back to Kobi.

MR. RUIZ: Yeah, thank you Chair, I appreciate it. And I'm going to reiterate a lot of what Mr. Miller just said, but I need to address the comments raised by Mr. Sachs specifically with respect to the inconsistencies or the alleged inconsistencies with the comp plan and concurrency. David hit the nail on the head as part of one of the application requirements, we are required to provide a development impact analysis and I have a copy of that here that I would like to submit to the record and provide to the clerk.

MR. HURWITZ: Okay. It would be appropriate for you to allow that to be admitted into evidence.

MR. RUIZ: Thank you. And as Mr. Miller stated, this project would not have been given the authority to proceed to the DRB without first going through DRC and showing that it met all the appropriate levels of service, including water and solid waste and drainage and so forth. With respect to this being an intense project, as I stated in my opening, these are nine units being proposed on the site, which is the maximum allowed. There's no TDRs being provided whatsoever on this project. Setbacks are being completely complied with and I believe Mr. Miller clarified the issue of height. This was litigated 75 feet from base flood elevation with permissible extensions. And again, there's a prior approval from 2018 that's still active and alive. That was for nine units and there's no difference in height from what was previously approved versus what's being proposed now.

MR. HURWITZ: Thank you very much. Kobi.

MR. KARP: So number one, thank you very much. To answer your question, yes there's a flex setback. So we do meet all the setbacks and all the requirements. We're 100% compliant. We are looking to make the building obviously as nice as possible with materials and finishes. No different than, for

example, what we did at ARTE in Surfside as comparable. We do have to meet the new code requirements for water and drainage, which means that we have to maintain all of our water on site. Bless you. And so I think that the building does comply and as was mentioned before, the building next door has a certain pedestal height to it with the parking stacked above.

But that's why we took the time and created a landscape plan along the water that lets our unit owners to come along the water and Walk along the water. And we actually took the Lanai unit and created a summer kitchen and a little pool, plunge pool by the waterside. And so we feel that this is a very nice addition where there is a building that was previously approved, Alex came to us and said, "Listen Kobi, I really want to take it a notch higher on materials and finishes." And so we sat down with your staff over the past few months and I think we came up with a more superior design. Look, I cannot comment about Carroll Walk, I was not the architect on it, so I don't really know it very well. Thank you, sir.

MR. HURWITZ: Kobi, can you explain to the ground floor just the flow of the building. The

parking spaces are at grade, right on ground level?

MR. KARP: Yes, sir.

MR. HURWITZ: And so from the garage, folks walk up to an elevator directly to their units.

MR. KARP: Yes, sir. So what happens is that we have.

MR. HURWITZ: I'm on A3, it's just trying to understand the ingress/egress for both residents parking and then also pedestrians.

MR. KARP: Yes sir. And I'll come even a little bit closer so that you can hear me and you can see me. So what we did is we created, if I park right here, I can enter the elevator right over here, which is private and secured for the unit owners. This is the staircase that comes down from the Lanai deck above that has its own private deck and area along the water as well.

MR. BEBCHIK: Kobi, sorry to interrupt, but that staircase in the back you see is kind of like floating?

MR. KARP: Yes.

MR. BEBCHIK: Yeah. Like a sculptural floating --

MR. KARP: Sculptural, very light and elegant. Similar to the one that we have in the

front. But what we did is we set a landscape garden in the front. Because what we wanted is to have a heavy lush landscaping drive behind hidden and come out and create a pedestrian path separately right here that brings you into the building. And then that allowed us to create kind of like a boutiquey building, nestled within the landscape.

MR. HURWITZ: How does the pedestrian get into the building?

MR. KARP: So they come here and they can do one of two things. They can walk up the staircase and/or they can walk around and enter the elevator if you're handicap.

MR. HURWITZ: Okay, but those elevators are private, right, they're not -- car key access or --

MR. KARP: They are. There is a passageway right here. So if I live in the building, I have a fob. That would let me in then let me up the elevator to my floor only.

MR. HURWITZ: Okay. And then if you were visiting, you would go up the stairs then to the main lobby, which is actually on the second floor.

MR. KARP: You got it.

MR. HURWITZ: Okay. Gotcha.

MR. BEBCHIK: So I guess the public

access could take you to the lobby only, but not-

MR. HURWITZ: Right. The public-

MR. BEBCHIK: -- the fob to go up to.

MR. HURWITZ: The public basically walks in through the pedestrian access way and then goes the upstairs.

MR. KARP: Correct.

MR. HURWITZ: To the main floor, which is on the second floor.

MR. KARP: Right. But let's say you want to come and visit me, I can also buzz you in and or come and meet you. Right. If you come in and you buzz there's face recognition, you see me, I'm on the fourth floor, I can buzz you in and you can come up.

MR. HURWITZ: Gotcha.

MR. KARP: The elevator only to the fourth floor.

MR. HURWITZ: Understood. Thank you.

MR. KARP: I can't go to any other floor.

MS. ADLER: Yeah. How far would you say is the property line from going east to Carroll Walk.

MR. KARP: Right here to Carroll Walk. Carroll Walk is five feet away.

MS. ADLER: Five feet?

MR. KARP: Yeah. And then they have a ground level parking and lobby and parking above.

MR. BEBCHIK: Where is it?

MR. KARP: My plan right here. Thank you very much. There's a setback here with landscaping and a path as well, because what we wanted is our unit owners to be able to walk here to the water, walk around and come back. They can walk up the elevator. So if you have a dog or something and you want to walk along the water.

MS. ADLER: So is it also five feet to the north property?

MR. KARP: My setback to the-

MS. ADLER: North property?

MR. KARP: You mean from here, to here, to me?

MS. ADLER: No, that's east to Carroll Walk, go north, up.

MR. HURWITZ: When you say east to Carroll Walk, you mean south, maybe.

MS. ADLER: South to Carroll Walk.

MR. KARP: Five feet to Carroll Walk.

MS. ADLER: Five feet on both sides.

MR. KARP: 10 feet on mine.

MS. ADLER: 10 feet on the other side?

MR. KARP: Yeah. Janet on my part, 10 feet on Carroll Walk's five feet.

MS. ADLER: Okay.

MR. HURWITZ: Carroll walk is, has a five-foot setback?

MR. KARP: From the --

MR. HURWITZ: From the Property line, and Kobi this property is set back 10 on their side.

MR. BEBCHIK: Is Carroll Walk the building that we just heard representation from?

MR. HURWITZ: Yes.

MR. KARP: Yes, Correct. Yes. It's the med revival building.

MR. HURWITZ: And this is nine stories, correct? Oh, sorry, your building here is seven stories.

MR. RUIZ: Seven stories of residential units, ground floor parking and I'm sorry Chair to clarify the setback for Carroll Walk. It's 10 feet to the facade of the building and then in that 10 feet, a five foot landscape buffer.

MR. HURWITZ: And just to understand sort of the height as well, Carroll Walk is 15 stories high.

MR. RUIZ: Correct.

MR. KARP: About 150 feet or so.

MR. HURWITZ: So 150, this is 75. How tall is the pedestal garage?

MR. KARP: The pedestal-

MR. HURWITZ: You have any idea.

MR. KARP: Yes. The pedestal garage is 50 feet.

MR. HURWITZ: So the first 50 feet of Carroll Walk is the garage?

MR. KARP: Yes.

MR. HURWITZ: And you're going up, you're 25 feet, your two stories above that?

MR. KARP: Yes. And above approximately, yeah. And then above it there is 10 residential floors or 11 residential floors.

MS. ADLER: So you are saying here that your maximum pool deck is at 83 feet, nine inches.

MR. HURWITZ: I understand.

MS. ADLER: To the pool deck.

MR. HURWITZ: To the pool deck. Yes.

MS. ADLER: To the pool deck.

MR. HURWITZ: Got it.

MS. ADLER: On 501.

MR. HURWITZ: Kobi-

MR. KARP: Just to be clear-

MS. ADLER: You're 100 feet.

MR. KARP: -- for the record, just --

MS. ADLER: You're saying 100 feet.

MR. HURWITZ: What's that?

MS. ADLER: The maximum structure is 100 feet.

MR. HURWITZ: So you're 75 to the top of the building and then they have access structures that are another 25.

MR. RUIZ: The building itself is 75 but that's measured from base flood elevation. Right. Which is 10 feet plus one.

MR. KARP: To the roof.

MR. RUIZ: So to the roof we're at 91 NGVD that's taken again the base flood plus the 75 feet. Then we have the allowable extensions on the roof.

