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
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154

QUASI-JUDICIAL PUBLIC HEARING

June 6, 2023
7:00 PM

AGENDA

CALL TO ORDER: At approximately 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a pre-cast concrete wall for "Brian & Brittany Riemer" located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing a 7ft pre-cast concrete wall along Kane Concourse. The code requires that if portions of fences or walls abut a street, the specified design mandates are listed in Section 23-22(i)(5) that limit solid opaque portions and require non-opaque (open) decorative designs to avoid the appearance of large expanses of a solid wall surface. The code states "The DRB may grant exceptions to the criteria for specific sites based on creative and compatible design solutions and location issues. Enclosed please find the survey, letter from the owner and picture on the proposed wall. (Item #1)

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

2. Request for approval for a facade modification for "Baby Luna" located at 1155 102 Street, Lot 11 of Block 5. The property owner is proposing to renovate the 10 interior units but, also including changing the existing doors and windows (same size / shape). However, 8 units of the 10 (NIC #105 / #202) have a noticeable exterior facade modification to the entrance of some units. The proposal is to remove the existing sliding glass doors / existing main door and construct a new French door with an integrated new main front door almost flush with the existing common walkways in the complex. Enclosed please find the site plan and elevations. (Item #2)

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

3. Request for approval for an addition to an existing single-family home for "Alexander Galsky Trust" located at 1271 95 Street, Lot 9 of Block 31. The owner is proposing an addition of 742

sq. ft. The expanded home will have 4 bedrooms / 4 baths and no garage. The new total square footage will be 3,549 sq. ft. Enclosed please find the site plan and elevations. (Item #3)

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

4. 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, and March 7, 2023, 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 #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 10270-10290 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes of the meeting held on March 7, 2023 and April 11, 2023. (Item #5)

6. Discussion item to possibly change the August 1, 2023 scheduled meeting date to a later date in the month.

7. Discussion regarding possible DRB review of construction compliance with approved plans. (Sponsored by Chair Hurwitz)

ADJOURNMENT: Approximately 10:00 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
June 6, 2023

ITEM NUMBER: 1.

ITEM: Request for approval for a pre-cast concrete wall for “Brian & Brittany Riemer” located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing a 7ft pre-cast concrete wall along Kane Concourse. The code requires that if portions of fences or walls abut a street, the specified design mandates are listed in Section 23-22(i)(5) that limit solid opaque portions and require non-opaque (open) decorative designs to avoid the appearance of large expanses of a solid wall surface. The code states "The DRB may grant exceptions to the criteria for specific sites based on creative and compatible design solutions and location issues. Enclosed please find the survey, letter from the owner and picture on the proposed wall. (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 9625 BVT SFR Wall DRB Staff Report May 24 2023
2.	9625 Brdv Terrace DRB Set 6.6.2023

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 MJM
Consultant Town Planner

Date: May 24th, 2023

Subject: Construction of a 7' Pre-cast Concrete Wall along Kane Concourse
Waiver of Design Criteria – Request for Solid Wall (Sec. 23-22(i)(5))
Existing Single-Family Residence
9625 Broadview Terrace (Lot 8 / Block 30)
Bay Harbor Islands Acct. No.: SPR23-000020
MMPA Acct. No.: 01-0702-1166

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the applicant's submitted plans and justification narrative, 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 solid seven (7) foot tall pre-cast concrete wall along Kane Concourse in lieu of the Code required wall design (partially solid allowed / partially more open required along streets) at an existing single-family house located at 9625 Broadview Terrace.

ISSUE

The Code requires that if portions of fences or walls abut a street, specified design mandates are listed in Sec. 23-22(i)(5) that limit solid opaque portions and require non-opaque (open) decorative designs to avoid the appearance of large expanses of solid fence or wall surfaces. The Code states: "The DRB may grant exceptions to the criteria for specific sites based on creative and compatible design solutions and location issues". The subject site directly abuts Kane Concourse at the closed Broadview Terrace intersection. Due to excessive noise / visual impacts from vehicles on Kane Concourse, and privacy / security issues with bicyclists & pedestrians traveling along the Kane Concourse sidewalk & Broadview Terrace, the owners are desirous of replacing an existing 4' tall wood picket fence with a solid pre-cast concrete wall with landscaping (hedges) in the required 2' setback facing Kane Concourse. A maximum 7' tall fence / wall height is allowed along Kane Concourse. The owners argue that other similarly located single-family homes adjoining Kane Concourse have solid walls for the noise / visual screening (6' max. height allowed elsewhere).

BACKGROUND:

The above single-family home located at 9625 Broadview Terrace was acquired in May 2021 by new owners (M/M Brian & Brittany Reimer). The owners have been making improvements to the house / site since that time. In December 2022 the Design Review Board approved an application to convert the current two-car garage into a bedroom / bathroom / laundry room.

Applicable Code Sections - Request for Waiver of Wall Design:

Regulations governing Walls and Fences are under Sec.23-12 (22):

Section 23-12(22)(b) *Maximum height of walls or fences; placement restrictions.* No wall or fence may be erected or maintained in any setback areas on any lot in the town higher than six feet above the average finished grade of adjoining lots, **except privacy walls or fences abutting Kane Concourse may be seven feet; all heights measured from the ground at the base of the wall or fence to the highest point of the wall or fence and shall in all cases be uniform and follow the contour of the land**. Minor variations in the height of portions of walls, not to exceed four inches in any ten-foot section of a wall, may be permitted due to changing slopes of lots. The town may approve decorative columns with a height not exceeding one foot higher than the wall or fence. 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.

Section 23-12(22)(i) *Minimum design standards for walls or fences.* The design of any wall or fence shall comply, at a minimum, with the following design standards:

1. If walls are to be stuccoed, they must be finished and architectural features shall be required on both sides of a wall (facing interior of lot as well as any adjoining lot, street or waterway). Plain walls with large unbroken surfaces shall be prohibited. The architectural design of the wall/fence shall be compatible with the main building architecture.
2. The use of brick, stone, coral, glass block, metal or other decorative material is encouraged.
3. The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot.
4. If any wall or fence is to be constructed on a common property line, all improvements including support structures (footers, etc.) shall be placed on the applicant's property and may not encroach onto any adjoining owner's property, without the adjoining property owners written consent.
5. **For those portions of walls/fences within the front setback area (adjoining any street), the following additional design standards are established to avoid the appearance of large expanses of solid wall/fence surfaces:**

a) A maximum of three (3) feet of solid opaque wall/fence surface above grade shall be permitted, except as provided hereinafter.
b) The balance of allowable wall/fence height up to the maximum heights may be constructed of non-opaque material such as wrought iron, aluminum, decorative open weave concrete or clay products, glass block and similar materials.
c) Not more than 75 percent of any such overall wall/fence surface shall be opaque. Notwithstanding the above, portions of solid walls/fence surfaces not exceeding eight feet in width may be permitted for screening of parking areas, provided the design of the exterior surface of the wall/fence facing a street is approved by the town.
d) The design review board may grant exceptions to the above criteria for specific sites based on creative and compatible design solutions and location issues.

The Town recently received a Building Permit application wherein it was noted that the proposed wall design did not meet some of the above noted design regulations. After discussions with the owners, they decided to seek an exception from the DRB per Sec. 23-22(i)(d) so that the entire wall could be solid to better block the vehicular / pedestrian noise / visual impacts from Kane Concourse. The existing wood picket fence was built prior to the current Code requirements being adopted and is "non-conforming". Large hedges are proposed to be planted in the 2' setback between the wall & Kane Concourse property line. On 5/09/23 the Town received a Site Development Plan application for the construction / installation of a 7' tall **solid** pre-cast fence along Kane Concourse, which requires DRB approval. The owners are also seeking to replace the existing 4' tall wooden fence along the east property line with a solid 6' tall wall, as allowed by Code (no DRB action required). However, as to the design of the wall fronting Kane Concourse, in lieu of the more decorative wall design required, the owners are seeking an exception from the Code criteria to construct a solid wall to buffer the roadway impacts.

The plans were reviewed by MMPA / Town staff for consistency with the Town Code / FBC requirements. Comments were given to the applicant. Again, the proposed 7' tall solid pre-cast concrete wall along Kane Concourse meets the allowable height requirements but does not meet the Code wall design requirements for such structures along Kane Concourse; therefore, an exception is necessary.

PROJECT DESCRIPTION / SUMMARY / RECOMMENDED CONDITIONS

The applicant is requesting a Design Review Board (DRB) Code exception approval of a modified wall design for a proposed 7' tall **solid** pre-cast concrete wall along Kane Concourse (6' tall in other locations). The proposed wall along Kane Concourse meets the allowable height requirement but does not meet the design standards established to avoid the appearance of large expanses of solid fence / wall surfaces. The applicant is requesting an exception for the wall design per Sec. 23-22(i)(d). The owner's desired wall design appears as a simple column post / slide-in panel design. Little architectural detailing is proposed such as enlarged columns, a cap, textured panels. This is a very visible location in the Town; therefore, MMPA believes some

additional architectural features should be considered, even though a large hedge (min. 3.5' tall at planting) is required and will eventually grow taller. Lastly, a similar hedge species to what others have planted along Kane Concourse would create an attractive common streetscape appearance (cocoplum / podocarpus / clusia).

The following conditions of approval are recommended:

1) This approval is based on the applicant's marked-up survey and engineering drawings prepared by Milton Cubas, P.E., with any modifications required by the Design Review Board (DRB). The owner's intent is to build a 7' tall solid concrete wall along the Kane Concourse frontage and a connecting 6' tall solid concrete wall along the east property line. Any future modifications to the agreed upon design plans shall be reviewed by Town staff and may require re-approval by the DRB if felt to be substantial.

2) Per Town Code Section 23-22(i)(d) the Code allows the Design Review Board (DRB) to grant exceptions to the normal fence / wall design criteria for specific sites based on creative and compatible design solutions and location issues. This site is located adjoining Kane Concourse, a heavily traveled arterial roadway. An elevated 8'+/- wide public sidewalk exists adjoining their property next to the westbound roadway travel lanes. MMPA notes several other similarly situated single-family sites have been allowed to construct a solid wall, although with more architectural detailing, facing Kane Concourse. It is believed all / some of those other solid walls were built prior to the current Code requirements being adopted. MMPA recommends the DRB consider requiring some additional wall design upgrades. If the DRB does not approve an exception for the design for the applicant's proposed solid concrete wall, as proposed or with modifications agreed to or as required by the DRB, the design must be redesigned accordingly.

3) Within the minimum 2' fence / wall setback along Kane Concourse, hedges shall be planted in accordance with Sec. 23-12(22)(b) that are at least 50% of the height of the wall at the time of planting. The hedge species shall be approved by the Town Planner and must be consistent with one of the existing hedge species located along this segment of Kane Concourse adjoining other similarly situated single-family homes (Cocoplum / Podocarpus / etc.).

B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street
Cooper City, Florida 33330
Phone (954) 680-4061
Licensed Business #6601
ebogi@bellsouth.net

LEGAL DESCRIPTION:

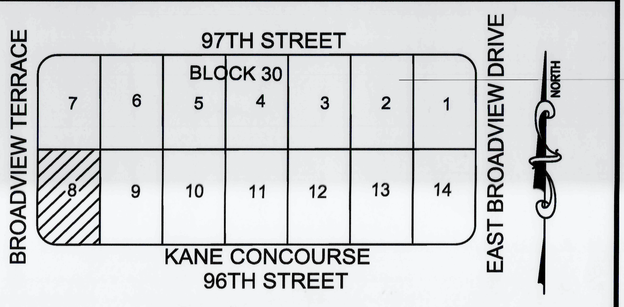
LOT 8, BLOCK 30 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

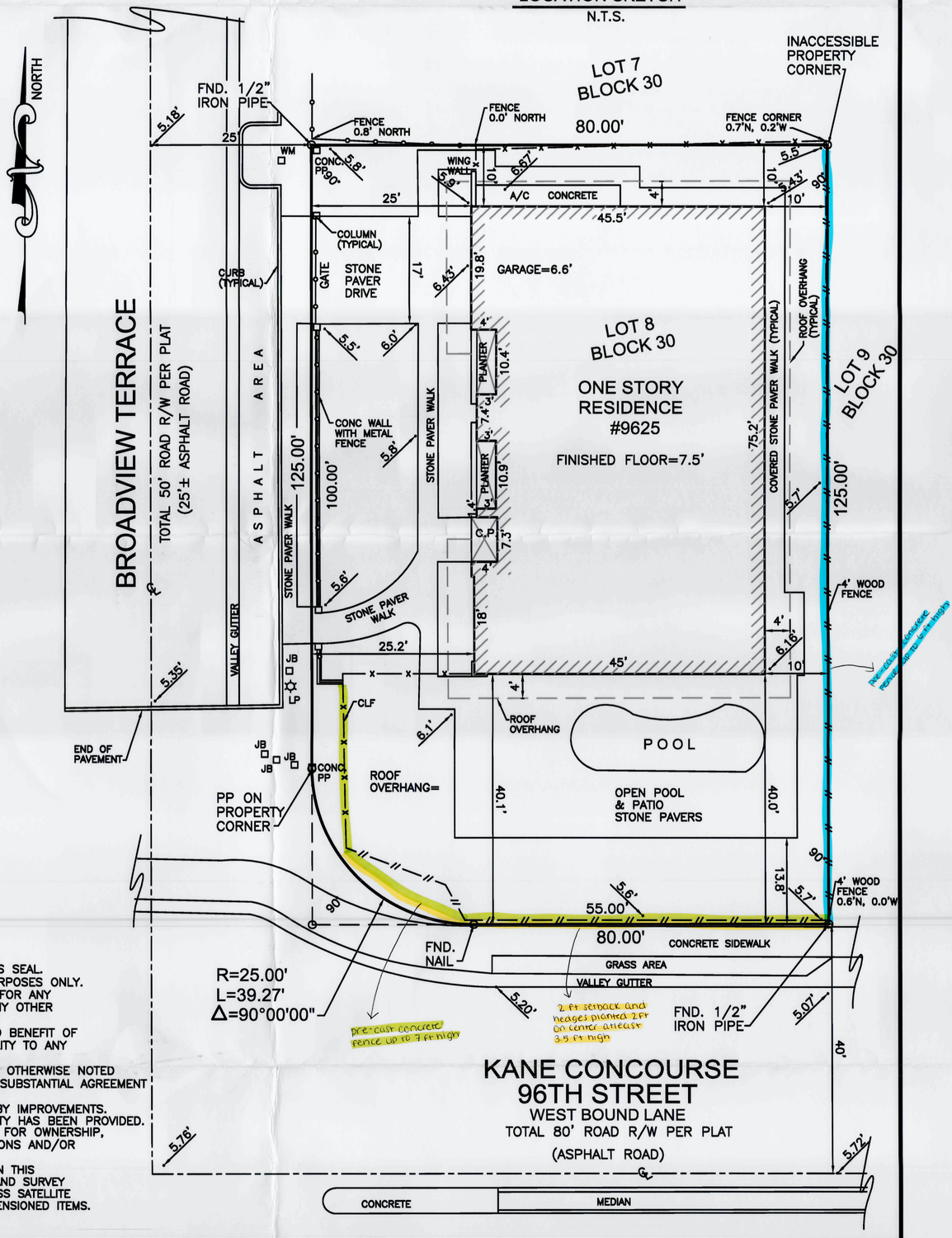
CERTIFIED TO:

1. BRIAN RIEMER AND BRITTANY RIEMER



LOCATION SKETCH

N.T.S.



ABBREVIATION LEGEND:

A.G.	–	AVERAGE GRADE
℄	–	CENTER LINE
R/W	–	RIGHT OF WAY
(M)	–	MEASURED
(P)	–	PLAT
(R)	–	RECORD
P.L.	–	PROPERTY LINE
CONC.	–	CONCRETE
N.T.S.	–	NOT TO SCALE
L.B.	–	LICENSED BUSINESS
FND.	–	FOUND
CLF	–	CHAIN LINK FENCE
WM	–	WATER METER
C.B.S.	–	CONCRETE BLOCK STRUCTURE
WD	–	WOOD
PP	–	POWER POLE
OHL	–	OVERHEAD LINE
E	–	ELECTRIC METER
B/W	–	BACK OF WALK
RLS	–	REGISTERED LAND SURVEYOR
E/P	–	EDGE OF PAVEMENT
E/W	–	EDGE OF WATER
C.P.	–	COVERED PORCH
P.C.	–	POINT OF CURVATURE
MDCR	–	MIAMI-DADE COUNTY RECORDS
L	–	ARC LENGTH
Δ	–	DELTA
T	–	TANGENT
R	–	RADIUS
A/C	–	AIR CONDITIONING
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
BCR	–	BROWARD COUNTY RECORDS
O/S	–	OFFSET
JB	–	JUNCTION BOX
FPL	–	FLORIDA POWER & LIGHT
CATV	–	CABLE TV BOX
CLR	–	CLEAR
FF	–	FINISHED FLOOR
LFF	–	LOWEST FINISHED FLOOR
LP	–	LIGHT POLE
MH	–	MANHOLE
SS	–	SANITARY SEWER
C/O	–	CLEAN OUT
CB	–	CATCH BASIN
FH	–	FIRE HYDRANT

BUILDING SETBACKS PER TOWN OF BAY HARBOR

SETBACK FOR SOUTH SIDE = 40'
SETBACK FOR EAST SIDE = 10'
SETBACK FOR WEST SIDE = 25'
SETBACK FOR NORTH SIDE = 10'
PER MIKE MILLER, PLANNING CONSULTANTS
FOR TOWN OF BAY HARBOR ISLANDS
PHONE: 954-757-9909
ZONED RD SINGLE FAMILY RESIDENCE

SURVEY NOTES:

1. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. THIS SURVEY WAS PERFORMED FOR TITLE & MORTGAGE PURPOSES ONLY. B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
4. EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED
5. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORD VALUES UNLESS SHOWN OTHERWISE.
6. OBSTRUCTED OR INACCESSIBLE CORNERS ARE WITNESSED BY IMPROVEMENTS.
7. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. THIS SURVEY WAS NOT ABSTRACTED BY THE UNDERSIGNED FOR OWNERSHIP, EASEMENTS (RECORDED AND/OR UNRECORDED), RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
8. COLLECTION OF HORIZONTAL CONTROL AND MEASUREMENTS ON THIS SURVEY WAS PERFORMED USING A TOPCON TOTAL STATION AND SURVEY PRO DATA COLLECTION SOFTWARE AS WELL AS A TOPCON GNSS SATELLITE SYSTEM WITH CORRECTIONS USING FDOT FPRN FOR NON-DIMENSIONED ITEMS.
9. OVERHEAD LINES NOT SHOWN FOR CLARITY OF SKETCH.

FLOOD INSURANCE NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
120637	0144	L	9/11/09	AE	8'

Lowest Finished Floor Elevation 7.5' Garage Floor Elevation 6.6' Lowest Adjacent Grade 5.8'

SURVEYOR'S NOTES:

Legal Description provided by client.
This survey was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record.
Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.
Elevations are relative to NGVD of 1929, and shown thus: 12, and are based on COUNTY benchmarks.
Bearings based on: PLAT ANGLES MEASURED IN FIELD.
BENCHMARK: R-243
Elevation: 6.11'

DRAWN BY: EMB | CHECKED BY: GB | FIELD BK. | PGS.
REVISIONS: 12/8/22 SURVEY UPDATED
SCALE: 1"=20'
FILE NO. 21-029REV
12/8/22

THIS BOUNDARY SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.

I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE INTENDED.

Dated this 23RD day of MARCH 20 21 A.D.

Gary L. Bogumill
Professional Land Surveyor & Mapper
State of Florida Registration No. 5376

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

Brittany and Brian Riemer
9625 Broadview Terrace
Bay Harbor Islands, FL 33154

RECEIVED
MAY 15 2023
BY:.....

RE: Request to Proceed with Plans for Pre-Cast Concrete Fence [Permit # SPR23-000020]

To whom it may concern,

I am writing to bring to your attention the importance and necessity of proceeding with our proposed plans, which, although require us to deviate from the zoning code, are crucial for ensuring safety, privacy, and a peaceful environment within our home.

First and foremost, the safety of our family and property is of paramount concern. Our proposed plans involve building a concrete fence, which is essential for safeguarding our home against potential threats such as car accidents, burglaries and trespassing. By extending the boundaries of the zoning code, we can create a secure perimeter around our property, reducing the risk of these concerns and enhancing the overall safety of our family.

Privacy is another fundamental aspect that we wish to address by building the proposed concrete fence. Our home abuts Kane Concourse, a busy main road in Miami with a ton of car and foot traffic, and as the city of Bay Harbor continues to grow, the area will get busier, and this issue will only continue to get worse. There are also pathways on the side of our house connecting to the main street and sidewalk on Kane Concourse which is accessible and utilized by the public at all times of the day and night, further exacerbating our privacy and safety concerns. Accordingly, due to the location of our home and the lack of having a perimeter wall such as the one we have proposed, we have experienced a loss of privacy, as passersby (both by foot and car) and neighbors have a direct view into our living spaces and backyard where our two children spend most of their time (please see Exhibit A for reference). By requesting this exception to the zoning code, we aim to construct the concrete fence to regain the privacy that we value as homeowners. We have tried growing privacy hedges since we have moved into our house i.e., by hiring a number of different landscapers and spending a lot of money on different types of hedges and have been unsuccessful (please see Exhibit A for reference). We strongly believe that a concrete fence such as the one we have proposed will contribute to a sense of security, well-being, and peace of mind for our family.

Moreover, a quiet and tranquil environment is crucial for our daily lives and overall quality of living. Unfortunately, the bustling nature of our neighborhood has led to an

increase in noise pollution, primarily due to road traffic and nearby commercial establishments. Our proposed plans incorporate the construction of a noise barrier that will be effective in addressing our concerns – the design standards as currently set out in the code will not and have not helped. By venturing beyond the current zoning limitations, we can create a peaceful haven within our home, shielded from the disruptive noises of the surrounding area. This will greatly enhance our living experience and promote a healthier and more serene environment for our family.

In light of these compelling reasons, I kindly request your understanding and support for our proposal to proceed with our plans, even if they require us to go outside the limits of the zoning code. We firmly believe that the safety, privacy, and tranquility of our home are of utmost importance and should be prioritized when evaluating and making decisions regarding zoning regulations. We also would like to note that there are a number of similarly situated houses in the neighborhood that have similar concrete walls on their property (please see Exhibit B for reference).

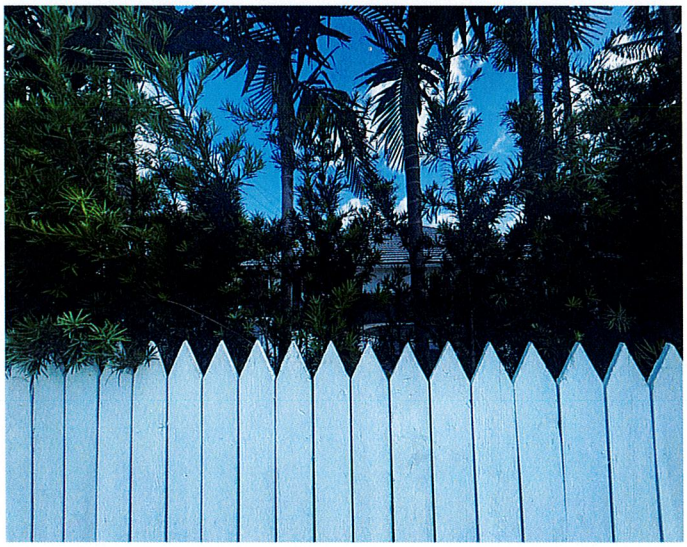
We are more than willing to work closely with the city planning department to ensure that our plans adhere to other necessary regulations and guidelines, while still achieving our objectives of safety, privacy, and quiet. We understand the importance of maintaining the integrity of zoning regulations but hope that an exception can be made in this particular case.

Thank you for your time and consideration.

Sincerely,

Brittany and Brian Riemer

EXHIBIT A

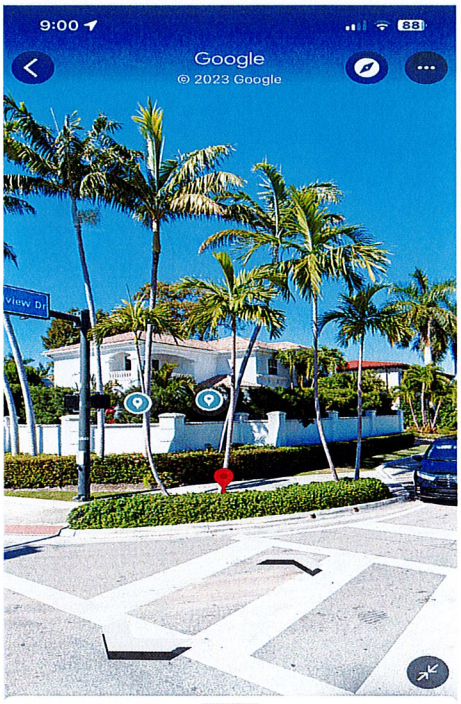


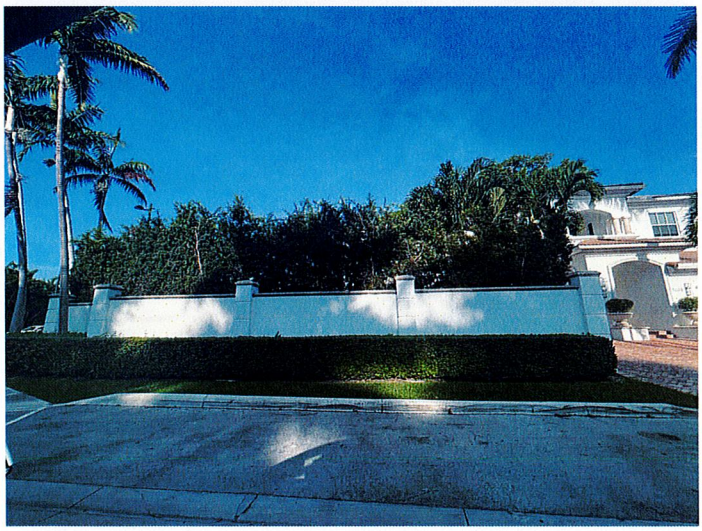
Side of house where pathway is located and accessed by public

EXHIBIT B

Examples of similarly situated homes in the neighborhood with concrete walls:

1. 9601 E Broadview Drive
2. 9600 E Broadview Drive
3. 9700 E Broadview Drive
4. 9551 E Broadview Drive





9700 E Broadview Dr

9700 E Broadview Dr, Bay Harbor Islands, FL 33154

Building · 0.1 mi

MILTON CUBAS, P.E., INC.
1302 N.E. 125th Street – North Miami – Florida 33161
Phone (305) 891-4174 Fax (305) 891-4175
E-mail: miltoncubas@msn.com
www.miltoncubaspe.com

COVER SHEET

DATE: MAY 05, 2021.

PROJECT: "FENCE 6'-0" W X 6'-0" H"
CONCRETE PRECAST FENCE

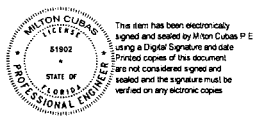
ADDRESS: SOUTH FLORIDA

CLIENT: MARTINEZ FENCE SOLUTION CORP.

DESIGN BY: M. F.

This computation book contains manual and computerized structural calculations, certain printed manufacturer's data and Computation pages are numbered 1 thru 11. Computations were performed to the best of our knowledge according to sound and generally accepted engineering principals and Code requirements, using nationally recognized computer software and in-house developed software. Prior to commissioning into service, the in-house developed software was thoroughly checked by performing parallel manual computations. The sign and seal provided herein are meant to cover all computation sheets pages 1 through 11.

Milton Cubas
2021.05.05
15:07:38
'00'04-



Milton Cubas
Certification Authorization # 27267
F.L Reg. P.E # 51902
S.I. # 6999901

MecaWind v2373

www.meca.biz

Calculations Prepared by:
Date: May 05, 2021

File Location:
D:\Project\MARTINEZ FENCE\STANDARD PRECAST FENCE 6ft HIGH\FBC 2020\
CALCULATIONS\1.-MECAWIND.wnd

Basic Wind Parameters

Wind Load Standard	= ASCE 7-16	Exposure Category	= C
Wind Design Speed	= 115.0 mph	Risk Category	= I
Structure Type	= Other	Other Structure Type	= Freestanding Wall

General Wind Settings

Incl_LF	= Include ASD Load Factor of 0.6 in Pressures	= False
DynType	= Dynamic Type of Structure	= Rigid
NF	= Natural Frequency of Structure (Mode 1)	= 38.214 Hz
Zg	= Altitude (Ground Elevation) above Sea Level	= 0.000 ft
Bdist	= Base Elevation of Structure	= 0.000 ft
O_Kd	= Override the Directionality Factor 'Kd'	= 0.850
O_G	= Override the Gust Factor 'G'	= 0.850
MWFRSType	= MWFRS Method Selected	= Ch 27 Pt 1

Topographic Factor per Fig 26.8-1

Topo	= Topographic Feature	= None
Kzt	= Topographic Factor	= 1.000

Freestanding Wall Inputs

h	: Height to Top of Wall = 6.000 ft	B	: Horizontal Width of Wall= 12.000 ft
Lr	: Dimension of return corner= 12.000 ft	s	: Vertical Height of Wall= 6.000 ft
e	: Solidity Ratio = 1.000	t	: Thickness of Wall = 0.167 ft
Dbl	: Double Faced & all sides enclosed= False	IsCol	: Is the Wall Supported on Columns= True
Nc	: Quantity of Columns Supporting Wall= 3	Dc	: Width of Column = 6.0000 in
Oc	: Offset of Columns from Centerline= 0.000 ft	Sc	: Column Spacing = 6.000 ft
Shape	: Shape of Column = Square Wind Normal to Face		

Exposure Constants per Table 26.11-1:

Alpha:	Table 26.11-1 Const	= 9.500	Zg:	Table 26.11-1 Const	= 900.000 ft
At:	Table 26.11-1 Const	= 0.105	Bt:	Table 26.11-1 Const	= 1.000
Am:	Table 26.11-1 Const	= 0.154	Bm:	Table 26.11-1 Const	= 0.650
C:	Table 26.11-1 Const	= 0.200	Eps:	Table 26.11-1 Const	= 0.200

Gust Factor Calculation:

Gust Factor Category I Rigid Structures - Simplified Method

G1	= For Rigid Structures (Nat. Freq.>1 Hz) use 0.85	= 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm	= 0.6 * Ht	= 15.000 ft
Izm	= Cc * (33 / Zm) ^ 0.167	= 0.228
Lzm	= L * (Zm / 33) ^ Epsilon	= 427.057
Q	= (1 / (1 + 0.63 * ((B + Ht) / Lzm)^0.63))^0.5	= 0.979
G2	= 0.925*((1+1.7*lzm*3.4*Q)/(1+1.7*3.4*lzm))	= 0.914

Gust Factor Used in Analysis

G	= Lessor Of G1 Or G2	= 0.850
G	= User has elected to override the calculated G value	= 0.850

Main Wind Force Resisting System (MWFRS) Calculations for Freestanding Wall per Ch 29:

LF	= Load Factor based upon STRENGTH Design	= 1.00
hs	= Overall height of structure	= 6.000 ft
h	= Mean Roof Height above grade	= 6.000 ft
Kh	= Z < 15 ft [4.572 m]--> (2.01 * (15/zg)^(2/Alpha) {Table 26.10-1}	= 0.849
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor Manually Specified by Designer	= 0.85
qh	= (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF	= 24.43 psf

MWFRS Pressures on Freestanding Wall per Fig 29.3-1:

CONCRETE REINFORCEMENT CALCULATION

Job:	**FENCE 6'x6' MARTINEZ FENCE**
Addres:	**SOUTH FLORIDA**
Subject:	**PANEL FENCE 6'-0" X 6'-0"**
Design	**MF**

INPUT DATA	
b	12.0 in
h	2.0 in
d'	1.00 in
f'c	5,000 PSI
Fy	40,000 PSI
Mu	171 Lb*Ft

wind pressure = 38. psf

l = 6. ft

W = wind pressure x b = 38. Lb/ft

$M = \frac{W \times l^2}{8} =$ 171. Lb-ft

Mu = 0.9D + W = 171. Lb-ft

Vu = 114. Lb

OUTPUT DATA	
d=	1.00 in
K	171
m	9.41
ρ max	0.0252
ρ min	0.0033
ρ	0.0049
Vap.	114 #
Vallow.	1272.79 #
As	0.06 SQ IN
ϕ Reinf.	# 3
Area	0.11 SQ IN
Conf.	0.528
@	18.90 in

$\Rightarrow k = (Mu * 12) / (b * d^2)$

$\Rightarrow m = F_y / \phi f_c'$

$\Rightarrow \rho = \left(\frac{1}{m}\right) * \left(1 - \sqrt{1 - \frac{(2 * m * k)}{0.9 * F_y}}\right)$ OK

$\Rightarrow V_{allow} = \phi * 2 * \sqrt{f_c'} * b * d$ OK

TIMES

USE	**2 #3 EACH SEC o/c**

CONCRETE REINFORCEMENT CALCULATION

Job:	FENCE 6'x6' MARTINEZ FENCE
Addres:	SOUTH FLORIDA
Subject:	PANEL FENCE 6'-0" X 6'-0"
Design	MF

INPUT DATA	
b	18.0 in
h	2.0 in
d'	1.00 in
f'c	5,000 PSI
Fy	40,000 PSI
Mu	257 Lb*Ft

wind pressure = 38. psf

l = 6. ft

W = wind pressure x b = 57. Lb/ft

$M = \frac{W \times l^2}{8}$ = 256.5 Lb-ft

Mu = 0.9D + W = 256.5 Lb-ft

Vu = 171. Lb

OUTPUT DATA	
d=	1.00 in
K	171
m	9.41
ρ max	0.0252
ρ min	0.0033
ρ	0.0049
Vap.	171 #
Vallow.	1909.19 #
As	0.09 SQ IN
ϕ Reinf.	# 3
Area	0.11 SQ IN
Conf.	0.792
@	20.10 in

$\Rightarrow k = (Mu * 12) / (b * d^2)$

$\Rightarrow m = F_y / \phi f_c'$

$\Rightarrow \rho = \left(\frac{1}{m}\right) * \left(1 - \sqrt{1 - \frac{(2 * m * k)}{0.9 * F_y}}\right)$ OK

$\Rightarrow V_{allow} = \phi * 2 * \sqrt{f_c'} * b * d$ OK

TIMES

USE	2 #3 EACH SEC o/c

CONCRETE REINFORCEMENT CALCULATION

Job:	FENCE 6'x6' MARTINEZ FENCE
Addres:	SOUTH FLORIDA
Subject:	POST-CORNER FENCE 6'-0" X 6'-0"
Design	MF

INPUT DATA	
b	6.0 in
h	6.0 in
d'	1.25 in
f'c	5,000 PSI
Fy	60,000 PSI
Mu	2,052 Lb*Ft

wind pressure = 38. psf

width = 3. ft

l = 6. ft

W = wind pressure x width = 114. Lb/ft

$M = \frac{W \times l^2}{2}$ = 2052. Lb-ft

Mu = MW = 2052. Lb-ft

V = W x l = 684. Lb

OUTPUT DATA	
d=	4.44 in
K	313
m	14.12
ρ max	0.0252
ρ min	0.0033
ρ	0.0060
Vap.	684 #
Vallow.	1882.67 #
As	0.11 SQ IN
ϕ Reinf.	# 5
Area	0.31 SQ IN
Conf.	0.350
@	4.28 in

$$\Rightarrow k = \frac{(Mu * 12)}{(b * d^2)}$$

$$\Rightarrow m = \frac{F_y}{\phi f_c'}$$

a = 1.90 in USE b = 4.0 in

$$\Rightarrow \rho = \left(\frac{1}{m}\right) * \left(1 - \sqrt{1 - \frac{(2 * m * k)}{0.9 * F_y}}\right)$$ OK

$$\Rightarrow V_{allow} = \phi * 2 * \sqrt{f_c'} * b * d$$ OK

TIMES OK

USE	(1) #5 REBAR T&B.

MILTON CUBAS, P.E., INC.
CONSULTING ENGINEER

Milton Cubas

1302 N.E. 125 ST. • North. Miami, Florida 33161
Phone: 305-891-4174 • Fax: 305-891-4175
E-mail: mcubas99@worldnet.att.net

Project: MARTINEZ FENCE			Design: ☑
Subject: FOOTING 12" DIAMETER			Inspection: ☐
Address: SOUTH FLORIDA			Investigation: ☐
			Sheet No:
Job No	Date: 5/5/2021	Design By: MF	Reports:

ACCORDIGN TO FBC 2.020

POST EMBEDDED IN CONCRETE FOOTINGS IN EARTH

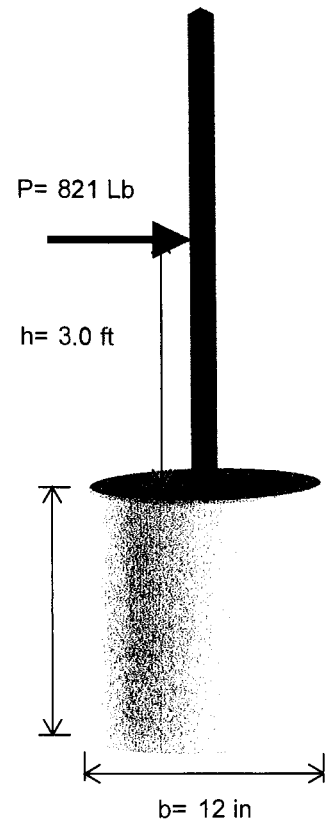
F.B.C. 1819.7.2.1 UNCONSTRAINED
b = diameter of round post or diagonal dimension of square post or footing, feet.
d = depth of embedment in earth in feet but not over 12 feet for purpose of computing lateral pressure.
h = distance in feet from ground surface to point of application of P.
P = applied lateral force, pounds.
S_1 = Allowable lateral soil-bearing pressure as set forth in Table §1819.6 based on a depth of one-third the depth of embedment, pounds per square foot.
F = 2 (FBC 1819.6.1)

$S_3 = F \times S \times D$ $\qquad$ $d = 0.5\ A\ \{1 + [\ 1 + (\ 4.36\ h / A\ )\ ]\ ^{1/2}\ \}$

$S_1 = S_3$ $\qquad$ $A = 2.34\ P / (\ S\_1\ b\ )$

P(ULTIMATE) = 1368 lb

TRIAL								
F	**S**	**d (ft)**	**FxS**	**b (ft)**	**P (Lb)**	**h (ft)**	**A**	**d (ft)**
4.00	**200.00**	**3.69**	800	**1.00**	**820.80**	**3.00**	1.95	3.68
4.00	200	3.68	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69
4.00	200	3.69	800	1.00	820.8	3.00	1.95	3.69



USE

CONCRETE FOOTING
b = 12 " Ø and d = 44 " Deep

MILTON CUBAS, P.E., INC.
CONSULTING ENGINEER

Milton Cubas

1302 N.E. 125 ST. • North. Miami, Florida 33161
Phone: 305-891-4174 • Fax: 305-891-4175
E-mail: mcubas99@worldnet.att.net

Project: MARTINEZ FENCE			Design:
Subject: FOOTING 24" DIAMETER			Inspection:
Address: SOUTH FLORIDA			Investigation:
			Sheet No:
Job No	Date: 5/5/2021	Design By: MF	Reports:

ACCORDIGN TO FBC 2.020

POST EMBEDDED IN CONCRETE FOOTINGS IN EARTH

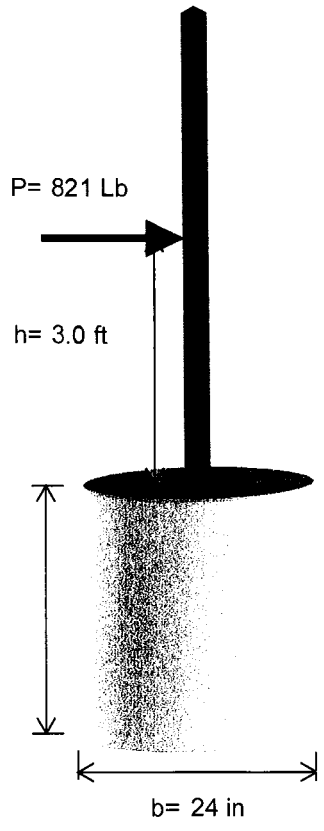
F.B.C. 1819.7.2.1 UNCONSTRAINED
b = diameter of round post or diagonal dimension of square post or footing, feet.
d = depth of embedment in earth in feet but not over 12 feet for purpose of computing lateral pressure.
h = distance in feet from ground surface to point of application of P.
P = applied lateral force, pounds.
S_1 = Allowable lateral soil-bearing pressure as set forth in Table §1819.6 based on a depth of one-third the depth of embedment, pounds per square foot.
F = 2 (FBC 1819.6.1)

$S_3 = F \times S \times D$ **d = 0.5 A {1 + [1 + (4.36 h / A)] ^1/2 }**

$S_1 = S_3$ **A = 2.34 P / (S_1 b)**

P(ULTIMATE) = 1368 lb

TRIAL								
F	S	d (ft)	FxS	b (ft)	P (Lb)	h (ft)	A	d (ft)
4.00	**200.00**	**2.80**	800	**2.00**	**820.80**	**3.00**	1.29	2.79
4.00	200	2.79	800	2.00	820.8	3.00	1.29	2.80
4.00	200	2.80	800	2.00	820.8	3.00	1.29	2.79
4.00	200	2.79	800	2.00	820.8	3.00	1.29	2.80
4.00	200	2.80	800	2.00	820.8	3.00	1.29	2.79
4.00	200	2.79	800	2.00	820.8	3.00	1.29	2.80
4.00	200	2.80	800	2.00	820.8	3.00	1.29	2.80
4.00	200	2.80	800	2.00	820.8	3.00	1.29	2.80
4.00	200	2.80	800	2.00	820.8	3.00	1.29	2.80
4.00	200	2.80	800	2.00	820.8	3.00	1.29	2.80

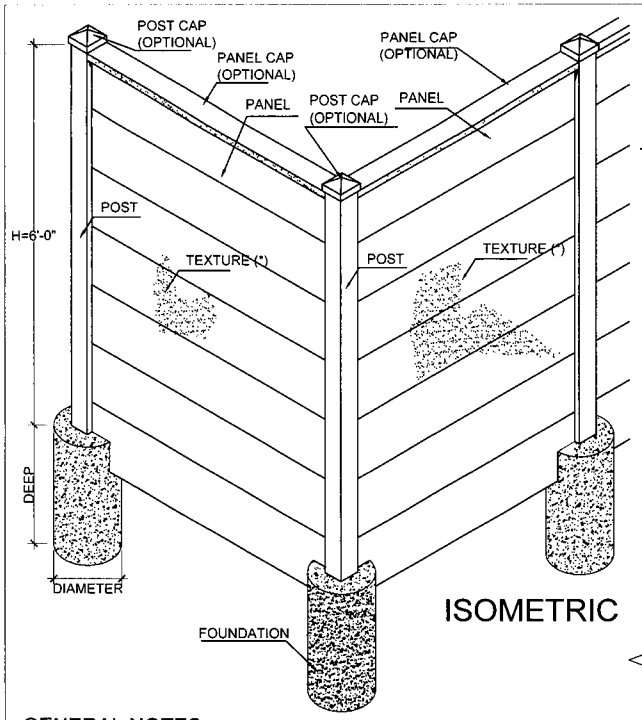


USE

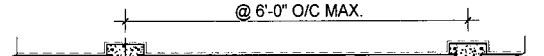
CONCRETE FOOTING
b = 24 " Ø and d = 34 " Deep

6'-0" HEIGHT FENCE

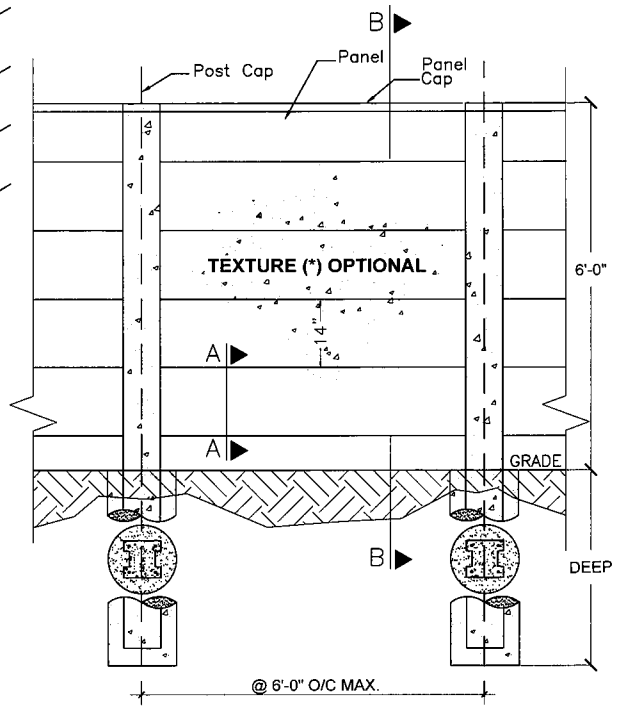
OUR EXTENT OF LIABILITY IS LIMITED TO THE AMOUNT OF THE ENGINEERING FEE.