MR. HURWITZ: Got it.

MR. BEBCHIK: Is there a limit to the allowable extensions?

MR. KARP: 20 feet.

MR. BEBCHIK: Okay.

MS. ADLER: 20 feet.

MR. BEBCHIK: Which is what they have.

MR. HURWITZ: Yeah.

MR. BEBCHIK: Okay.

MR. KARP: So basically, this is a variance free project? We're not asking for any variances.

MR. BEBCHIK: I really like what you did Kobi and you should tell both your son you love them equally because I think you put in the same amount of love and care to both --

MR. KARP: Thank you.

MR. BEBCHIK: -- facades. That's how you explained it the last time. And funny last week I was in Sao Paulo and this architecture remind me a lot of what they use in Sao Paulo where the incorporated landscape greenery with the elements. You have concrete and movement. And so I really like what you did and how green and welcoming is. So I think it's a great design for the time.

MR. KARP: Thank you. Thank you, Alan, appreciate it.

MR. HURWITZ: Kobi, can you help me understand just a little bit in the front, there's just a few things that are just kind of messing with my mind a little bit with regard to this, some of the symmetry. The top roof structure, what is that doing and how high it seems, aside from the conversation of the height of the project and

neighbors and stuff, that roof seems higher than it needs to be. What's going on with is that the roof for the garage, for the-

MR. BEBCHIK: Section or something?

MR. HURWITZ: I'm looking at the rendering from A106 from the street. That roof structure seems, I'm not sure how it's -- you have this column on the south side I believe.

MR. BEBCHIK: Which is the stairway.

MR. HURWITZ: Right. Which is stair I get that. And then I see what's going on with the stone and everything. I want to talk about that in a second on the left-hand side. But that top piece, yeah that -- Thank you.

MR. KARP: This element right here?

MR. HURWITZ: Yeah.

MR. KARP: Okay. So this is a shade structure, a canopy. Because what happens generally speaking as the sun rises in the east and sets in the west, what we felt is that this element here, this horizontal element creates shade on the roof and that's what we are trying to do. Because not everybody likes to have so much sun.

MR. HURWITZ: How high is that above the -- Does that come to the top of -- Is there a section

maybe that --

MR. KARP: Correct? And so it's on the section on --

MR. HURWITZ: Oh I can see now maybe.

MR. KARP: Yes.

MR. HURWITZ: I'm on A402 or I'm sure it's other places too. Okay. And then the landscaping, the lines on the north side of the building, there's sort of cubic elements. No that's the south right? Yeah that and then you have it down below as well. I see what that's doing and I like it. I feel like the landscaping though is on one floor up there is sort of competing with it.

MR. KARP: That's a good point.

MR. HURWITZ: It doesn't allow it to stand out.

MR. KARP: I would be amenable to remove that and maintain this stone right here. Because this is stone, and just delete that. Yes, I understand. That makes sense.

MR. HURWITZ: I don't know how the rest of the board feels, but I feel like you have some very specific geometric lines going on and the cubic --

MR. BEBCHIK: But you're saying simply remove the planting but keep the articulation of the --

because it kind of connects.

MR. HURWITZ: Yeah, I don't mind that. I just feel like that it's so lush and landscape that it's just everywhere. As opposed in with specific purpose of supporting the architecture and the lines and that kind of thing. It feels like its starts to get a little too whimsical versus allowing the design of the building to be a little more forward.

MR. KARP: I would be amenable to remove that, Steven.

MR. HURWITZ: But what do you all think about that? Because I'm not -- Wesley, what do you think?

MR. BEBCHIK: Well generally I really like this project. So Kobi, congratulations. This is-

MR. KARP: Thank you.

MR. BEBCHIK: -- a really beautiful design. I would --

MR. HURWITZ: See how you have the landscape that goes across, I'm sorry, on the top. Full across too. And then the one in the middle seems to not allow that cubic fun, that element to stand out.

MR. BEBCHIK: I like it. I wonder how to execute it well, where it would actually appear

like the rendering. So that's why I'm leaning towards what you're proposing. Your recommendation. I could go either way on it. Just looking at it might be difficult to get that planting in there from a detailing perspective. But I think without it the building's not any less successful. So I'm okay with your --

MR. HURWITZ: You've got palm trees there, right?

MS. ADLER: Yeah, I actually like the low plants, but I don't like on-

MR. BEBCHIK: The palms?

MS. ADLER: -- either the top floor or that floor, the tree type plants. I just like the low plants that will hang over. I think that's-

MR. HURWITZ: It feels like those low plants are accentuating the architecture.

MS. ADLER: -- and I think that it's more attractive. That's just my opinion.

MR. KARP: Yep, that's a good point.

MR. HURWITZ: I agree with what you're saying. The lower plants sort of accentuate the lines and then those palm trees are like you got palm trees on the side of the building.

MS. ADLER: Yeah, I mean this palm tree's all

over the place.

MR. HURWITZ: Yeah.

MS. ADLER: It's just --

MR. BEBCHIK: Yeah. So basically, keep the planter but remove the bigger material in there.

MR. HURWITZ: Yeah, I think so. And then it creates more of a horizontal line to support the --

MR. KARP: Yes. Softens it up.

MR. HURWITZ: There's just a small detail and the materials on the column that cover the staircase. That's metal. Yeah.

MR. KARP: This? Yes, this is metal with the wood finish and then this is stone.

MR. HURWITZ: And you can see the staircases through it.

MR. KARP: You will see the staircase through it. But the idea is that it will just be translucent.

MR. HURWITZ: And they're exterior staircases.

MR. KARP: Exterior staircase.

MR. HURWITZ: Are they lit at night?

MR. KARP: At night they're deer lit? Yes. And then the material inside the staircase is also stone. So it's a stone staircase. It's a sculptural

element that lets you walk within.

MS. ADLER: Do you have a page with any of the lighting?

MR. KARP: I do have the lighting, yes. It's in the package. But if you want -- if you're thinking about will the lights, be exposed?

MS. ADLER: Will the lights be --

MR. KARP: No.

MR. HURWITZ: Think about it, obviously reflecting the public's concern, meaning it's not too bright and imposing but at the same time at night if done properly would be very nice because you'd be accentuating the louvres and then you'd have what would be a pretty staircase, stair architecture inside with the stone.

MR. KARP: I would even venture to say that the profile is going to be the V shape. So you will never ever see a light shining out.

MR. BEBCHIK: -- the source.

MR. HURWITZ: Just go see the glow.

MR. KARP: Thank you. You will never, they intend to have it like a Chinese lantern that it's backlight and you see glowing, but you don't see the light source.

MR. BEBCHIK: And I would like to add all

staff reports into evidence. And one of the conditions is that this compliance with the outdoor lighting plan and foot kind of limitation requirements by the time, so it's in the condition. Condition

MR. RUIZ: Number four for the staff report.

MR. BEBCHIK: Good. Thank you.

MR. SACKS: Through the chair. May I ask a question?

MR. HURWITZ: Yeah, sure. Just do me a favor it's really not a debate and we don't-

MR. SACKS: I'm not debating, I'm just clarifying.

MR. HURWITZ: I know that you're here for a purpose. So ask you're question and then --

MR. SACKS: Well it's really a clarification, not a question.

MR. HURWITZ: No problem.

MR. SACKS: First I'd like to say that any testimony regarding Carroll Walk not be really considered at all. It has nothing to do with the application before you other than compare contrast. One was done 20 years ago. You have the application before you today. Second the five-foot setback between Carroll Walk and the applicant that is not

an entitlement, that is just a distance between, that's just what the zoning code provides. It's not an entitlement. I just wanted the board to, that's for the record and for the board to understand. It's pretty close considering all things considered. I mean five feet with a 15-story building, even though I said I wouldn't mention Carroll Walk again. And then next to an eight-story building pretty close. And finally, I do believe that through section 5-20, the DRB does have jurisdiction to consider concurrency beyond what was provided to the clerk today. Thank you.

MR. HURWITZ: Thank you. David. There is another speaker I believe is it on this item? Kelly Reid?

MS. REID: Yes.

MR. HURWITZ: Did you want to speak on this?

MS. REID: May I?

MR. HURWITZ: Of course. And there's no other public speakers, correct? Okay, so if you guys don't mind taking a quick -- Hi, how are you?