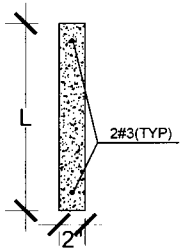


ISOMETRIC



TOP VIEW

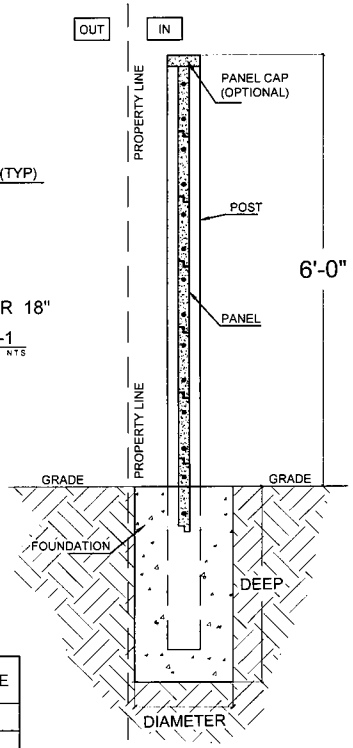




L = 12" , 14" OR 18"

SECTION A/S-1

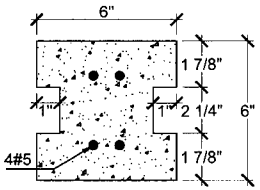
SC NTS



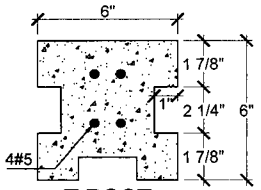
SECTION B–B

FOUNDATION SCHEDULE		
DIAMETER	D	H
12"	43"	6'-0"
18"	37"	6'-0"
24"	33"	6'-0"

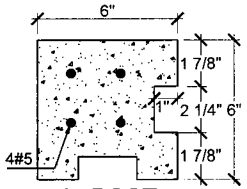
Milton Cubas
2021.05.05
'00'04- 15:08:22



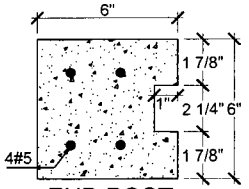
INTERMEDIATE POST



T POST



L POST



END POST

NOTE: - DESIGN LIMITED TO CONCRETE PRECAST FENCE
- ANY CORRECTIONS, INK MARKS, WHITE OUT OR STICK-ONS, WILL VOID THESE DRAWINGS AND CALCULATIONS.

GENERAL NOTES:

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.
THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION.

DESIGN LOADS:

THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS. DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH F.B.C 2020, ASCE 7-16:
WIND VELOCITY= 115 MPH EXPOSURE CATEGORY: C
IMPORTANCE FACTOR: 1.0 GCPI: +/- 0.00 Kd = 1.00

STRUCTURAL NOTES

1. THIS WALL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.
2. CONCRETE STRENGTH SHALL BE A MINIMUM OF 5,000 PSI REGULAR WEIGHT NOT GREATER THAN 0.4 W/C
3. REBAR CONFORMS TO A.S.T.M. A615, GRADE 60.
4. POST SHALL BE SET AT 6'-0" O/C.
5. CONCRETE COVER ACCORDING WITH ACI 318-14:
CONCRETE EXPOSED TO EARTH OR WEATHER:
WALL PANELS ..... 3/4"
OTHER MEMBERS ..... 1 1/4"

REVISIONS

NO.	DATE	DESCRIPTION

MILTON CUBAS, P. E., INC.
CONSULTING ENGINEERS PE # 51902
C.A. # 27267 S.I. # 6999901
1302 NE 125 ST
NORTH MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175
E MAIL: miltoncubas@msn.com

SOUTH FLORIDA

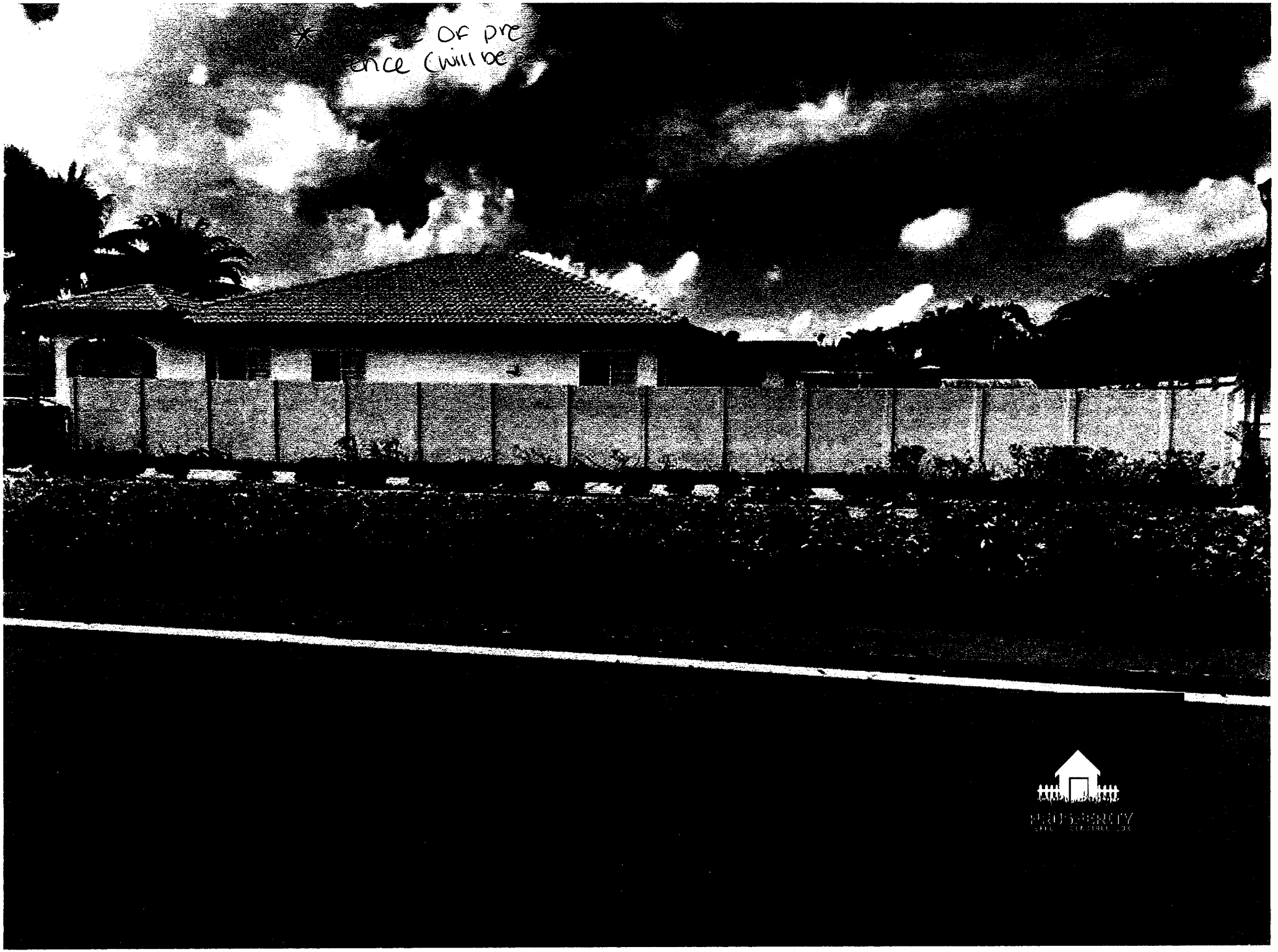
PRECAST FENCE 6'-0" H. X 6'-0" W.

MARTINEZ FENCE SOLUTION, CORP
14201 SW 194 AVE.,
MIAMI, FL 33187
PHONE (786)-209-5031

DATE 01-28-19
SCALE AS SHOWN
DESIGNED M.F.
DRAWN A.G.
CHECKED

DRAWING NO. S-1

SHEET 1 OF 1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ence (will be

AGENDA ITEM REPORT
June 6, 2023

ITEM NUMBER: 2.

ITEM: Request for approval for a facade modification for "Baby Luna" located at 1155 102 Street, Lot 11 of Block 5. The property owner is proposing to renovate the 10 interior units but, also including changing the existing doors and windows (same size / shape). However, 8 units of the 10 (NIC #105 / #202) have a noticeable exterior facade modification to the entrance of some units. The proposal is to remove the existing sliding glass doors / existing main door and construct a new French door with an integrated new main front door almost flush with the existing common walkways in the complex. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1155 102 St MFR Ext Mod DRB Staff Report May 24 2023
2.	1155 102 Street DRB Set 6.6.2023

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: May 24th, 2023

Subject: Site Development Plan Application
DU Entry Façade Modification (10 DU Multi-family Residential Development)
1155 102nd Street
Bay Harbor Islands Acct. No. SPR23-000017
MMPA Acct. No. 01-0702-1163

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the latest plans dated May 17th, 2023, and if found acceptable **APPROVE** the proposed Site Development Plan application, as is or with modifications, subject to the suggested conditions listed in the summary section of this report.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-2 Multiple Family District
General Location:	1155 102nd Street
Legal Description:	Lot 11, less South 11 feet of Block 5, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

Several months ago, the Town received several Building Permit applications for the renovation of this existing 2-story / 10 DU multifamily complex. These included mostly interior DU modernizations, but also included changing out the existing doors / windows (same size / shape). However, for 8 of the 10 DU (NIC Units #105 / #205) a noticeable exterior façade modification is proposed at the entry to some of the units. At present there is a 4'+/- recessed outdoor sitting area with sliding glass doors at the back of the area and the main entry door to

each unit is on a side wall. The proposal is to remove the sliding glass doors / existing main door and construct new French Doors with an integrated new main front door almost flush (1'+/- offset) with the existing common walkways in the complex. Per Town Code Sec. 5.23.1 and Town Council Resolution # 1077, the Design Review Board (DRB) must review / approve substantial exterior building façade modifications, including doors and windows if they are not the same general size / shape as existing, that would alter the architectural appearance of the complex. Town staff was able to process Building Permits to allow for the interior DU renovations and some of the door / window change outs, as the size & shape was not changing; however, staff collectively felt the proposed entryway area building facade modifications were too severe and exceeded our authority to approve administratively. The owner / contractor was advised accordingly.

On April 20th, 2023, the applicant (JE Presti Construction Corp.) submitted a Site Development Plan application to request approval to modify the existing front entry recessed areas as described above. The plan set was prepared by Rodriguez Professional Design Corp. and included before / after floor plans, building elevations, some renderings, and some photographs to help explain the request. The applicant is requesting that the main DU exterior front entry doors and windows for Units 101-104 and Units 201-204 be replaced as described herein.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

> "The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the Board for changes in materials and/or colors that affect the overall aesthetic look. (Structural changes: location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent feature".

The accompanying Town Manager memo from 2008 states the Town staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity).

Based on the applicant's desired modifications to the building entrance areas, staff collectively determined the Design Review Board (DRB) is required to review this application. As stated previously the complex's window replacement would not require the DRB's review / approval, as they are not changing the existing locations / sizes.

SUMMARY / RECOMMENDATION

In summary, the applicant has submitted plans showing modifications to some of the DU front entry recessed areas (facing east). The intent is to remove the existing front doors in 8 of the 10 DU that are currently 90-degrees to the common walkway at the recessed entries, remove the existing sliding glass door at the back of the building recess, and construct new French Doors / new main door / beam revisions near the edge of the common walkways.

The following conditions of approval are recommended:

1) The approval is based on the latest composite Site Development Plans prepared by Rodriguez Professional Design Corp., signed & sealed on May 7th, 2023, as well as any requested 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 as specified by Code.

FIELD COORDINATION NOTE

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

SITE INVESTIGATION NOTE

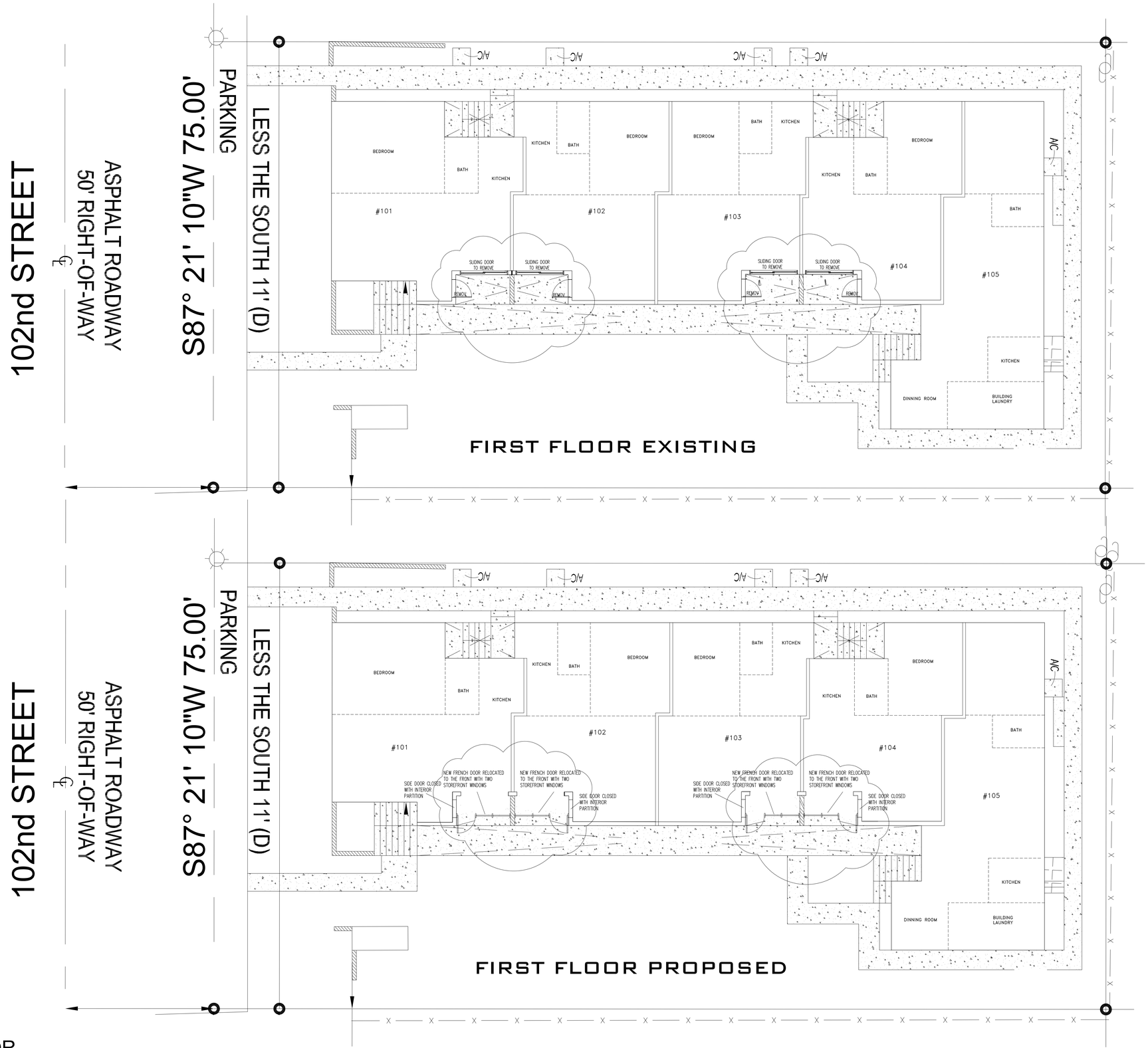
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

NOTE:

THE BUILDING DOES NOT HAVE FIRE ALARM SYSTEM.
THERE IS NOT FIRE SPRINKLER SYSTEM

SCOPE OF WORK:

THIS SITE PLAN HAVE BEEN REPRESENTED JUST TO SHOW THE EXISTING AND PROPOSED CONDITIONS ON THE FIRST FLOOR FOR APARTMENTS 101,102,103 AND 104. THERE IS AND EXISTING SLIDING DOOR AND SIDE DOOR THAT WILL BE REMOVED AND MOVE THE MAIN ENTRANCE TO THE FRONT WITH FRENCH DOOR AND TWO STOREFRONT WINDOWS AND WILL BE CLOSED THE SIDE DOOR WITH INTERIOR PARTITION, AS APPEAR ON DWG



SITE PLAN FIRST FLOOR

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

REVISION	BY

RODRIGUEZ PROFESSIONAL DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

EXISTING APARTMENT
1155 102nd ST Apto#205
Bay Harbor Island, Fl 33154

DATE: 02-21-23
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET
SP-1

FIELD COORDINATION NOTE

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVEILING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES. AND TO NOTIFY ARCHITECT/ ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

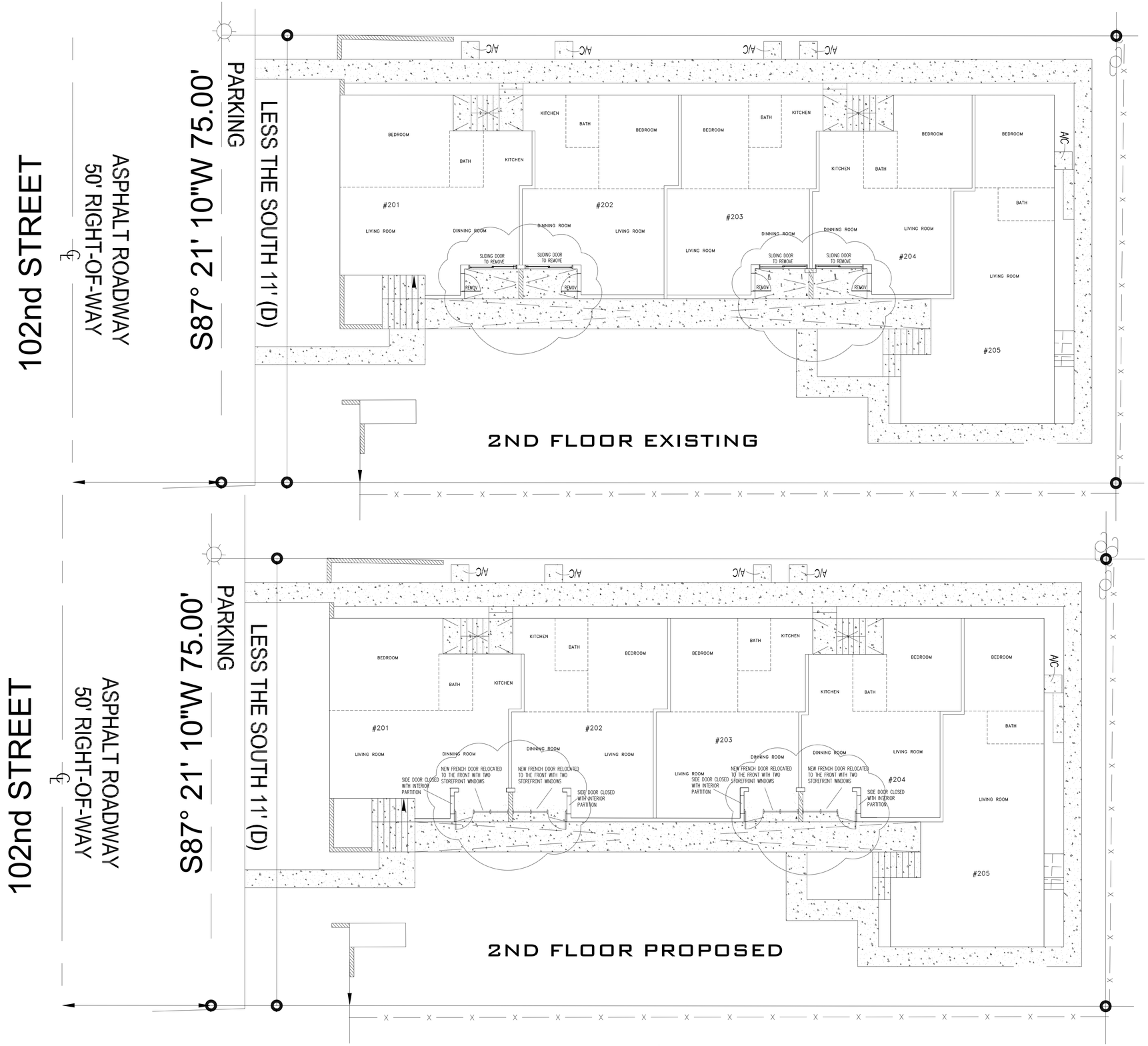
SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

NOTE:
THE BUILDING DOES NOT HAVE FIRE ALARM SYSTEM.
THERE IS NOT FIRE SPRINKLER SYSTEM

SCOPE OF WORK:

THIS SITE PLAN HAVE BEEN REPRESENTED JUST TO SHOW THE EXISTING AND PROPOSED CONDITIONS ON THE FIRST FLOOR FOR APARTMENTS 201,202,203 AND 204. THERE IS AND EXISTING SLIDING DOOR AND SIDE DOOR THAT WILL BE REMOVED AND MOVE THE MAIN ENTRANCE TO THE FRONT WITH FRENCH DOOR AND TWO STOREFRONT WINDOWS AND WILL BE CLOSED THE SIDE DOOR WITH INTERIOR PARTITION, AS APPEAR ON DWG



SITE PLAN 2ND FLOOR

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

REVISION	BY

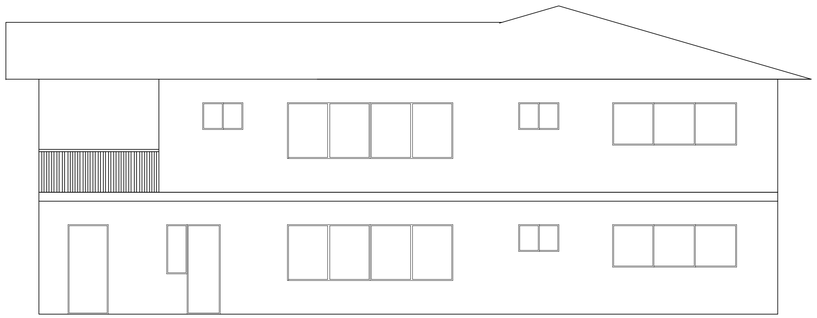
RODRIGUEZ PROFESSIONAL DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

EXISTING APARTMENT
1155 102nd ST Apto#205
Bay Harbor Island, Fl 33154

DATE: 02-21-23
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET
SP-1.0

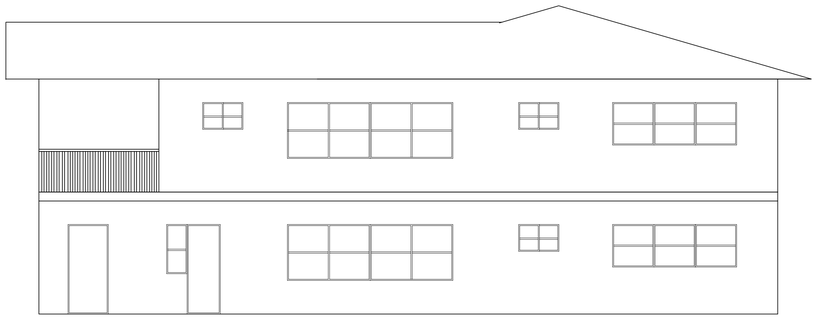


PROPOSED NORTH WINDOW ELEVATION

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

PROPOSED SOUTH WINDOW ELEVATION

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



EXISTING NORTH WINDOW ELEVATION

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

EXISTING SOUTH WINDOW ELEVATION

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

REVISION	BY

RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

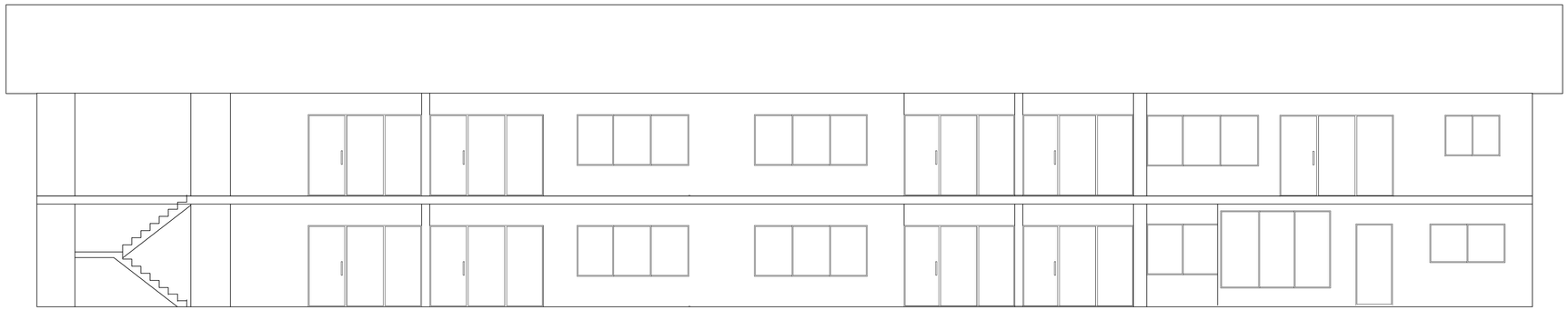
Wilbert Rodriguez
Professional Engineer
P.E. No 65688

EXISTING RESIDENCE
2119 Florida Ave
West Palm Beach, Florida 33401

DATE: 05-01-22
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

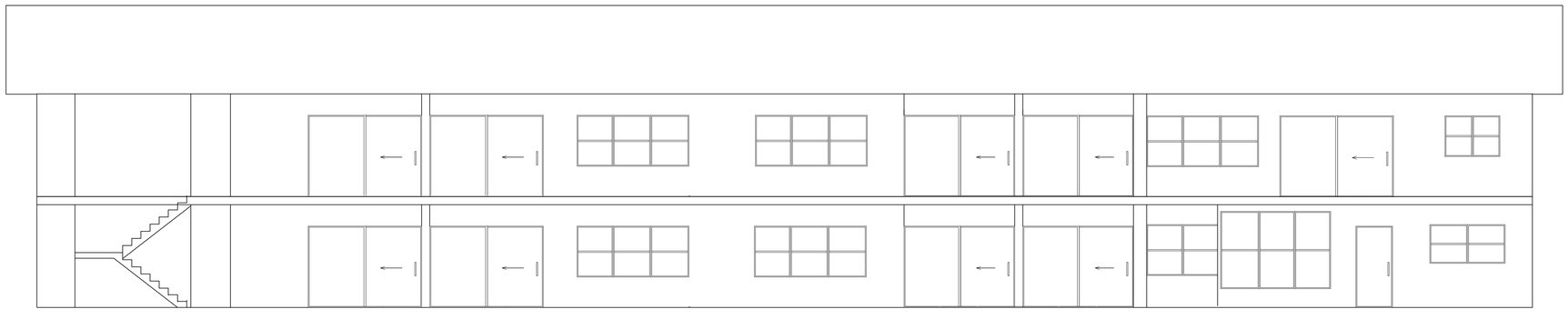
SHEET

A-3



PROPOSED EAST WINDOW ELEVATION

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



EXISTING EAST WINDOW ELEVATION

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

REVISION	BY

RODRIGUEZ PROFESSIONAL DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

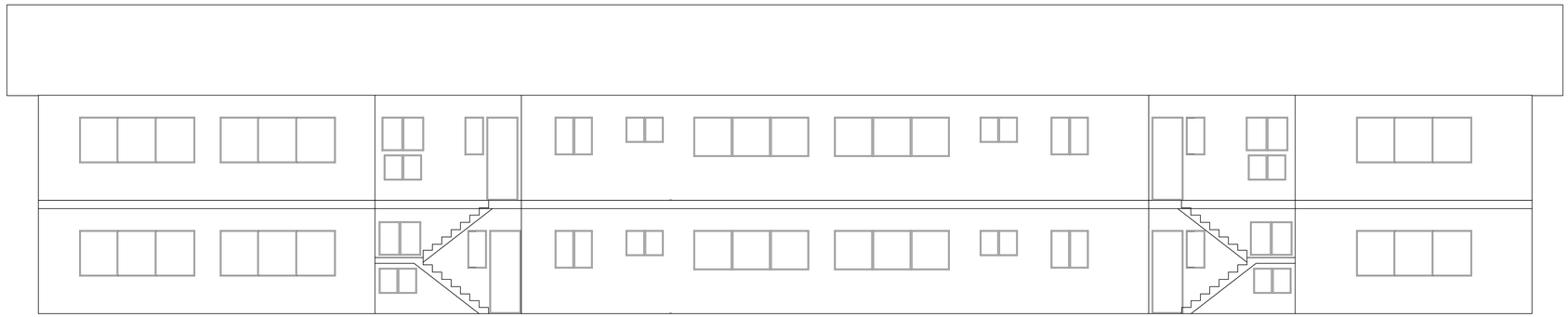
Wilbert Rodriguez
Professional Engineer
P.E. No 65688

EXISTING RESIDENCE
2119 Florida Ave
West Palm Beach, Florida 33401

DATE: 05-01-22
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

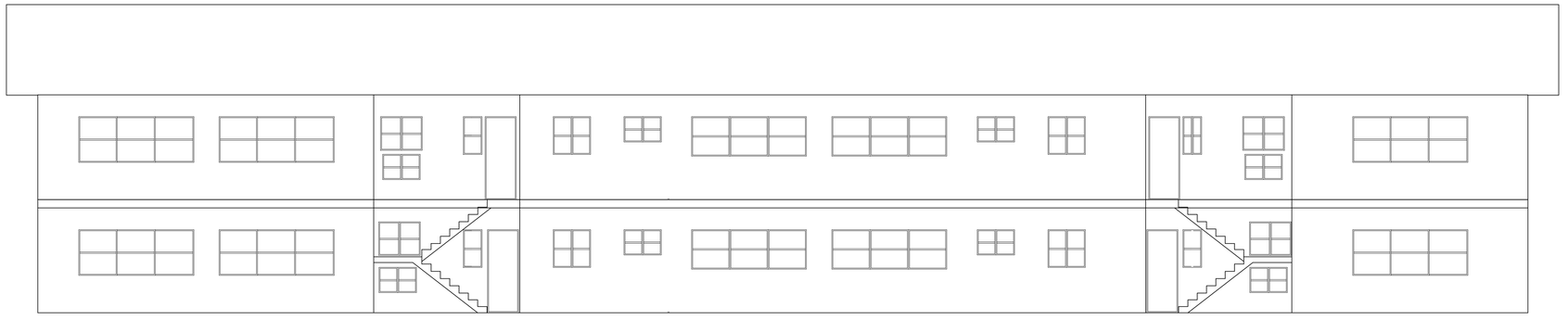
SHEET

A-4



PROPOSED WEST WINDOW ELEVATION

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



EXISTING WEST WINDOW ELEVATION

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

REVISION	BY

RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

EXISTING RESIDENCE
2119 Florida Ave
West Palm Beach, Florida 33401

DATE: 05-01-22
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET
A-5

RENDER PROPOSED SOUTH WINDOW ELEVATION

REVISION	BY

RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

Building Elevation
1155 102nd Street
Bay Harbor Island, Florida 33154

DATE: 04-17-23
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET

A–6

RENDER PROPOSED NORTH WINDOW ELEVATION

REVISION	BY

RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

Building Elevation
1155 102nd Street
Bay Harbor Island, Florida 33154

DATE: 04-17-23
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET

A-7

RENDER PROPOSED EAST WINDOW ELEVATION

REVISION	BY

RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

Building Elevation
1155 102nd Street
Bay Harbor Island, Florida 33154

DATE: 04-17-23
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET

A-8

RENDER PROPOSED WEST WINDOW ELEVATION

REVISION	BY

RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688

Building Elevation
1155 102nd Street
Bay Harbor Island, Florida 33154

DATE: 04-17-23
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET
A-9

1155
RESERVED
RESERVED
RESERVED
RESERVED
RESERVED

AGENDA ITEM REPORT
June 6, 2023

ITEM NUMBER: 3.

ITEM: Request for approval for an addition to an existing single-family home for "Alexander Galsky Trust" located at 1271 95 Street, Lot 9 of Block 31. The owner is proposing an addition of 742 sq. ft. The expanded home will have 4 bedrooms / 4 baths and no garage. The new total square footage will be 3,549 sq. ft. Enclosed please find the site plan and elevations. (Item #3)

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 1271 95 St SFR Addition DRB Staff Report May 24 2023
2.	1271 95 Street DRB Submission Documents
3.	1271 95 Street DRB Set 6.6.2023

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: May 24th, 2023

Subject: Single-Family Residence – Building Addition
1271 95th Street
Bay Harbor Islands Acct. No.: SPR23-000007
MMPA Acct. No.: 01-0702-1155

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (signed & sealed dated May 19th, 2023) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for a 1-story building addition / renovations to an existing single-family home located at 1271 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1271 95th Street
Legal Description: Lot 9 of Block 31, "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, Castellanos Design Studio, as agent for the property owners, Alexander Galsky Trust, has submitted an application to allow an addition to their existing home located at 1271 95th Street. According to the MDPA website the existing 2,807 sq. ft. single-story home (interior lot) was originally built in 1957. The proposed addition will add 742 sq. ft. of new A/C floor area (total 3,549 sq. ft.). The expanded home will have 4 bedrooms / 4 baths and no garage.

The modern styled home will have a white stucco exterior finish, and a standing seam metal roof that is oriented towards an outdoor living area with an existing pool and pool deck. The addition is planned in the SW quadrant of the building envelope where a portion of driveway exists, and will include a new bedroom & bath, a home office, and entryway modifications. The existing landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a 742 square foot building addition to an existing single-story single-family home located at 1271 95th Street meet or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA / Town Staff and all previous comments and issues have been addressed by the current revised plans.

The following conditions of approval are recommended:

1) This approval is based on the latest revised plans prepared by Castellanos Design Studio, signed & sealed dated May 19th, 2023, 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.

Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA HAND DELIVERY

May 30, 2023

Town of Bay Harbor Islands Design Review Board
Town of Bay Harbor Islands Planning Department
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Re: Galsky Residence – Home Addition
1271 95th Street, Bay Harbor Islands, FL (the "Property")
Application for Design Review Board ("Application")

Dear Town of Bay Harbor Islands Design Review Board and Planning Board:

Our architectural company represents Mr. Alexander Galsky (the "Applicant") in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for the request of a singly-story addition to receive Design Review Board (DRB) approval to the project at 1271 95th Street, Bay Harbor Islands (the "Project").

This Applicant is planning to expand the existing single story home constructed in 1954 and expanded in 1957. The structure is designed in a Mediterranean Modern Style architecture. The proposed design will propose a modern appearance with architecturally significant. The home will have a total of 3,549 s.f. and meets the design criteria reviewed by Mr. Michael Miller, Planner.

The scope of work the project entails shall be to accommodate the following design:

a) Increase square footage by adding a single story addition to the South "Front" of the property. The proposed addition is designed to provide one (1) bedroom and two (2) bathrooms with an Office for their growing family. An approximate increase of 742 square feet is proposed.
b) The addition will have a porch, art gallery and foyer for the wine collection display.

The plans attached to the application, prepared by our firm, illustrates the desired expansion and renovation to the home.

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

STATE OF FLORIDA
WESLEY ART CASTELLANOS
AR96133
REGISTERED ARCHITECT

Wesley Art Castellanos, Registered Architect
Principal Architect

Cc: Alexander Galsky (Owner)

TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR23-000007
DRB APPLICATION FEE - $350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name ALEXANDER GALSKY Contact Number 781.354.8499
Address 1271 95TH STREET
City BAY HARBOR Islands State FL Email Address ALEX@SKY18CAPITAL.COM

OWNER / PROPERTY INFORMATION
Name ALEXANDER GALSKY Address 1271 95TH STREET
Folio# 13-2227-001-5910 Lot 9 Block 31
PB 46-5

DESCRIPTION OF PROPOSED USE / REQUEST
ADDITION (ATTACHED) FOR NEW BEDROOM & OFFICE (742 S.F.)