MS. REID: Can you hear me or I need the mic. I'm sorry that I'm late and superseding the order of things. I was watching on TV and the feed went down the live feed, so I ran over and then -- Not

on the Zoom, but just where it says live. In any case, I wanted to say that I live on the other side, not the Carroll Walk side, the little building. And I've been there for 24 years and I'm a little concerned just about the no guest parking. I know that it's not required of the code, but basically what's going to happen is you have this luxury building and the changes have been improvements for sure, since 2018. But I'm a little concerned because all of the free parking in the area, the buildings across the street, our building, it's all reserved.

And what sometimes happens, even with our residence, which is another 40-unit building, is they have guests and they've exceeded their limit. So guests will park in our building, they'll take the six spots that are currently in front of this project. And just from a practical point of view, if every resident here uses both, I know it's a little tight of a squeeze, but if you would consider maybe at least putting one spot in the front if you can, I think it would help. But just --

MR. KARP: Thank you very much. What's your name?

MS. REID: Kelly.

MR. KARP: Kelly, I-

MR. HURWITZ: Thank you, Kelly.

MR. KARP: -- appreciate your comments --

MR. HURWITZ: Nice to see you.

MR. KARP: -- and I'll study it. I think it's a good point. Thank you so much.

MS. REID: I have two more-

MR. KARP: Yes.

MS. REID: -- if you don't mind. Thank you very much. The other thing is, I was watching the earlier part of the meeting and I know you mentioned that one of the conditions was the 12-month minimum lease. Maybe that was an apartment building, and this will be a condo. So I don't know if that was considered, if that can be added. That would I think be good for the quality of life in the neighborhood. Then I know Wesley, you mentioned the stairs and the north side. I know that's a fire department requirement and I remember when O residence was approved it kind of slid under the radar and then was approved retroactively. It was not allowed by code. So I would imagine that now there's an exception made for that, but I'm kind of curious about that.

And then maybe about three years ago, the hours of construction ordinance was adopted and I believe the hours of construction are 9:00 AM to 6:00 Monday through Friday. There are some exceptions the manager can improve, but I wanted to make sure that this project will also not have any kind of grandfathering in of changing of hours to 8:00 AM because it's all new. The rationale back then was, well it's been approved, and they've already negotiated with contractors, but clearly that didn't happen here.

MR. HURWITZ: They're all currently applied, there's no grandfathering of any --

MS. LASADAY: They will absolutely have to comply with the current code. And not only that, when we do the pre-construction meeting, we're very clear what the rules are and how extended hours will not be permitted unless it's truly an emergency and we follow the code. So they will absolutely comply with the current code.

MS. REID: Okay, great. That's good to hear. And I hope during the construction that you'll be good neighbors and work together with your neighbors as to not encroach and everything. And good luck.

MR. KARP: Thank you.

MR. RUIZ: Thank you.

MR. BEBCHIK: Thank you, Kelly.

MS. REID: Thank you very much.

MR. HURWITZ: There's another speaker, but there's no name on this. It's someone representing 1060 Cane Concourse.

MS. NUHUT: Francis Nuhut, 1060 King Concourse. Although we're talking about this particular project, there were things that were brought up that I'm questioning, and this is happening all over on both islands. It's very disturbing that Carol Walk only had, and I'm not sure if that's correct, five-foot setback on the side. Is that correct?

MR. HURWITZ: I'm sorry, I can't hear you now.

MS. NUHUT: Oh, the five-foot setback, is that true on Carol Walk?

MR. HURWITZ: They have a five foot setback.

MS. NUHUT: Okay. Well, that was like they said 20 years ago. We're having problems now, including where my family lives. Okay. So they're building a new house and next door, she only has a five foot setback on a brand new house. I don't

know any more how much you're measuring. This was 20 years ago and how you're measuring because we're shortening our setbacks in both the houses and the west island and the east island. So I don't know what's going on here, but it's happening. Okay. The other thing that you mentioned was, and this happens after the fact and that is what's going on those roofs. I can stand and look and 11, I don't know, it looks like spaceships up there. The ACs, you can see them from the ground and nobody's watching to see the design or whatever it is. You can look at 1111 King concourse.

I don't know what they have up there now, but you can see it from the King Concourse. You can see it all over. And there's a couple of them now on West Bay Harbor Drive. So nobody's watching and that's what I don't like about you approve these projects, you tell them they're lovely and nobody's following up. And the third thing is our infrastructure. We even had one of the council members who was here and he was speaking about the infrastructure and he was saying, we don't have it anymore. You're putting this tremendous density into these buildings and approving them with TDRs and we don't have the infrastructure so what comes

first? The flooding, the smell, the disgusting what's going on here or do we stop them until we have this result? So that's what I have to say.

MR. HURWITZ: Thank you Fran. Thank you. Okay. No other speakers. Any other questions or comments for the applicant? And while you're thinking about that, Maria, I had a question for you. One, relative to the rooftops, we have enough of them built now. Have there been any complaints or issues with neighbors, whether it be noise or lighting or, we have enough of them sort of open now that I'm kind of wondering if the town has had any experiences that you're aware of?

MS. LASADAY: I personally do not recall any complaints regarding activity on the rooftops. There are a lot of things on the rooftops like air conditioning and other mechanical systems that are approved by the code.

MR. HURWITZ: I just mean in the last X amount, of years, the new theme of activated rooftops and light, noise.

MS. LASADAY: I lived in a building on West Bay Harbor Drive with a beautiful rooftop pool and it was pretty quiet but there may be something that I'm just not aware of, but I can't recall.

MR. HURWITZ: That what I thought. I was just curious. But no material things that are coming through with that?

MS. LASADAY: Are you aware? And our billing official, I'm asking him if he's heard of anything.

MR. HURWITZ: Gotcha.

MR. KARP: I'm not aware of any at this point.

MR. HURWITZ: Gotcha. Okay. Thanks. Comments on the project? Questions? Yeah, go ahead.

MS. ADLER: Yes, Kobi. Oh you are proposing --

MR. HURWITZ: She wants Kobi, she doesn't want you.

MS. ADLER: No. It's okay.

MR. BEBCHIK: No one ever wants me.

MS. ADLER: Yeah --

MR. HURWITZ: Don't take it personally.

MS. ADLER: The driveway provides access to guest parking is what you've proposed here.

MR. KARP: Yes, that's right.

MS. ADLER: So how many guest parking spaces will you allow in your driveway?

MR. KARP: I'm going to study it with your staff, hoping to get one or two spaces there if at

at all possible.

MS. ADLER: Because I didn't realize there was no guest parking and there has to be something because there's no parking.

MR. KARP: And that's why I said I'll study it with Michael and company. Absolutely. And this building doesn't require, because the size doesn't require guest parking, but the reality --

MS. ADLER: Because it's nine. It's nine units.

MR. KARP: -- it's nine units, this is nine units. If you think about some of the projects we've seen and how tightly packed it was, if you can assume one, two, three, even four cars, there's space on here for people, whether it's double parked or not along the whole side here and in the front as well. Not that they're dedicated spots, but I think that they probably will end up just organically having visitors. Someone leaves a car in the front, someone triple parks or blocks a car in and they're visiting someone.

MS. ADLER: People put the size of these apartments; they're going to have more than just visitors.

MR. KARP: Well perhaps.

MS. ADLER: You're talking 4,000 square feet apartments; you got a lot of bedrooms.

MR. KARP: Parties.

MR. BEBCHIK: It has been brought up before in other applications. What Kelly had brought up about people kind of spilling over and I remember discussing something about code compliance that there's some already. I don't know if there's a way to manage that better by the town.

MR. HURWITZ: Well again, it's one of those things that I think we all agree with the concern, and it troubles us sometimes on the parking. And it's something that, I'm not trying to push it to the town council, but something that they need to think about relative to code and that kind of thing. Because we're taking spaces out from the front where those had those kind of public spaces.

MR. BEBCHIK: Which by the way I think is a good thing.

MR. HURWITZ: Which is fine. Right, but then we're also maybe creating a situation where things start to get blocked in and you don't have a lot of parking spaces. But again, each of these applications come and it's not like we're disapproving of this nine unit building on the

basis of the fact that it's a continuing ongoing discussion that I think the town council needs to address as those parking spaces disappear and-

MR. BEBCHIK: There could be tags or something.

MR. HURWITZ: And part of it is enforcement as well. Everyone kind of protecting their own onsite. Everything's going on site.

MS. ADLER: And just one more thing Michael. I know this is in our purview as far as the sewers are concerned, I know that's true. However, if there's a specific problem here in this particular piece of land, if I recall what 1177 King Concourse when they were granted their permission, didn't they undertake to correct certain things underground before they built?

MR. MILLER: Yes ma'am. The 1177 project, for those of you that don't know in the audience, is the mixed-use building that'll be at the end of the block here because there's an alley through there. There were utilities through there including a gas line which has now been closed and abandoned and there was some deficiency in the sewer line. So if you remember they did some utility work going up West Bay Harbor across 97th Street and then came

back down around right around that, the block to enlarge and repaired that sewer line in there because it was, as Maria said, it was an older line. So now it's enlarged in a --

MR. HURWITZ: Is there anything specific to this site that we should be aware of, or the public should be aware of?

MR. MILLER: Not that we're aware of. Again, the line is there, the utilities are aging and they need to be lined and so forth.

MR. HURWITZ: Okay, thank you. I'd like to make it a motion. Sorry.

MR. BEBCHIK: Sorry, I had a few. One, I really, really like the project. I think it's appropriately scaled actually in my opinion, contrary to some of the public opinion. But just to point it out, the way that Kobe kind of created this vertical element which kind of relates to the much taller building on the right and then the way the articulation starts to respond to the lower level on the other side. I really appreciate and I think is super successful. I also appreciate the richness of materiality, which I hope makes its way through in the end I think is probably some sort of condition. If not in the report already we can

make, because I think that's a big part of the success.

And I also particularly like this model of open garage on the ground level. I think that could be a great model for future development in the city and looking at our ground scape as actually more of a garden that we happen to park in rather than a building that's enclosed and suffocated with carbon monoxide that needs to be vented. So I really appreciate all those moves. And Kelly brought this up, but there is a stair on the north that we touched on earlier. I wonder if that has to go that direction because looking at the floor above, I think it's the northern egress stair, it appears that it may be able to continue to go west. But then I guess, I don't know if it starts to eat into the ADA space on the north side or if that's something that can be looked at or resolved. And is that -- Yeah.

MR. MILLER: There's wanted to speak because that I looked at the planes again. Our setbacks are what we call in the industry progressive. So we, as a building now, you have the wedding date. We do have the flex provision, which is only a third. So in this case it's a single lot. So where the stairs

are is in that narrow --

MR. BEBCHIK: That one third.

MR. MILLER: -- flex area where it's sticking out a little bit.

MR. BEBCHIK: You're talking about the one in the south, right?

MR. MILLER: This tower over on the front over here. And on the side, you can see it pinching in on here. That's the effect of the taller buildings pinching in. And you can see this section here sticks out a little bit more. That's the flex area. So we do, and it's pretty common in modern zoning codes around us that everybody does that now. So you avoid the box-

MR. HURWITZ: The north area you're talking about is here?

MR. BEBCHIK: Yeah. Now I'm actually talking about the north --

MR. HURWITZ: Oh, I'm sorry.

MR. BEBCHIK: Yeah, the north stair as it comes down.

MR. HURWITZ: And let me ask a question. Where is that kind of on the renderings? I'm not seeing where that is because the

MR. BEBCHIK: Probably behind the

landscaping.

MR. HURWITZ: Well, but I must be reading something wrong. On A302 for example, you have a full stair, this is the north side, but that corner right here is, this is stair.

MR. KARP: Yeah. What happens is that right here, it's at this location you have this is the entrance. And then what happens is that this staircase exits out here, which is right off to the side behind the landscaping and behind the signage.

MR. HURWITZ: But when it goes up into the building, it's shown in plan to be on the corner of the building. Right?

MR. KARP: Correct. And then it gets --

MR. HURWITZ: So it's the corner the whole way.

MR. KARP: Exactly.

MR. HURWITZ: So that's glass?

MR. KARP: That is glass.

MR. HURWITZ: So the glass on the north corner of this building are not units. That's into a staircase as well.

MR. KARP: Yes. You got it. And it's hidden behind this design and behind the balcony. Correct.

MR. HURWITZ: Who has access to that balcony?

MR. KARP: It's decorative. So nobody has access to this. This is decorative with the glass right here.

MR. BEBCHIK: I wonder if the guardrail is even needed.

MR. KARP: Which guardrail?

MR. BEBCHIK: Because this is steroids. So you might not need it.

MR. KARP: Oh no, I understand. Sorry. If I have the unit then I can come out here and enjoy the view looking to the --

MR. HURWITZ: You come out not from the corner because that's staircase.

MR. KARP: Correct.

MR. HURWITZ: So you're coming out from-

MR. KARP: That's great. There it is. Boom, right there. That's where it's, you see this wall? I can come all the way around here from this unit. If I want walk out here, I can come out.

MR. HURWITZ: Oh, you have doors there?

MR. KARP: Slider. It has a sliding glass door.

MR. HURWITZ: So that's the north elevation.

MR. KARP: Yes. This all glass.

MR. KARP: Correct.

MR. HURWITZ: Do you have a rendering of the north, or you have a section I'm sure, right?

MR. KARP: Yeah, I have both. Yeah.

MR. HURWITZ: Well, I don't see it.

MR. KARP: Keep going. The typical floor.

MR. HURWITZ: That's the south. That's the back.

MR. KARP: Yes. Here it is. So what happens, I have units here where these units can come out to the balcony at this location.

MR. HURWITZ: Okay. It just seems a little odd. That whole north corner, where looks like balconies, the glass behind that, those windows are into a staircase. So I kind of got it on the column side on the south where you have the, which we already talked about, but that north corner also is looking into a staircase.

MR. BEBCHIK: Right. But to play devil's advocate to that point, I don't think another tower there is appropriate.

MR. HURWITZ: Definitely not. Right.

MR. BEBCHIK: And the articulation for massing reasons I think is the right move. So it's really, and it sounds like Kobe, you mentioned investing even in those rich materials into those

staircase, right?

MR. KARP: Yes. And if your concern here is Kobe, this glass is clear, I'd rather just sandblast the glass, right? So it's translucent glass and then it's again it's back lit but you don't see into it, and I think that's a valid-

MR. HURWITZ: Yeah, I was just envisioning the experience of seeing balconies in the private and apartment units. And if you're looking at staircases, it's a little different.

MR. KARP: We share that. We don't want to see the staircase.

MR. HURWITZ: You couldn't push the staircase back?

MR. BEBCHIK: One unit.

MR. HURWITZ: A little bit into the --

MR. KARP: No, because then I lose the flow of the apartment.

MR. HURWITZ: Because you have to go around the stair.

MR. BEBCHIK: I see. Correct.

MR. HURWITZ: To a corner.

MR. KARP: And at the same time, we want the staircase to look like it's part of the building. Right? So I think that if your concern is seeing

the staircase, I would just make the glass frosted and translucent.

MS. ADLER: But Kobe, these doors obviously don't open. So why do you need the glass in front?

MR. KARP: Let me see where you are at.

MS. ADLER: Why do you need that?

MR. KARP: Oh, they do open to the unit. The unit on the side can come out and they can walk outside and then they can look to the west. So what we did this the staircase, right? Let's say this is my unit right here, right? We're looking at page A307. A307 can have ops on another floor.

I'm sorry there it is. What we did is we did it every other floor. So right here on page A306, right? So bedroom area number three, I can slide the glass door. I slide the glass door and I can come and walk out onto the balcony and look to the west.

MS. ADLER: And that's why you need that glass.

MR. KARP: And so I need the glass rail so I don't fall off. But what Steve is saying is Kobe, why don't you take the staircase and keep the glass but just make it frosted?

MS. ADLER: Yeah. Just so that you can't see.

MR. KARP: Yes. Exactly. And then it still lights up from behind and that's a very valid point.

MS. ADLER: So then you only need the glass on every other floor. You don't need it on every floor. Did you do that for continuance?

MR. KARP: Correct. Correct. We wanted the street to look alive. We didn't want the street to look like a solid wall. So what we did is we made it look broken down here with the landscaping and made it look like units. And then we actually brought the units to wrap around with the glass and then we counterbalanced against the car walk with the straight facade right here. But our intent is the same. We don't want to see the light fixtures inside. So his point is why don't you, if it's glass, why don't you make it frosted? And here, why don't you put the grill and the loover so that you do not see the light fixtures inside the staircase ever. And that's our desire as well. So that's why I agreed to those conditions.

MR. BEBCHIK: And then in the rear of the property, it looks like there's a landscaper. Is that a code requirement? Because it would be nice if that rear pool terrace was a little bit wider

but -- Oh, for the pool or for the deck.

MR. HURWITZ: And that's a private space unique to one unit?

MR. KARP: Yeah, this is, oh okay. Yeah this is a private space,

MR. HURWITZ: A rooftop pool that's just, that's you said coming down from 2A.