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: 01/09/2023 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review 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: 01/09/2023 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: 01/09/2023 Signature of Applicant: _____

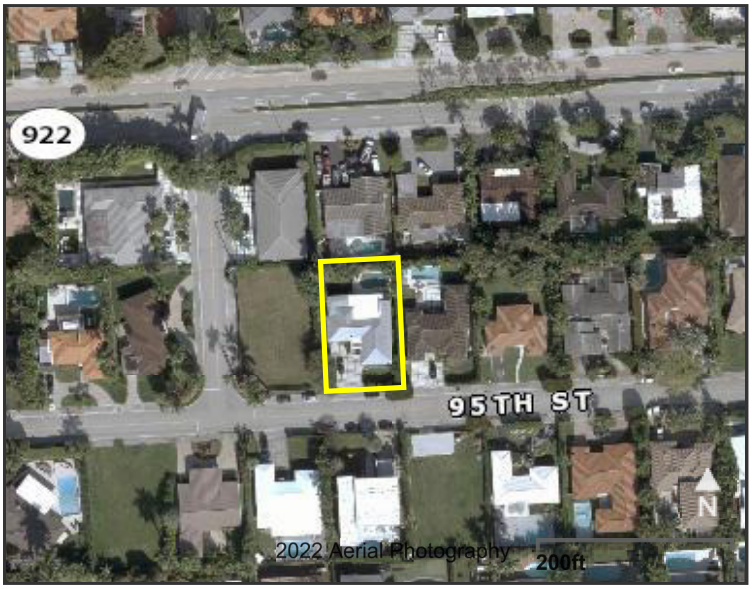
NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken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

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/2/2023

Property Information	
Folio:	13-2227-001-5910
Property Address:	1271 95 ST Bay Harbor Islands, FL 33154-1902
Owner	ALEXANDER GALSKY TRS ALEXANDER GALSKY REVOCABLE TR
Mailing Address	1271 95 ST BAYHARBOR ISLANDS, FL 33154 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,807 Sq.Ft
Living Area	2,707 Sq.Ft
Adjusted Area	2,757 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	$975,200	$720,000	$800,000
Building Value	$389,498	$281,723	$285,721
XF Value	$32,613	$33,008	$33,403
Market Value	$1,397,311	$1,034,731	$1,119,124
Assessed Value	$1,065,772	$1,034,731	$1,119,124

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$1,015,772	$984,731	$1,069,124
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$1,040,772	$1,009,731	$1,094,124
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$1,015,772	$984,731	$1,069,124
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$1,015,772	$984,731	$1,069,124

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	$331,539		
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/2/2023

Property Information

Folio: 13-2227-001-5910

Property Address: 1271 95 ST

Roll Year **2022** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RD	0100	Front Ft.	80.00	$975,200

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1954	2,020	2,020	2,020	$283,588
1	2	1957	551	551	551	$77,355
1	3	1997	236	136	186	$28,555

Extra Features

Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	2004	600	$5,478
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2004	1	$24,900
Chain-link Fence 4-5 ft high	1997	130	$1,014
Patio - Brick, Tile, Flagstone	1997	146	$1,221

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/2/2023

Property Information

Folio: 13-2227-001-5910

Property Address: 1271 95 ST

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RD	0100	Front Ft.	80.00	$720,000

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1954	2,020	2,020	2,020	$205,030
1	2	1957	551	551	551	$55,926
1	3	1997	236	136	186	$20,767

Extra Features

Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2004	1	$25,200
Patio - Brick, Tile, Flagstone	2004	600	$5,544
Chain-link Fence 4-5 ft high	1997	130	$1,027
Patio - Brick, Tile, Flagstone	1997	146	$1,237

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/2/2023

Property Information

Folio: 13-2227-001-5910

Property Address: 1271 95 ST Bay Harbor Islands, FL 33154-1902

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RD	0100	Front Ft.	80.00	$800,000

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1954	2,020	2,020	2,020	$207,959
1	2	1957	551	551	551	$56,725
1	3	1997	236	136	186	$21,037

Extra Features

Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	2004	600	$5,610
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2004	1	$25,500
Chain-link Fence 4-5 ft high	1997	130	$1,040
Patio - Brick, Tile, Flagstone	1997	146	$1,253

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Version:

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Generated On : 2/2/2023

Property Information

Folio: 13-2227-001-5910

Property Address: 1271 95 ST

Full Legal Description
BAY HARBOR ISLAND PB 46-5
LOT 9 BLK 31
LOT SIZE 80.000 X 125
OR 21059-3640 02 2003 1
COC 25900-3199 08 2007 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/12/2019	$1,475,500	31703-1945	Qual by exam of deed
08/01/2007	$1,175,000	25900-3199	Sales which are qualified
02/01/2003	$716,000	21059-3640	Sales which are qualified
08/01/1996	$210,000	17319-3515	Sales which are qualified
12/01/1995	$200,000	17037-4927	Sales which are qualified
09/01/1989	$185,000	14258-0386	Sales which are qualified
11/01/1982	$140,700	11618-1025	Sales which are qualified
10/01/1980	$177,000	10914-2133	Sales which are qualified

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Version:

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
ALEXANDER GALSKY

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1271 95 STREET

Company NAIC Number:

City	State	ZIP Code
BAY HARBOR ISLANDS	FLORIDA	33154

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
FOLIO# 13-2227-001-5910

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

A5. Latitude/Longitude: Lat. N25°53'09.61" Long. W80°08'09.61" Horizontal Datum: ☐ NAD 1927 ■ NAD 1983

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

A7. Building Diagram Number 8

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

a) Square footage of crawlspace or enclosure(s) 2200+/- sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 7

c) Total net area of flood openings in A8.b 1500+/- sq in

d) Engineered flood openings? ☐ Yes ■ No

A9. For a building with an attached garage:

a) Square footage of attached garage 200+/- sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ■ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
TOWN OF BAY HARBOR ISLANDS 120637	MIAMI-DADE	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12086C0144	L	9/11/09	9/11/09	AE	8

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ■ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ■ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ■ No
Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1271 95 STREET

Policy Number:

City	State	ZIP Code
BAY HARBOR ISLANDS	FLORIDA	33154

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ■ Finished Construction

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

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

Benchmark Utilized: MDBM#R-243 ELEV. 6.61' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

■ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

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

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	5.7 . (NOTES)	■ feet	☐ meters
b) Top of the next higher floor	8 . 6	■ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N . A	☐ feet	☐ meters
d) Attached garage (top of slab)	6 . 3	■ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	8 . 3	■ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5 . 7	■ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6 . 1	■ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N . A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ■ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
HENRY A. JOHNSTON	LS6843	
Title		
LAND SURVEYOR		
Company Name		
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES, INC. LB7689		
Address		
7081 TAFT STREET #160		
City	**State**	**ZIP Code**
HOLLYWOOD	FLORIDA	33024
Signature	**Date**	**Telephone**
	11/22/19	954-296-9516

Place Seal Here

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

Comments (including type of equipment and location, per C2(e), if applicable)

A5). LATITUDE AND LONGITUDE WERE OBTAINED THROUGH USE OF GOOGLE EARTH
C2.a) IS THE CRAWLSPACE FLOOR.
C2.b) IS THE MAIN LIVING LEVEL
C2.e) IS A RAISED AC PLATFORM

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1271 95 STREET			Policy Number:
City BAY HARBOR ISLANDS	State FLORIDA	ZIP Code 33154	Company NAIC Number

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1271 95 STREET			Policy Number:
City BAY HARBOR ISLANDS	State FLORIDA	ZIP Code 33154	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

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

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

Sec. 23-11. - Land development regulations.

In all area districts hereinabove set forth and designated, there shall be front, rear and side yard setbacks provided for of not less than the dimensions specified, and other land development standards, as follows, to wit:

(A) *RD-Single Family Area:*

(1) Front yard setback (any street frontage including corner lots).

All lots except Kane Concourse frontage: 25 feet.

All lots fronting Kane Concourse: 40 feet.

(2) Rear yard setbacks (waterfront).

Block 23, Lots 29-95: 40 feet measured from the outside bulkhead wall.

Block 23, Lots 1-28 and Lots 96-104: 25 feet measured from the outside bulkhead wall.

(3) Rear yard setbacks (non-waterfront).

Lots fronting Kane Concourse: Ten feet.

All other lots: 15 feet.

(4) Side yard setbacks (all lots).

All lots: Ten feet.

(5) Notwithstanding the above, as to triangular or otherwise odd-shaped lots, the town shall have the power to adjust the street or front yard setback restrictions in the interest of proper, useful and equitable planning.

(6) Height limits.

a. No building in RD-Single Family area, shall exceed two and one-half stories or 25 feet in height above the base flood elevation (BFE) prescribed by United States, state or county flood control laws or regulations.

b. Notwithstanding the above, roofs with a slope exceeding two and one-half inches per foot may exceed the above height restriction to a maximum height of 35 feet on waterfront properties and a maximum height of 30 feet on non-waterfront properties, provided that the point on the roof at which the slope begins such excess height is no closer to the property lines than as described below:

i. On all lots in the RD-Single Family district: 15 feet from each side property line.

ii. Block 23, Lots 29-95: 45 feet from the outside bulkhead wall, 60 feet from any street.

iii. Block 23, Lots 1-28: 30 feet from the outside bulkhead wall, 55 feet from any street.

iv. Lots facing Kane Concourse: 15 feet from the rear property line, 30 feet from any street.

v. Corner lots in Blocks 30, 31, 33 and 34: 35 feet from any street.

vi. On all other lots in the RD-Single Family district: 40 feet from any street (front) property line, 20 feet from any rear property line.

(7) Building articulation. Architectural embellishments, including but not be limited to, windows, eyebrows, material changes, reliefs, reveals, ornamentation, banding, canopies, copings, etc., must be incorporated into the design to avoid large flat uninterrupted wall surfaces for at least 50 percent of the length of all elevations of the main house and any accessory structures.

(8) Open space requirements.

a. Each plot shall provide for a minimum of 35 percent open space at ground level for one-story homes. 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.

b. 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.

(9) Second story building area restrictions. 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 reguirement in instances where enhanced architectural articulation and detailing is provided on the exterior house façades to break the massing of the structure.

(B1) *RM-1 Multiple Family Residential district (Waterfront lots).*

The purpose of the district is to provide appropriate land development regulations for the waterfront properties on the eastern island of the town. As the lots abut the wide waterways surrounding the island where no adjacent development occurs, the regulations reflect appropriate development criteria.

(1) *Front yard setback (street frontage).* All lots in the RM-1 Multiple Family zoning district shall have a minimum front yard (street) setback as follows:

a. *Buildings less than 30 feet in height.* Twenty feet.

b. *Buildings less than 45 feet in height.* Twenty-five feet.

c. *Buildings less than 75 feet in height.* Thirty feet.

(2) *Rear yard (waterfront) setback.* All lots in the RM-1 Multiple Family zoning district shall have a minimum rear yard (waterfront) setback of 20 feet.

(3) *Side yard setbacks.* All lots in the RM-1 Multiple Family zoning district shall have minimum side yard setbacks as follows:

a. *Buildings less than 30 feet in height.* Ten feet.

b. For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the

structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 20 feet.

c. Notwithstanding the above provisions for developments on more than one lot the minimum setback from each side lot line shall be equal to ten percent of the street frontage of the lot but not less than ten feet. The maximum required side setback width shall be 22.5 feet.

(4) *Flex setbacks.* A project designer has the option to offer creative design solutions to the building configurations and the town council may allow portions of the building structure to encroach into the setback requirements above. The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. This provision shall serve to create an architectural opportunity for creative design approaches while promoting the beneficial purposes of building setbacks in the district. In no case shall any portion of a building encroach into the base building setbacks set forth above for portions of the building below 30 feet in height.

(5) The maximum overall length of any single building in a linear shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet, except as hereinafter provided.

(6) *Maximum building length/breezeways.* A building may exceed 120 feet in length if breezeways, divide such building, except for common floors and roofs, into parts not exceeding 120 feet in length. Such breezeways shall have a minimum unobstructed width, completely through the building, of 20 feet. Notwithstanding the above, this provision shall not apply to buildings less than 45 feet in height. The Planning and Zoning Board may modify the application of this requirement for townhouse developments or in instances where enhanced architectural articulation and detailing is provided on the building facade to break the massing of the building.

(7) *[Minimum unobstructed distance.]* The minimum distance, unobstructed, between buildings on a lot, plot or parcel of land shall be 20 feet; however, such buildings may be connected by a covered ground level walkway which must be open to the sides.

(8) *[Corner, waterfront lots.]* In the case of corner lots and waterfront lots, side setbacks shall be regarded as those setbacks other than ones abutting streets and water.

(9) *[RM-1 height limits.]* No building in the RM-1 Multiple Family area shall exceed the following height limits:

Block 1. Seventy-five feet.

Block 2, Lots 1 through 13, inclusive. Sixty-five feet.

Block 2, Lots 14 through 29, inclusive. Seventy-five feet.

Block 3. Sixty-five feet.

Block 4. Seventy-five feet.

Each building level/story shall be a minimum of nine feet in height from floor to ceiling inside measurement. The term level/story shall refer to any floor within a residential development. Parking garage levels are not included.

(10) *Landscape requirements.* Each plot shall provide for a minimum of 20 percent landscaped "green" open space at ground level. An applicant shall be req submit a detailed landscape plan to the town for consideration at the time of site plan approval. Trees shall be provided to provided shade and accentu building design. Shrubs shall be provided as foundation plantings, to screen mechanical equipment and as buffering to adjacent properties. The plan sh sensitive to surrounding properties and shall be utilized to enhance the subject property.

(11) *Maximum allowable density.* The maximum allowable base density is 34 dwelling units per acre. The maximum allowable overall density (includes base density/TDR units) shall be 70 dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number. Individual project densities may be increased on a case-by-case basis only through the process described elsewhere in Chapter 23.

(12) *Maximum number of hotel rooms.* The maximum number of hotel rooms shall not exceed 70 rooms per acre.

(13) *Building roof design.* All rooftops of buildings with flat roof decks shall be designed to minimize negative appearances by screening mechanical equipment, minimizing the ponding of stormwater and maintaining the roof surface in an attractive manner. The use of flat roof decks for on-site recreational facilities is encouraged, including the use of landscape materials for aesthetic and environmental "greenhouse gas reduction" purposes. If a flat roof deck is utilized for recreational purposes, a minimum of 15 percent of the area used for such purposes shall be landscaped. For the purposes of this section the term landscaping shall not include swimming pools, decks, patios or other impervious surfaces.

(B2) RM-2 Multiple Family Residential district (Nonwaterfront).

Purpose. The purpose of the district is to provide appropriate land development regulations for the nonwaterfront properties on the eastern island of the town. As the interior lots abut other lots, and the relationship of buildings to other buildings require the regulations to reflect appropriate development criteria.

(1) *Front yard setback.* All lots in the RM-2 Multiple Family areas shall have a minimum front yard setback as follows, the front yard being the yard abutting on any street:

a. *Buildings less than 30 feet in height.* Twenty feet.

b. *Buildings less than 45 feet in height.* Twenty-five [feet].

c. *Buildings less than 65 feet in height.* Thirty feet.

(2) *Rear yard setback.* All lots in the RM-2 Multiple Family areas shall have a minimum rear yard setback as follows:

a. *Buildings less than 30 feet in height.* Ten feet.

b. *[Additional setback.]* For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height.

(3) *Side yard setbacks.* All lots in the RM-2 Multiple Family areas shall have minimum side yard setbacks as follows:

a. *Buildings less than 30 feet in height.* Ten feet.

b. *[Additional setback.]* For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstand

ing the above provision, for developments located on single lots, the maximum setback shall be 20 feet.

c. Notwithstanding the above provisions, for developments on more than one lot the minimum setback from each side lot line shall be equal to ten percent of the street frontage of the lot but not less than ten feet. The maximum required side setback width shall be 22.5 feet.

(4) *Flex setbacks.* A project designer has the option to offer creative design solutions to the building configurations and the town council may allow portions of the building structure to encroach into the setback requirements above. The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. This provision shall serve to create an architectural opportunity for creative design approaches while promoting the beneficial purposes of building setbacks in the district. In no case shall any portion of a building encroach into the base building setbacks set forth above for portions of the building below 30 feet in height.

(5) *Maximum building length.* The maximum length of any single building in a linear shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet, except as hereinafter provided.

(6) *Maximum building length/breezeways.* A building may exceed 120 feet in length if breezeways, divide such building, except for common floors and roofs, into parts not exceeding 120 feet in length. Such breezeways shall have a minimum unobstructed width, completely through the building, of 20 feet. Notwithstanding the above, this provision shall not apply to buildings less than 45 feet in height. The Planning and Zoning Board may modify the application of this requirement for Townhouse developments or in instances where enhanced architectural articulation and detailing is provided on the building facade to break the massing of the building.

(7) *Minimum distance between buildings.* The minimum distance, unobstructed, between buildings on a lot, plot or parcel of land shall be 20 feet; however, such buildings may be connected by a covered ground level walkway which must be open to the sides.

(8) *[Corner lots.]* In the case of corner lots, side setbacks shall be regarded as those setbacks other than ones abutting streets.

(9) *Maximum building height.* No building in the RM-2 Multiple Family district shall exceed 65 feet in height. Each building level/story shall be a minimum of nine feet in height from floor to ceiling, inside measurement. The term level/story shall refer to any floor within a residential development. Parking garage levels are not included.

(10) *Landscape requirements.* Each plot shall provide for a minimum of 20 percent landscaped "green" open space at ground level. An applicant shall be required to submit a detailed landscape plan to the town for consideration at the time of site plan approval. Trees shall be provided to provided shade and accentuate the building design. Shrubs shall be provided as foundation plantings, to screen mechanical equipment and as buffering to adjacent properties. The plan shall be sensitive to surrounding properties and shall be utilized to enhance the subject property.

(11) *Maximum allowable density.* The maximum allowable base density is 34 dwelling units per acre. The maximum allowable overall density (includes base density/TDR units) is 60 dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number. Individual project densities may be increased on a case-by-case basis only through the process described elsewhere in Chapter 23.

(12) *Building roof design.* All rooftops of buildings with flat roof decks shall be designed to minimize negative appearances by screening mechanical equipment, minimizing the ponding of stormwater and maintaining the roof surface in an attractive manner. The use of flat roof decks for on-site

recreational facilities is encouraged, including the use of landscape materials for aesthetic and environmental "greenhouse gas reduction" purposes. If a flat roof deck is utilized for recreational purposes, a minimum of 15 percent of the area used for such purposes shall be landscaped. For the purposes of this section the term landscaping shall not include swimming pools, decks, patios or other impervious surfaces.

(C) *B-1 Business district.*

Building setbacks:

(1) *Kane Concourse (96th Street):* No building or structure or part thereof, other than permissible accessory and/or decorative structures specified in section 23-12, and permissible sidewalk cafes and other uses specified herein, shall encroach into the public right-of-way for the Kane Concourse (55 feet from the centerline of the roadway).

(2) *East Bay Harbor Drive, West Bay Harbor Drive, Bay Harbor Terrace, 95th Street and 97th Street:* No building or structure or part thereof, other than permissible accessory and/or decorative structures specified in section 23-12, and permissible sidewalk cafes and other uses specified herein, shall be erected or altered to be less than an average of five feet from the aforementioned public rights-of-way. Within the required setback areas, landscaping including foundation plantings, plazas, sculptures and the like shall be installed. At least 75 percent of the area shall be provided with landscape materials. The remaining area may include hardscape such as walkways, pavers and the like. For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 15 feet. The town council reserves the right to modify the additional building setback provisions listed above due to increased building height for parking garage structures on town-owned lands.

(3) *Alleys depicted on the recorded plat for Bay Harbor Islands between Blocks 11, 12, 20 and 21:* No building or structure or part thereof, other than permissible accessory and/or decorative structures specified in section 23-12 shall encroach into the public right-of-way. Notwithstanding and above, setbacks shall be provided to provide for required loading areas and service deliveries so that the alley is not blocked from vehicular traffic movements.

(4) *Interior side setbacks:* No setback is required along interior side property lines.

(5) *Special provisions for Lot 2 in Block 1:*

(a) *East Bay Harbor Drive.* The minimum setback shall be not less than 20 feet for buildings up to 25 feet in height. In addition, for any structure over 25 feet in height, the setback shall be increased one foot for each two feet in height for that portion of the building over 25 feet in height with a maximum setback of 30 feet.

(b) *Waterfront property line.* The minimum setback shall be not less than 20 feet.

(c) *Side property lines.* A side yard setback on the southerly side of the lot of not less than ten feet for buildings up to 25 feet in height. A side yard setback on the northerly side of the lot of not less than ten feet for buildings up to 25 feet in height. For each additional two feet of building height above 25 feet, there shall be one additional foot of building setback for that portion of the structure over 25 feet in height. Notwithstanding the above, if

Lot 2 is developed as part of a unified development with Lot 1 in Block 1, a side setback shall not be required on the lot line separating the lots. If Lot 2 is developed independently from Lot 1 in Block 1, the maximum side yard setbacks shall be 15 feet.

(d) *[Exceptions.]* Notwithstanding the above regulations, the Town Council may modify setback requirements for any building area above 25 feet in height on East Bay Harbor Drive and waterfront property lines if a continuous pedestrian plaza environment is constructed the full width of the setback area. Perpendicular vehicular driveways and/or drop-off areas may be permitted. In no instance shall any building setback be less than ten feet.

(6) *Flex setbacks.* A project designer has the option to offer creative design solutions to the building configurations and the town council may allow portions of the building structure to encroach into the setback requirements above. The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. This provision shall serve to create an architectural opportunity for creative design approaches while promoting the beneficial purposes of building setbacks in the district. In no case shall any portion of a building encroach into the base building setbacks set forth above for portions of the building below 25 feet in height.

(7) *Special residential/hotel setback provisions.* If a residential or hotel use is provided as part of a mixed-use development, and the uses are located at ground level fronting the streets described in subsection (2) above, the minimum building setbacks shall be increased to a minimum of 20 feet. The minimum required setback areas may be utilized for landscaping, patios, stairs and terraces provided the area is walled and/or fenced from the adjoining roadway with landscaping between the right-of-way and the face of any wall/fence.

Miscellaneous regulations:

(8) *Building height:* No building or portion thereof shall exceed 65 feet in height, except for those allowable rooftop structures listed in subsection 23-12(25) ("standard height"). Any portion of a building level/story used for residential purposes shall be a minimum of nine feet in height from floor to ceiling, inside measurement. The term level/story shall refer to any floor within only residential areas of a development. Parking garage levels are not included. Notwithstanding the above, buildings or portions of buildings in the district may be increased with bonus height up to a maximum of 75 feet in height ("maximum height") except for those allowable rooftop structures listed in subsection 23-12(25), upon the submission of a written request setting forth the proposed participation and contribution into the town's public benefit program ("request"), as set forth below, provided:

a) The town council approves the request at a public meeting; and

b) The developer participates and contributes to the town's public benefits program as set forth herein.

(8.1) Public benefits program. The intent of the public benefits program established in this section is to allow bonus building height in the B-1 Business District up to the maximum height in exchange for a developer's contributions to specified programs that provide benefits to the public. The bonus height may be permitted if the proposed development contributes toward the specified public benefits, in the manner and amount set forth herein.

(8.2) The bonus height may be permitted from the standard height up to the maximum height in exchange for contribution to the town for one or more of the following public benefits:

- Affordable/workforce housing equal to at least 25 percent of the number of dwelling units proposed (sales/rental costs 120 percent or less o income of Miami-Dade County);
- Dedication and construction of public parks and open space (land/facilities) of a size, location, and types of facilities acceptable to the town;
- Undergrounding electrical, telecommunication and other overhead wire and pole facilities (min. underground one complete platted block in the business district, or payment in lieu of the cost to the town thereof);
- Green buildings (USGBC Gold or Platinum only);
- Excess parking spaces above the minimum Code requirements for the project that are available and open for general public use (at least 25);
- Public buildings, land and facilities owned by the town;
- Public infrastructure projects listed in the town's capital improvement plan (CIP); or
- Any other contribution(s) acceptable to the town council, provided that the contribution(s) serve a public purpose.

(9) *[Recreational amenities:]* Residential development shall provide recreational amenities for its residents. The recreational facilities shall be located on site or in near proximity to the subject site if approved as part of the site development plan for the property. The criteria shall be at least the standard in the town's adopted comprehensive plan and land development regulations (LDRs) and may include land dedications, construction of facilities, payment of monies in lieu thereof, or other arrangement as approved by the town.

(10) *Maximum allowable density:* The maximum allowable base density shall be 34 dwelling units per acre. The maximum allowable overall density (includes base density/TDR units) is 80 dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number. Individual project density may be increased on a case-by-case basis only through the process described in section 23-22 entitled Transfer of Development Rights (TDR).

(11) *Maximum number of hotel rooms:* The maximum number of hotel rooms shall not exceed 70 rooms per acre.

(12) *Maximum building length/breezeways.* A building containing residential uses may exceed 120 feet in length if breezeways, divide such building, except for common floors and roofs, into parts not exceeding 120 feet in length. Such breezeways shall have a minimum unobstructed width, completely through the building, of 20 feet. Notwithstanding the above, this provision shall not apply to buildings less than 45 feet in height nor buildings within 50 feet of the Kane Concourse. The Planning and Zoning Board may modify the application of this requirement in instances where enhanced architectural articulation and detailing is provided on the building facade to break the massing of the building.

(13) *Transparent storefronts on Kane Concourse:* Building facades fronting on Kane Concourse shall provide for a "storefront" appearance; that is, primarily glass windows to showcase products and activities. A minimum of 75 percent of the first floor building facade must be glass. No window film or interior improvements within ten feet of the window shall be constructed which have the effect of blocking visibility into the storefront. No existing storefronts shall be allowed to remodel with the replacement of glass storefronts to other materials.

(14) *Pedestrian walkways required from Kane Concourse, 95th Street and 97th Street to rear parking areas:* Buildings constructed along the Kane Concourse Street or 97th Street frontage shall provide for periodic pedestrian walkways from the sidewalk on those roadways to any parking areas to the rear of th unless otherwise approved by the town council during consideration of a site plan. A walkway shall be a minimum of five feet in width. This requirement to new developments and redevelopment activities. The exact location, spacing and design shall be determined at the time of site plan approval. At a mi the town's goal is to provide at least one walkway in each block fronting on the Kane Concourse. Pedestrian walkways between the Kane Concourse and parking areas located less than 150 feet from West Bay Harbor Drive, East Bay Harbor Drive or Bay Harbor Terrace shall not meet the intent of this prov

(15) *Shared parking/parking reduction for mixed-use development:* Mixed-use developments may require less parking than indicated by traditional parking rates due to varying parking demands for each land use. If an applicant requests to reduce the parking requirements for a mixed-use development below the minimum requirements of this chapter, a shared parking study shall be submitted to the town for consideration. The town may elect to retain qualified professionals to review and comment on the request and the applicant shall reimburse the town for any expenses incurred in that review. The shared parking study shall be prepared and certified by a registered professional engineer, architect or planner experienced in parking studies. The shared parking study shall comply with the methodology in the Urban Land Institute's "Shared Parking" manual, as it may be amended. As a minimum, the study shall include tenant uses, square footage, the required parking code for each use, hours of operation, total parking provided, uses utilizing shared parking, hourly parking accumulation and requested reduction of parking spaces. The town council shall determine if shared parking arrangements will provide adequate parking for the development and any reasonably foreseeable future user(s) of the site.

(16) *Sidewalk cafes/outdoor seating for restaurants.*

(a) *Purpose.* To establish conditions and requirements under which a sidewalk cafe permit will be issued for sidewalk cafes.

(b) *Definitions.*

1. *Accessory use* is a use that (a) is located on the same lot as the principal use; (b) contributes to the comfort, convenience or necessity of the principal use; and, (c) does not exceed 30 percent of the gross floor area (the areas within the perimeter of the inside walls of the building/bay with no deductions for corridors, stairs, closets, thickness of wall, columns or other features, but excluding utility rooms).
2. *Sidewalk cafe* is a portion of a restaurant or eating establishment located outside of the principal building (unenclosed, without a permanent structural roof covering) on a private or public sidewalk that provides a sit-down area for food and/or beverage consumption purposes.
3. *Sidewalk cafe permit* is a permit issued after approval has been granted by the Town based on the criteria outlined below.

(c) *Uses permitted/permit application.* Sidewalk cafes are permitted as an accessory use to a restaurant or eating establishment. Application for a sidewalk cafe permit shall be made to the town manager, or his/her designee. If approved, a permit for a sidewalk cafe will be issued for one year and shall be automatically renewed by the town if the use remains in compliance with all conditions stated herein. Such permit will not be transferable in any manner.

(d) *Permit types.* Sidewalk cafes greater than 400 square feet in area shall be approved by the town council. Fees for sidewalk cafes greater than 400

square feet in area shall be paid in accordance to the fee schedule established by the town.

(e) *Submittal requirements.* All site plans (including architectural plans) for sidewalk cafes shall include a sketch; existing interior floor plans; exterior floor plans; building elevations; setbacks; types of landscaping/ground covering; signs; lighting; location of tables, chairs and other furniture; pedestrian ingress and egress (clear path) and other information that is deemed necessary for review. In addition, photographs, drawings, or manufacturers' brochures describing the appearance of the proposed tables, chairs, umbrellas or other objects related to the sidewalk cafe shall be provided.

(f) *Development standards and criteria.* In order to protect the public health, safety, convenience and general welfare of the surrounding uses, sidewalk cafes shall be subject to the following criteria:

1. The operations of such sidewalk cafe seating area shall be conducted in such a way as to not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets or sidewalks. There shall be a minimum of five feet of clear distance for through pedestrian movements. The minimum five-foot requirement will be measured and maintained when chairs and tables are occupied and any umbrellas are open;
2. All permanent kitchen equipment and refuse containers used to service the sidewalk cafes shall be located inside the primary restaurant; provided however, a portable service area for dishes, silverware, glassware, beverage service facilities and refuse may be permitted provided it is moved into the main building each night. Service counters or pass through windows are not permitted;
3. Required parking for sidewalk cafes shall be calculated and provided in accordance with the provisions found in chapter 23, article II of the Town Code entitled Off-Street Parking;
4. The restaurant owner/operator shall be responsible for maintaining the sidewalk cafe in a clean, neat, orderly and safe condition. All debris and litter shall be removed daily. The sidewalk shall be pressure washed not less than one time a month and more often when required. Private trash containers in the sidewalk cafe dining area are prohibited. Public sidewalk trash containers shall not be used as a means of disposing of table waste generated by restaurant consumers;
5. Sidewalk cafe furniture must be kept in a clean, orderly and safe condition. Sidewalk cafe furniture must be moved into the main building each night. White plastic furniture is not permitted in sidewalk cafe areas. All white plastic furniture currently in place shall be removed within one year from the date of adoption of this subsection. Plastic furniture other than the color white is permitted, as well as metal or wood. The use of other furniture materials not listed above shall be first submitted to the design review committee for a recommendation to the planning and zoning board. The town is not obligated to approve alternative materials;
6. Restaurants may serve alcoholic beverages in the sidewalk cafe dining area provided the restaurant complies with state law and applicable Town Code provisions;
7. Audio/visual devices (televisions) are permitted in the sidewalk cafe dining area provided the devices are located under a permanent roof, are not visible from the public right-of-way and are not audible across property boundaries or through partitions common to two or more parties

within a building. Loud speakers or public address systems in the sidewalk cafe dining area are prohibited for those sidewalk cafes where the sound may affect residential uses. Loud speakers or public address systems located in adjoining sidewalk cafe dining areas shall limit the volume to patrons within the boundaries of the establishment only;

8. One menu board or sandwich sign is allowed per restaurant which shall meet the requirement set forth in subsection 17-20(V);
9. The hours of operation for the sidewalk cafe shall be no greater than that of the principal restaurant and may be less as determined in the review process; and
10. Upon the issuance of a hurricane warning, all outdoor furniture shall be removed from the sidewalk cafe dining area.

(g) *Liability and insurance for sidewalk cafe dining:*

1. Prior to the issuance of a permit, the applicant shall provide the town with certified copies of all insurance policies providing coverage as required.
2. Prior to the issuance of a permit, the applicant shall furnish the town with a signed statement from an authorized officer, or legal representative, of the restaurant that the permittee shall hold harmless the town, its officers and employees and shall indemnify the town, its officers and employees for any claims for damages to property or injury to persons arising out of or in any way contributed by the use, maintenance, or operations of the restaurant. Proof of worker's compensation coverage shall also be provided.
3. The applicant shall furnish and maintain such public liability, food products liability, and property damage insurance from all claims and damage to property or bodily injury, including death, which may arise from the use, maintenance or operations of the sidewalk cafe dining area. Coverage shall specifically include policies of not less than $500,000.00 for bodily injury, and property damage respectively per occurrence. Such insurance shall name as additional insured, the town, its officers and employees, and shall further provide that that policy shall not terminate or be canceled prior to the completion of the permit period without 30 days written notice to the town. Such insurance will be primary to any insurance or self-insurance whether collectible or not which may be available to the town, its officers or employees.
4. For restaurants with sidewalk cafes that serve alcoholic beverages, liquor liability insurance in the amount of $1,000,000.00 per occurrence for bodily injury and property damage is required. The applicant shall furnish and maintain such public liability, liquor products liability, and property damage insurance form all claims and damage to property or bodily injury, including death, which may arise from operations under the permit or in connection therewith. Coverage shall not be less than $1,000,000.00 for bodily injury, and property damage respectively per occurrence. Such insurance shall be without prejudice to coverage otherwise existing therein and shall name as additional insured, the town, its officers and employees, and shall further provide that that policy shall not terminate or be canceled prior to the completion of the permit period without 30 days' written notice to the town. Such insurance will be primary to any insurance or self-insurance whether collectible or not which may be available to the town, its officers or employees.
5. An endorsement must be issued as part of the policy reflecting compliance with these requirements.
6. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage

afforded shall not be canceled, materially changed or renewal refused until at least 30 calendar days' written notice has been given to the town by certified mail.

7. The required insurance coverage shall be issued by an insurance company duly authorized and licensed to do business in the state with the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide: Financial Stability: B+ to A+.

(h) *Revocation, suspension of permit; emergencies:*

1. A sidewalk cafe permit may be revoked or suspended by the town manager or his/her designee upon a finding that a violation of the provisions of this subsection occurred, or the sidewalk cafe is being operated in a manner which constitutes a nuisance, that unduly impedes or restricts the movement of pedestrians, is a safety or public health concern, or in any way contributes an undue liability. The revocation or suspension shall be in writing, setting forth specific reasons and providing an effective date.
2. A sidewalk cafe may be suspended by the town manager or his/her designee for community or special events, utility, sidewalk or road repairs, or emergency situations or violations of provisions contained herein. The length of the suspension shall be for a duration(s), as determined by the town manager or his/her designee. Removal of all tables, chairs and related obstructions shall be the responsibility of the restaurant owner/operator.

(17) *Flood proofing for ground floor uses:* Because the current FEMA base flood elevation (+8.0 - +10.0 NGVD) is considerably higher than the existing ground/roadway/sidewalk elevation (+4.5 +/- NGVD) and the town desires to encourage pedestrian interaction from the sidewalk areas into the ground level building areas which would otherwise require steps or ramps, as an alternative, an owner may elect to flood-proof the building, or portion thereof, in accordance with allowable FEMA regulations from the ground level to the base flood elevation. Metal flood plates or other approved flood-proofing techniques may be utilized.

(D) *RM-3 Multiple Family Residential district.*

Purpose. The purpose of the district is to provide appropriate land development regulations for the large waterfront properties (tracts A—F) located on the northern and southern tips of the eastern island of the town. As the platted lots are considerably larger than other multifamily sites in the town and abut wide waterways surrounding the island where no adjacent development occurs, the regulations reflect appropriate development criteria.

(1) *Front yard setback (street frontage).* All lots shall have a minimum front yard (street) setback as follows:

(a) Buildings up to 30 feet in height—Twenty feet.

(b) Buildings up to 45 feet in height—Twenty-five feet.

(c) Buildings up to 75 feet in height—Thirty feet.

(d) For buildings over 75 feet in height as approved under subsection (11) below the front setback dimension shall be negotiated during the site plan process, but shall not be less than 30 feet.

(2) *Rear yard (waterfront) setback*> All lots shall have a minimum rear yard (waterfront) setback of 20 feet.

(3) *Side yard setbacks.* All lots shall have minimum side yard setbacks as follows:

(a) Buildings up to 30 feet in height—Twenty feet.

(b) For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, the maximum required setback shall be 30 feet.

(4) *Flex setbacks.* A project designer has the option to offer creative design solutions to the building configurations and the planning and zoning board may allow portions of the building structure to encroach into the setback requirements stated above. The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. This provision shall serve to create an architectural opportunity for creative design approaches while promoting the beneficial purposes of building setbacks in the district. In no case shall any portion of a building encroach into the base building setbacks set forth above for portions of the building below 30 feet in height.

(5) *Maximum building length.* The maximum overall length of any single building in a linear shape with no breaks or angles greater than 15 degrees facing parallel to a street frontage shall not exceed 260 feet, except as hereinafter provided.

(6) *Maximum building length/breezeways.* A building may exceed 120 feet in length if breezeways, divide such building, except for common floors and roofs, into parts not exceeding 120 feet in length. Such breezeways shall have a minimum unobstructed width, completely through the building, of 20 feet. Notwithstanding the above, this provision shall not apply to buildings less than 45 feet in height. The Planning and Zoning Board may modify the application of this requirement for townhouse development or in instances where enhanced architectural articulation and detailing is provided on the building façade to break the massing of the building. A breezeway is not required on a building constructed on a single platted lot. For the purpose of this section platted lots are those depicted on the subdivision plat of Bay Harbor Island recorded in Plat Book 46, at Page 5 of the public records of Miami-Dade County, Florida.

(7) *Minimum distance between structures.* The minimum distance, unobstructed, between buildings on a lot, plot or parcel of land shall be 20 feet; however, such buildings may be connected by a covered ground level walkway which must be open to the sides.

(8) *Maximum building coverage.* The maximum building coverage of any lot shall not exceed 40 percent of the plot area for all principal structures. If an elevated parking garage structure is provided the combined total of all building coverage shall not exceed 60 percent of the plot. An elevated parking garage shall not include any living quarters, meeting rooms or recreational facilities. See section 23-1 for the definition of building coverage.

(9) *Maximum building height.* No building shall exceed 75 feet in height, unless otherwise approved by the town residents and town council in accordance with section 86 of the Town Charter, but in no case more than 120 feet in height, which includes the primary building, parking garage or any other accessory structure, but does not include rooftop mounted structures as defined in subsection 23-12(25). The town council reserves the right, as part of any consideration to allow a building to exceed 75 feet in height, to require site plan modifications, project mitigation and/or tradeoffs (including but not limited to off-site improvements, on-site improvements, pedestrian walkways, enhanced view vistas to adjoining waterways, etc.)

Each building level/story shall be a minimum of nine feet in height from floor to ceiling, inside measurement. The term level/story shall refer to any floor within a residential development. Parking garage levels are not included.

(10) *Building roof design.* All rooftops of buildings with flat roof decks, including parking garage roof decks, shall be designed to minimize negative appearances by screening mechanical equipment, minimizing the ponding of stormwater and maintaining the roof surface in an attractive manner. The use of flat roof decks for on-site recreational facilities is encouraged, including the use of landscape materials for aesthetic and environmental "greenhouse gas reduction" purposes. If a flat roof deck is utilized for parking or recreational purposes, a minimum of 15 percent of the area used for such purposes shall be landscaped. For the purposes of this section the term landscaping shall not include swimming pools, decks, patios or other impervious surfaces.

(11) *Landscape requirements.* Each plot shall provide for a minimum of 20 percent landscaped "green" open space at ground level. An applicant shall be required to submit a detailed landscape plan to the town for consideration at the time of site plan approval. Trees shall be provided to provided shade and accentuate the building design. Shrubs shall be provided as foundation plantings, to screen mechanical equipment and as buffering to adjacent properties. The plan shall be sensitive to surrounding properties and shall be utilized to enhance the subject property.

(12) *Maximum allowable density.* The maximum allowable base density is 34 dwelling units per acre. The maximum allowable overall density (includes base density/TDR units) is 80 dwelling units per acre. If the Town approves a development with a height exceeding 75 feet in accordance with the Town Charter provisions, the maximum density shall be as determined at the time of Site Development Plan/TDR approval. Partial units below one-half are rounded down to the nearest whole number. Individual project density may be increased on a case-by-case basis only through the process described in Chapter 23.

(13) *Interpretation of side lot lines.* Side setbacks shall be regarded as those setbacks other than ones abutting streets and water.

(14) *Vested rights.* Notwithstanding the above regulations, for those developments existing as of December 10, 2002, when section 86 of the Town Charter was approved by the town voters that established a maximum building height for any new building of 75 feet, the existing residential density, building height, lot coverage, building setbacks and other land development regulations are vested and may continue so long the owners elect to maintain the development as originally approved. If the existing development is damaged by a natural disaster, fire or flooding to the extent of 50 percent or more of the assessed value of the building improvements when the damage occurs, and the owners voluntarily elect to demolish and rebuild the project, the subsequent new development shall comply with all current land development regulations, except existing building height and residential density, which shall continue to be vested without the need to acquire TDR units. However, in no event shall the new development be greater in density or height than the development being replaced, unless TDR units are acquired or pursuant to section 86(1) of the Town Charter.

(15) *Parking garage structures.* For any redevelopment of an existing RM-3 site after the effective date of Ordinance No. 907, not less than 90 percent of the required parking spaces shall be contained within a fully enclosed parking garage structure. The portion of a parking garage structure above finished grade shall be substantially screened from view from adjoining roads and adjacent

properties. This shall not prohibit the parking garage structure driveway openings from being visible from an adjoining street. The exterior building façade of any parking garage structure not substantially screened by earthen berming, planters and adequate landscaping materials shall incorporate the same architectural features and elements on the main building façade to disguise the parking garage structure.

(E) *CA-Causeway Area:*

(1) No restrictions.

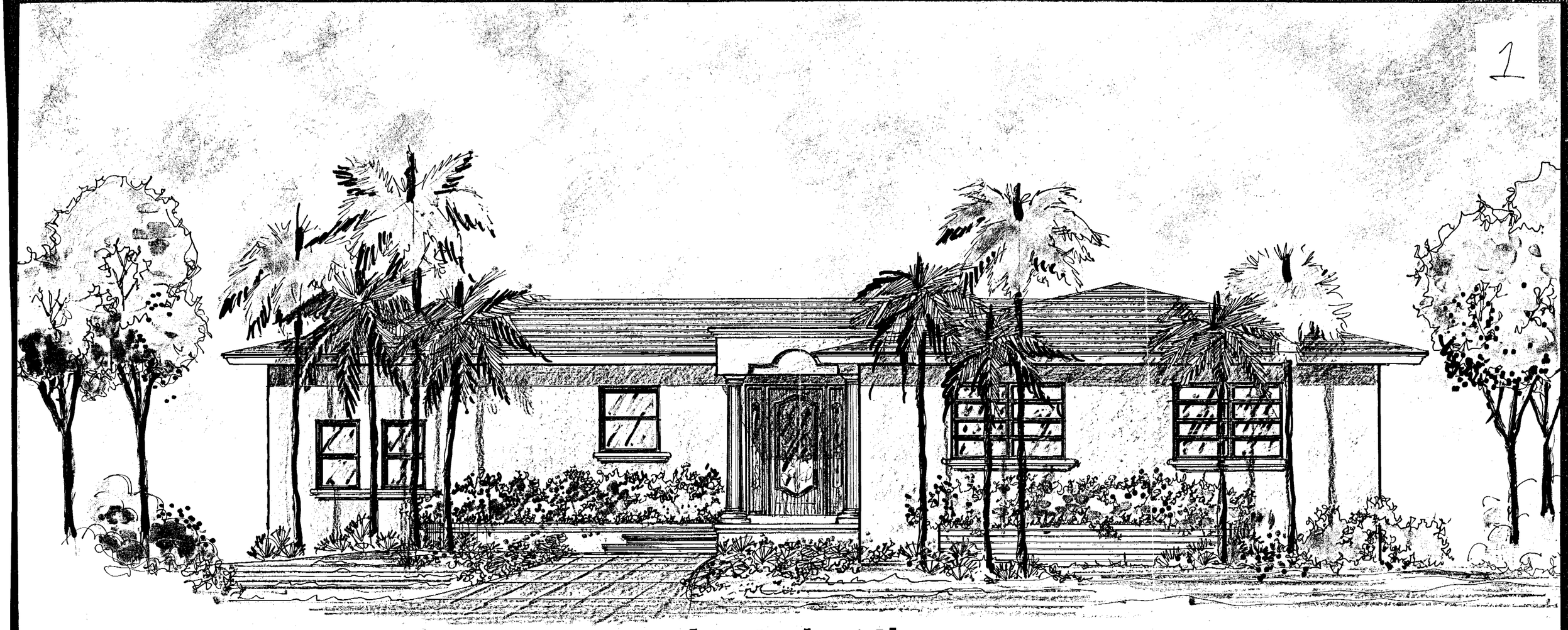
(Ord. No. 108, § 11, 6-10-57; Ord. No. 112, § 1, 1-13-58; Ord. No. 115, § 1, 1-13-58; Ord. No. 125, § 3, 1-12-59; Ord. No. 183, § 3(1)—(11), 11-9-64; Ord. No. 227, § 1, 3-9-70; Ord. No. 224, § 1, 8-9-71; Ord. No. 266, §§ 3, 4, 7-20-73; Ord. No. 303, § 1, 8-9-76; Ord. No. 313, § 1, 12-13-76; Ord. No. 314, § 3, 2-4-77; Ord. No. 317, § 3, 6-13-77; Ord. No. 425, § 4, 4-8-85; Ord. No. 481, § 1, 8-14-89; Ord. No. 592, § 3, 7-8-96; Ord. No. 627, § 1, 1-12-98; Ord. No. 713, § 1, 2-10-03; Ord. No. 721, § 1, 6-9-03; Ord. No. 757, § 1(Exh. A), 12-13-04; Ord. No. 759, § 1(Exh. A), 12-13-04; Ord. No. 771, § 1(Exh. A), 5-9-05; Ord. No. 775, § 1(Exh. A), 6-20-05; Ord. No. 798, § 1(Exh. A), 7-10-06; Ord. No. 799, § 1(Exh. A), 7-10-06; Ord. No. 819, § 1(Exh. A), 7-9-07; Ord. No. 820, § 1, 7-9-07; Ord. No. 867, § 1(Exh. A), 12-8-08; Ord. No. 868, § 1(Exh. A), 12-8-08; Ord. No. 907, § 1(Exh. A), 12-13-10; Ord. No. 946, § 1(Exh. A), 3-11-2013; Ord. No. 948, § 1(Exh. A), 5-13-2013; Ord. No. 956, § 1(Exh. A), 11-12-13; Ord. No. 957, § 1(Exh. A), 12-9-13; Ord. No. 960, § 1(Exh. A), 2-10-14; Ord. No. 961, § 1(Exh. A), 2-10-14; Ord. No. 967, § 1(Exh. A), 10-13-14; Ord. No. 972, § 1(Exh. A), 1-12-15; Ord. No. 1018, § 1(Exh. A), 1-18-18; Ord. No. 1021, § 1(Exh. A), 5-14-18; Ord. No. 1024, § 1(Exh. A), 9-17-18; Ord. No. 1045 , § 1(Exh. A), 2-18-20)

ralph choeff architect p.a.
architecture interiors

3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7662

1271 — 95 ST 9/31

1



front elevation

SCALE 1/4"=1'-0"

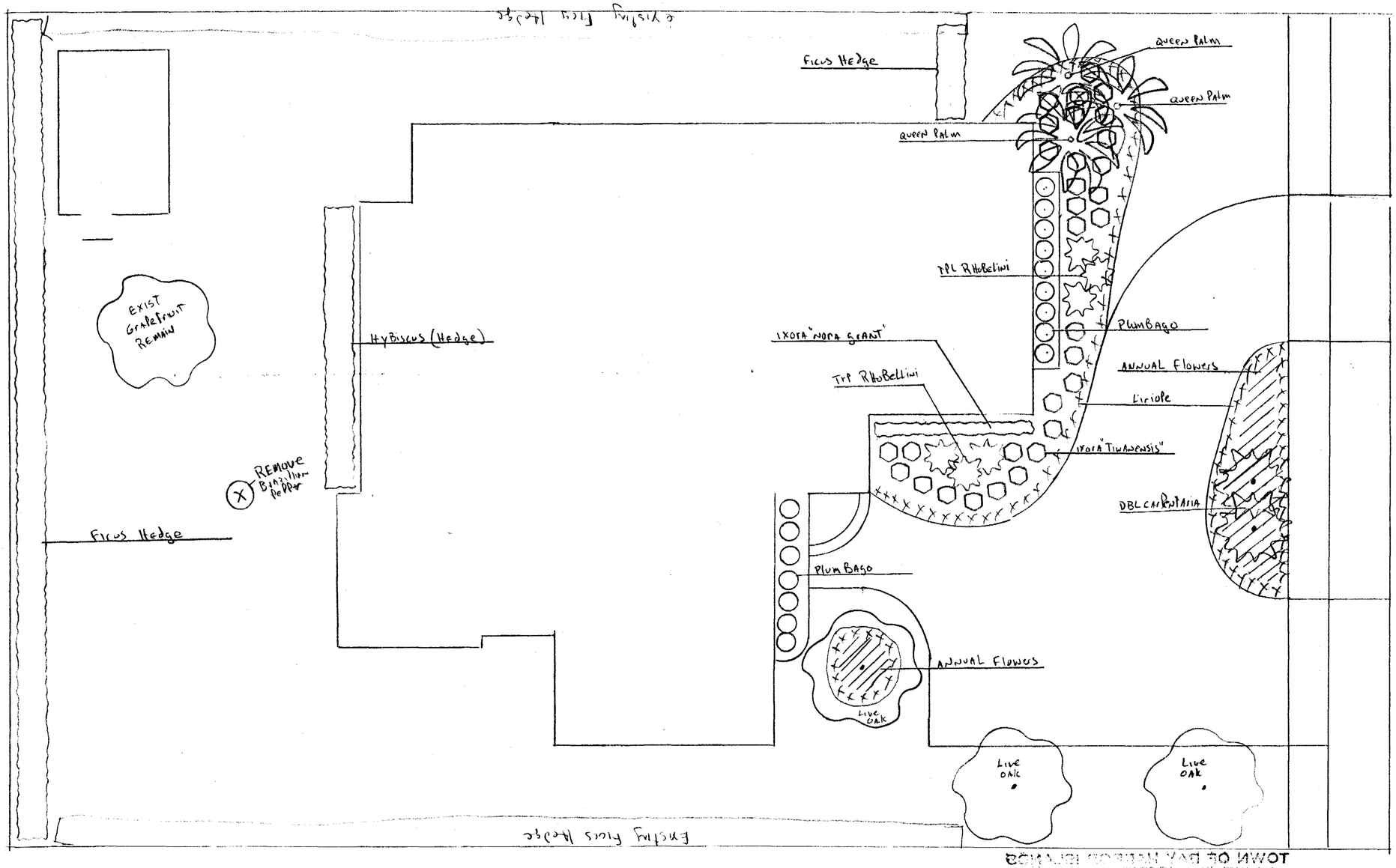
miloslavic residence

LEGEND

3 16'-18' QUERCUS VIRGINIANA 3-4" caliper - 8'-10' spread
1 10'-12' QUEEN PALM
1 12'-14' QUEEN PALM
1 14'-16' QUEEN PALM
1 16' CARPENTERIA PALM DBL.
2 4'-6' TPL RHOBELLINI PALM
35 7 gal. FICUS
15 3 gal. HIBISCUS (pink)
16 3 gal. PLUMBAGO
35 3 gal. IXORA "TAIWANENSIS"
8 3 gal. IXORA "NORA GRANT"
95 1 gal. LIRIOPE "EVERGREEN GIANT"
90 4" ANNUAL FLOWERS
ALL BEDS 3" CYPRESS MULCH
ALL LANDSCAPE AREAS TO HAVE AUTOMATIC IRRIGATION

SURFSIDE GREENS
1558 NE 172nd Street
North Miami Beach, FL 33162

2



MILOSLAVIC RESIDENCE

TOWN OF BAY HARBOR ISLANDS
APPROVED:
Planning Dept. _____ Date 10-15-96
Bldg. Inspector _____ Date _____
Electrical Inspector _____ Date _____
Plumbing Inspector _____ Date _____
Mechanical Inspector _____ Date _____
Structural _____ Date _____
Public Works _____ Date _____

PLANNING
SEP 18 1996

REVISIONS	BY

Date
Scale 1/8" = 1'
Drawn
Job
Sheet
Of Sheets

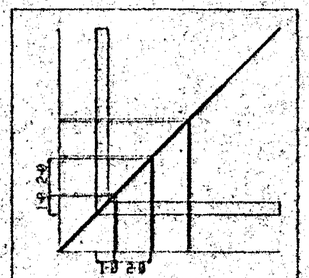
18 X 24 PRINTED ON NO. 1000H CLEARPRINT ®

3

ALL TRUSS SPACING @ 24" O. C. UNLESS OTHERWISE SPECIFIED.

DO NOT CUT OR ALTER TRUSSES! MARTINEZ TRUSS COMPANY WILL NOT HONOR CLAIMS OR BACK CHARGES UNLESS AUTHORIZED BY OUR OFFICE IN WRITTING!

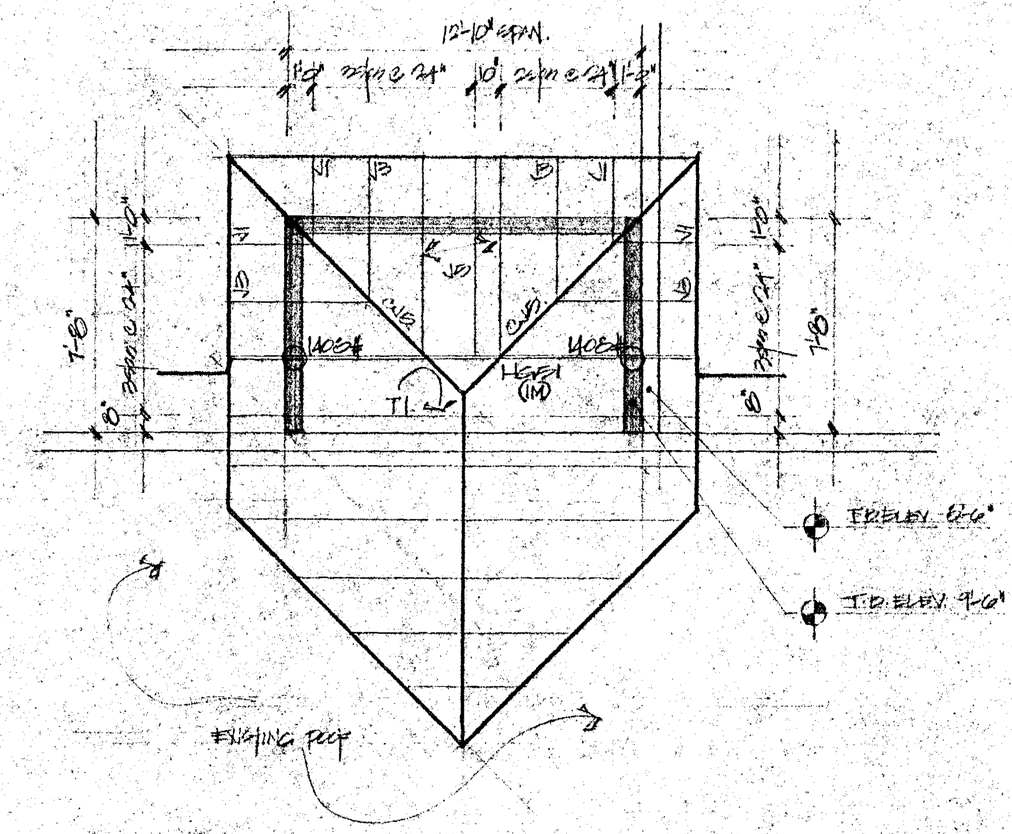
ATTENTION BUILDERS ALL DIMENSIONS, OVERHANGS, PITCHES, ECT. TO BE CHECKED BEFORE ORDERING TRUSSES. IT IS YOUR RESPONSIBILITY TO CHECK OUR TRUSS PLAN!



HIP SET SPACING

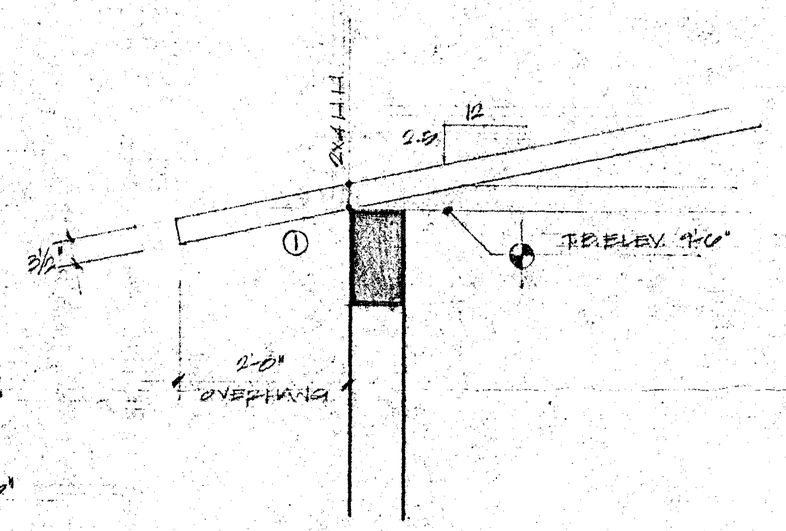
TRUSS LOADING CONDITIONS			
ROOF TRUSSES		FLOOR TRUSSES	
TOP CHORD LIVE:	30.0	TOP CHORD LIVE:	
TOP CHORD DEAD:	15.0	TOP CHORD DEAD:	
BOTTOM CHORD DEAD:	10.0	BOTTOM CHORD DEAD:	
TOTAL LOAD (PSF)	55.0	TOTAL LOAD (PSF)	
STRESS INCREASE:	1.33	STRESS INCREASE:	

THIS TRUSS SYSTEM HAS BEEN DESIGNED WITH LOADS GENERATED BY 110 MPH WINDS USING 5.0 PSF TOP CHORD DEAD LOAD AND 5.0 PSF BOTTOM CHORD DEAD LOAD 5 MILES FROM HURRICANE OCEANLINE. CAT. 1. EXP. C (ASCE 7-88)



ROOF TRUSS LAYOUT

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



TRUSS END DETAIL

SCALE : 3/4" : 1'-0"

NOTE:
LABELING TRUSSES IS A SERVICE, NOT A REQUIREMENT. THEREFORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO USE THE ENGINEERING DRAWINGS WHEN ERECTING TRUSSES. IN CASE OF DISCREPANCIES BETWEEN TRUSS MARKINGS AND ENG. DRAWINGS THE ENG. DRAWINGS PREVAILS.

No.	DATE	REVISED	APPROVED
1	12-16-96	S.L.P.	JV 12/16

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

Approved by _____ Date _____

FLORIS F. FLAUDER P.E.
REGISTERED STRUCT. ENGINEER
STATE OF FLORIDA # 23070
14801 S.W. 99 AVE MIAMI FL. 33176-8030

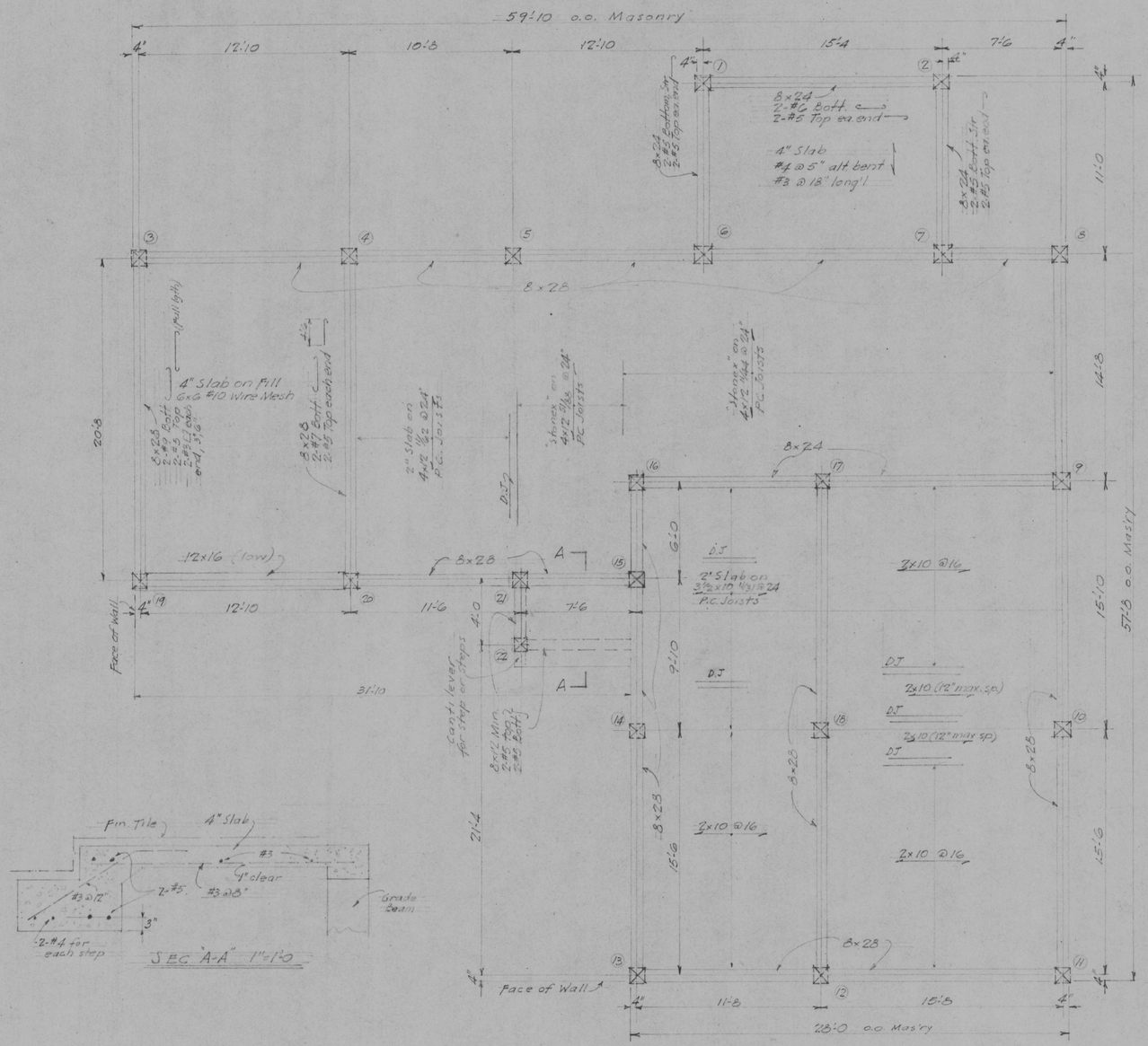
CERTIFICATE No. 23070 STATE OF FLORIDA REGISTERED ENGINEER

MARTINEZ TRUSS CO., INC. ph. 883-6261
9280 N.W. SOUTH RIVER DR. MIAMI FL. 33166 CC0296 J. MARTINEZ FAX (305)885-2925

12 71 95 at Miguel Miles Lavis Res.
SAL-TEC CONST.

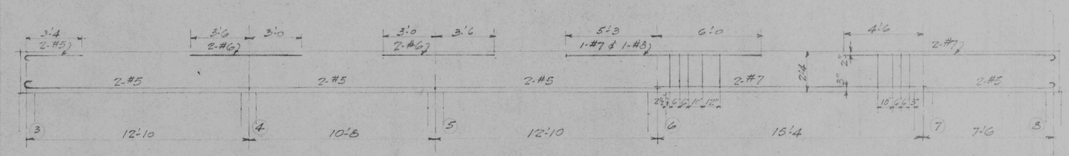
DATE: 11-04-96	APPROVED BY:	REV. DATE: JV 11/6/96
DRN. BY: S.L.P.		SCALE: AS SHOWN
JOB NAME:		DRAWING NUMBER
JOB ADDRESS:		96110432

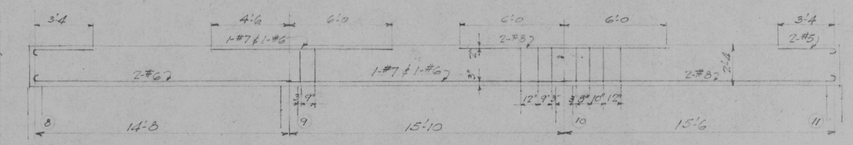
STATE OF FLORIDA RALPH ANDREFF REGISTER 12-18-96

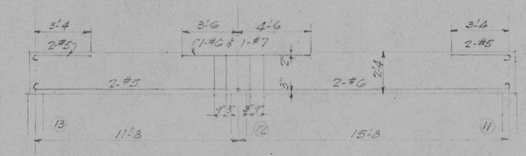


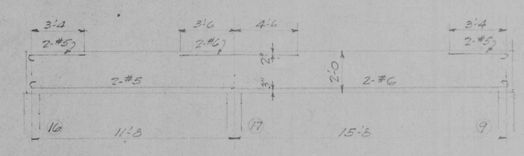
PILE & GRADE BEAM PLAN 1/4"=1'-0"

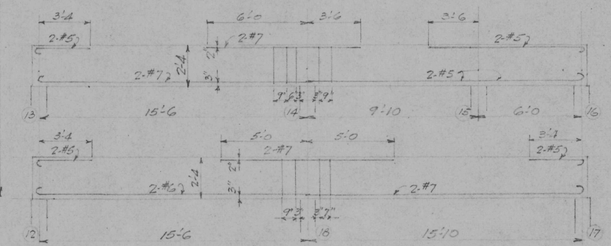
SEC A-A 1"=1'-0"

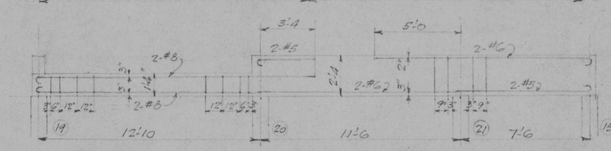












NOTE
All Grade Beam Concrete 2500# mix.
Concrete Piles shall have been certified by an accredited Laboratory, or similarly qualified agency before driving.
All stirrups #3 @ 8" stirrups shown are those required for shear, Contractor may provide others for convenience.
Precast joists shall be of 3750# concrete. Bridging for P.C. Joists shall be cast in place.

Concrete Piles (6) (7) (9) (10) (12) are 12"x12", all others 10"x10"

B.D. FREEDMAN REG. ENGR.
1779 S.W. 3rd Ave. MIAMI, FLA.

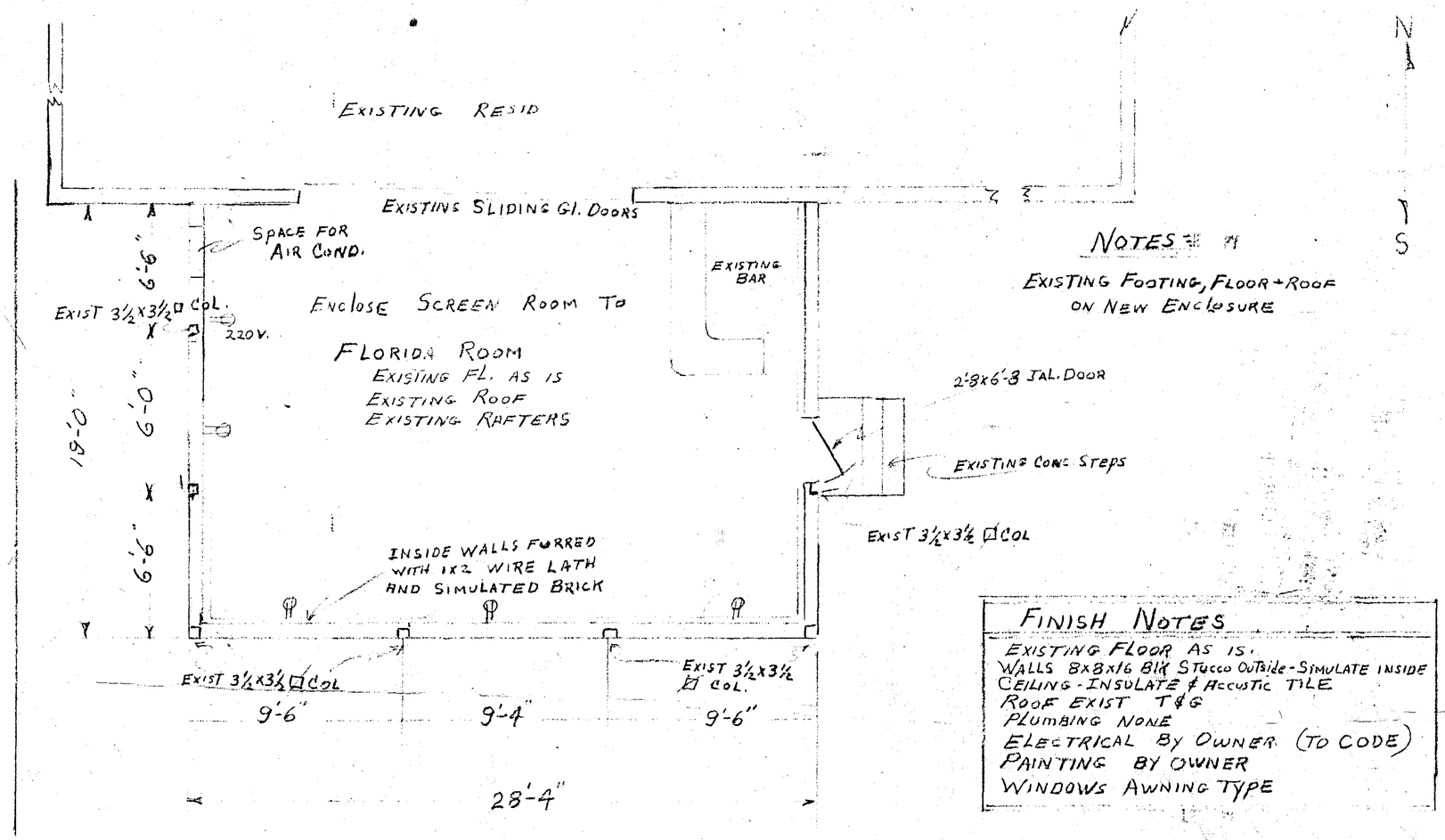
PILE PLAN & GRADE BEAM DETAILS

[redacted]

MIAMI BEACH FLORIDA
C.B. RESIDENCE
LOT NO. 2 BLOCK 51
BAY HARBOR ISLAND FLORIDA
MR. & MRS. HOWARD BROWN OWNER

PLAN NO	SHEET NO	DATE
2205	4 of 4	6-15-54

BEST AVAILABLE COPY

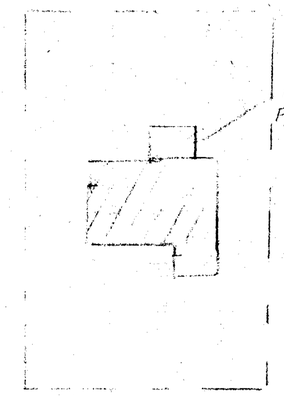


NOTES

EXISTING FOOTING, FLOOR + ROOF ON NEW ENCLOSURE

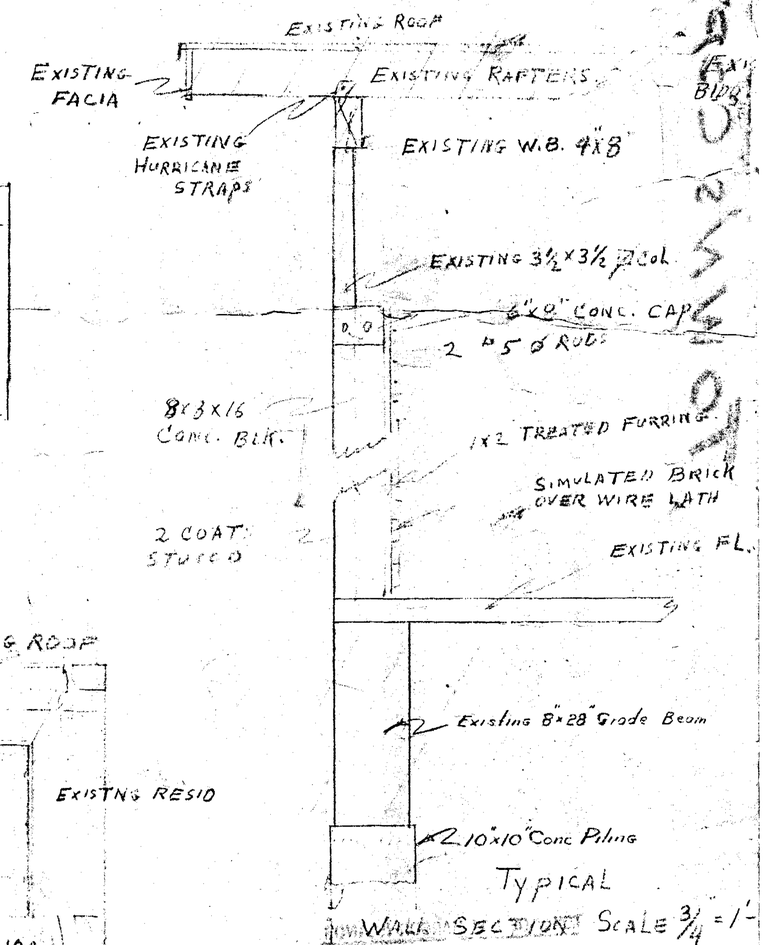
FINISH NOTES

EXISTING FLOOR AS IS.
WALLS 8x8x16 BLK STUCCO OUTSIDE - SIMULATE INSIDE
CEILING - INSULATE & ACCUSTIC TILE
ROOF EXIST T&G
PLUMBING NONE
ELECTRICAL BY OWNER (TO CODE)
PAINTING BY OWNER
WINDOWS AWNING TYPE

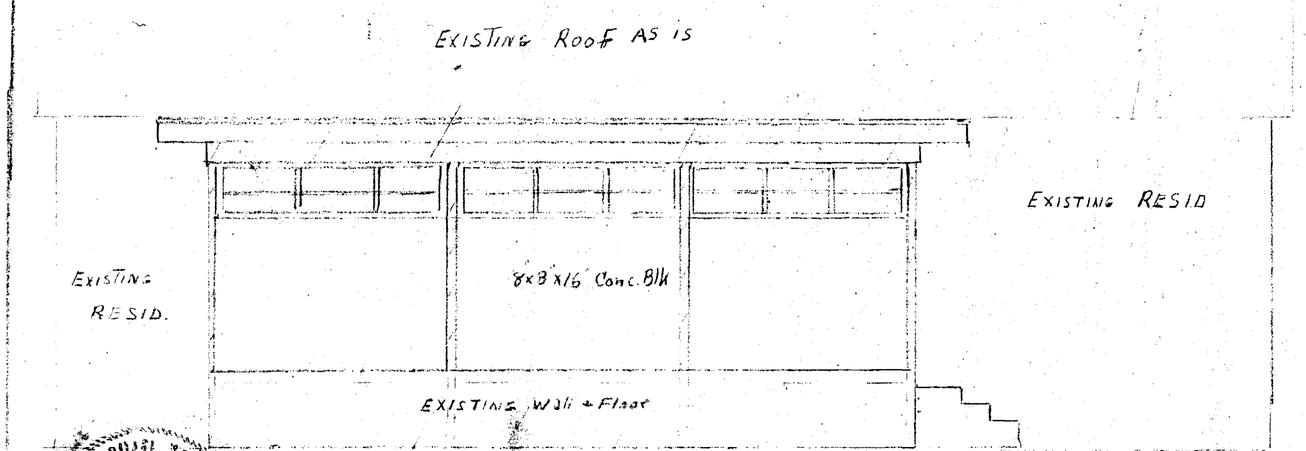


SURVEY
LOT 9 BLOCK 31
BAY HARBOR ISLAND
NORTH MIAMI

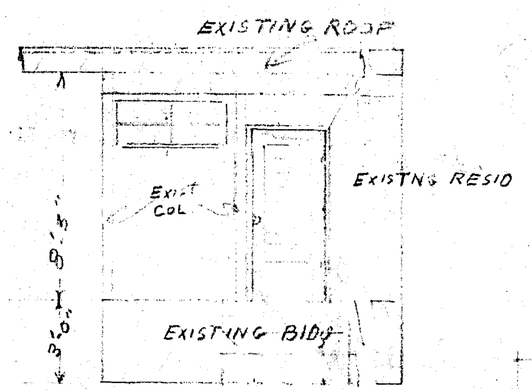
PLOT PLAN SCALE 1"=30'



TYPICAL WALL SECTION SCALE ¾"=1'-



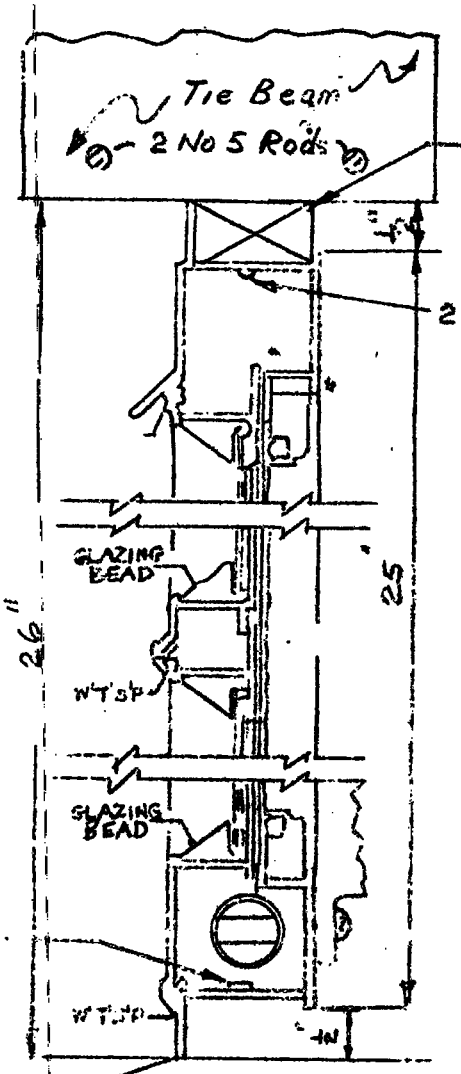
NORTH ELEVATION SCALE ¼"=1'-0"



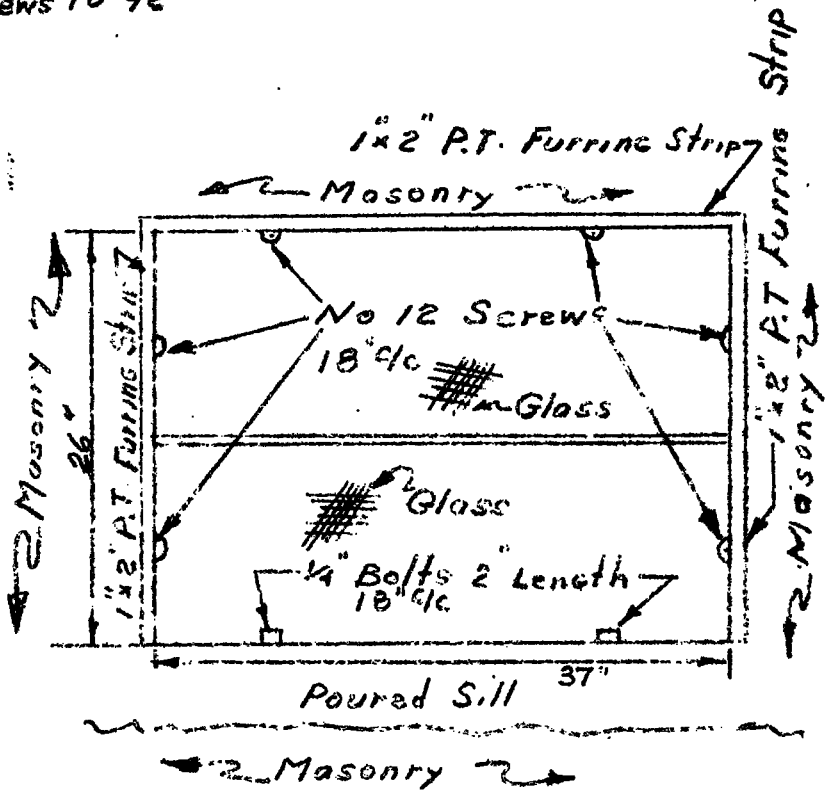
ENCLOSE SCR. RM. TO FLA. RM. FOR
MR & MRS. MEL TANNEN
1271 95TH STREET
BAY HARBOR ISLAND

SCALE AS NOTED
DATE SEPT 14 64
DRAWN BY

MICHAEL YALE CERTIFICATE No. 8406 STATE OF FLORIDA REGISTERED CIVIL ENGINEER



VERTICAL SECTION
OF 22 Awning Window



FRONT ELEVATION
OF 22 Awning Window

TOWN OF BAY HARBOR ISLANDS

APPROVED:

Planning Board _____ Date _____

Bldg. Inspector _____ Date 10 Nov

Electrical Inspector _____ Date _____

Plumbing Inspector _____ Date _____

Town of Bay Harbor Islands

9665 BAY HARBOR TERRACE
MIAMI BEACH 54, FLORIDA

INTER-OFFICE MEMORANDUM:

TO: Members of Planning and Zoning Board

DATE: June 22, 1962

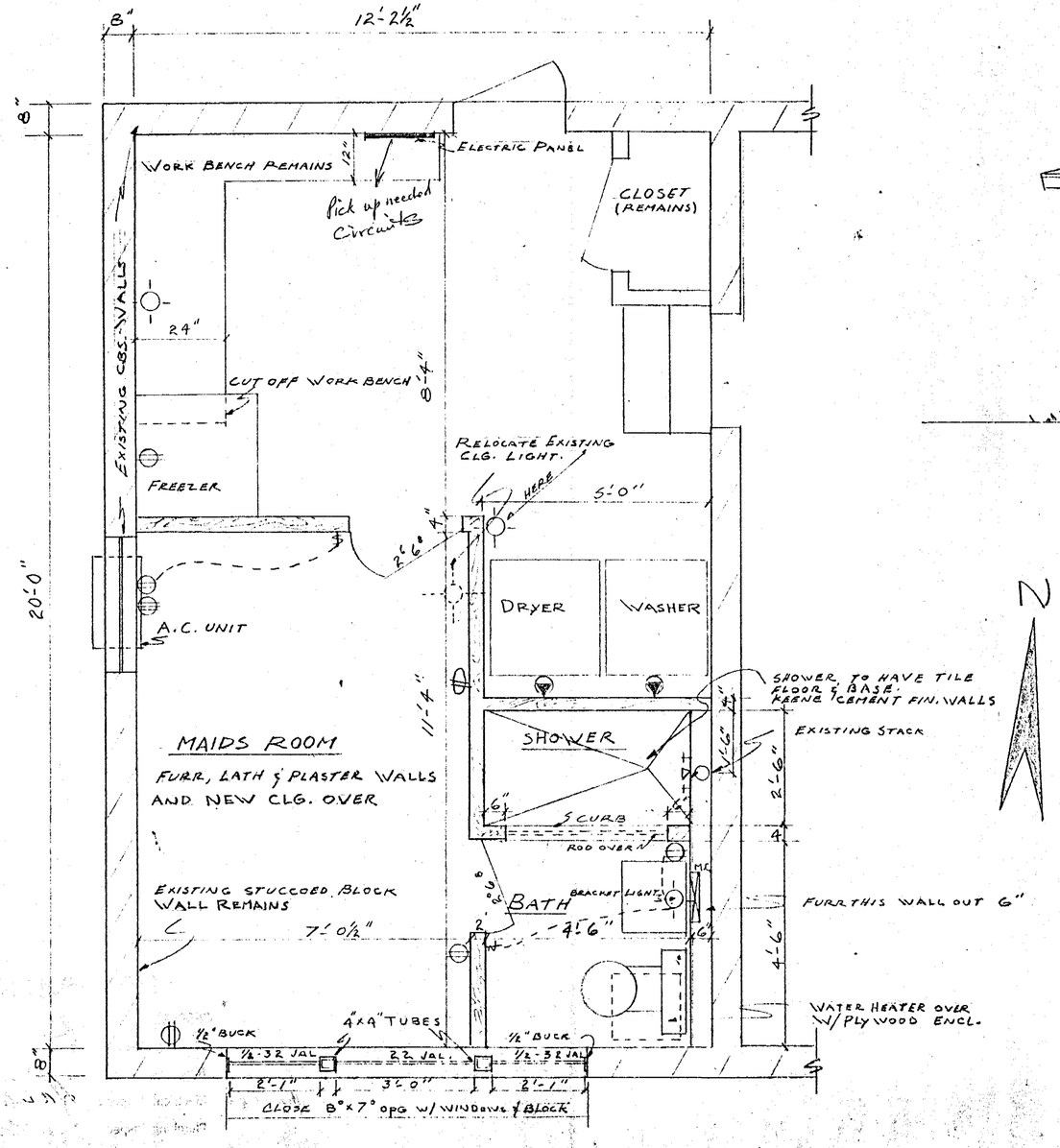
FROM: Administrative Assistant

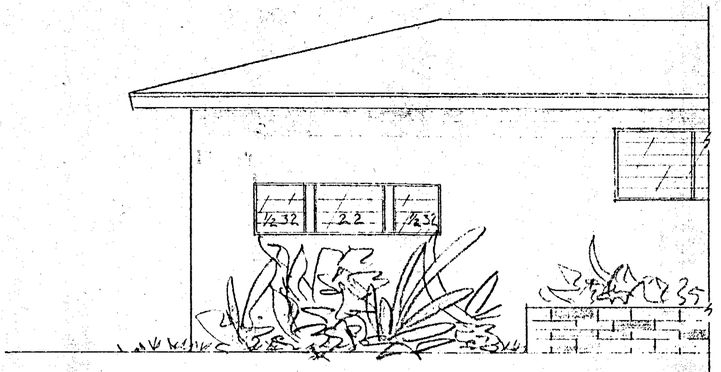
I am enclosing a sketch of a proposed garage alteration to the residence of Mr. and Mrs. A. Marcus, 1271 - 95th Street, Lot 9 of Block 31. As you will note, this involves changes an existing garage into a maid's room and bathroom. The contractor is anxious to start this work and your expedited action will be appreciated.