MR. KARP: Right. This would be for the lanai unit, and this would be shared by the unit owners.

MR. BEBCHIK: So that pool and everything isn't on the level of the drive area.

MR. KARP: Correct. It is a few inches above the green space here and it's below the lanai. So when I come to the lanai, I go down the staircase and I have a private oh plunge pool. I have a private deck in a little summer kitchen here, different along the water.

MR. BEBCHIK: Got it.

MR. KARP: So being on the lower floors has a benefit.

MR. HURWITZ: Right.

MR. BEBCHIK: Right.

MR. HURWITZ: Okay.

MR. BEBCHIK: I think that was it for me.

MR. HURWITZ: Yeah.

MR. BEBCHIK: I'll make a motion to approve with the conditions noted in the Michael Miller report as well as the requirement of fritting the glass at the stair tower and making sure that the lights in the southern stair tower aren't the source of the light is invisible but that it's a kind of indirect lighting.

MR. HURWITZ: Landscaping, no palm trees on the sides.

MR. BEBCHIK: And then the landscaping on the facade at the intermediate levels be relegated to lower-level planting, not palms.

MR. BEBCHIK: And the guest parking to be analyzed.

MR. HURWITZ: To study the guest parking to try to --

MR. BEBCHIK: Correct. And I know it's your motion, but I mean we have both neighbors on the north, on the south that before you start construction and throughout the process you communicate and make sure they know what's happening.

MR. KARP: Absolutely.

MR. BEBCHIK: And to discuss the party.

MR. KARP: Right. Yes.

MR. HURWITZ: And is there a second?

MR. BEBCHIK: Second.

MR. HURWITZ: All in favor? Aye. Aye. Opposed? Thank you very much. Thank you, sir. Appreciate it. And thank you for the neighbors as well for coming out and sharing the concerns. Okay. It's my job to get us out here before 11 so then I can blame you guys and not me for being late last time.

MR. BEBCHIK: And this is only three. Last time we have like nine project.

MR. HURWITZ: That's true. Fair point, fair point.

MR. BEBCHIK: You're basing per project, you're behind.

MR. HURWITZ: Fair point.

MS. ADLER: I have your question. Building pass new plumbing in underground. Why don't they --

MR. BEBCHIK: I think the building is due but the connection at the city is what they're --

MS. ADLER: It should be the responsibility here.

MR. BEBCHIK: It's not there.

MR. HURWITZ: I'm sorry. It's not my fault. Okay, moving right along. Number four is a request

for approval for a new multifamily dwelling for 9955 Bay Harbor Development LLC, located 9919-9955 East Bay Harbor Drive. No, thank you.

Lots 19-21 of block four on March 20th, 2018, the board reviewed and approved the site development plan. However, the developer failed to move forward with obtaining building permits, has received several extensions, code 19 stake declarations and orders. A new developer submitted a new site development application developer proposing to construct a new 33 dwelling unit mid-rise development. That proposed site design incorporates one rectangular shape building on top of a grade level, partial partially a grade level, partially under the building parking garage, extended parking area into yard areas. The proposed building will have seven floors of residential use over the grade level of parking areas. The dwelling units will range in size from 1572 to 4,008 square feet of AC space plus balconies. The proposed building would require the developer to acquire seven TDR units.

You guys are done? Are there any public speakers? I have one Francis New. Is there anyone else that would like to speak so we can do this altogether? No, no one else. Okay, great.

MR. RUIZ: Good evening again, board. Just for the record. Joe Ruiz with Law offices at 320 Miracle Mile, suite 203. I'm here on behalf of the applicant, 995 Bay Harbor Development, LLC. Again, with me today for my office is Steve Warnick and Aaron Grafton from Kobe Architecture. We have Kobe Carp, Rio Bravo, and Marco Des San Leon from E Pacheco. In case there's any landscape comments, we have Juan Pacheco. And again lastly, on behalf of the applicant, we have Alex Tarnovsky, who again came here from Chicago tonight.

On behalf of these two applications, we're here before you on an application seeking site plan approval that would allow for the construction of a new eight story 33 dwelling unit. Mid-rise residential development with 69 parking spaces located at 9919-9927 and 9955 East Bay Harbor Drive. By way of background, this property previously had site plan approval in March 2018 for a 35-unit residential development that was approved by the PB. That approval expired in September 2019. You're probably pretty familiar with this site because it came back in February 2021 and 26 units were approved by the PB. This approval is still valid. However, just like the prior project, the

property was sold after the last approval and the applicant is here before you to update and enhance the project that was previously approved. So if approved, this application would replace and supersede the 2021 approval.

This is a waterfront site comprised of three plotted lots that are approximately 33,752 square feet. All three lots are currently vacant. The property has a future land use map designation of medium high density residential, and the property has a zoning district classification of RM one. To the north is the Anchorage condominium.

To the south is the Harbor Park condominium. To the east we have Indian Creek waterway. And then to the west there's a series of developments including the new Bay Harbor town homes, which is a three-story development as well as a two-story development and three one story villas. Based off of the lot size 26 dwelling units would be allowed at the maximum base density of 34. Dwelling is an acre and therefore seven TDR units are required. As part of this application, the application was presented to the DC on September 20th where it was recommended for approval as part of this application.

In addition to site plan approval, we are seeking approval for the enhanced architectural articulation and detailing of the building facade and Lua providing the breezeway. This was the same condition that was approved as part of the 2021 approval. However, we think that this project better articulates the facade, particularly on the rear of the project, which CO will speak to shortly. We're also seeking approval for tandem parking pursuant to section 2330 F. There are 69 spaces being provided. 44 are tandem and 23 are standard single spaces. No mechanical lifts are being provided. 66 parking spaces are being required based off of the number of dwelling units being provided because there are three lots.

Three visitor parking spaces are required pursuant of the code. And technically those three spots could be counted towards the 66. But this project decided to provide 66 solely for the residents and provide three separate visitor parking spaces. So a total of 69 spaces in total. Also, we're asking for approval for screening of the parking garage, similar to the last project. That'll be providing the aluminum cladding that again CO will speak to. So unless there's any

questions, I will turn the application over to Garp.

MR. KARP: Hi, my name is Kobe and if you give me briefly so I can just take you through the project quickly. This is the facade of the building. This is the facade from the street. And what you can see is that what we're trying to do is break it up, having foreground, stepping back and stepping back and working with your staff diligently on this. This is the parking layout and as was mentioned, no lifts are being proposed. This is sort of an interesting plan. If you remember the previous plan, this breaks it up. So we have the corner balconies and terraces and then we, it's kind of a butterfly plan that breaks in the middle and in, because the water wraps around and we're wider to the street. So we broke up the building into multiple components towards the street. So it breaks, goes in and then comes out and then steps back towards the corners.

We use that as the pink is the outdoor terraces, outdoor rooms, outdoor living rooms in this size. The notion is that you come, you get dropped off and then you have a living space where people can receive you and then you can go to the

private elevator. Here is the butterfly plan that opens up. You can see how the units then have the outdoor living rooms, if you will, off of the living space. And also in the middle, there used to be one long balcony. We broke it up in two, three corner balcony on the left. Corner balcony on the right and one in the middle. We did that going up and down the building. So the butterfly plan allows you to have a corner terrace facing the water. And then because the water curves, the building before was just parallel the previous design.

So what we did is we broke it apart into angle and then flat in the middle and then gave us the corner balconies. I don't know if you can see it right here are the corner balconies and then another corner bal board. Before it was just one linear and then one middle on the corner on this side. And then of course towards the street. We also broke it up in the middle and then stepped it one, two, and three going back. And it also angled the walls. The walls are angled along the property line as you go up the building. So it creates an opportunity for a rooftop pool areas, one to the right, one to the lift. And then a common pool area in the middle. Everything is screened, all the air

conditioning is all screened and hidden away. And then that's the screening that we are proposing for the project.

But to be more specific, oops. What we did is trying to go back, but for some reason it does not. Let me go back. I guess I'm just trying to go back to the first page for second is that we created along the water the and i plunge pools, summer kitchen, one on the left, one, one on the north, one on the south. And then give you, thank you so much and then give you the ability to walk through or give you this blow up. It's a little bit better to see the relationship to the street and how we are breaking up the building. Noting it, carving it in and out. And then we also have, thank you here. This is the ground level landscape plant that shows the not out for the unit right here. And then the other unit on the other side has a drop off.

And what we try to do is screen it with landscaping. So it kind of has a drop off that is more private with a pedestrian entry that brings you to the lobby. And what are you saying about the drop off for the units in the back? I'm sorry. So right here along the water, if I live in the building, I can come downstairs and go to the bay

and get picked up by a paddle or a kayak or a jet ski or a boat. But the lanai unit has a private a pool with a summer kitchen right here for this lanai unit and for this lanai unit.

So that creates the private gardens along the water. Do you have five pools in this building? I have one, two, private down three, four, and five. Yes. Five. Yes. And yeah, so what happens is that this is the roofed up again. So what happens is that, you have a private pool here. Private pool here, and then a common pool over here and all the mechanicals being screened off and then landscaping on the rooftop as well. And then we have, ah yes, the material boards, again, like -- Geez.

MS. ADLER: How many feet is this building?

MR. KARP: Huh? Oh, it's --

MS. ADLER: How high is this building?

MR. KARP: Same as the other ones, 75 feet to the roof.

MS. ADLER: Plus, I see, like, nine stories.

MR. KARP: I have seven residential plates, and then I have one ground level of parking that is covered.

And that's where we're at on this. Again, the materials are the wood and the stone and --

MR. HURWITZ: What are the ceiling heights?

MR. KARP: Everything being hand covered --

And with that, I'll be quiet, unless you have any more questions or suggestions.

MR. BEBCHIK: So what was the issue with the breezeway? There was an exchange for not doing the breezeway. I read in the report that there had to be some embellishment. Is that kind of what --

MR. KARP: Ah. So there was a study that I did based on the comments. What we did is we have the corner living room here, we have the middle living room here. And so separately, what we did is we took the aluminum treatment here, and I studied it separately to create more of a separation of the corner treatment here and the corner treatment here, and more define the center. So there's three separate individual pieces, more so. It was part of the comments that Michael gave me -- To be fair to him, I just showed it to him now before --

MR. HURWITZ: Sorry, one second. The presentation here doesn't -- that's not what we're looking at.

MR. KARP: Right. The presentation that is in front of you is this, and what I was studying is this. But this is the presentation that I was

studying with the shade and shadow on the facade.

MR. BEBCHIK: So our business -- requirement, how does that work? It's a requirement for every multi-family building?

MR. RUIZ: No. For buildings with more than 120 feet in width, you're required a breezeway. In lieu of the breezeway, the code says you can provide enhanced architectural articulation and detailing. And that was what was provided as part of the 2021 approval, was that in lieu of the breezeway, they did enhance architectural articulation and detailing. What we're doing now with the project, we're coming back, and we believe what is being proposed enhances what was already done. On the front facade facing Bay Harbor Drive, it was a U. Now, there's a lot more movement to the front of the building. And on the rear, it literally went across but for some balconies. So now you're getting that movement along the rear as well.

MR. HURWITZ: Can I make a suggestion or a question for consideration? We're referencing approvals that we don't have in front of us and are relevant, I think.

MR. KEAN: Which approvals?

MR. HURWITZ: We're referencing improvements to some other project that's not before us. It was already approved, fine. But again, I think we should focus, just to keep it clean, on the project that's being presented, because I don't know what the other project looked like and whether it's better or worse. And it doesn't even make a difference because we're not here to choose, right? This is what's being presented.

For Michael, maybe you can just -- For our purposes in the public, the breezeway requirement is over 120 feet, and that's typically two lots, or --

MR. MILLER: It's more like three or three plus.

MR. HURWITZ: Three plus lots. So when you start to get more than -- This is a three-lot project. The requirement is that you have a breezeway. Technically, that breezeway is defined as what?

MR. MILLER: The code describes the breezeway as a break in the building. If you're below 45 feet, you do not have to provide that. But the idea was when you have a very large building mass, that you break it up a little bit. And if you look out

the window, and I know there's no window right here, but the building at West Bay Harbor Drive on the water, right at Kane Concourse, is the perfect example of the breezeway --

MR. KEAN: It's a proper breezeway.

MR. HURWITZ: But the proper breezeway, just so everyone understands, was front to back.

MR. MILLER: Right, front to back.

MR. HURWITZ: Like air coming through, front to back, the entire length of the building?

MR. MILLER: It says it's supposed to be 20 feet minimum with --

MR. KEAN: --

MR. HURWITZ: 20 feet minimum width.

MR. MILLER: You can have walkways across --

MR. HURWITZ: You cannot.

MR. MILLER: You can.

MR. HURWITZ: You can. And glassed in, you can.

MR. MILLER: That's an option.

MR. HURWITZ: Open to interpretation.

MR. MILLER: It's supposed to --

MR. HURWITZ: And how high up?

MR. MILLER: To the top of the building.

MR. HURWITZ: So for example, the project we

saw before had a breezeway that we felt, at the time, that's why it came back today, that it didn't really -- They can offer, which they are offering, architectural embellishments to earn the board's support of not having the breezeway. So that's the question at hand. The one that we just looked at before, last time we were here, I know you weren't here for the first round, but that's why they brought the breezeway.

MR. KEAN: Also, a triple wide.

MR. HURWITZ: It's at least 20 -- Yeah, which was at least 20 feet wide. I don't remember how -- but it went up only, like, two stories. So they took it up another story to try to get more support of a proper breezeway front to back. We've also approved ones that were glassed in because it created that visual requirement --

MR. KEAN: Right. It's a mess.

MR. HURWITZ: -- and that kind of thing. And I think the applicant today is proposing that there's enough articulation in the overall building with the butterfly footprint that there really is no breezeway at all. That's the question.

MR. BEBCHIK: But the code requires it all the way, like a literal break in the building all

the way to the roof?

MR. KEAN: Well, we don't have that --

MR. HURWITZ: Other than a board approval of enough architectural significance and embellishments otherwise to the breezeway or other sections of the building that you say, we don't need that.

MR. MILLER: Yeah, the original breezeway code was the traditional break, the physical break. When we rewrote the codes 20 years ago after all the studies, the board at the time wanted the ability, and there was a request from the designers as well, to provide an alternative to that, that you didn't always have to just break the building. And the board has seen lots and lots of different requests. Some you like, some you didn't like, you make them go back and play with a little bit. But the idea, again, is we don't get big boxes, that you have a lot of articulation and break up the big massing.

MR. BEBCHIK: Got it. And the articulation in this one before us now, is the butterfly plan, or is it the vertical things, or a combination?

MR. KARP: It's a combination. So what we did is, towards the street, we broke up the building,

and we made the deep recess. Then towards the water, what we did is we did a few things. Specifically, by having it as a corner block, and another corner block with the corner terraces, it allows us also to move the building in and have a greater -- setbacks because we don't need to have the separation in the middle, which would then be connected by the staircases, because this is the staircases that you would have in the middle.

So we saw this an opportunity, and we met with staff, and we took it to DRC and everybody seemed to like it. It allowed us to really create a corner building, a corner building, and a middle building. So we broke it up into three instead of having the two with the breezeway in the middle. People liked it, and then came along and said, "Why don't you also change the footprint of the building? Because the building that was there before was straight." And so we broke it up into the butterfly plan, as we call it, because it's angled here to go along the water, and it's angled here, and then it's straight here. And then in here in the front, it has a notch to come in where the entrance is, and then it steps back to each and every corner.

So we started to like that for this site. And

it also made it very luxurious because it created huge outdoor living rooms, which are obviously very important. It gave us a corner plunge pool. It gave us corner living rooms here, cornered plunge pool. Gave us big living rooms in the middle with the amenity area on the roof right here. And then this unit has its own private terrace, and this unit has its own private terrace.

MR. HURWITZ: Kobi, I'm sorry to interrupt, but the butterfly plan which you're describing, I think one of my questions is that the sections that are supposed to be articulating are actually outdoor balconies, so --

Yeah, and in the front too. Yeah, maybe more so in the back. But when we talk about the 80% rule in homes, where something is a two story vaulted, it still reads that mass, here at least. And you look at the back, I'm just pointing out that while in plan it looks like you've got this butterfly happening, it still sort of reads relatively more square because those balconies go from top -- You know what I'm saying? It's not empty space.

MR. KARP: Yeah, unless you look at it, like here on the corner, then here it looks --

MR. HURWITZ: You can kind of see through,

right. Yeah.

MR. KARP: And that's what happens. This building in video is very dramatic because as you move along the water, this becomes open to the outdoor elements, and your glass stops here, and your glass stops here. Same thing also in the front. The building has a deep recess, has a vertical, and then it has a step and a step and a step. So that's why we liked this direction quite a bit, and we felt that it can be quite nice. And architecturally, it allowed us to create an opportunity to even break the building up even further by taking this pattern design of the wood and bring it down here to define the corner unit quite a bit.