Anthony Nales.
ANTHONY NALES

:dm
Enc:

1. A A Power
2. N. Arblin
3. OK - E S Cooper
4.





SOUTH ELEV. SCALE ¼"=1'-0"

NOTES:

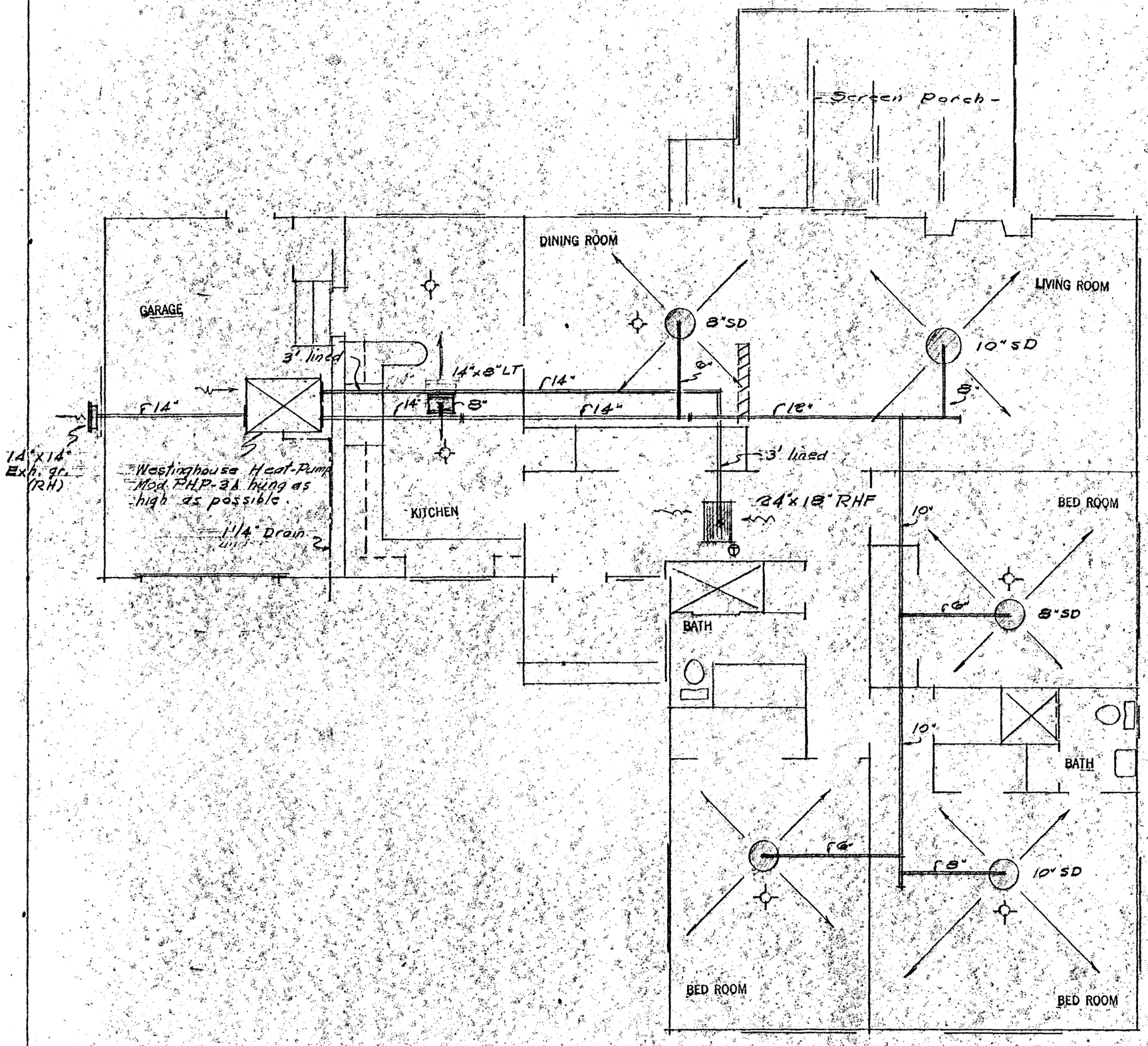
1. BLOCK UP 2 EXISTING AC OPGS. IN BEDROOM
2. USE EXISTING TOILET, LAV., M.C. AND ELECTRIC FIXT. FROM MASTER BATH. REPLACE W/ WHITE STANDARD CADET TOILET W/ CHURCH SEAT, AND OVALYNN LAV. (VANITY BY OWNER).
3. STORAGE OVER MAIDS ROOM.
4. V.A. TILE FLOOR THRU-OUT.
5. PAINTING NOT INCLUDED.

LEGAL:
LOT - #9 , BLOCK - # 31
BAY HARBOR ISLAND , FLORIDA

MAIDS ROOM AND BATH
FOR
MR. & MRS. A. MARCUS
AT
1271 95th ST. BAY HARBOR ISLANDS

by

DAVID M. ABEL CONSTRUCTION CO.
1320 N.W. 119th ST. MU. 5-2418
JUNE 12, 1962 DAP
REV. JUNE 21, 1962



ELECTRICAL NOTES (230)

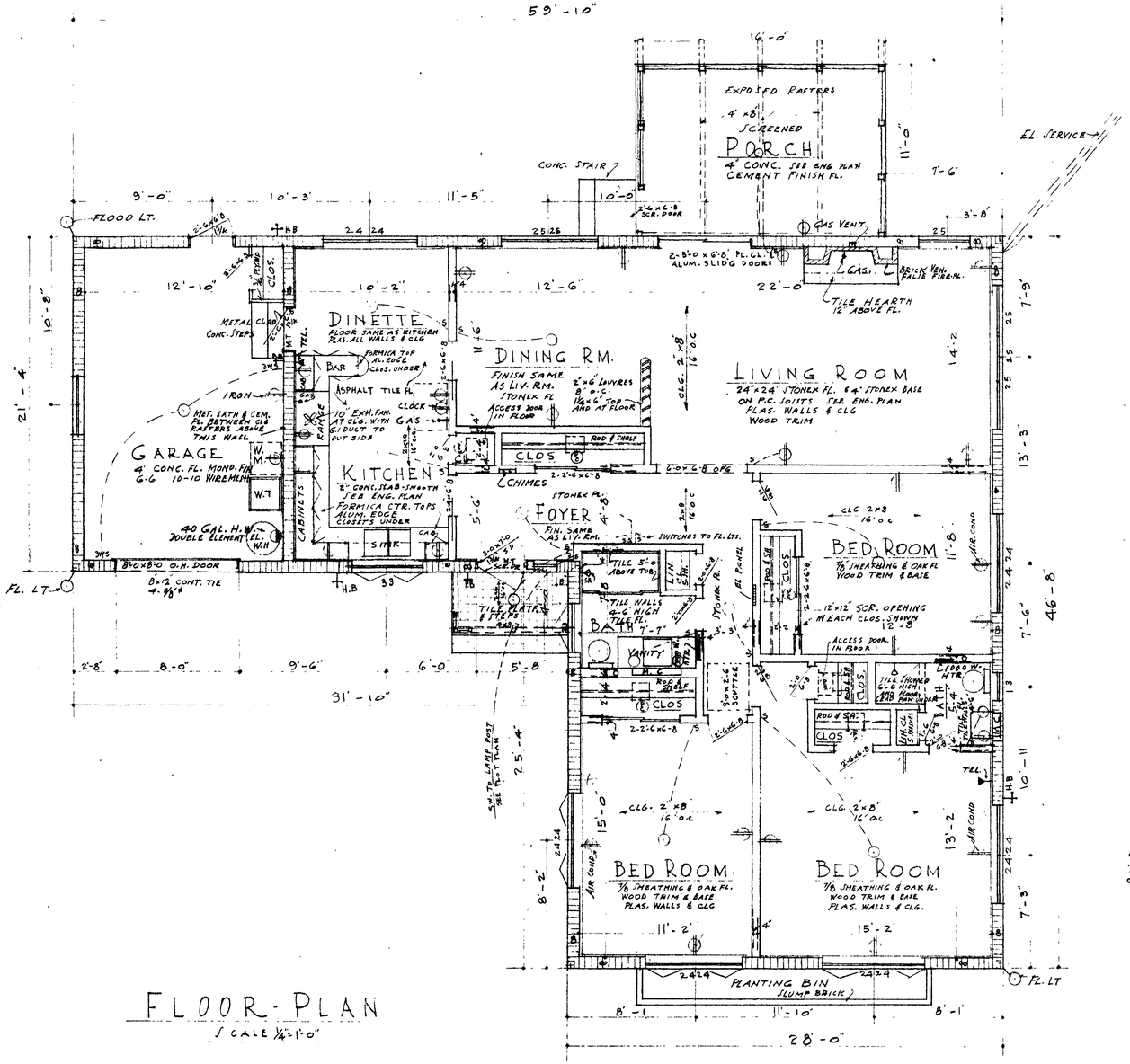
Compressor 21. amps 1 phase
Condenser 3.1 amps 1 phase
Evaporator 2.3 amps 1 phase
TOTAL AMPS 26.4

AIR CONDITIONING FOR
MR & MRS. A MARCUS
1271 - 95 ST.
BAY HARBOR ISLAND
(EXISTING)

JOB NO. 1573
DATE 6/20/62
SCALE 1/4"=1'-0"
DRAWN BY FS
DWG. NO. HB B2
SHEETS IN SET

BRANDON
AIR CONDITIONING CORP.
2475 W. 8th LANE TU 8-4634
HIALEAH, FLORIDA

THIS DRAWING IS ILLUSTRATIVE ONLY AND IS SUBJECT TO MODIFICATION IN ACCORDANCE WITH STRUCTURAL OR OTHER REQUIREMENTS.



FLOOR-PLAN

SCALE 1/4"=1'-0"

HOUSE	1692	SQ FT
GARAGE	288	" "
PORCH	176	" "

MASON WORK

CONTRACTOR TO TAKE OUT AND PAY FOR BLDG PERMITS.
DO ALL FILLING-IN & ROUGH GRADING
ALL CONC. 2500# AT 28 DAYS EXCEPT IF OTHERWISE NOTED
ALL MORTAR - CEM. 1, SAND 2
BRICK TO BE SELECTED BY OWNER.
PROVIDE FORMS FOR CONC.
STUCCO OUTSIDE FACE OF WALLS 2 COATS.
ROCKLATH & PLAS. 2 CTS ON WALLS, PARTITIONS & CLGS.
TILE BATH RM. WALLS & FL. AS INDICATED - COLORS SELECTED IN EACH BATH RM. PROVIDE PROVIDE TOWEL BAR, PAPER HOLDER, GLASS & TOOTH BRUSH HOLDER, AND TWO SOAP DISHES.
1/2" MARBLE SADDLE TO BATH RM. DOORS.
BULLNOSE TILE TO ALL WINDOW SILLS
PRE-CAST CONC. WINDOW FRAMES
ALSO SEE NOTES ON PLANS.

CARPENTER WORK

ALL TIMBER TO BE No. 1 FIR.
APPLY A COAT OF CELCURE TO ALL WOOD WORK WITHIN 2'-0 OF MASONRY.
EXTERIOR WOODWORK CLEAR PINE
BRIDGE ALL BEAMS 1"x3" BRIDGING 7'-0 O.C.
PARTITIONS 2"x4"-16" O.C.
DOORS - FLUSH TYPE FIR
EXTERIOR DOOR JAMBS 1 3/4 DOUBLE RABBETED
INTERIOR " " 7/8"
INTERIOR TRIM 5/8 x 2 3/4 CLEAR PINE
" BASE 5/8 x 3 3/4 " "
ALLOW $200 FOR FIN. HARDWARE
PROVIDE ROUGH HARDWARE
WINDOWS - AWNING OR GL. JAL. TYPE - ALUM AS SELECTED BY OWNER.
PROVIDE CAULKING AROUND WIND. & DOOR FRAMES.
ALUM. WEATHER STRIP ALL EXT. DOORS.
SHELF & PIPE RODS IN CLOSETS
VANITY IN BATH RM (SEE DETAIL)
MEDICINE CHEST IN MAIN BATH RM 36" x 24" WITH MIRROR SLIDING DOORS.
MEDICINE CHEST IN SMALL BATH ROOM WITH 16"x22" MIRROR DOOR.
CLEAR PINE FOLDING SHUTTERS WHERE SHOWN.
ALSO SEE NOTES ON PLAN

PLUMBING

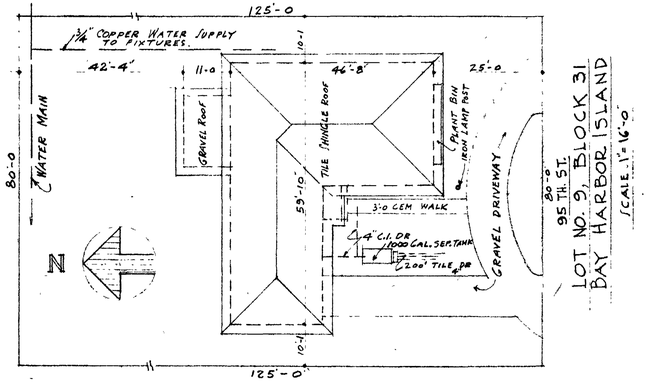
FURNISH ALL LABOR & MATERIAL FOR A COMPLETE PLUMBING SYSTEM OF SOIL, WASTE VENT & SUPPLY PIPES, 1000 GAL. SEPTIC TANK, DIST. BOX & DRAINFIELD ETC. INCLUDING FIXTURES, IN ACCORDANCE WITH CODES & REGULATIONS.
SOIL PIPES TO BE CAST IRON.
WATER SUPPLY - COPPER, 3/4" MAINES & 1/2" BRANCHES.
SHUT-OFF VALVES ON MAIN AND AT EACH FIXTURE AND HOSE BIBBS.
FIXTURES TO BE SELECTED BY OWNER.
PROVIDE 40 GAL. ELECT. HOT WATER - DOUBLE ELEMENT. PROVIDE H. & C. WATER TO FIXTURES. INCL. WASH. MACH. RANGE & WASH. MACH. FURNISHED BY OWNER.

PAINTING

ALL PAINT, VARNISH, SHELLAC ETC. SHERWIN WILLIAMS OR EQUAL. SHELLAC ALL KNOTS AND PUTTY UP NAIL HOLES AFTER PRIMING.
PAINT ALL TRIM, DOORS AND OTHER WOODWORK WITH A PRIMING COAT OF LEAD & OIL, THEN ONE COAT OF ENAMEL UNDER COATER AND ONE COAT OF ENAMEL TINTED TO SHADE SELECTED EXTERIOR WOOD WORK 3 COATS AS DIRECTED.
KITCHEN & DINETTE WALLS AND WALLS & CEILINGS OF BATH ROOMS ABOVE TILE TO BE FINISHED IN ENAMEL 3 COATS AS SPECIF. FOR WOODWORK
ALL OTHER WALLS & CEILINGS 3 COATS OF PAINT.
WOOD FLOORS, 1 COAT VARNISH, 1 COAT SHELLAC.
STUCCO - 2 COATS "SEC" WATER-PROOF PAINT.

ELECTRIC.

FURNISH & INSTALL EVERYTHING NECESSARY FOR A COMPLETE ELECTRIC SYSTEM INCLUDING INSTALING FIXTURES, CONNECT APPLIANCES, TEL. CONDUITS, ETC.
INSTAL ALL OUTLETS, SWITCHES PLATES ETC. ALL TO CONFORM WITH NATIONAL & LOCAL CODES & POWER CO.
ALL WIRING IN G.I. CONDUITS.
ALL RECEPTACLES DUPLEX TYPE.
OUTLET BOXES STAMPED STEEL.
LIGHTING FIXT. FURN. BY OWNER.
FURNISH TWO TONE CHIMES
1000 W. HEATER IN EACH BATH ROOM.
3 FLOOD LIGHTS
10" EXH. FAN IN KIT. WITH G.I. DUCT TO OUTSIDE

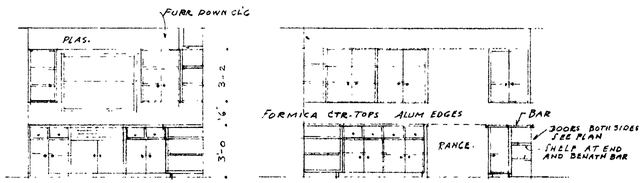


[redacted]
MIAMI BEACH, FLORIDA

C. B. RESIDENCE
LOT No. 9 BLOCK 31
BAY HARBOR-ISLAND FLORIDA
MR. & MRS. HOWARD BROWN OWNER

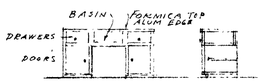
PLAN NO	SHEET NO	DATE
2205	2 OF 4	6-15-54

SEAL NOT REPRODUCEABLE



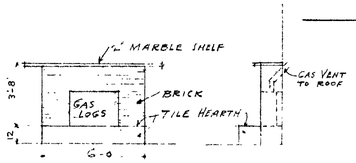
KITCHEN CABINETS

SCALE ½"=1'-0

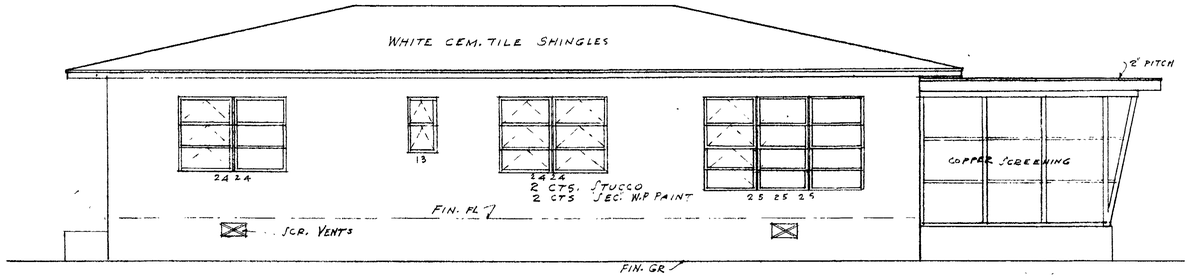


VANITY IN BATH. RM

TAKE MEASUREMENTS AT THE JOB

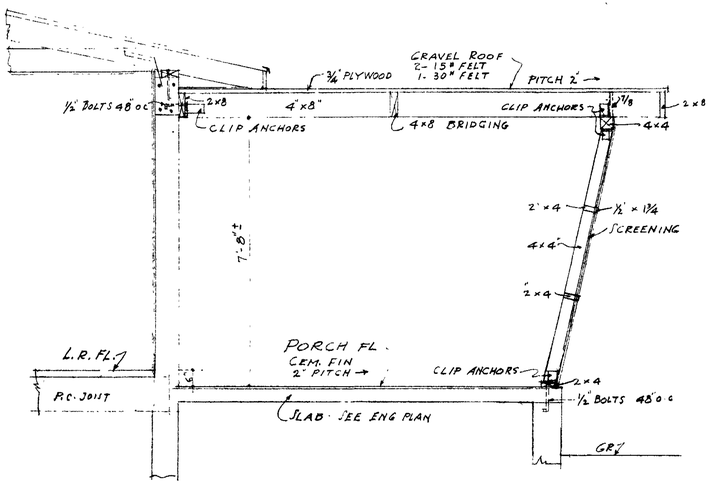


L.R. FALSE FIRE PLACE



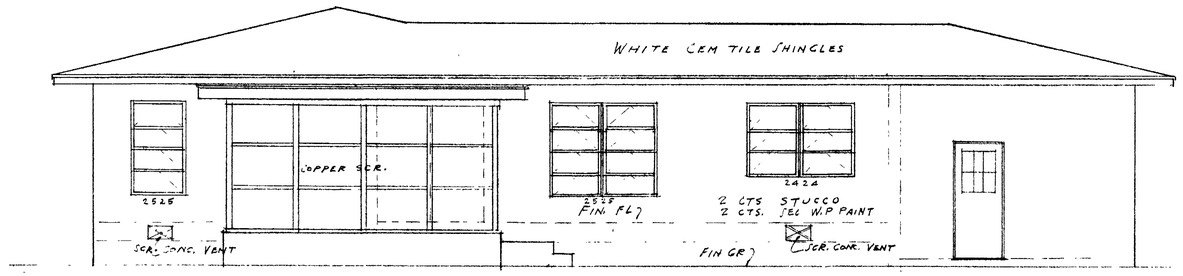
EAST SIDE ELEVATION

SCALE ¼"=1'-0



SECTION THRU PORCH

SCALE ½"=1'-0"



NORTH SIDE ELEVATION

SCALE ¼"=1'-0"

[redacted]

MIAMI BEACH FLORIDA

C. B. RESIDENCE

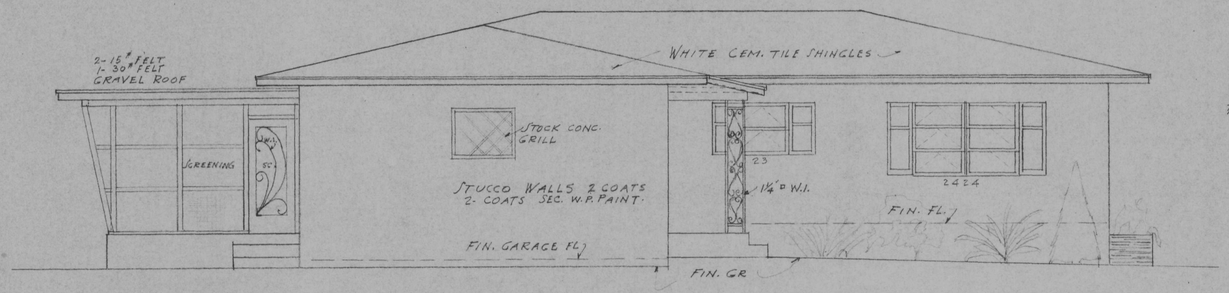
LOT No 9 BLOCK 31

BAY HARBOR ISLAND FLORIDA

MR. & MRS HOWARD BROWN OWNER

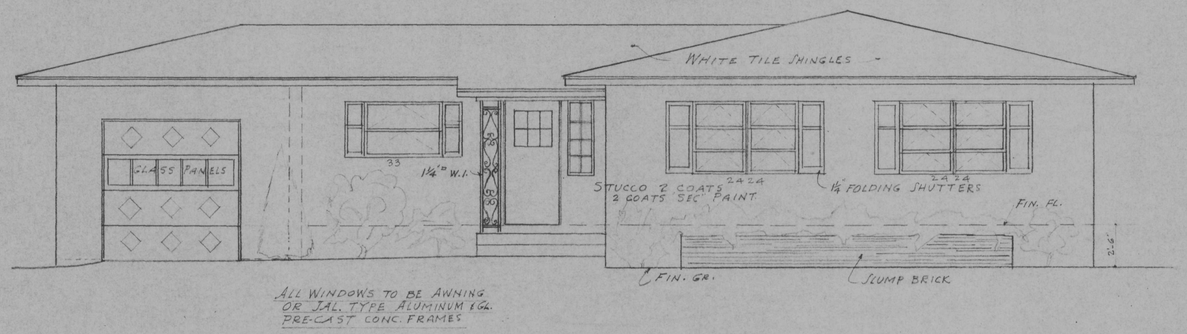
PLAN. NO	SHEET No.	DATE
2105	3 OF 4	6-15-54

SEAL NOT REPRODUCEABLE



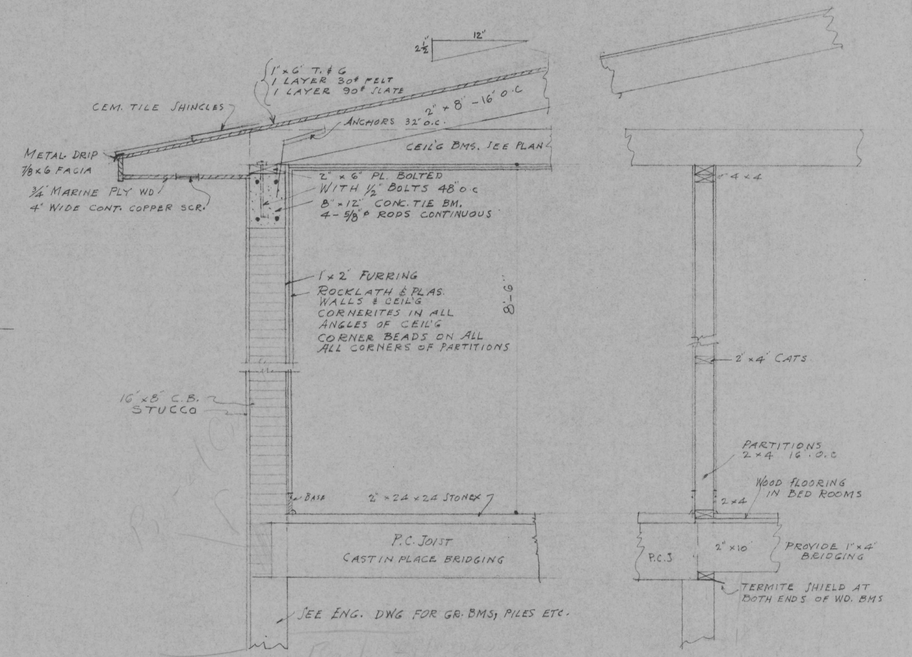
WEST · SIDE - ELEVATION

SCALE 1/4" = 1'-0"



SOUTH · (FRONT) - ELEVATION

SCALE 1/4" = 1'-0"



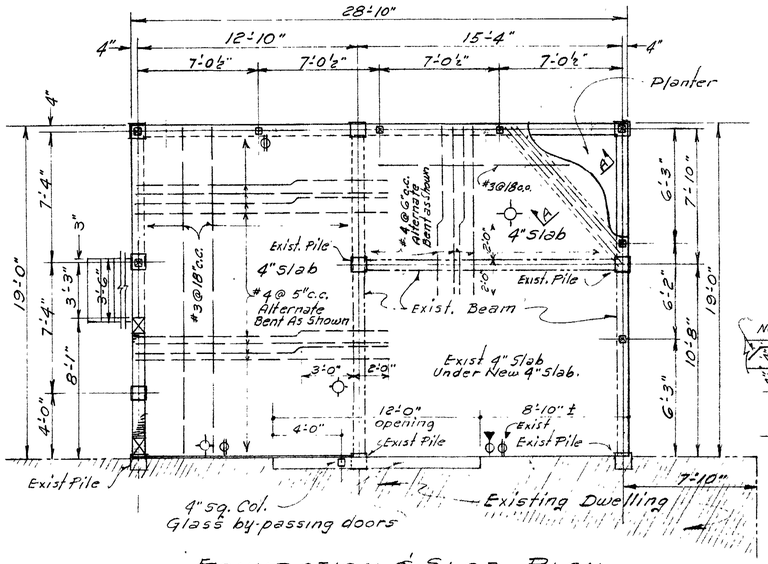
TYPICAL - WALL - SECTION

SCALE 3/4" = 1'-0

EDGAR HAUSER
ARCHITECT
1631 MICHIGAN AVE
MIAMI BEACH FLORIDA

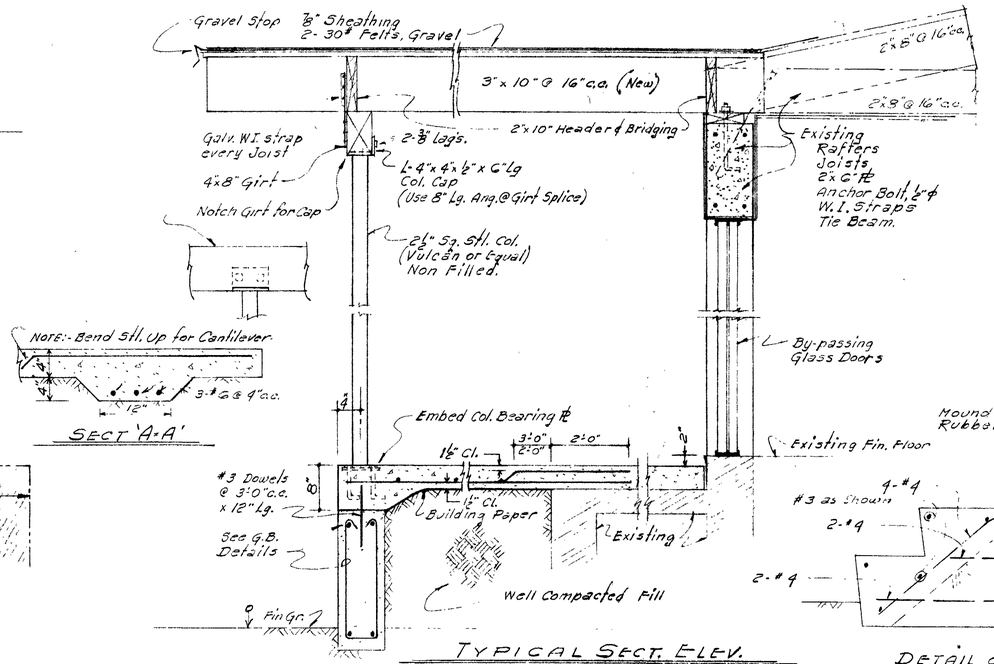
C. B. RESIDENCE
LOT NO. 9 BLOCK 31
BAY HARBOR ISLAND, FLORIDA
MR. & MRS. HOWARD BROWN OWNER

PLAN NO	SHEET NO	DATE
2205	1 OF 4	6-15-54



FOUNDATION & SLAB PLAN

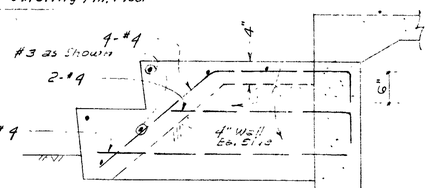
SCALE 4"=1'-0"



SECT 'A-A'

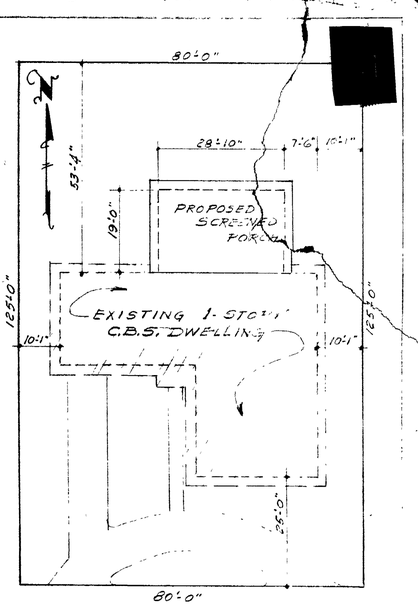
TYPICAL SECT. ELEV.

SCALE 1"=1'-0"



DETAIL OF STEPS

SEE GRADE-BEAM DETAIL

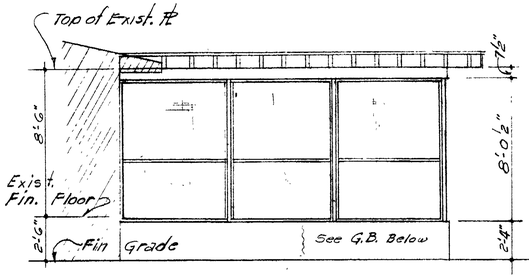


N.E. 95TH ST.

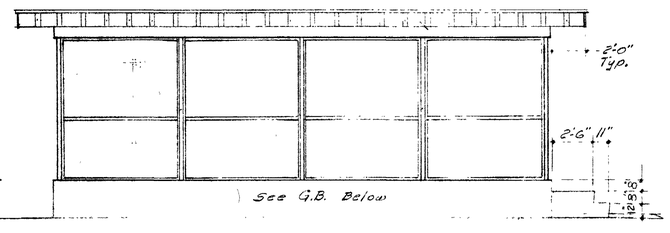
LOT-3 BLK.-31, BAY HARBOR ISLAND

PLOT PLAN

SCALE 1/16" = 1'-0"

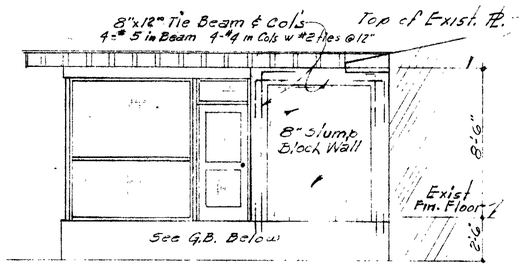


EAST ELEV.



NORTH ELEV.

SCALE 4"=1'-0"



WEST ELEV.

GENERAL NOTES

All piles to be 10"x10" R.C. and Certified by an approved laboratory. Piles shall be driven to a min. of 12 ft. pen. or greater, if necessary in order to develop a min. bearing of 17½ Tons as computed by the Engineering News Formula. Expose Pile Steel 12" above Pile Cut-Off and extend exposed steel into grade Bm.

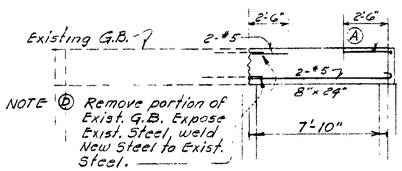
All Reinf. Stl. shall be of intermediate grade billet steel conforming to A.S.T.M. Spec. A-15, with deformations.

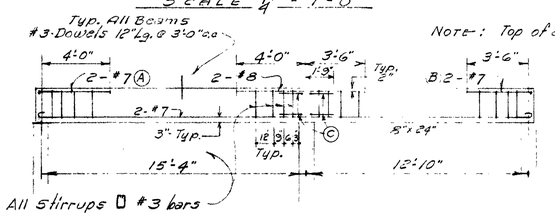
All Concrete shall develop 3000 P.S.I. compressive strength at 28 days with 4" Slump ± ½"

No horizontal construction joints permitted unless shown.

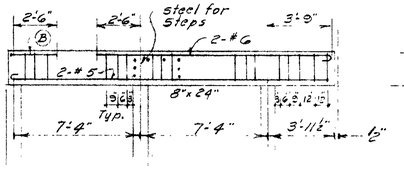
□ Pile locations indicated thus.

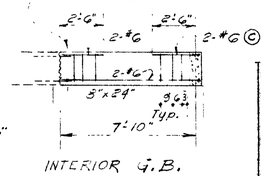
⊠ 24 Sq. Stl. Col's. indicated thus.





Note:- Top of all Grade Beams, 10" Below Exist. House Floor.





INTERIOR G.B.

GRADE BEAM DETAILS

SCALE None

SCREEN ENCLOSED PORCH

ADDITION TO EXISTING C.B.S. RESIDENCE

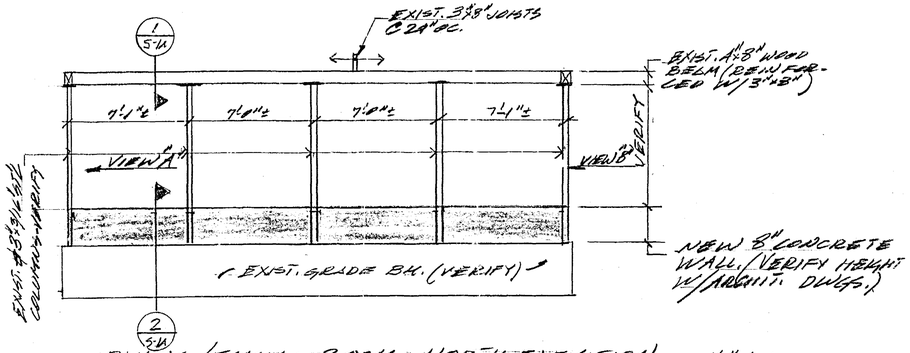
FOR

MR. & MRS. HOWARD BROWN, OWNER

SEAL NOT REPRODUCEABLE

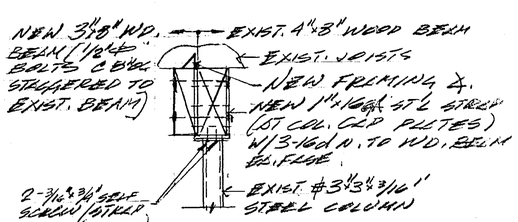
G. K. TURNER
CIVIL ENGINEER
4621 S. W. 2nd ST.
MIAMI, FLA.

BY. G.K.T.
CHKD.
APP.
DATE 7-29-57
ORDER 570729
DRWG. No. 1 of 1

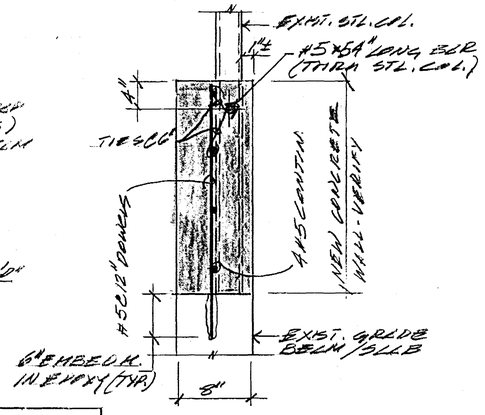


DINING / FAMILY ROOM - NORTH ELEVATION 1/4"=1'-0"

VERIFY SHOWN CONDITIONS. REPORT DISCREPANCIES.

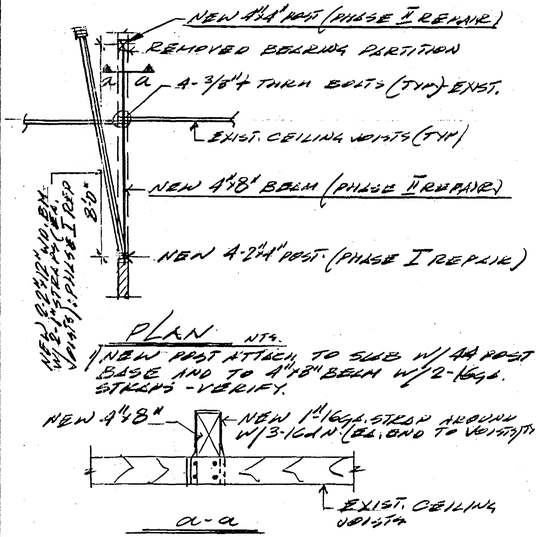


SECTION 1/1 5-1A 1 1/2"=1'-0"



SECTION 2 5-1A 1 1/2"=1'-0"

2). RE-SUPPORT OF EXISTING CEILING JOISTS AT THE "LIVING ROOM"

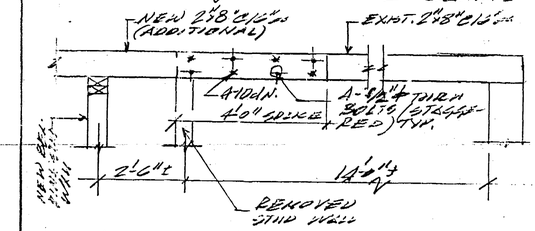


PLAN NTS.

1. NEW POST ATTACH TO SLAB W/ AA POST BASE AND TO 4"x8" BEAM W/ 2-NAILS. STRAPS - VERIFY.

a-a

1). CEILING JOISTS SPLICE DETAIL



MASTER BDRM. LOCATION

*EXIST. 2"x6" SPLICE MEMBER TO REMAIN (VERIFY ON FIELD).

CHECK EXTERIOR WALL - DINING (NORTH ELEV.)

1). LOAD = .065 x (3+9) + 5. = 700 K/FT.

*COL'S: #3 1/2"x3/16" @ 7'-0" oc. (C_c=9') P_{ALLOW} = = 31K >> (.7x7 = 5K) - O.K.

*WOOD BEAM: (4"x8") C=7'-0"

M = .7x7²/2 = 4.3 K-F; $S_{REQ'D}$ = 4.3x12/1.4 = 37 in³

4"x8" (S_x=30.6 in³ < 37 in³ - N.G.)

ADD. 2"x8" (S_x=13.1; I_x=47.6).

TOTAL: S_x = (30.6+13.1) = 43.7 in³ > 37 in³ O.K.

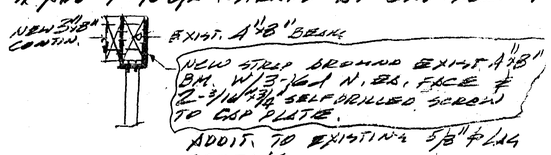
I_x = (111.1+47.6) = 158.7 in⁴

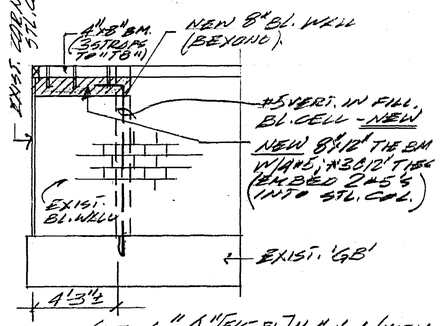
δ_{max} = 6/360 = 7x12/360 = .23"

δ = 5x.7x84⁴ / (384x1600x158.7) = .15" < .23" - O.K.

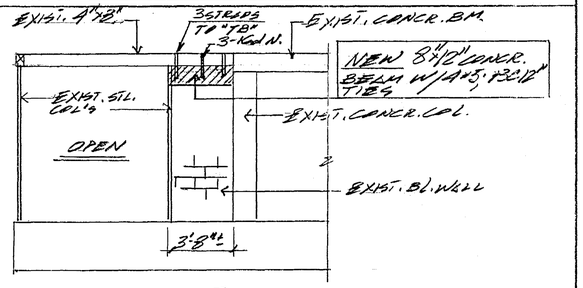
H = 3x700x13.5 / 2x36 (for 1/4") = 103 > 98 (USE ADDITIONAL 3"x8" CONT. W/ 1/2" ø THRU BOLTS @ 8" oc. (STAGGERED). - O.K. FOR UP & DOWN LOADS

* ADD 1"x16GA. STRAPS AT CAP PLATE:





VIEW "A" (WEST EL.) 1/4"=1'-0" (VIEW FROM INSIDE)



VIEW "B" (WEST EL.) 1/4"=1'-0"

*EMBED NEW CONCRETE BM. REINFORCING INTO EXIST. COLUMN & 2#5 TO EXIST. STL. COL.

STRUCTURAL NOTES

STRUCTURAL DESIGN SHALL CONFORM WITH ALL LOCAL & FEDERAL ORDINANCES AND BUILDING CODES GOVERNING DADE COUNTY.

DRAWING DIMENSION & COORDINATION:

DIMENSIONAL INFORMATION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS IN TOTAL. COORDINATE ALL THE REQUIREMENTS OF CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DRAWINGS TO USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY.

REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.

WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE IN-PLACE MATERIAL. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3% BETWEEN FIELD MEASURED DIMENSION AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR; THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER FOR APPROPRIATE ACTION.

CAST-IN-PLACE CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301-84. ALL REINFORCING CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF FI-3000PSI. CONTRACTOR SHALL SUBMIT ALL CONCRETE MIX DESIGN FOR REVIEW. CONCRETE MIX SUBMITTAL SHALL COMPLY WITH SECTION 4.3 OF ACI 318 AND MUST SHOW STRENGTH DATA AT 7, 14 AND 28 DAYS. STANDARD DEVIATION AND MODULUS OF ELASTICITY. CONCRETE COMPRESSION TESTING TO COMPLY WITH LOCAL BUILDING CODES. PROVIDE CONCRETE INSERTS AS PER ARCHITECT OR MECHANICAL ENGINEER'S REQUIREMENTS.

CONCRETE REINFORCIMENT:

WORK SHALL BE IN ACCORDANCE WITH ACI 301-84, ACI 315-80, ACI 318-03, CRSI "MANUAL OF STANDARD PRACTICE", 1979. BARS SHALL CONFORM TO ASTM SPECIFICATION AG 15(51), GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE F=1350PSI UNLESS OTHERWISE NOTED.

FIREPROOFING SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES.

S. LYUBKIN CERTIFICATE No. 34306 STATE OF FLORIDA 12-31-96

PE 34306 FL

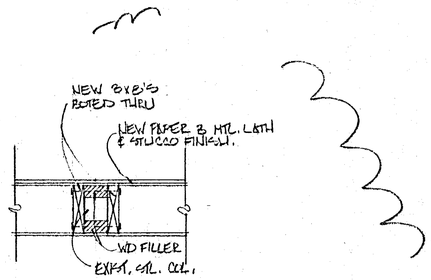
SAM LYUBKIN, P.E.
CONSULTING ENGINEER
Forum Building
2632 Hollywood Boulevard, Suite 104
Hollywood, Florida 33020
(305) 922-8845

REVISIONS	BY

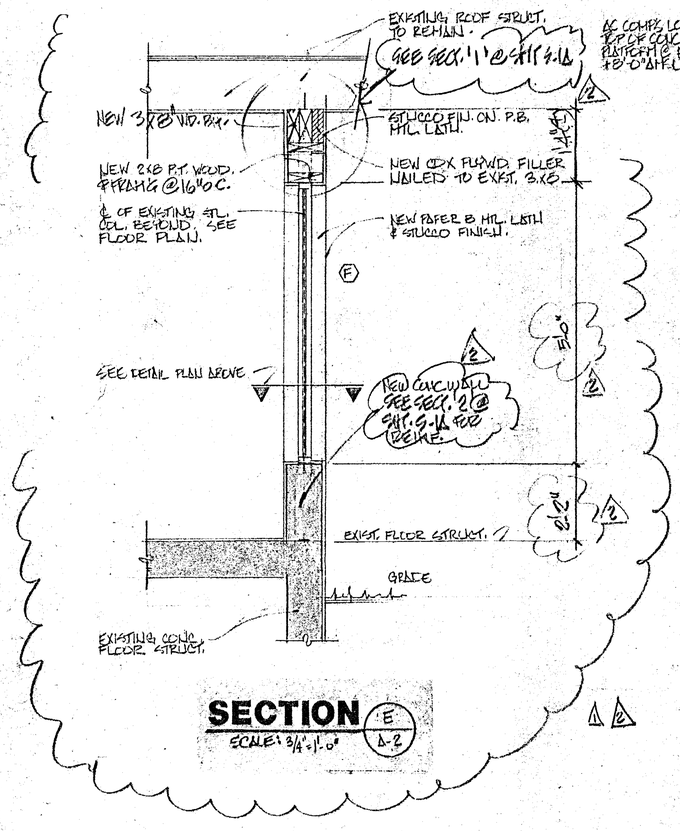
RENOVATION TO RESIDENCE FOR: MR. & MRS. M. MILOSAVLJEVIC.
"REVISION DETAILS DUE TO FIELD CONDITIONS"

DRAWN	SL
CHECKED	SL
DATE	DEC. 31, 1996
SCALE	AS NOTED
JOB NO.	
SHEET	S-1A
OF	1 SHEETS

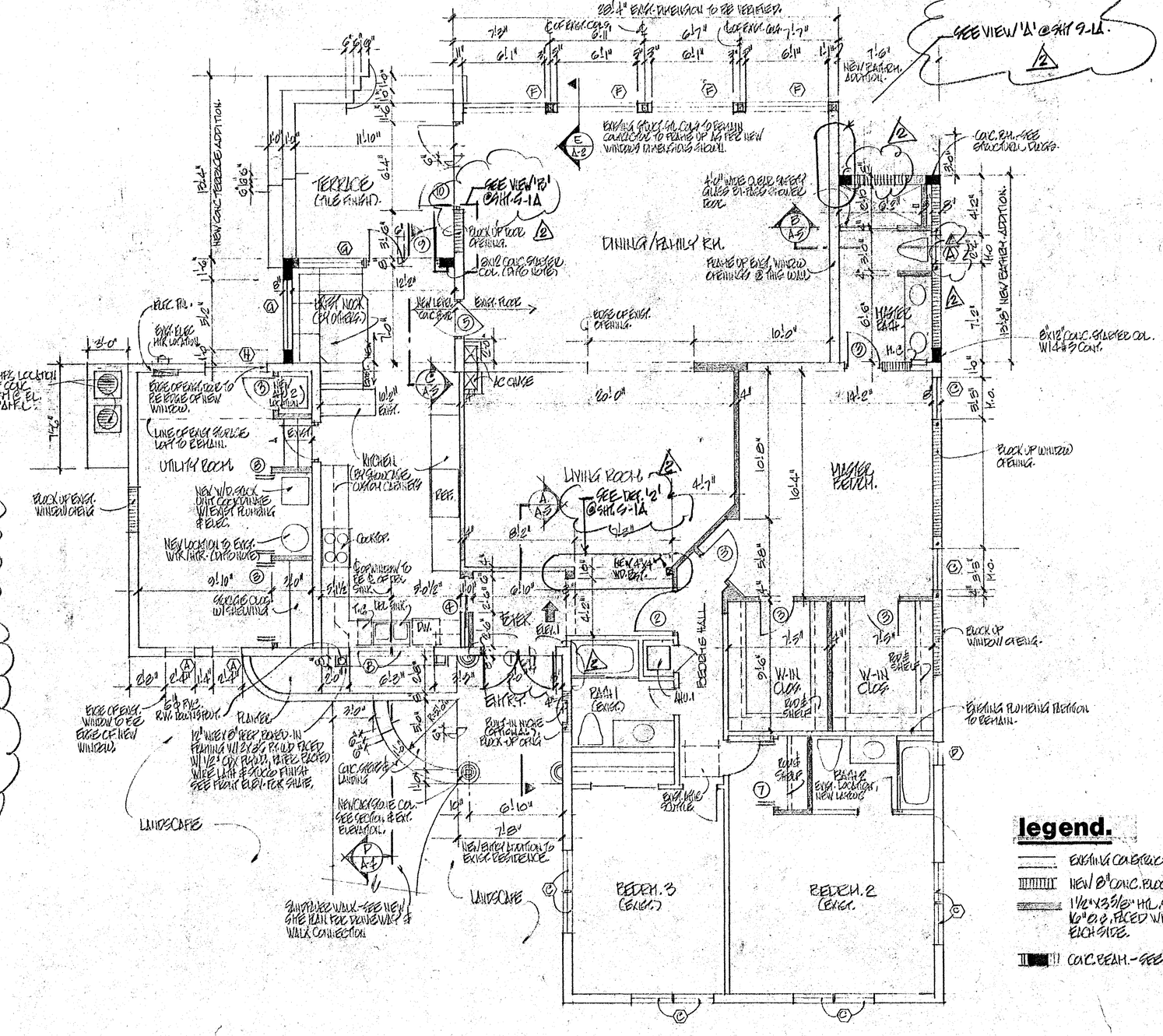
AAZON



DETAIL
SCALE: A-2



SECTION
SCALE: 3/4"=1'-0"



floor plan
SCALE 1/4"=1'-0"

legend.

- EXISTING CONSTRUCTION TO REMAIN
- NEW 8" CONC. BLOCK CONSTRUCTION
- 1 1/2"x3 5/8" MTL. STUDS PARTITION @ 16" O.C. FACED WITH 1/2" GWB. AT EACH SIDE.
- CONC. BEAM - SEE STRUCTURAL DWGS.

ralph choeff architect p.a. interiors
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13

addition and renovation to residence for:
mr. and mrs. miguel miloslavsky
1271 95th. st. bay harbor island, florida.

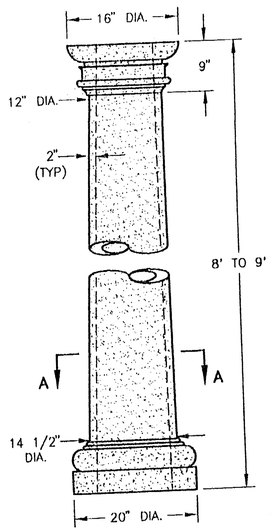
comm no:
9633

date:
8/12/96

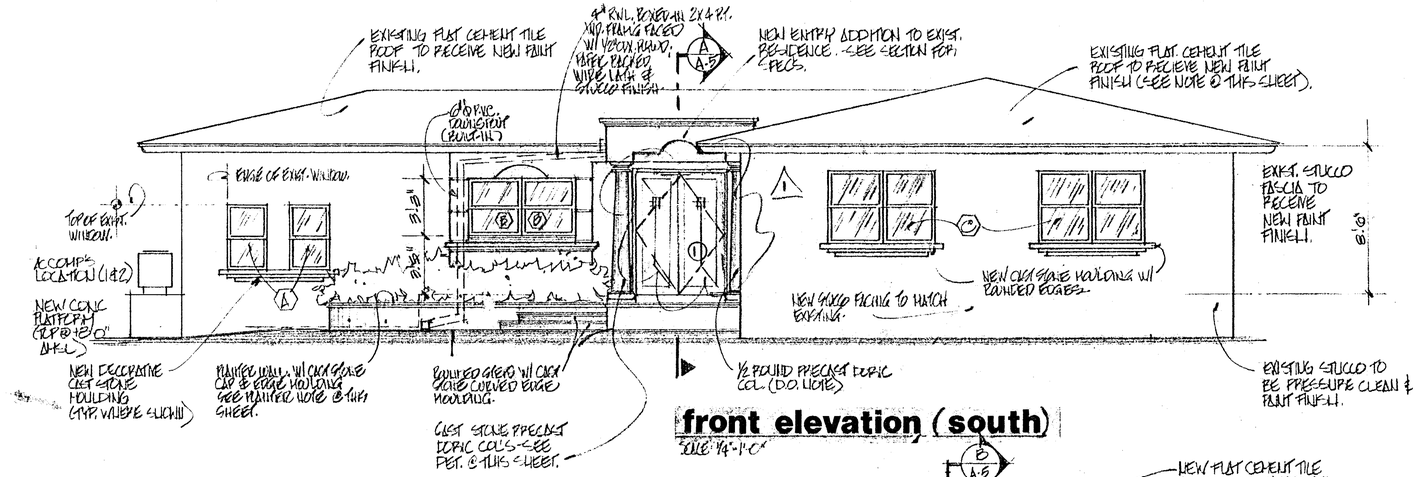
revised:
12-10-96
FEB. 4-97

sheet no:
a-2
of

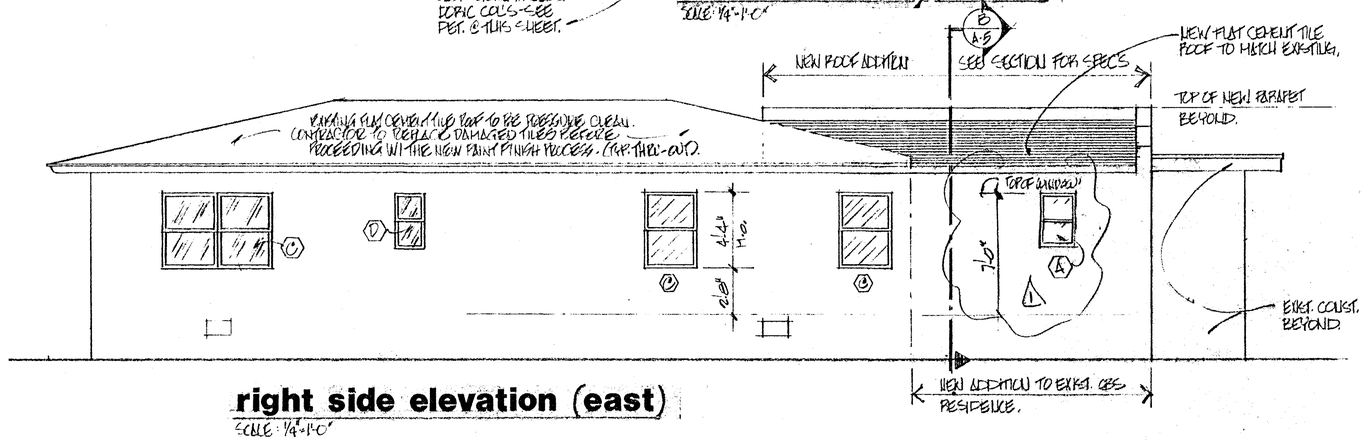
STATE OF FLORIDA — RALPH CHOEFF — REGISTERED ARCHITECT



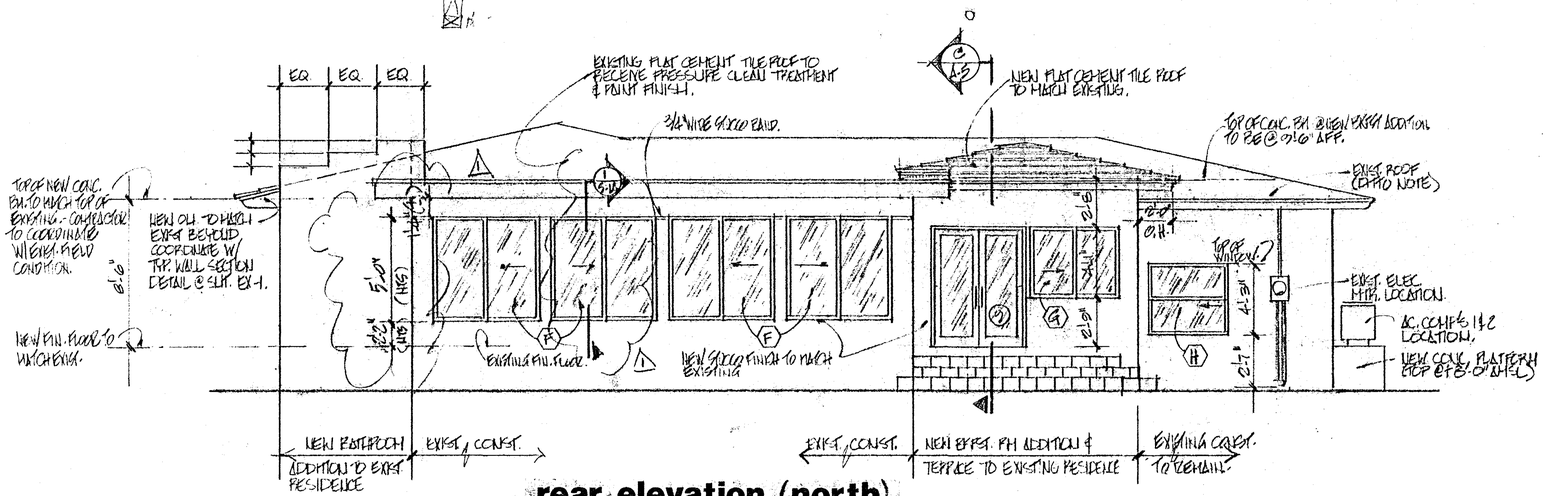
Doric Column
detail



front elevation (south)
SCALE: 1/4"=1'-0"



right side elevation (east)
SCALE: 1/4"=1'-0"



rear elevation (north)
SCALE 1/4" -1'-0"

ralph choeff architect p.a.
interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 [305] 940-7662

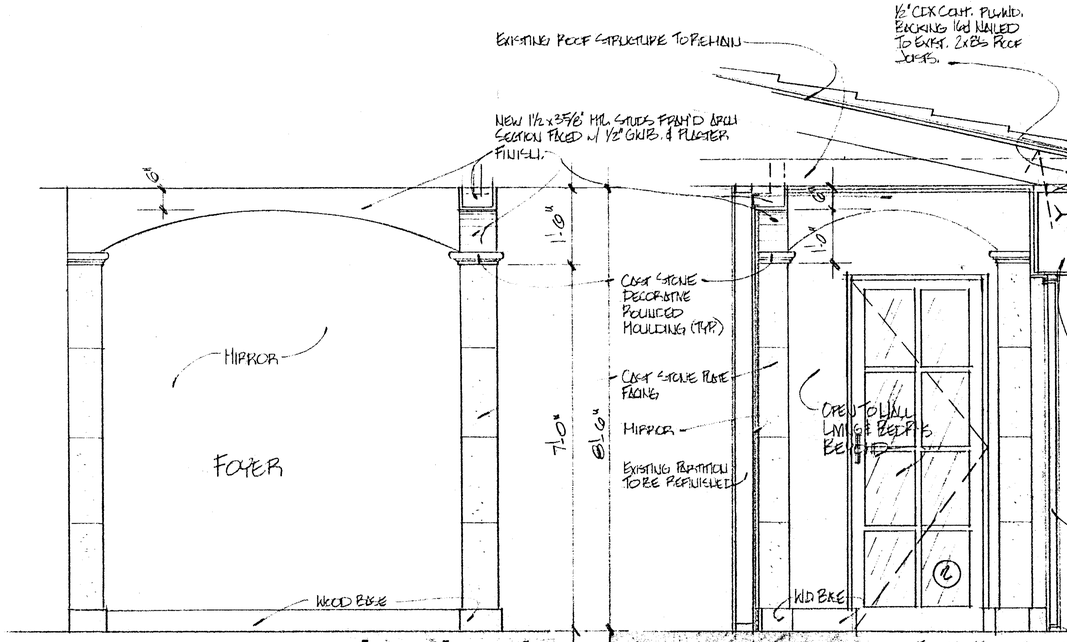
14

addition and renovation
to residence for:
mr. and mrs. miguel miloslavic
1271 95th. st. bay harbor island, florida.

comm no:
9633
date:
8/13/16
revised:
1 FEB. 4. 97

sheet no:
a-3
of

STATE OF FLORIDA
RALPH CHOEFF
REGISTERED ARCHITECT



ralph choeff architect p.a. interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7662

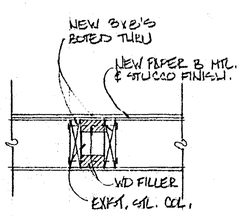
15

addition and renovation to residence for:
mr. and mrs. miguel milo ovalle
1271 95th. st. bay harbor island, florida.

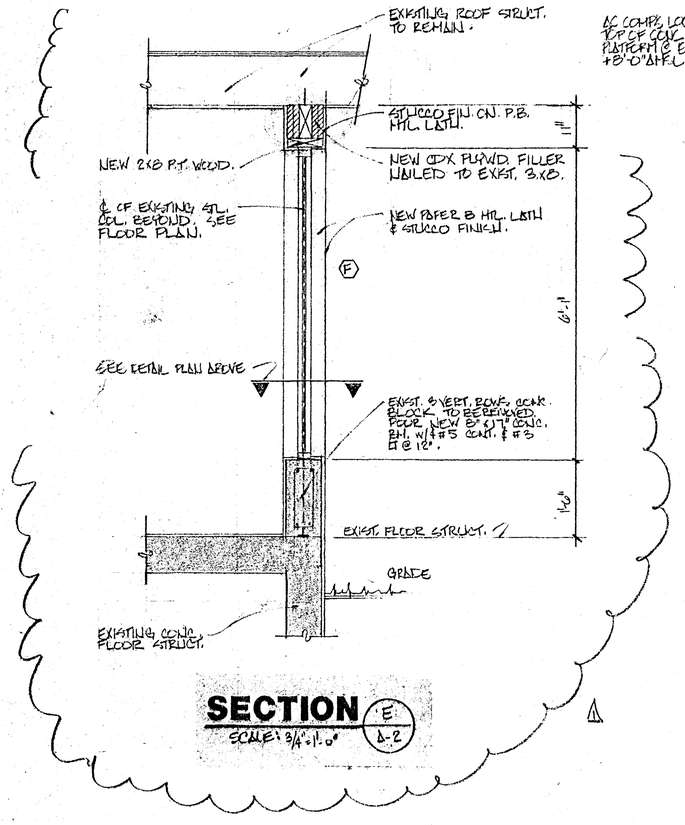
comm no: 9633
date: 8/13/96
revised:
1. 12-10-96
2. FEB. 4. 97

STATE OF FLORIDA RALPH CHOEFF REG. NO. 0008797

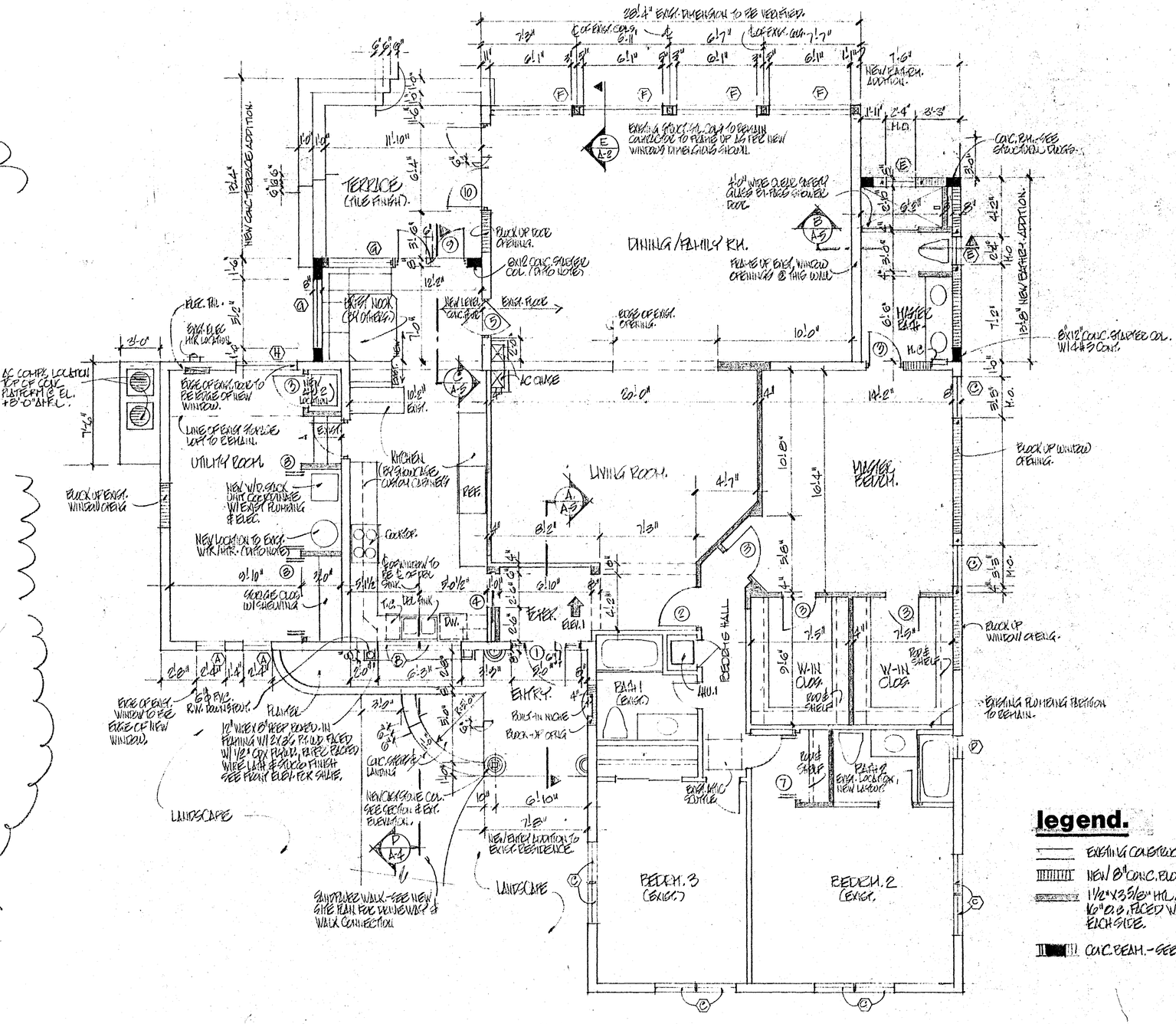
sheet no: a-5 of



DETAIL
SCALE: (A-2)



SECTION (E / A-2)
SCALE: 3/4"=1'-0"



floor plan
SCALE 1/4"=1'-0"

legend.

- EXISTING CONSTRUCTION TO REMAIN
- NEW 8" CONC. BLOCK CONSTRUCTION
- 1 1/2" X 3 5/8" MTL. STUDS PARTITION @ 16" O.C. FACED WITH 1/2" GYP. BD. AT EACH SIDE.
- CONC. BEAM. - SEE STRUCTURAL DWGS.

ralph choeff architect pa. interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 [305] 940-7662

addition and renovation to residence for:
mr. and mrs. miguel milosfavic
1271 95th. st. bay harbor island, florida.

comm no: **9633**
date: 8/13/96
revised: ⚠ 12-10-96

sheet no: **a-2** of

STATE OF FLORIDA — REGISTERED 12-19-96

ralph choëff architect p.a.
architecture interiors
3905 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7662

17

EXISTING ROOF STRUCTURE TO REMAIN

½" CDX CONT. PLYWD. BACKING 16d NAILED TO EXIST. 2x8's ROOF JOIST.

CONT. GALV. MTL. FLASHINGS & COUNTER FLASHING ON 4" CONT. WD CANT. STRIP @ ENTIRE PERIMETER OF NEW ENTRY ROOF ADDITION.

NEW 2 PLY MEMBRANE ROOFING, INSTALLED AS PER MFR. SPEC'S. ON ⅝" CDX PLYWD. SHEATHING.

2x4 PT. WD FRAMING (16" O.C.) PROVIDE (2) 2x4 TOP PL @ 1 2x4 BOTT. PL. AS SHOWN - 16GA HURRICANE STRAP EACH VERT. STUD MEMBER TO TOP PL & WD BM. LIDR, AS SHOWN.

CONT. GALV CAP FLASHING

CONT. CAST STONE EDGE MOULDING

NEW 1½ x 3⅝" MTL. STUDS PAINT'D ABOVE SECTION FACED w/ ½" GWB. & PLASTER FINISH.

FASCIA

9"

BEAD BACKED WIRE LATH & STUCCO FINISH ON ½" CDX PLYWD. SHEATHING

ALIGNED SECTION OF FRAMING - SEE FRONT ELEVATION.

PROVIDE 4" WIDE CONT. SCREEN VENT.

BOTTOM OF EXIST. ROOF O.H. TO REMAIN

BOTT. OF NEW 2x10's WD BM.

CONT. (2) 2x10's BOLTED TO EXIST. CONC. BM. w/ ⅝ A.B. @ 16" O.C. (STAGGERED)

CUT BACK EXIST. O.H.

2x10's ROOF JOIST

(2) 2x10's WD BM.

EXISTING CONC. BM.

CAST STONE MOULDING (ROUNDED) ABOVE PERIMETER OF 4" RECESS NICHE.

4"

RECESS NICHE FACED w/ SMOOTH STUCCO FINISH.

4" WIDE PROTRUDING NICHE BASE WITH EDGE ROUNDED CAST STONE MOULDING.

CONTRACTOR PREPARE STUCCO TO MATCH EXISTING.

ENTRY FLOORING BY OWNER w/ CONTRACTOR.

NEW HALF ROUND CAST STONE DORIC COLUMN

CONT. CAST STONE ROUNDED MOULDING

GRADE

CAST STONE DECORATIVE ROUNDED MOULDING (TYP.)

CAST STONE PLATE FACING

MIRROR

EXISTING PARTITION TO BE REFINISHED

OPEN TO ALL LIVING ROOM HEIGHT

WD BASE

WOOD BASE

FOYER

7'-0"

8'-6"

1'-0"

elevation 1

SCALE: ¾" = 1'-0"

SECTION (A / A-5)

SCALE: ¾" = 1'-0"

NEW FRETTED WD. TRUSS @ 24" O.C. (MAX.) SEE MFR'S SHOP DWGS.

NEW FLAT CEMENT TILE ROOF (TO MATCH EXIST.) ON #30 SLATE HOT MOPPED ON #30 FELT TILL TACKED ON ⅝" EXT. GRADE PLYWOOD SHEATHING.

PROVIDE 8" (MIN.) GALV. FLASHING @ EA. SIDE OF ROOF CONNECTION (VALLEY).

8'

EXISTING FLOOR STRUCT. TO REMAIN.

CONT. GALV. CAP FLASHING

NEW ENTRY ADDITION TO EXISTING RESIDENCE (SEE SPPLIET.

FIBER, BACKED WIRE LATH & STUCCO FINISH.

CONT. GALV. MTL. FLASHING & COUNTER FLASHING

NEW FLAT CEMENT TILE ROOF (DO NOTE

NEW 2x8's @

TOP OF NEW CONC. BM. TO MATCH EXIST.

NEW O.H. OUTRIGGER TO MATCH EXISTING O.H. CONDITION (FIELD CONDITION)

PROVIDE SCREEN VENT & STUCCO SOFFIT TO MATCH EXISTING.

STUCCO FINISH TO MATCH EXISTING

2'-0" TO MATCH EXIST. (VERIFY)

8'-6" H.D.

4'-8"

8" x 8" CONC. SILL w/ 2-#5 CONT.

8" CONC. BLK. - SEE TYP. CONC. BLOCK TIES NOTE @ SHT. A-4.

STUCCO FINISH TO MATCH EXIST.

NEW CONC. SLAB FIN. (EQUIP. LEVEL w/ EXIST.)

GRADE

CONT. GALV. MTL. DRIP ON 1x2 PT. COMM. WD. NAILER (PAINTED).

TOP OF NEW CONC. BM.

2x8 CONT. WD FASCIA (PAINTED)

4" WIDE CONT. SCREEN VENT.

2'-0" O.H.

PAPER BACKED WIRE LATH & STUCCO SOFFIT.

NEW CONC. BM. - SEE STRUCTURAL DWGS.

NEW FRENCH DOORS w/ FIXED GLASS SIDELITES.

9'-6"

TILED TERRACE - PROVIDE WATERPROOFING COATING BEFORE TILE SETTING.

NEW FINISH FLOOR TO MATCH EXISTING.

RAFTER TRUSS, ANCHOR @ EA. TRUSS, SEE DETAIL @ SHT. A-4

12

2½ 12 TO MATCH EXIST.

2x6 @ KNEE WALL FURRING @ 16" O.C.

½" GWB ON 1x3 FT. FURRING @ 16" O.C.

½" GWB ON 1x2 FT. FURRING @ 16" O.C. PROVIDE ¾" SPRAYED CELLULOSIC INSULATION.

A/6

5

9

BKFST.

KITCHEN

FOUR LEVEL

EXIST. 2x8 ROOF STRUCTURE TO REMAIN.

10 GA x 1½ STRAP w/ 4-16d NAILS TO NEW & EXIST. TRUSSES @ 24" O.C. (TYP.)

6½" FIBER GL. BATT. INSULATION (R-19) KRAFT FACED.

A.C. DUCT WORK.

½ x 3⅝" MTL. STUDS FRAMED SOFFIT (16" O.C.) FACED w/ ½" GWB.

EXIST. CONC. BM TO REMAIN.

CUT BACK EXIST. O.H.

NEW FINISH FLOOR TO MATCH EXISTING.

NEW ENTRY ADDITION & TERRACE ADDITION TO EXIST. RESIDENCE. SEE STRUCT. DWGS. FOR PILES, GR. BM. & CONC. SLAB SPEC's.

EXISTING FLOOR STRUCTURE TO REMAIN.

SECTION (C / A-5)

SCALE: ¾" = 1'-0"

CONT. (2) 2x8's TOP PL w/ 16 GA STRAP TO VERT. STUDS.

CONT. GALV. MTL. FLASHING & COUNTER FLASHING & 4" CONT. CANT.

EXIST. BUILT-UP ROOF TO REMAIN - COORDINATE w/ NEW CONSTRUCT.

EXIST. ROOF JOISTS, STRUCT. TO REMAIN

EXISTING WOOD FLOOR

(3) 16d NAILS

⅛ x 8" TENONS

CONC. TIE BEAM EXISTING

EXISTING STRUCTURE TO REMAIN

½" GWB ON 1x2 PT. WD. FURRING @ 16" O.C.

4'-0" WIDE BI-PASS SLIDING DOORS w/ CLEAR SAFETY GLASS PANELS (TO BE SELECTED BY OWNER w/ CONTRACTOR).

4'-0" WIDE CLEAR, SLEEK GLASS SHOWER ROOM (TO BE SELECTED BY OWNER w/ CONTRACTOR.

FAMILY ROOM

(3) 16" THRU BOLTS @ EA. 2x8 ROOF JOIST & 2x6 VERT. PONIENT WALL STUDS.

3x8 EXIST.

CONC. BM. - SEE STRUCT.

½" MR. GWB ON 1x2 PT. FURRING @ 16" O.C.

PROVIDE ¾" SPRAYED CELLULOSIC INSULATION

4" CONC. UP

POUR LEVEL

EXISTING RESIDENCE FLOOR STRUCTURE TO REMAIN.

NEW BATH RM. ADDITION TO EXIST. RESIDENCE SEE STRUCT. DWGS. FOR PILES, GR. BM. & CONC. SLAB SPEC's.

SECTION (B / A-5)

SCALE: ¾" = 1'-0"

addition and renovation to residence for:
mr. and mrs. miguel miloslavich
1271 95th. st. bay harbor island, florida.

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revised:
12-10-96

sheet no:
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of

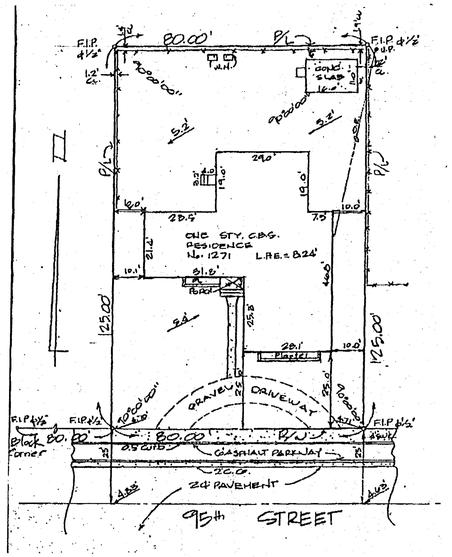
RALPH CHOËFF
12-19-96

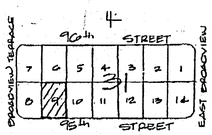
addition and renovation to residence for: mr. and mrs. miguel miloslavic

1271 95th. st. bay harbor island, florida.

index of drawings.

COVER:	INDEX OF DRAWINGS, BOUNDARY SURVEY, LOCATION SKETCH LEGAL DESCRIPTION.
EX-1	FLOOR PLAN, EXISTING CONDITIONS/DEMOLITION, - TYP. WALL SECTION
EX-2	EXTERIOR ELEVATIONS; EXISTING CONDITIONS/DEMOLITION.
EX-3	EXTERIOR ELEVATIONS, EXISTING CONDITIONS/DEMOLITION.
A-1	SITE PLAN. - NEW CONDITIONS.
A-2	NEW FLOOR PLAN.
A-3	NEW EXTERIOR ELEVATIONS.
A-4	
A-5	





location sketch

legal description:

LOT 9 BLOCK 31. SUBDIVISION: BAY HARBOR ISLAND ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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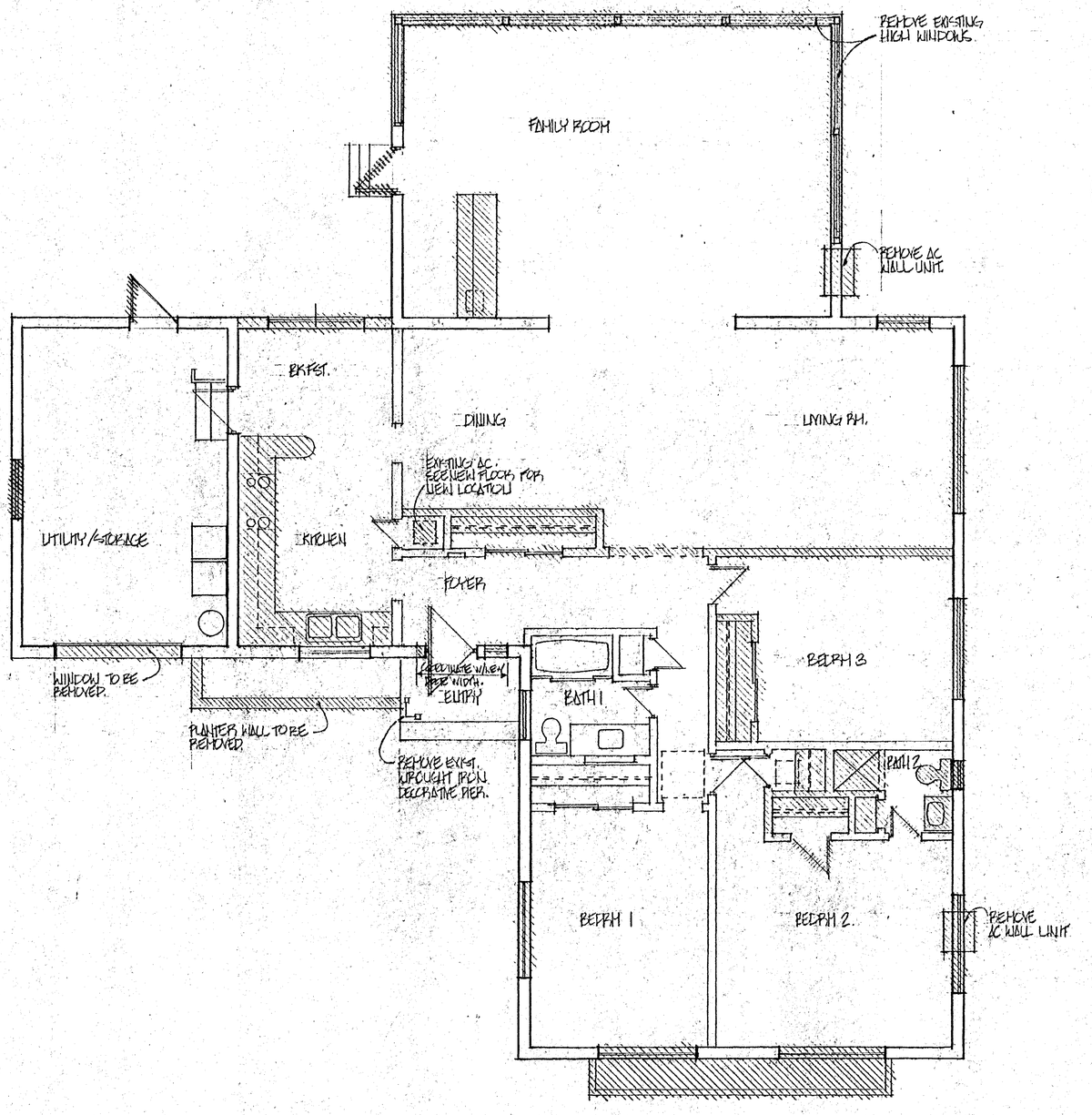
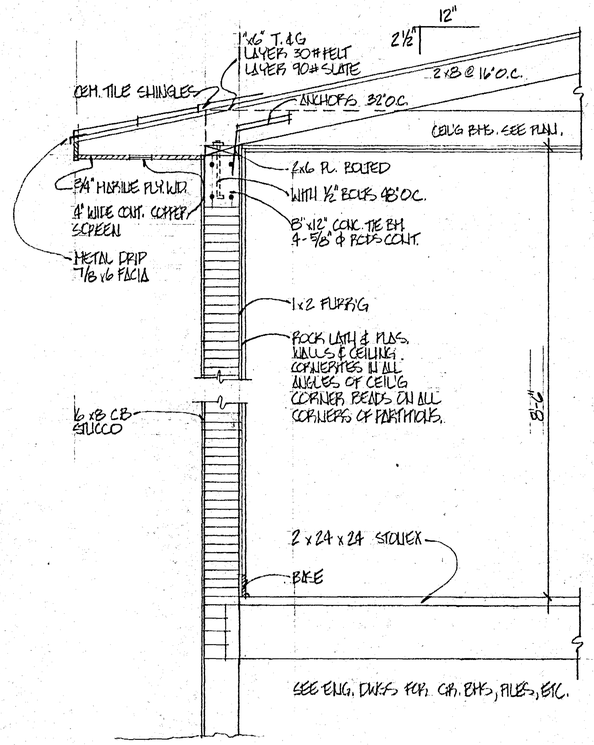


floor plan

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



typical wall section

SCALE: 3/4"=1'-0"

legend:

EXISTING CONSTRUCTION TO REMAIN.