MR. BEBCHIK: I hear you, Kobi, what you're saying, but at least I'm not buying that the -- Because what you're gaining here in the project is square footage. Because you don't have to have that breezeway, you can have more square footage, more units, more -- level space. But to me, the trade off, I don't really see -- I see the details you're describing, but to me, the embellishment and what you're adding to the project, I don't really see the signature Kobi Karp like the last project or

projects you came before that, at least to me -- give that waiver or that, okay, let's not have the true breezeway for what you're describing. That's my opinion. And I'm trying to be practical here because it's 9:30. So if everyone here is aligned that this doesn't really meet the breezeway, let's be practical so they can at least come back and present something. But if everyone else feels you're comfortable, then let's continue the conversation.

MR. KEAN: Janet?

MS. ADLER: I'm not comfortable at all with this.

MR. HURWITZ: What are your concerns or thoughts?

MS. ADLER: I think that I've seen so much of your work recently that although you can romanticize with words, butterfly, people passing by don't see butterflies. What they see is a massive building on East Bay Harbor Drive. This size building, it's too tall, number one. It's too dense. It doesn't belong on that piece of property, and it doesn't say Kobi Karp. It just doesn't. So I wouldn't approve this, but I'm just one person.

MR. KARP: No, your comments are well-taken,

and I'd like to make it a Kobi Karp for you, Janet. That's my intent.

MS. ADLER: I look forward to seeing your buildings.

MR. KARP: So let me ask you a question, because the previous building did not have the penetration in the middle, and this building does not have the opening in the middle. And what we get, Alan, is that if you put the opening in the middle, by closing it as we are proposing with this plan, we have greater setbacks on the corners and on the outside. So having this whole side open up on both sides, it creates a much more open space.

I don't mind working on the facade and making it more like we did the previous one, but I do believe that having the building read three separate buildings, a corner, a center, and a corner, and maybe I need to emphasize that more, would be more dramatic, kind of like what we did on the last design.

MR. HURWITZ: Kobi, it's interesting. And Wes, maybe before I speak, let me track you and see how you feel about those two comments that were made, because I think if you agree, then we can kind of wrap it up.

MR. BEBCHIK: I agree about the approval but for different reasons maybe, because I do think the breezeway, as a stamp rule, over 120 feet in a breezeway is not necessarily the right way to approach designing these buildings. And I understand what Kobi's saying, that by creating the void in the middle, it naturally pushes you to the edges, which could be bad for the neighbors too.

But I think, to Steven's point about the size of those balconies, we're kind of getting that anyway because of the size of those balconies. And I wondered if by reducing them, even if slightly, could we eliminate that corner column, which would be amazing, and you would get more of this effect of these floating balconies that is actually a very art deco thing in solid, not in glass.

But the other thing I wanted to point out, speaking about glass, is that glass has a certain reflectivity that other massing materials, etc., don't. And so there was the vertical materials, which I actually almost prefer the building with less of that stuff. I think it makes sense at maybe the ground level, where you have the lobby and things, but I don't know if I would carry it up because the reflectivity of the glass would

actually de-mass the building, almost in the way the Surf Club does. And I know that's one of your projects too, Kobi.

And the last thing I'll say on the glass is that in the renderings, it's rendered as this very, very clear, almost like a Starphire clear glass, which I think is what you did over there. It would be important to do that here too, I think, for this specific design. Not the green kind of iron glass, but something very, very clear.

But did it make sense what I was saying about the verticals, I think?

MR. KARP: Yeah. I think I hear you, and that's why I went to look at the plan. And I think that I can easily accommodate your desire to rid of this vertical column here and here, which would hide it inside the building and allow me to have more of the horizontal translucent corner in there, yes. And I think I can do that.

MR. HURWITZ: I wanted also to just mention, on synthesizing some of this -- And I've learned this from my colleagues who are obviously professionals in the field. I play one on TV sometimes, but -- The things that are in the code, for example, the breezeway, what ends up happening,

if everyone really follows it perfectly, then you end up having these buildings that all look the same, and they have a cutout in the middle that goes all the way up, and it's really not very interesting. So my immediate reaction to the building was there's no breezeway. And I'm candidly not buying, like everyone else is, that there was enough going on. But I would say that I would be very open to, and really would love to, buy into something that was so significantly different, where you really did create three things, and there was maybe no breezeway, but it really accomplished.

So the board is challenged with this idea of it's got to be really special or pronounced enough that we say, okay, it's not a full breezeway. And we've done that a gazillion times. I don't think this is one of them, but I'm not pushing you back to go give us a proper breezeway either, because if we can accomplish -- And you've said this many times, that we're supposed to be promoting unique and different and cool architecture, and not just boxing people in. So we have these codes that point people in certain directions, and it's only when architects really reach and overcome that 80-20 rule in an amazing way, you're like, "that's why we

did that," and not just checking the box.

But I think it's hard because it's a development. It's got to have the density to make sense to pencil out, and we get that. But the biggest thing that people want from us, I think, from the community, is to be the gatekeeper of if you didn't have that many units and if you didn't have that kind of density, you could do something really special. As you know, I don't think this board has been anti-development in any way, but that's really what we're fighting up against.

So it's not like, "Hey, it's too big. Hey, it's too dense. Hey, it's too many units." But the reality is, if you could adjust that some and do something really ridiculously special, I don't think I, for one, require a breezeway. But this wasn't enough to be like, "Oh my God."

MR. BEBCHIK: I'm on the same boat. It's not like --

MR. HURWITZ: Sorry for the long winded --

MR. KARP: That's good, Steve. Thank you.

MR. BEBCHIK: -- but we would like to see a better articulation of your vision.

MR. KARP: Okay. I got it. And I think I can do that. Can you --

MR. HURWITZ: And as always, the work is incredible, and we love it.

MR. KARP: Thank you.

MR. HURWITZ: It's just I think it's a challenge what your assignment was and --

MR. KARP: That's fine. I accept it. And I think what we are saying, if I can just reiterate it together, is that we are looking to create corner, one building, second building, and a third building, well-defined, completely separate, with the translucent materials, without the columns, and to give it a punch, kind of like what we did in the front, that defines the three individual buildings. And maybe what it means is there is an architectural statement that separates this one and this one from this one here in the middle, and then really creates that breakup in the middle.

MR. HURWITZ: I mean, we've never really seen that, where in lieu of -- We've seen deviations and variations of the breezeway, that it was balconies coming through, or glassed in, or not quite all the way high but really looked cool. So if you could accomplish this three building concept, I think that would be a cool, like, you did it, right? But I also want to mention, just for me, I actually am

buying more of the back and having those three elements then I am, however you described it, much better than I could, in the front because I think that there's just a lot of articulation, but it's not clearly defining three buildings in the front. And I'm not saying you have to, but it's just back and forth and back and forth. And that, to me, is not what the code was suggesting of breaking up that mass with the breezeway by just having one, two, three, four, in and out, in and out, in and out.

MR. KARP: Thank you.

MR. HURWITZ: And it still reads like a big building in front.

MR. KARP: Yes. What's going to happen -- because I'm going to define this corner and this corner a bit more exposed and taller, if you will. And this horizontality and silver, like we said at the Surf Club, all open. And then here in the front, again, I think you are correct. We'll get rid of some of the landscaping and create the definition of one, two, and a third one in the middle. I now might actually need to do face on facade looking image of what it would look like from the street. That would give you the maximum

impact on it. And that's probably what it needs on both of them. But I think I got enough instructions of what I need to do to make the changes and modifications and come back in front of you on that.

MR. MILLER: Mr. Chair, before you take any action, it would be appropriate to accept the staff report into evidence.

MR. BEBCHIK: Yeah, we want to accept the staff report in evidence without any objections or conditions.

MR. KEAN: Sure.

MR. MILLER: Okay.

MR. KARP: Take two, your honor.

MR. HURWITZ: Okay, so just one. I think, Francis, you wanted to speak on the item, and then I think we need to do a motion to defer. Is that appropriate?

MR. KEAN: You can do that.

MR. HURWITZ: Okay. And then you guys can wrap up. Sure.

MS. NUHUT: Francis Nuha, 1060 K and Concourse. If you're wondering why I'm always here, it is because I'm a taxpayer, and I pay a lot of money, and I'm getting a 33% increase in my

buildings. Okay? That's to start.