EXISTING TO BE REMOVED.

NOTE: SEE PLAN FOR ADDITIONAL NOTES.

existing conditions/demolition

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addition and renovation to residence for:
mr. and mrs. miguel miloslavic
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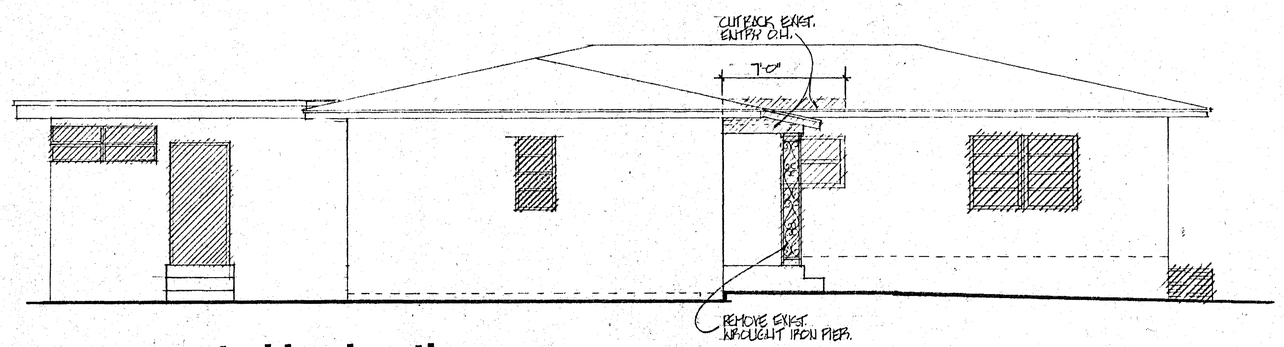
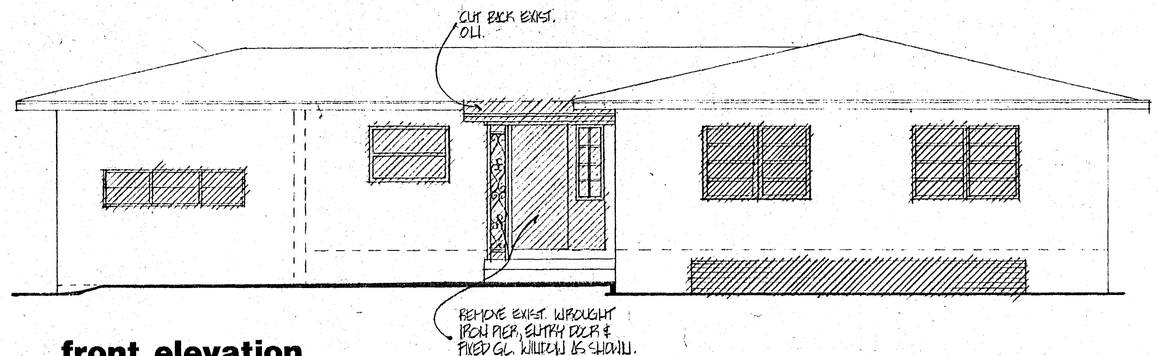


west side elevation

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



front elevation

SCALE 1/4"-1'-0"

legend

EXISTING CONSTRUCTION TO REMAIN.

EXISTING CONSTRUCTION TO BE REMOVED.

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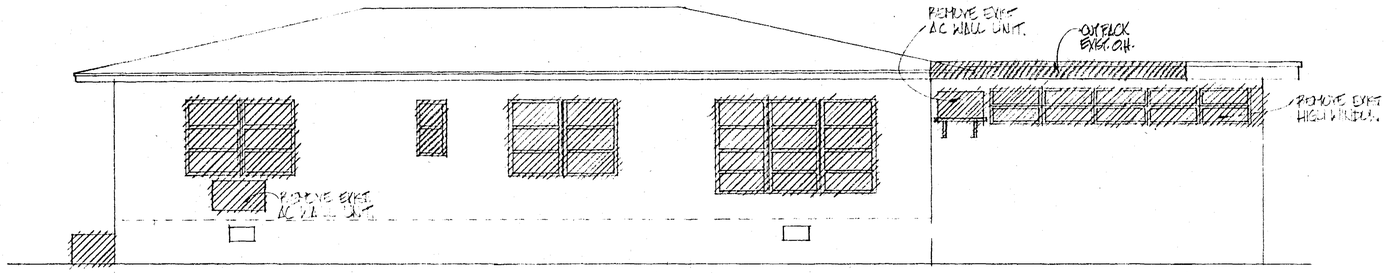
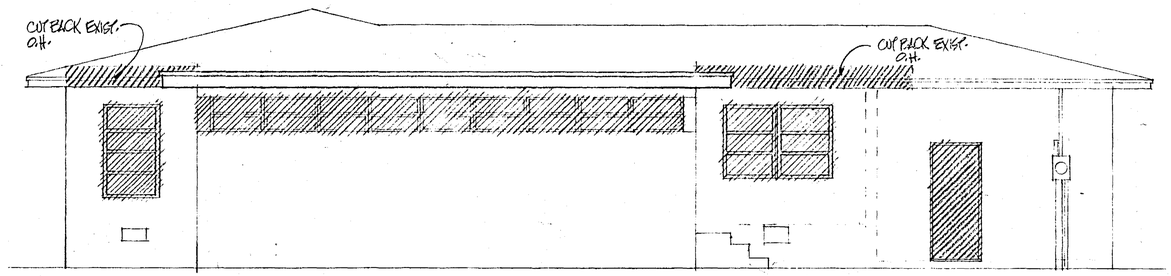


east side elevation

SCALE 1/4"-1'-0"



north side elevation

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

legend

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

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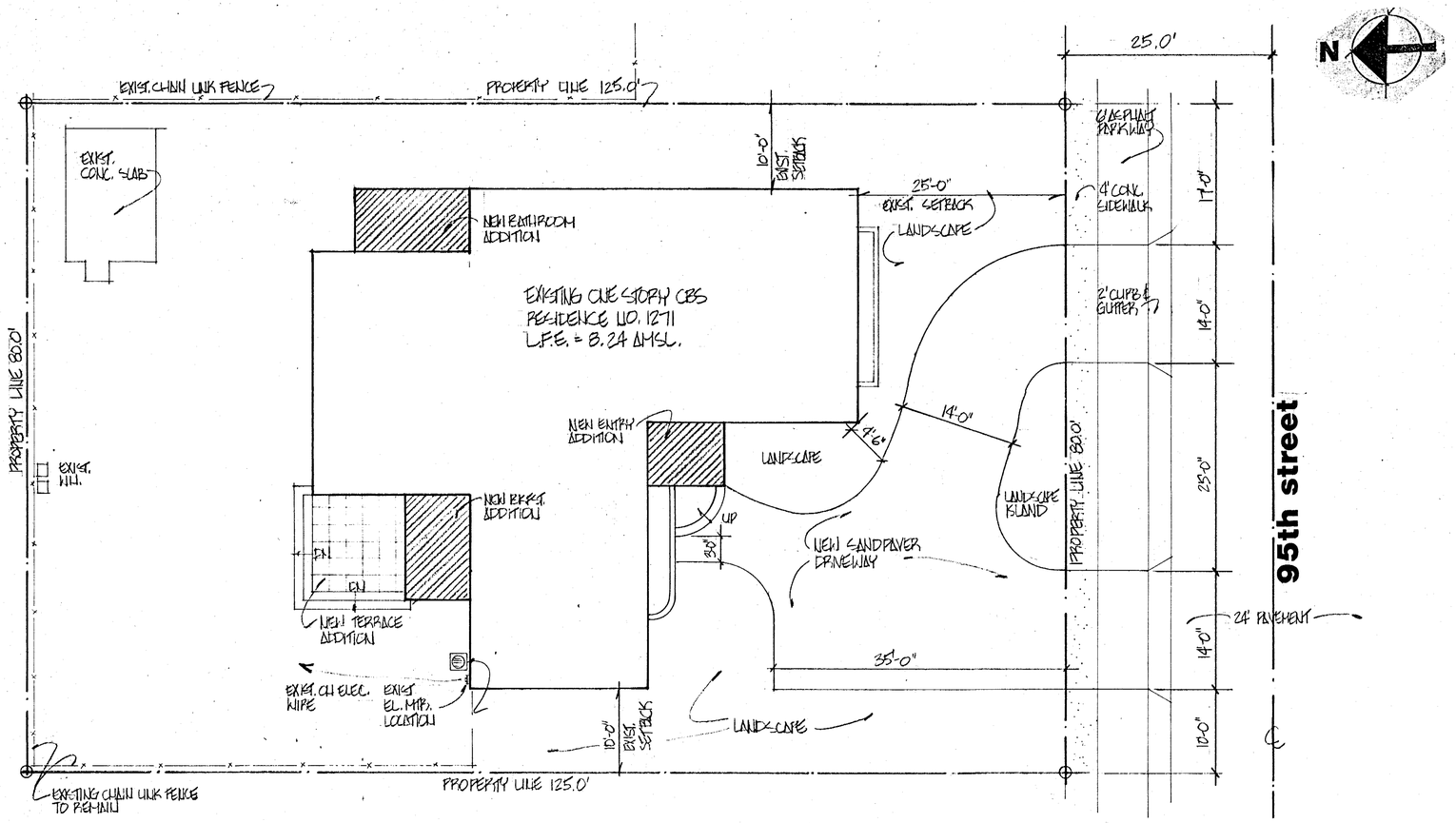

site data

LOT SIZE	10,000 SQ.FT.
EXISTING RESIDENCE FOOTPRINT	2,545 SQ.FT.

new addition to existing residence

COVERED ENTRY	71.56 SQ.FT.
BKFST AREA	98.40 SQ.FT.
BATHROOM AREA	102.52 SQ.FT.
OUTDOOR TERRACE	184.35 SQ.FT.
SANDPAVER DRIVEWAY	1,366.25 SQ.FT.
TOTAL	1,817.08 SQ.FT.

residence footprint

(AFTER ADDITIONS)	3,002 SQ.FT.
TOTAL NEW LIVING A.C. SPACE	2,746 SQ.FT.
LOT COVERAGE (INCLUDING NEW ADDITIONS) AS ABOVE	4,362.25 (43.62%)
GREEN SPACE	5,637.75 (56.38%)

site plan

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

legal description

LOT 9, BLOCK 31, SUBDIVISION BAY HARBOR ISLAND ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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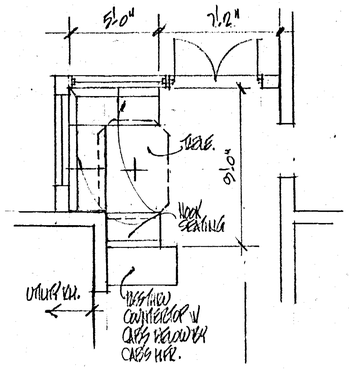
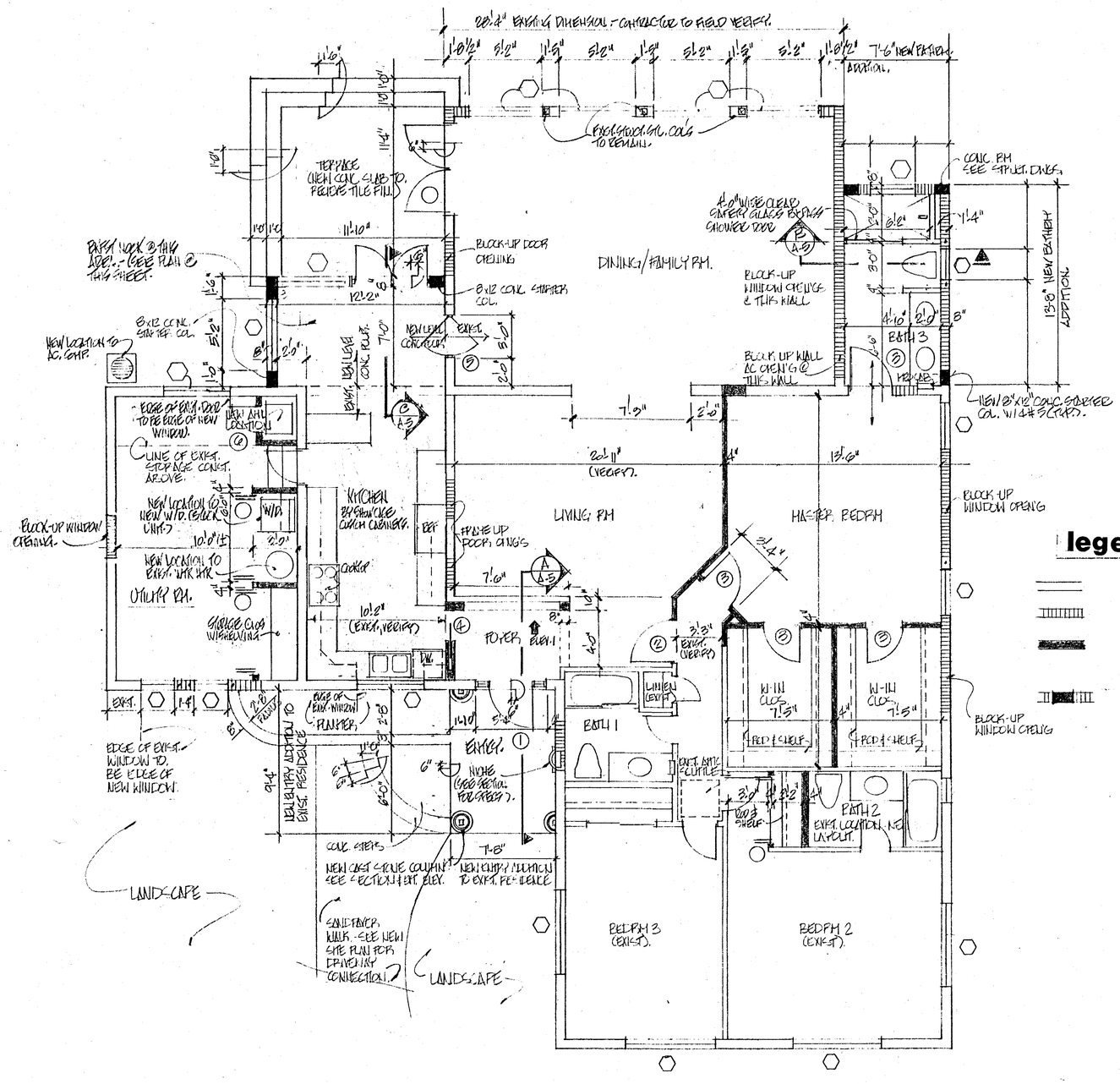


BKFST. NOOK DETAIL
SCALE 1/4"=1'-0"



legend

- EXIST. CONST. TO REMAIN.
- NEW 8" CONC. BLK. CONSTRUCTION.
- 1½ x 3⅝" MTL. STUDS PARTITION AT 16" O.C. FACED W/ ½" GWB @ EACH SIDE.
- CONC. BEAM - SEE STRUCT. DWGS.

floor plan

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

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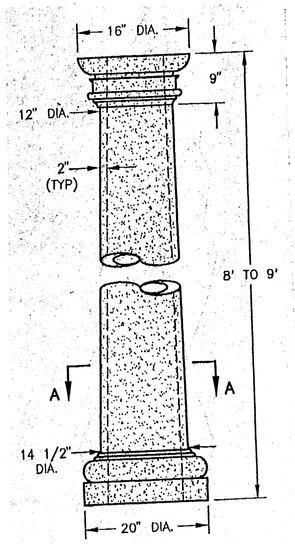
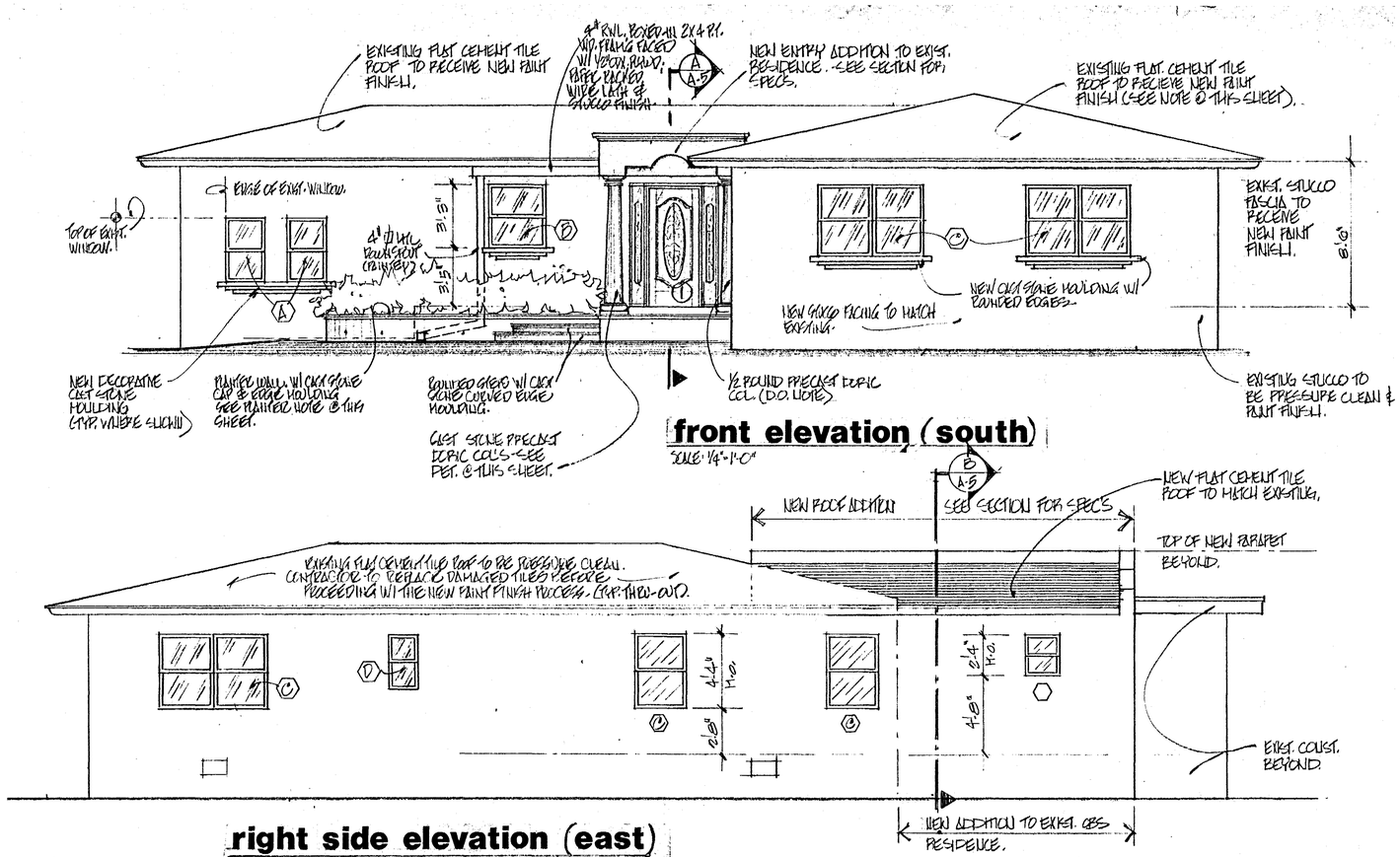
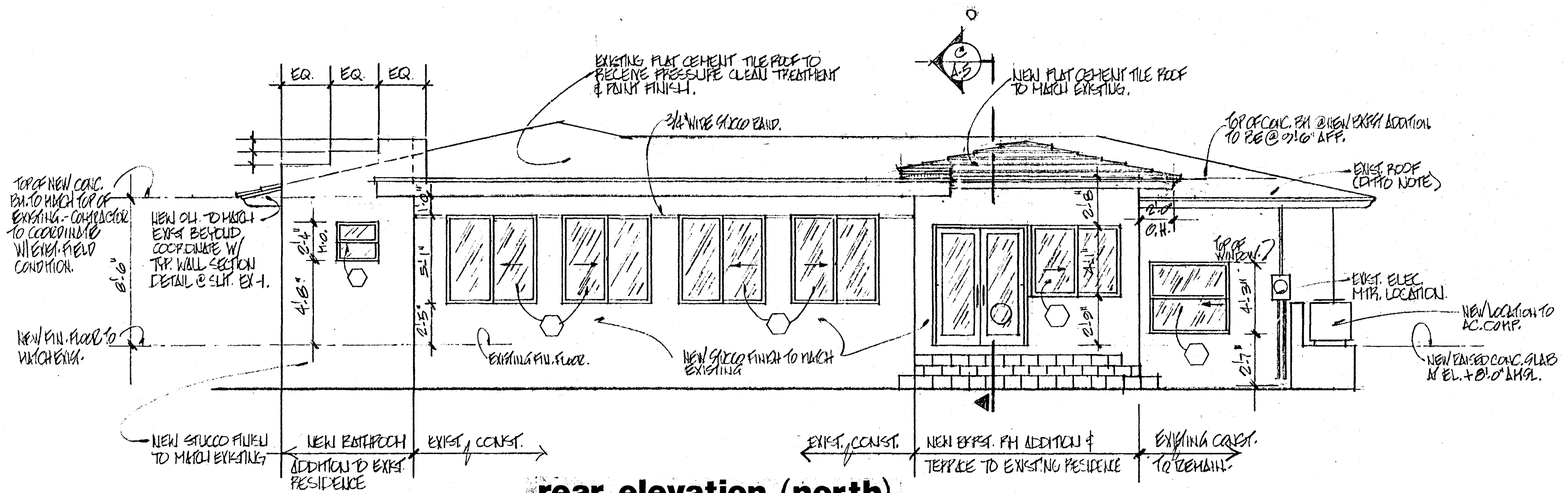


Doric Column
detail



front elevation (south)
SCALE: 1/4"=1'-0"

right side elevation (east)
SCALE: 1/4"=1'-0"



rear elevation (north)
SCALE 1/4"=1'-0"

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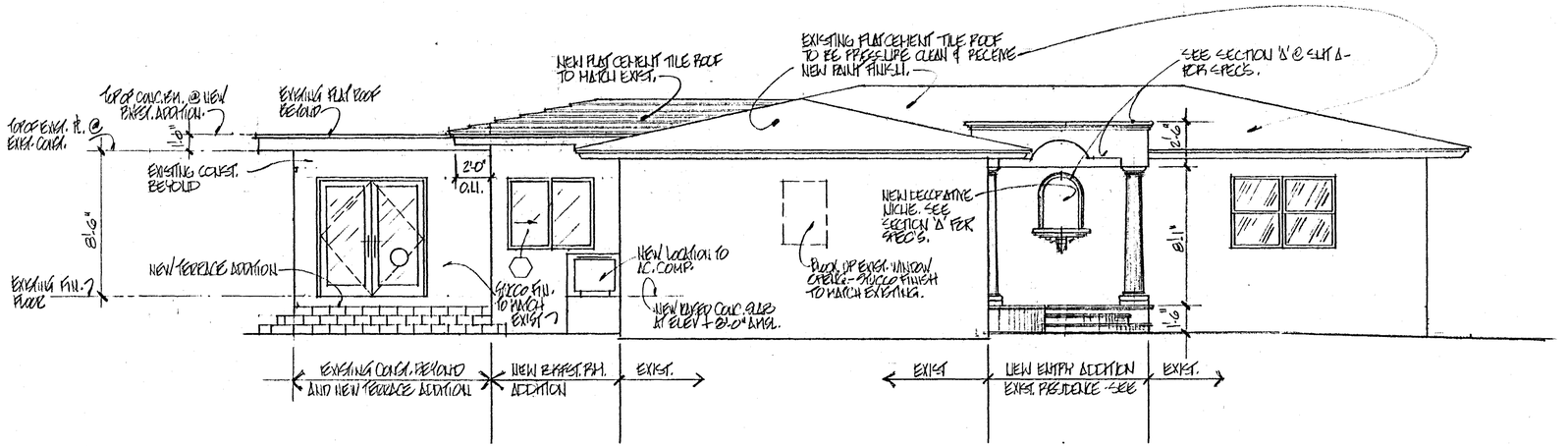


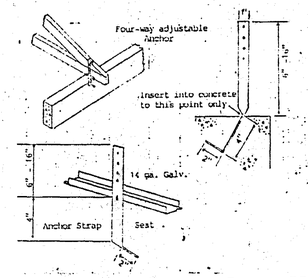
left side elevation (west)

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

Basch Joist Anchor, Basch Truss Anchor and Riveted Basch Anchor

These Basch Anchors are used to connect a wood truss or joist to concrete members (minimum 2500 psi). These anchors are cast into concrete with a minimum 6 inch embedment. The joist and truss anchors has a Twist similar to the rafter tie. The twist remains above the concrete surface. The anchors were tested with the strap straight with 3-6d nails bent over and with 2-16d nails on one side and 1-16d nail on the side bent over.

The anchors were tested for uplift loads.



basch anchor detail

typ. 8' conc. blk.ties note.

PROVIDE DURAWALL BLOCK TIES EVERY OTHER HORIZONTAL CONC. BLOCK COURSE (16"O.C.) EXTEND 4" MIN. INTO CONCRETE COLUMNS (TYPICAL THRU-OUT ENTIRE BUILDING.

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addition and renovation to residence for:
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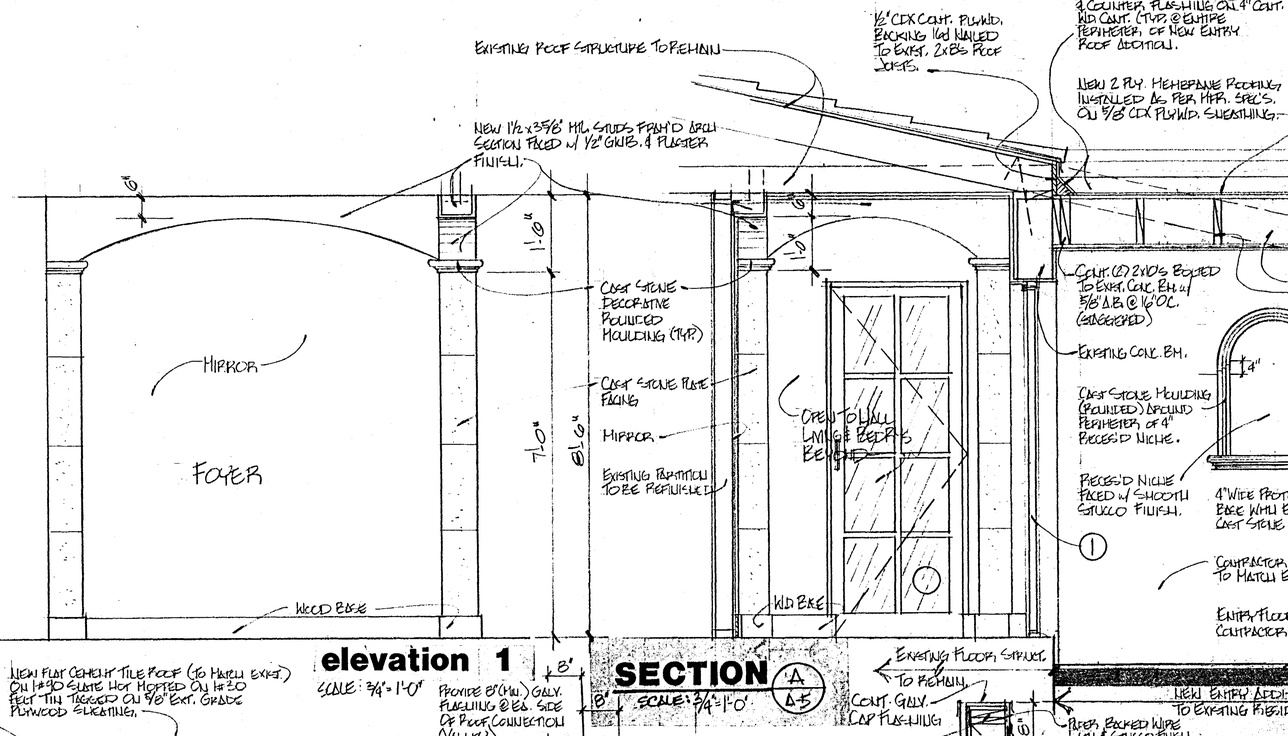

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addition and renovation to residence for: mr. and mrs. miguel miloslavic

1271 95th. st. bay harbor island, florida.

index of drawings.

ARCHITECTURAL:

COVER: INDEX OF DRAWINGS, BOUNDARY SURVEY, LOCATION SKETCH, LEGAL DESCRIPTION, GENERAL NOTES.

EX-1 FLOOR PLAN, EXISTING CONDITIONS/DEMOLITION, - TYP. WALL SECTION
EX-2 EXTERIOR ELEVATIONS, EXISTING CONDITIONS/DEMOLITION.
EX-3 EXTERIOR ELEVATIONS, EXISTING CONDITIONS, DEMOLITION.
A-1 SITE PLAN. - NEW CONDITIONS.
A-2 NEW FLOOR PLAN.
A-3 NEW EXTERIOR ELEVATIONS.
A-4 EXTERIOR ELEVATION, SECTION & DETAILS.
A-5 SECTIONS.
A-6 ROOF PLAN/DETAILS
A-7 DOOR, WINDOW & FINISH SCHEDULES.

STRUCTURAL:

S.1 FOUNDATION PLAN, DETAILS, COLUMN & BEAM SCHEDULE, GENERAL NOTES.

MECHANICAL:

E-1 ELECTRICAL PLAN
P-1 PLUMBING PLAN.
AC-1 AIR CONDITIONING PLAN.

GENERAL NOTES:

1.- Contractor shall check and verify all conditions and dimensions at the site and report any discrepancies to the Architect before beginning work.

2.- Contractor shall obtain all required permits, inspections and approvals from governing agencies with jurisdiction over the project before beginning work.

3.- Contractor shall comply with all requirements of the Landlord and its agents and shall indemnify the Owner from any costs resulting from actions of the Contractor or his agents.

4.- Contractor shall keep the site clean at all times and shall remove all debris from the project daily. He shall leave the project broom clean upon completion.

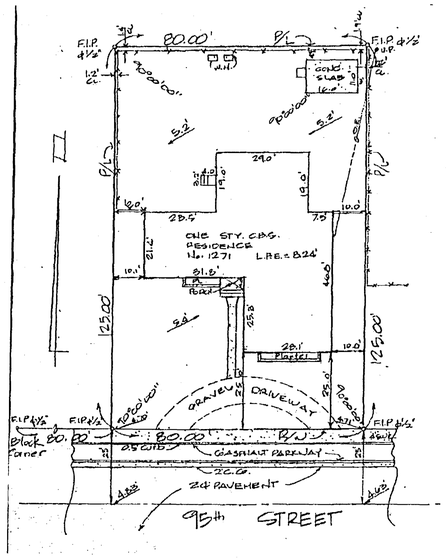
5.- All work shall confirm with requirements of the South Florida Building Code, National Electrical Code, National Fire Protection Association, and all other codes having control over the project.

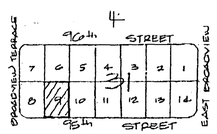
6.- All work performed under this contract shall comply with all National, State and Local codes having juraidiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by this contractor without any additional charge.

7.- Coordinate all new electrical services with existing service and panels and with Florida Power and Light Company. Verify location of sanitary laterals and water mains before construction is started.
Contractor shall field verify all conditions prior to beginning construction and shall notify the architect immediately if any discrepancies occur.

8.- All materials furnished on the job site shall be new and store in such a manner as to protect them from the elements. All work must be done in strict accordance with the best practices of the construction trade, and must be performed in a professional and workman-like manner. Any work completed in a non-professional manner shall be rejected and must be redone by the contractor at no extra cost.

These drawings are instruments of construction and remain the property of the architect. Any reproduction of said drawings without the expressed written consent of the architect is prohibited.
Do not scale these drawings as written dimensions govern.





location sketch

legal description:

LOT 9 BLOCK 21 SUBDIVISION: BAY HARBOR FOUND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

STATE OF FLORIDA RALPH CHOEFF 12 AR 0009746 8/13/96

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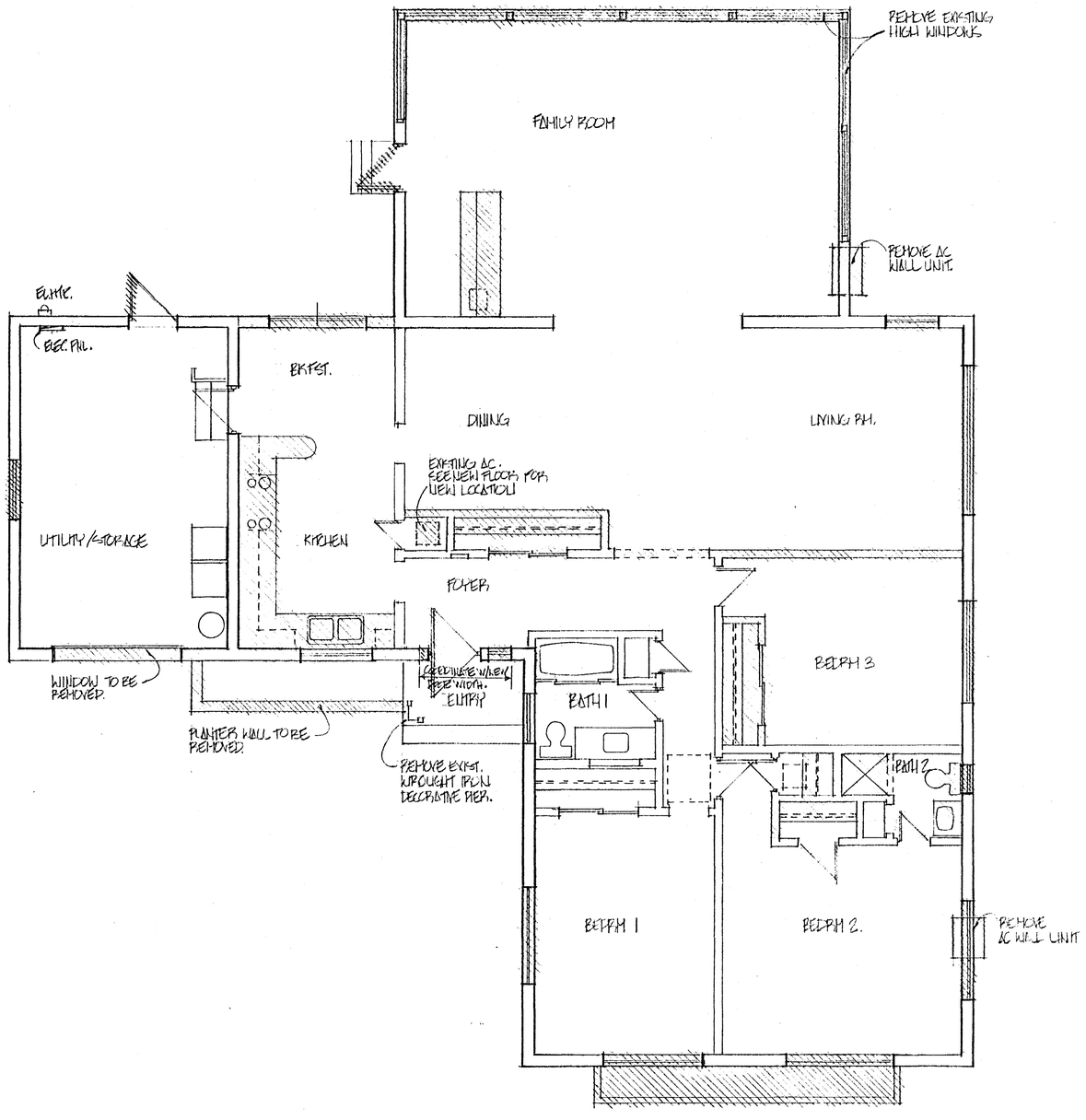
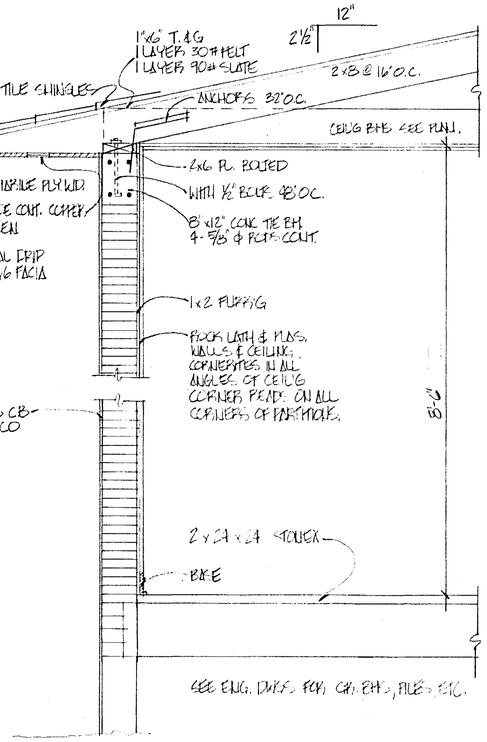


floor plan

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



typical wall section

SCALE: 3/4" = 1'-0"

legend:

EXISTING CONSTRUCTION TO REMAIN.

EXISTING TO BE REMOVED.

NOTE: SEE PLAN FOR ADDITIONAL NOTES.

existing conditions/demolition

STATE OF FLORIDA
RALPH CHOEFF
8/13/96

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addition and renovation to residence for:
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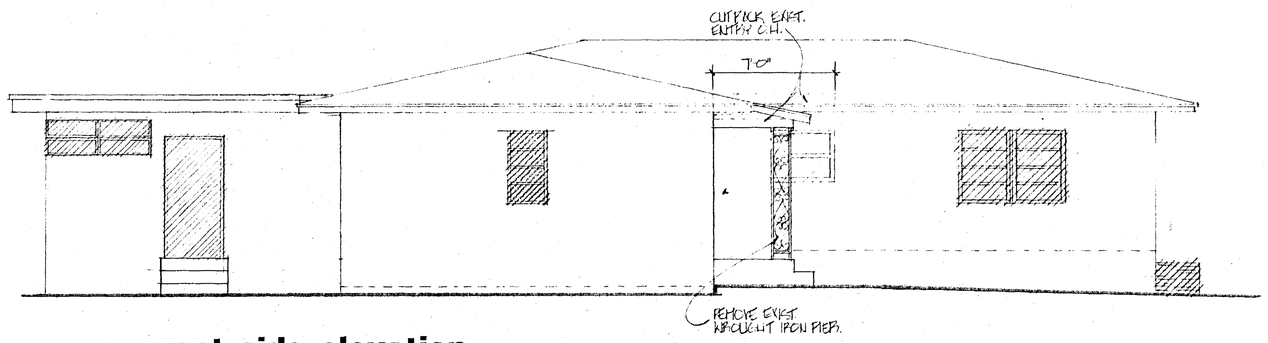
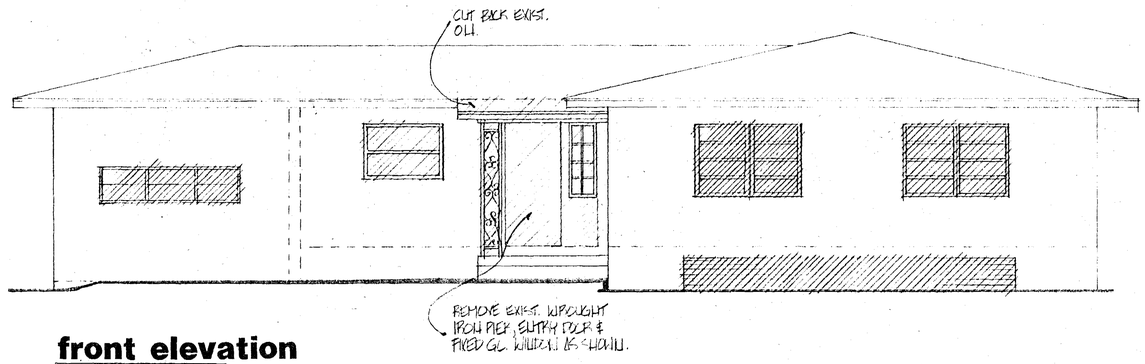


west side elevation

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



front elevation

SCALE 1/4"-1'-0"

legend

EXISTING CONSTRUCTION TO REMAIN.