The other thing is, I might be misunderstanding, but you are more than just a design review committee. You are approving building permits. You issue them building permits. Whether it goes to council or not, this is what's approved. And on this moratorium that we're having on Thursday, it says that this moratorium is for the issuance of new building permits. So you recently just approved all these building permits. There's no discussion on any of this. And including the applications by the design review, which you mentioned, can we put in the staff report of Mr. Miller, because that's an application. So these are already being passed before they're even brought to the council for TDRs, for the parking. I guess you approved the stack -- What is it called? These --

But more importantly is what's going on here. And my perfect example is Church by the Sea because they're a tremendous impact to our town. Number one, it was approved as a Brownfield Site. This is after it was sold to Ocean Cadillac, and it's in Miller's report that it's a contaminated site.

MR. HURWITZ: Are you talking about this application? Because that's the one you signed up

to speak on.

MS. NUHUT: Yes, I am, because -- No, no, but I want to just tell you that --

MR. HURWITZ: Okay, so maybe just bring it back to here, then. That'd be great.

MS. NUHUT: They talked about sewage problems. They talk about the water. All these things taxpayers pay for, not the developers. They don't even have variances. We don't even have the right to talk because you are talking for us, and you are approving these projects, and they're very expensive, and they're not giving back. Years ago, if somebody wanted a breezeway or eliminate a breezeway, they would have to give something for that, a park or something. These TDRs, we never see the money. Never. And it's missing anyway because it's when -- the other town attorneys, whatever, in escrow account. We still don't see the money. 4.1 million, where is it?

But more importantly is this so-called breezeway.

As I recall, you were the planning zoning committee previous to that, and you approve -- Maybe not you, but the other three. And you approved this church. Maybe not you either. I don't

think so. But I just want to say that that breezeway, they exchanged for the breezeway -- They didn't have to have a breezeway, if you notice on Church by the Sea, for the exchange of the breezeway, they were not to put a stairwell in the front, and they were supposed to have on the side the entrance to the church.

MR. HURWITZ: Can you please wrap up your comments?

MS. NUHUT: I'm just saying, you have no control here, and you're approving building permits.

MR. HURWITZ: Okay. Thank you. Just so the public understands, we don't approve building permits, and this project isn't being approved tonight either.

MS. ADLER: I would like to apologize to Kobi.

MR. HURWITZ: What's that?

MS. ADLER: Yes, I -- No, that's okay. Francis.

MS. NUHUT: Are you sure? Because I -- differently.

MR. HURWITZ: Yes, I'm pretty sure we don't approve building permits.

MS. NUHUT: Is that true, Mr. Miller?

MR. HURWITZ: Michael, do we approve building permits? Is this -- Okay.

MS. NUHUT: --

MR. HURWITZ: Thank you so much. Thank you, Fran.

MS. NUHUT: Okay.

MR. HURWITZ: Thank you.

MS. NUHUT: Thank you.

MR. HURWITZ: Appreciate it. Sorry, go ahead.

MS. ADLER: I just want to apologize to Kobi.

MR. HURWITZ: For?

MS. ADLER: For saying that it was too dense. I'm looking at your project, and I'm thinking to myself that what I really meant to say was it's two square. I would love to see some angles. And perhaps you could take that middle building -- I'm not an architect, but I would love to see some angles as opposed to something that's so clear.

MR. KARP: No, Janet, I sympathize with you 100%. I like the angles very much. I came from the original design that was previously approved here. We don't want to talk about it, but it was straight across. And I broke it up into three pieces, and I made the curves. But I'll come back to you with it,

and it'll be much more dramatic on what it is that we discussed.

MS. ADLER: So my apologies --

MR. HURWITZ: Thanks, Kobi.

MR. BEBCHIK: -- I would like to make a motion to defer --

MR. HURWITZ: He's a perfect gentleman, and you can't hurt his feelings. He's way too good.

Go ahead.

MR. BEBCHIK: I would like to make a motion to defer the project.

MR. HURWITZ: Looks like you have something you want to say first, and then we'll make a motion.

MR. RUIZ: No, if you're going to make a motion to defer, we respectfully request to be deferred to the December 6th meeting.

MR. BEBCHIK: You can defer whenever --

MR. HURWITZ: We don't schedule that. The town schedules that, so we don't have control over --

MR. BEBCHIK: As long as we can get an agenda, do all the requirements --

MR. HURWITZ: You can submit, and as long as they can notice it and those sort of things, we're

not in charge of that.

MR. BEBCHIK: I'd like to make a motion to defer.

MR. HURWITZ: All in favor?

GROUP: Aye.

MR. HURWITZ: Opposed?

Thank you very much. Appreciate your time. Thanks a lot.

Motion to adjourn is seconded. Oh, sorry.

MR. BEBCHIK: We have minutes, but before we do, I don't know, how can we ask town council -- Because we've been six board members for quite a while. It would be great if we can have a vote on seventh member because there's many times we're just four here, and having more people really enriches the discussion. I'm not an architect, I'm an engineer. But I would really like for us to have one more architect. I don't know if anyone has suggestions, but that the town council uses one, someone with an architectural background to be --

MR. RUIZ: And maybe as a professional, they don't have to be a member of the town.

MR. BEBCHIK: Yeah, they don't need to be in the town, but at least to be an architect.

MS. LASDAY: We've not received any

applications. We keep advertising for it. So hopefully people hear you.

MR. HURWITZ: And by the way, I would also encourage -- once upon a time, I found a really, really good architect to sit on the board. And I asked him if he would want to put his application in.

MS. LASDAY: That would be helpful. Did you hear of anybody?

MR. HURWITZ: And I encouraged the town to appoint him. And that's him. So if anyone knows people that might be interested, it's incumbent upon us too. I'm making a joke, but not everyone comes and applies. So maybe we --

MS. ADLER: Matthew is an architect.

MR. HURWITZ: Matthew is an architect, correct. But again, just food for thought. It might be helpful -- would be great if people in the field -- We have one vacancy, and we're waiting for an appointment. Is that what it is?

MS. LASDAY: We have one vacant seat, and it has been advertised repeatedly. We just have --

MR. HURWITZ: Just don't have applicants?

MS. LASDAY: We have no applicants.

MR. HURWITZ: Okay.

MR. KEAN: How many are we?

MS. LASDAY: Six. You need a board of seven. You have six.

MR. HURWITZ: Yeah. Okay. So maybe if we have any ideas or thoughts, that would be very helpful. And are there certain conditions for that person that's missing? Do they have to be a resident? Do they have to be -- Or is it open seating?

MS. LASDAY: There's a combination that's that's allowed, I believe. There's a resident, and there's also people who don't live in the community, but they're professional architects. There's different criteria that can be used. And also, the council has to prove them by a certain amount of votes, as well.

MR. HURWITZ: Can you guys let us know, based upon the current, what we need, so we can maybe help try to find an applicant?

MS. LASDAY: We will send you the section of the code tomorrow.

MR. HURWITZ: The section's fine, but it's also, we all fill certain seats, right? I'm saying that we can read the section, but it won't tell us which --

MS. LASDAY: Yeah. But let me just take a

look at it with my -- let me review it tomorrow, and then we will send you something tomorrow.

MR. HURWITZ: Like I'm a dummy resident, but I'm not an architect. He's an architect. He's an architect but doesn't live in the town.

MS. LASDAY: Exactly.

MR. HURWITZ: Correct.

MS. LASDAY: I understand. Let me just --

MR. HURWITZ: I just want to know what that seat would be.

MS. LASDAY: We will take a look at it and send it over to you.

MR. HURWITZ: Maybe we can help find some people. Thanks so much.

MS. LASDAY: Thank you.

MR. HURWITZ: Thanks for everyone being here so late too. We really appreciate it.

MR. KEAN: -- minutes.

MR. HURWITZ: Anyone have a --

MR. KEAN: --

MR. HURWITZ: No, that's fine. Does anyone want to make a motion on minutes?

MS. ADLER: Let's make a motion that we pass the minutes.

MR. HURWITZ: Okay. A second?

MR. KEAN: Second.

MR. HURWITZ: All in favor?

GROUP: Aye.

MR. HURWITZ: Okay. No. Okay. We're adjourned. Thank you.

* * * * *

CERTIFICATE OF REPORTER

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rufo Lyons, Court Reporter, certify that I was authorized to and did report the MEETING Bay Harbor Islands Building Dep; and that the transcript is a true and correct record of my notes.

I further certify that I am not a relative, employee, attorney, or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorneys or counsel connected with the action, nor am I financially interested in the action.

Dated this 17th day of NOVEMBER 2022.

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RUFO LYONS, Court Reporter

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