EXISTING CONSTRUCTION TO BE REMOVED

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addition and renovation
to residence for:
mr. and mrs. miguel miloslavic
1271 95th. st. bay harbor island, florida.

comm no:
9633

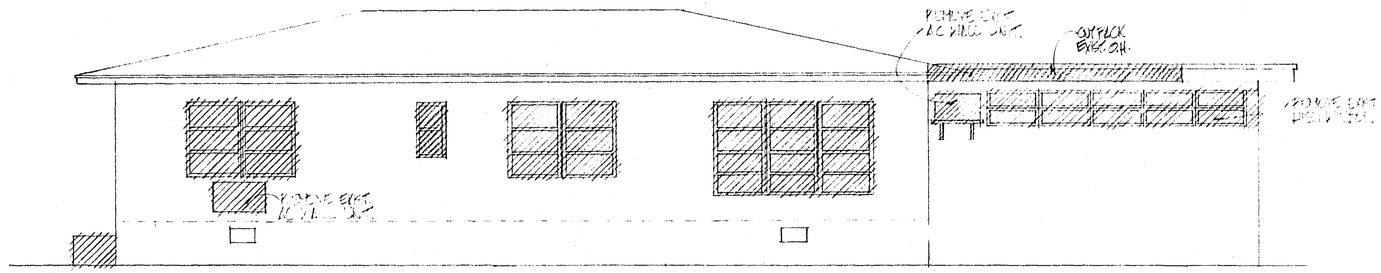
date:
8/13/96

revised:

sheet no:
ex-2
of

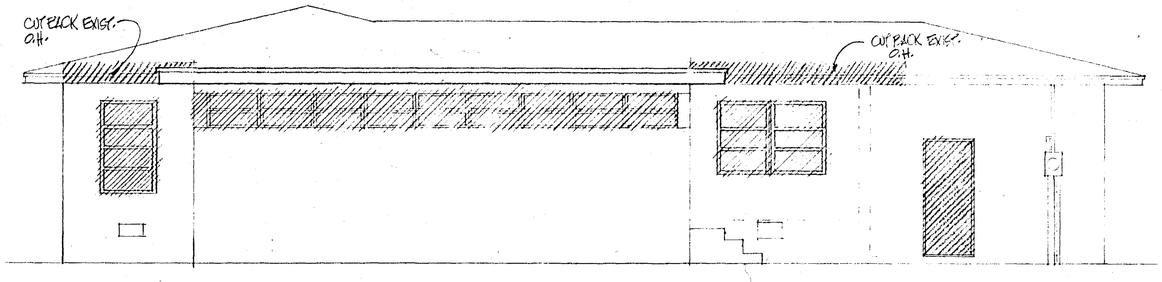
STATE OF FLORIDA
RALPH CHOEFF
8/13/96

BEST DIGITAL 932599



east side elevation

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



north side elevation

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

legend

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

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30

addition and renovation
to residence for:
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1271 95th. st. bay harbor island, florida.

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STATE OF FLORIDA RALPH CHOEFF REGISTERED ARCHITECT
9/13/96

sheet no:
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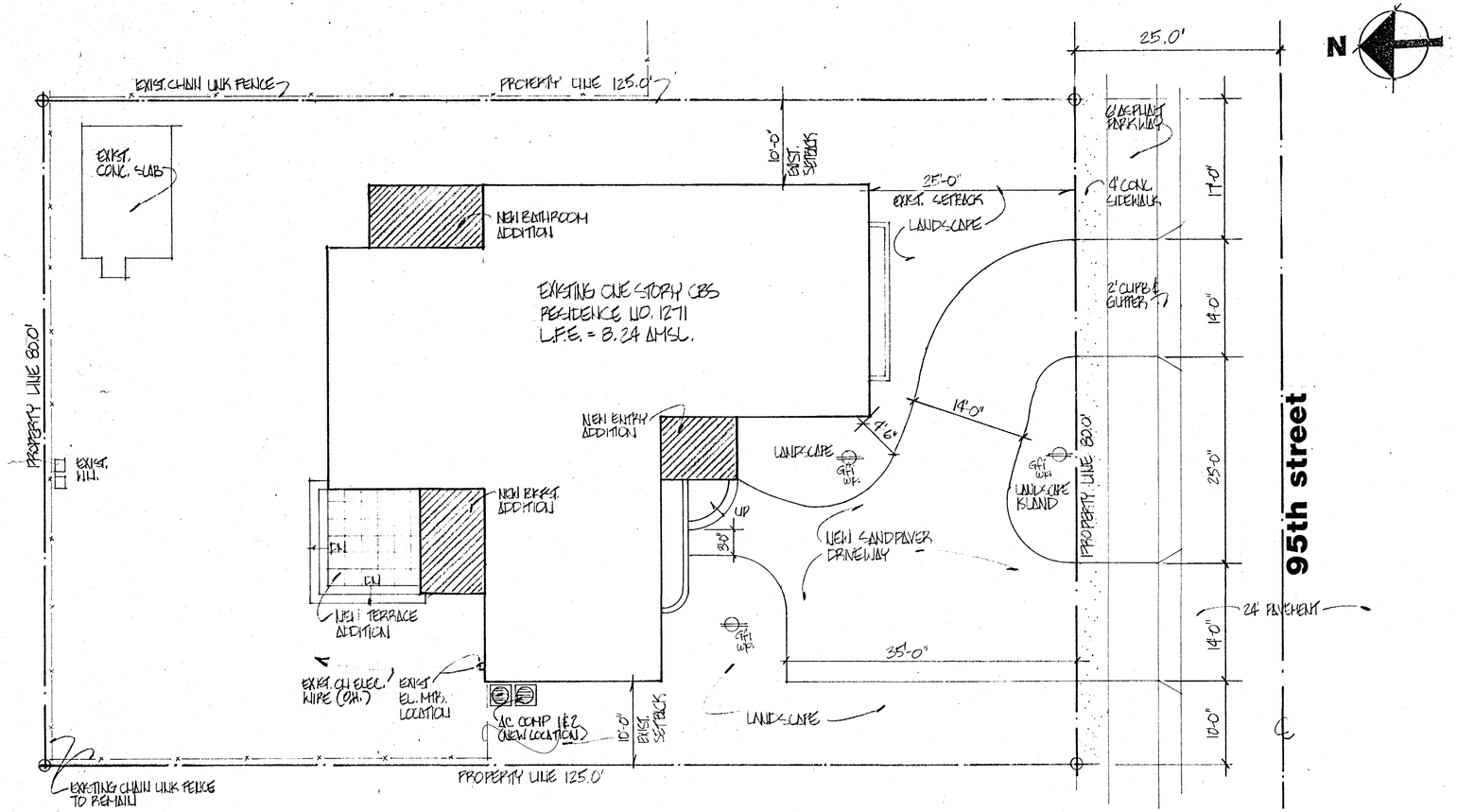
of



site plan

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

site data

LOT SIZE	10,000 SQ.FT.
EXISTING RESIDENCE FOOTPRINT	2,545 SQ.FT.

new addition to existing residence

COVERED ENTRY	71.56 SQ.FT.
ENTRY AREA	98.40 SQ.FT.
BATHROOM AREA	102.52 SQ.FT.
OUTDOOR TERRACE	184.35 SQ.FT.
SANDPAVER DRIVEWAY	1,346.25 SQ.FT.
TOTAL	1,807.08 SQ.FT.

residence footprint

(AFTER ADDITIONS)	3,002 SQ.FT.
TOTAL NEW LIVING A.C. SPACE	2,746 SQ.FT.
LOT COVERAGE (INCLUDING NEW ADDITIONS) AS ABOVE	4,362.25 (43.62%)
GREEN SPACE	5,637.75 (56.38%)

legal description

LOT 9, BLOCK 31, SUBDIVISION BAY HARBOR, ISLAND ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 44 AT PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

STATE OF FLORIDA — RALPH CHOEFF — REGISTERED ARCHITECT — 8/13/96

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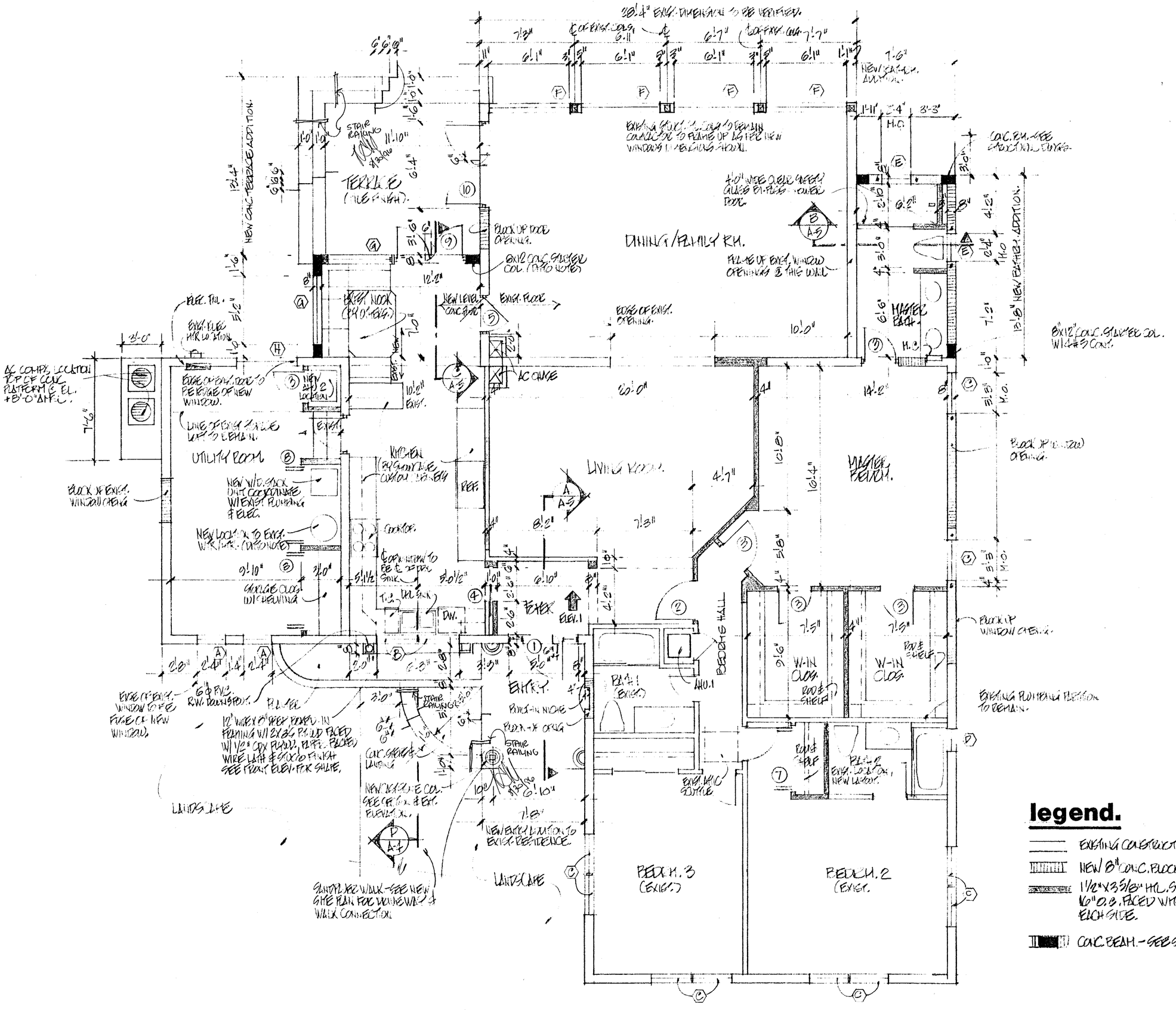
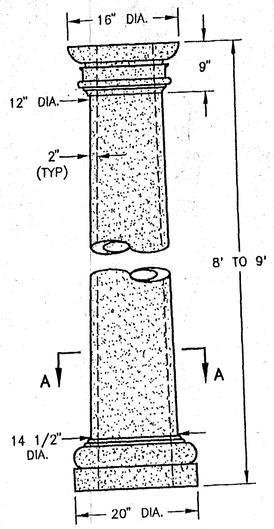
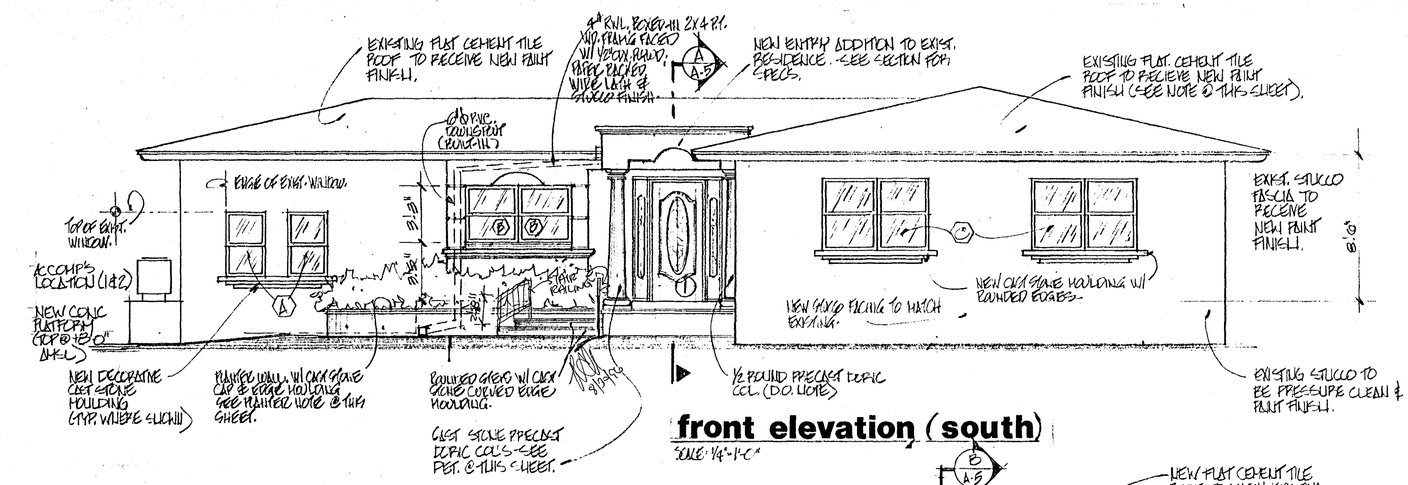
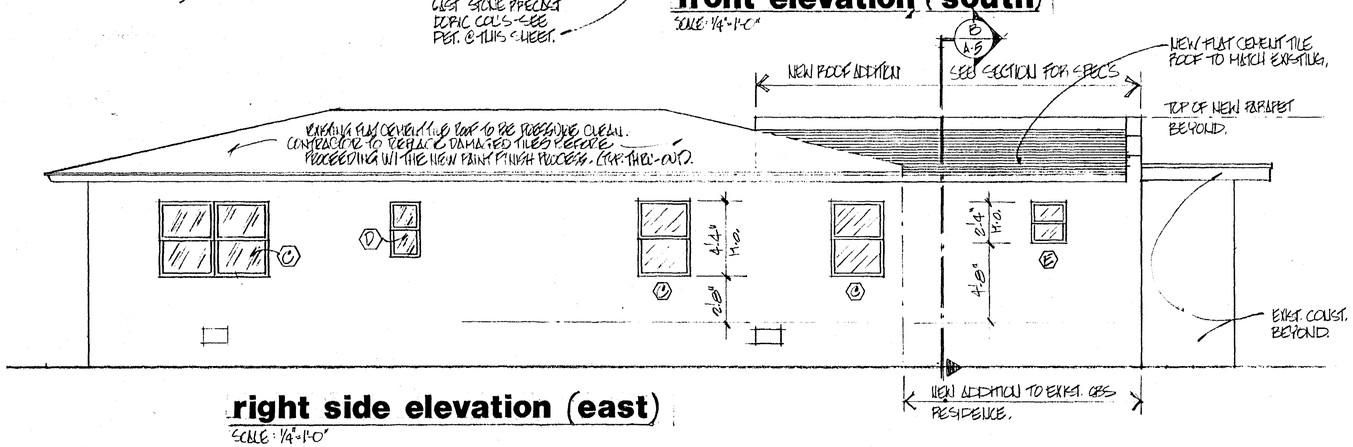

TERRACE
DINING / FAMILY RM.
KITCHEN
UTILITY ROOM
LIVING ROOM
MASTER BEDRM.
BEDRM. 2
BEDRM. 3
BATH 1
BEDRM. HALL
ENTRY
GARAGE
NEW CONC. TERRACE ADDITION
NEW LEVEL CONC. SLAB
EXIST. FLOOR
EDGE OF EXIST. OPENING
NEW 8"x12" CONC. SILL @ EXIST. COL.
AC COMPR. LOCATION
AC CHASE
NEW A/C LOCATION
NEW WD. DOOR UNIT COORDINATE W/ EXIST. PLUMBING & ELEC.
NEW LOCATION TO EXIST. WATER LINE
GARAGE CLOSET W/ SHELVING
OPEN WAY TO BE 6" DEEP SOFFIT
EXIST. WINDOW TO BE REMOVED & NEW WINDOW
12" WIDE x 8" DEEP POCKET IN FRAMING W/ 2x8's PLUMB FACED W/ 1/2" CDX PLYWD., REPEL. PACED WIRE LATH & STUCCO FINISH SEE FRONT ELEV. FOR SHAPE.
LANDSCAPE
NEW ENTRY LOCATION TO EXIST. RESIDENCE
SIDEWALK - SEE NEW SITE PLAN FOR NEW WALK CONNECTION
STAIR RAILING
BLOCK UP DOOR OPENING
BLOCK UP WINDOW OPENING
EXISTING PLUMBING FIXTURE TO REMAIN
EXISTING COLUMN TO REMAIN
EXISTING WINDOWS TO REMAIN
NEW 8" NEW FEATHER EDGE ADDITION
8"x12" CONC. SILL W/ (4) #5 CONT.
NEW CONC. BEAM - SEE STRUCTURAL DWGS.
NEW GABLE ADDITION
EXIST. ROOF TO REMAIN
EXIST. ROOF TO BE REMOVED
EXIST. ROOF TO BE REMOVED & NEW ROOF
EXIST. ROOF TO BE REMOVED & NEW ROOF
EXIST. ROOF TO BE REMOVED & NEW ROOF



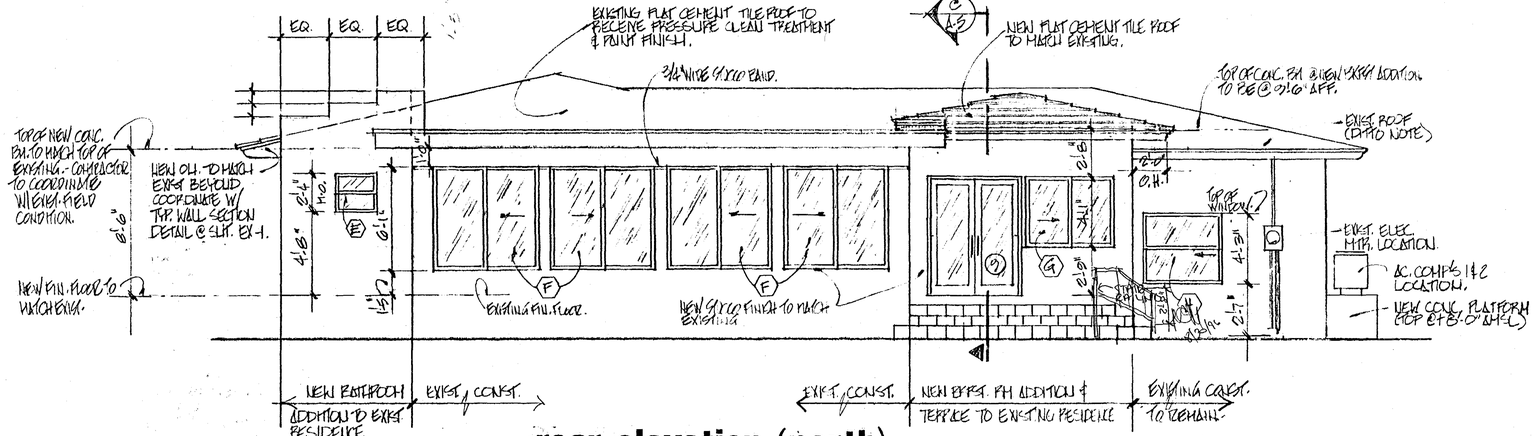
Doric Column
detail



front elevation (south)
SCALE: 1/4"=1'-0"



right side elevation (east)
SCALE: 1/4"=1'-0"



rear elevation (north)
SCALE 1/4" -1'-0"

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addition and renovation to residence for:
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of

STATE OF FLORIDA RALPH CHOEFF No. AR 0012781 REGISTERED ARCHITECT 8/13/96

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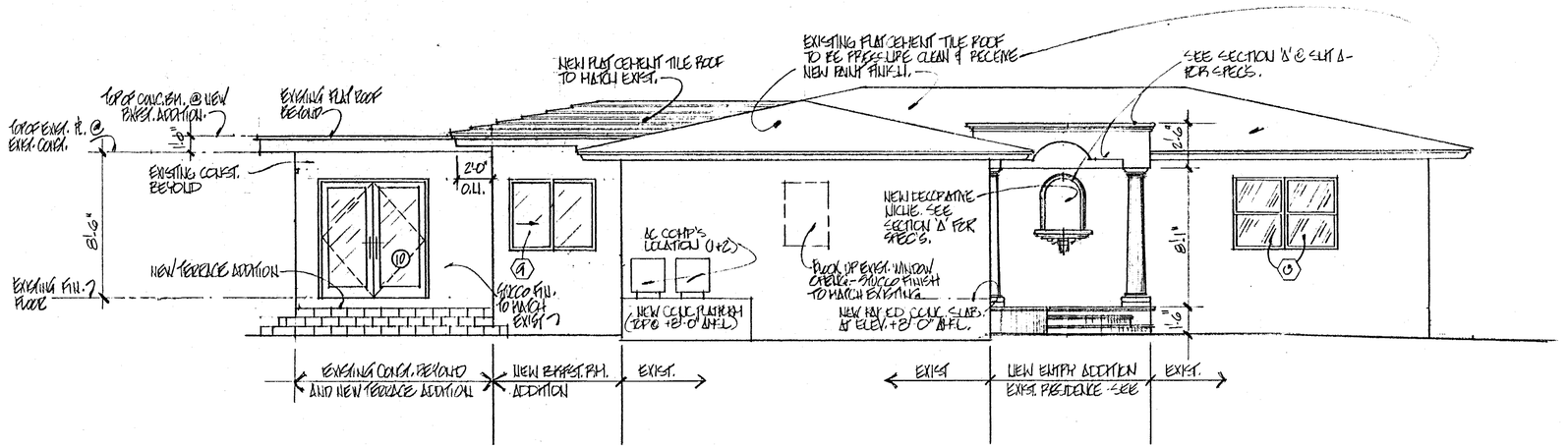
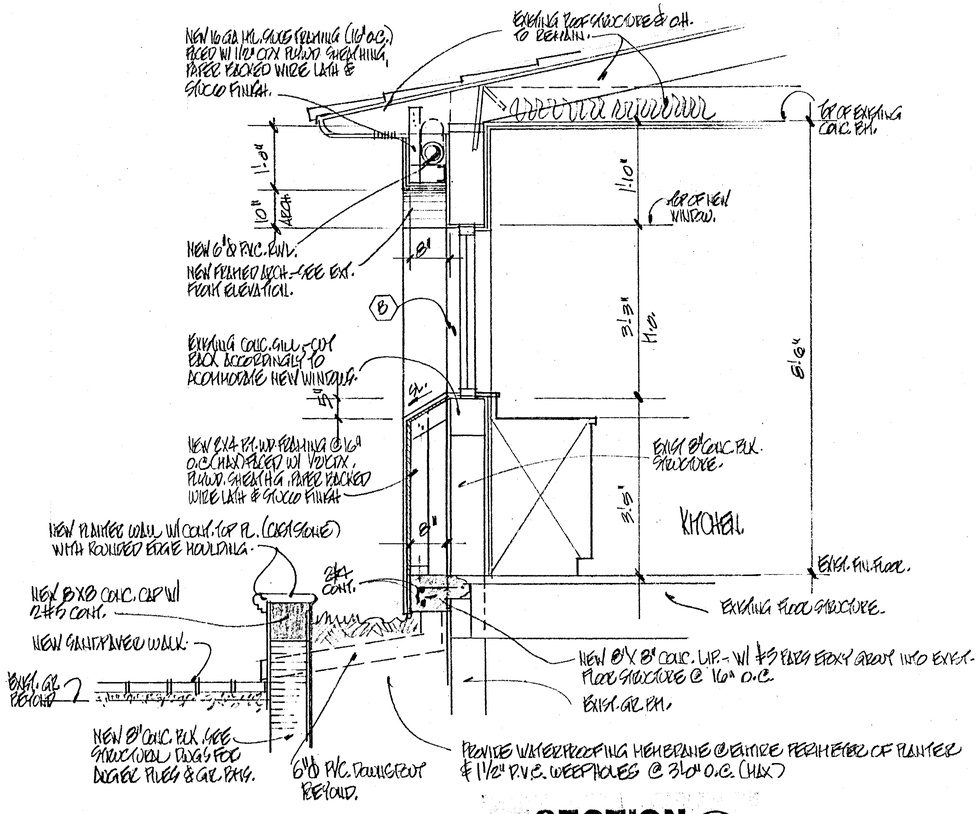


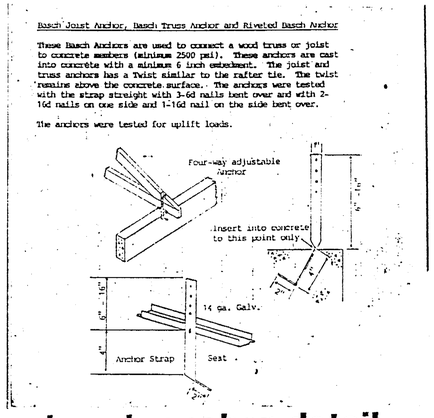
left side elevation (west)

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



SECTION D/A-4

SCALE: 3/4"=1'-0"


Basch Joist Anchor, Basch Truss Anchor and Riveted Basch Anchor

These Basch Anchors are used to connect a wood truss or joist to concrete members (minimum 2500 psi). These anchors are cast into concrete with a minimum 6 inch embedment. The joist and truss anchors has a Twist similar to the rafter tie. The twist remains above the concrete surface. The anchors were tested with the strap straight with 3-6d nails bent over and with 2-16d nails on one side and 1-16d nail on the side bent over.

The anchors were tested for uplift loads.

basch anchor detail

typ. 8' conc. blk.ties note.

PROVIDE DURAWALL BLOCK TIES EVERY OTHER HORIZONTAL CONC. BLOCK COURSE (16" O.C.) EXTEND 4" MIN. INTO CONCRETE COLUMNS (TYPICAL THRU-OUT ENTIRE BUILDING.

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EXISTING ROOF STRUCTURE TO REMAIN

½" CDX CONT. PLYWD. BACKING (16d NAILED TO EXIST. 2x8's ROOF JOISTS.

CONT. GALV. MTL. FLASHING & COUNTER FLASHING ON 4" CONT. WD CANT. (TYP. @ ENTIRE PERIMETER OF NEW ENTRY ROOF ADDITION).

NEW 2 PLY. MEMBRANE ROOFING, INSTALLED AS PER MFR. SPEC'S, ON ⅝" CDX PLYWD. SHEATHING.

2x4 P.T. WD. FRAMING (16" O.C.) PROVIDE (2) 2x4 TOP PL. @ 1 2x4 BOTT. PL. AS SHOWN - 16GA HURRICANE STRAP EACH VERT. STUD MEMBER TO TOP PL. & WD. BM. LIER, AS SHOWN.

CONT. GALV. CAP FLASHING

CONT. CAST STONE ELSEE MOULDING

NEW 1½ x 3⅝" MTL. STUDS FRAM'D ARCH SECTION FACED w/ ½" GWB. & PLASTER FINISH.

PROVIDE 4" WIDE CONT. SCREEN VENT.

FURR, BACKED WIRE LATH & STUCCO FINISH ON ½" CDX PLYWD. SHEATHING.

NOTED SECTION OF FRAMING - SEE FRONT ELEVATION.

BOTTOM OF EXIST. ROOF O.H. TO REMAIN.

CONT. (2) 2x10's BOLTED TO EXIST. CONC. BM. w/ ⅝" Δ B. @ 16" O.C. (STAGGERED)

CUT BACK EXIST. O.H.

2x10's ROOF JOISTS

BOTT. OF NEW 2x10's WD BM.

(2) 2x10's WD. BM.

EXISTING CONC. BM.

CAST STONE MOULDING (ROUNDED) ABOUND PERIMETER OF 4" RECESS'D NICHE.

RECESS'D NICHE FACED w/ SMOOTH STUCCO FINISH.

4" WIDE PROTRUDING NICHE BASE WITH EDGE ROUNDED CAST STONE MOULDING.

CONTRACTOR, PREFINISH STUCCO TO MATCH EXISTING.

NEW HALF ROUND CAST STONE DECK COLUMN.

CONT. CAST STONE ROUNDED MOULDING

ENTRY FLOORING BY OWNER w/ CONTRACTOR.

GRADE

MIRROR

FOYER

WOOD BASE

CAST STONE DECORATIVE ROUNDED MOULDING (TYP.)

CAST STONE PLATE FACING

MIRROR

EXISTING PARTITION TO BE REFURNISHED

OPEN TO WALL LIVING & DINING BEYOND

WD BASE

elevation 1

SCALE: 3/4" = 1'-0"

SECTION (A / A-5)

SCALE: 3/4" = 1'-0"

NEW PREFAB WD. TRUSS @ 24" O.C. (MAX.) SEE MFR'S SHOP DWGS.

NEW FLAT CEMENT TILE ROOF (TO MATCH EXIST.) ON 1#40 SLATE HOT MOPPED ON 1#30 FELT TIN TAGGED ON ⅝" EXT. GRADE PLYWOOD SHEATHING.

PROVIDE 8" (MIN.) GALV. FLASHING @ EA. SIDE OF ROOF CONNECTION (VALLEY).

EXISTING FLOOR STRUCT. TO REMAIN.

CONT. GALV. CAP FLASHING

BACK, BACKED WIRE LATH & STUCCO FINISH.

NEW FLAT CEMENT TILE ROOF (TO MATCH EXIST.) SEE NOTE

CONT. GALV. MTL. FLASHING & COUNTER FLASHING

NEW 2x8's @ 24" O.C.

EARLI TRUSS ANCHOR @ EA. TRUSS, SEE DETAIL @ SHT. A-4.

TO MATCH EXIST.

CONT. GALV. MTL. SOFFIT ON 1x2 P.T. CONT. WD. NAILER (PAINTED).

TOP OF NEW CONC. BM.

2x8 CONT. WD FASCIA (PAINTED)

4" WIDE CONT. SCREEN VENT.

2'-0" O.H.

PAPER BACKED WIRE LATH & STUCCO SOFFIT.

NEW CONC. BM. - SEE STRUCTURAL DWGS.

NEW FRENCH DOORS w/ FIXED GLASS SIDELITES.

TILED TERRACE - PROVIDE WATERPROOFING COATING BEFORE TILE SETTING.

NEW FINISH FLOOR TO MATCH EXISTING.

2x6 @ 16" O.C. KNEE WALL FRAMING @ 16" O.C.

EXIST. 2x8's ROOF STRUCTURE TO REMAIN.

18 GA x 1½ STRAP w/ 4-16d NAILS TO NEW & EXIST. TRUSSES @ 24" O.C. (TYP.)

½" GWB ON 1x3 PT. FURRG @ 16" O.C.

6½" FIBER GL. BATT INSULATION (R-19) KRAFT FACED.

½" GWB ON 1x2 PT. FURRG @ 16" O.C. PROVIDE 3¼" SPRAYED CELLULOSIC INSULATION.

A.C. DUCT WORK.

1½ x 3⅝" MTL. STUDS FRAMED SOFFIT (16" O.C.) FACED w/ ½" GWB.

EXIST. CONC. BM TO REMAIN.

CUT BACK EXIST. O.H.

BKFST.

KITCHEN

POUR LEVEL

NEW BKFST. & TERRACE ADDITION TO EXIST. RESIDENCE SEE STRUCT. DWGS. FOR PILES, GR. BMS. & CONC. SLAB SPEC's.

EXISTING FLOOR STRUCTURE TO REMAIN.

SECTION (C / A-5)

SCALE: 3/4" = 1'-0"

EXISTING FLOOR STRUCT. TO REMAIN.

CONT. GALV. CAP FLASHING

NEW ENTRY ADDITION TO EXISTING RESIDENCE (SEE STRUCT.)

FURR, BACKED WIRE LATH & STUCCO FINISH.

CONT. GALV. MTL. FLASHING & COUNTER FLASHING

NEW 2x8's @ 24" O.C.

2½

TO MATCH EXIST.

12

EARLI TRUSS ANCHOR (DITTO NOTE)

CUT BACK EXIST. O.H.

6½" FIBER GL. BATT INSUL. (DO. NOTE)

NEW O.H. OUTRIGGER TO MATCH EXISTING O.H. CONDITION (FIELD CONDITION)

TOP OF NEW CONC. BM. TO MATCH EXIST.

EXIST. BUILT-UP ROOF TO REMAIN - COORDINATE w/ NEW CONSTRUCT.

EXIST. ROOF JOISTS STRUCT. TO REMAIN

NEW 2x8's PARAPET WALL FRAMING @ 24" O.C. (MAX.) - HURRICANE STRAP & 16d NAILS TO NEW & EXIST BOTT. PL.

EXISTING STRUCTURE TO REMAIN

½" GWB ON 1x2 PT. WD. FURR'G @ 16" O.C.

4'-0" WIDE BI-FOLD SLIDING DOORS w/ CLEAR SAFETY GLASS PANELS, AS SELECTED BY OWNER w/ CONTRACTOR).

4'-0" WIDE CLEAR SAFETY GLASS SHOWER DOOR AS SELECTED BY OWNER w/ CONTRACTOR.

FAMILY ROOM

(2) ⅝" THRU BOLTS @ EA. 2x8 ROOF JOIST & 2x8 VERT. PARAPET WALL STUDS.

CONC. BM. - SEE STRUCT.

½" H.P. GWB ON 1x3 PT. FURR'G @ 16" O.C.

PROVIDE ¾" SPRAYED CELLULOSIC INSULATION

8" x 8" CONC. SILL w/ 2 #5 CONT.

8" CONC. BLK. - SEE TYP. CONC. BLOCK TIES NOTE @ SHT. A-4.

STUCCO FINISH TO MATCH EXIST.

NEW CONC. SLAB FIN. (POUR LEVEL w/ EXIST.)

POUR LEVEL

4" CONC. UP

EXISTING RESIDENCE FLOOR STRUCTURE TO REMAIN.

NEW BATH RM ADDITION TO EXIST. RESIDENCE SEE STRUCT. DWGS. FOR PILES, GR. BM. & CONC. SLAB SPEC's.

GRADE

SECTION (B / A-5)

SCALE: 3/4" = 1'-0"

addition and renovation to residence for:
mr. and mrs. miguel milo slavic
1271 95th. st. bay harbor island, florida.

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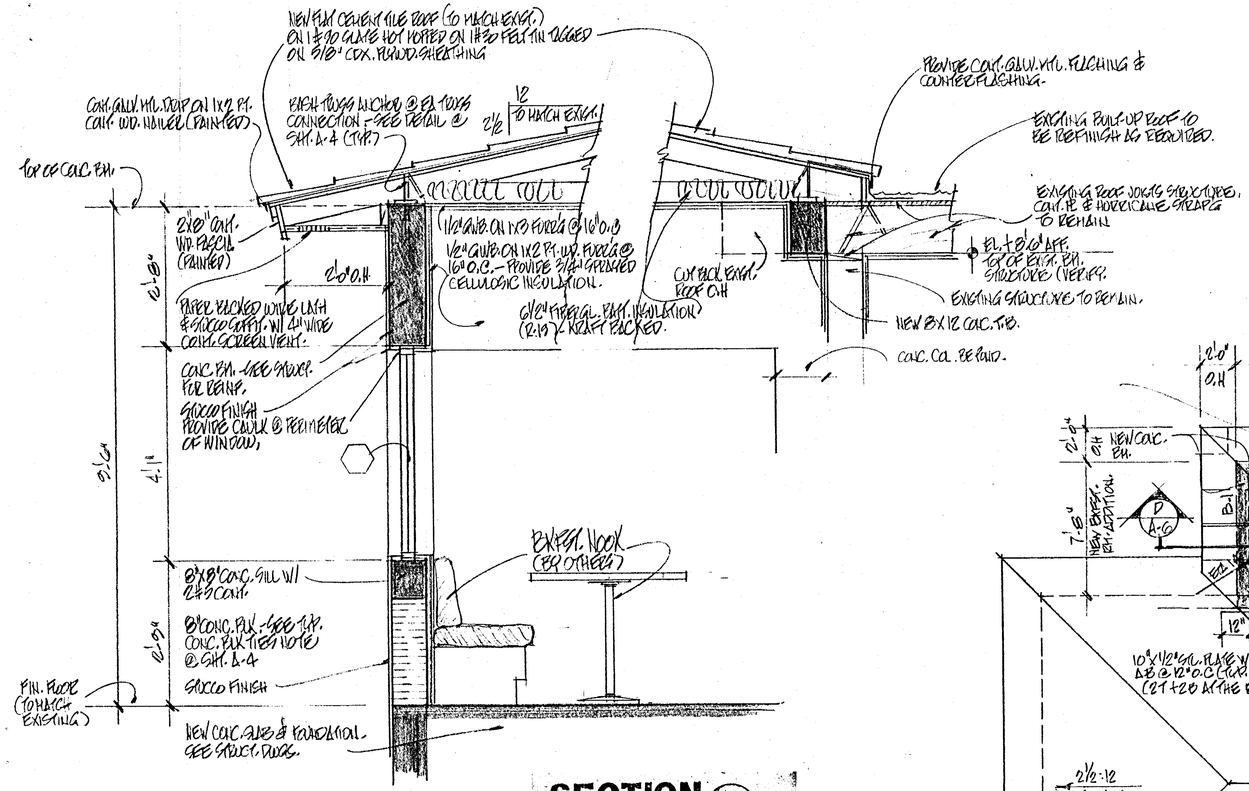


SECTION
SCALE: 3/4" = 1'-0" (D A-6)

ALL LUMBER SHALL BE MINIMUM CONSTRUCTION GRADE (1000PSI) UNLESS OTHERWISE NOTED. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH A RECOGNIZED WOOD PRESERVATIVE OR PROTECTED BY METAL PLATES OR OTHER APPROVED CONSTRUCTION MATERIAL.

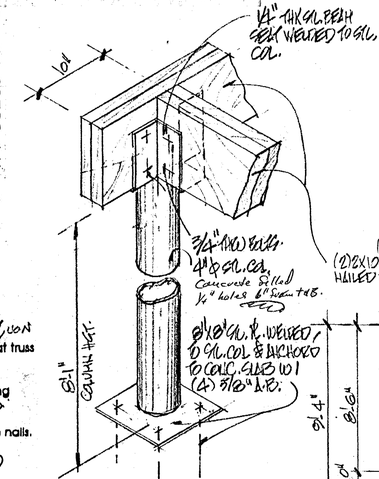
WOOD TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SIGNED AND SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR APPROVAL. THESE DRAWINGS SHALL SPECIFY EACH TRUSS AND JACK TO BE SUPPLIED BY THE MANUFACTURER AND ALL TRUSS TO TRUSS CONNECTORS. THE TRUSS CONNECTORS SPECIFIED SHALL BE SUBMITTED WITH THE TRUSS DRAWINGS FOR APPROVAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ANY TRUSSES DAMAGED IN DELIVERY OR ERECTION SHALL BE REPAIRED IN ACCORDANCE WITH SIGNED AND SEALED DRAWINGS FROM THE TRUSS DESIGNER. THE TRUSSES SHALL BE LIFTED, PLACED, SECURED, AND BRACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE, UNLESS SPECIFIED OTHERWISE IN WRITING BY THE DESIGNER.

FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE F=1350PSI UNLESS OTHERWISE NOTED.

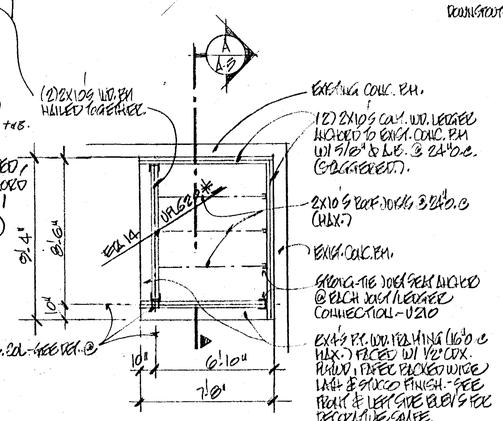
FIREPROOFING SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES.

GENERAL STRUCTURAL NOTES

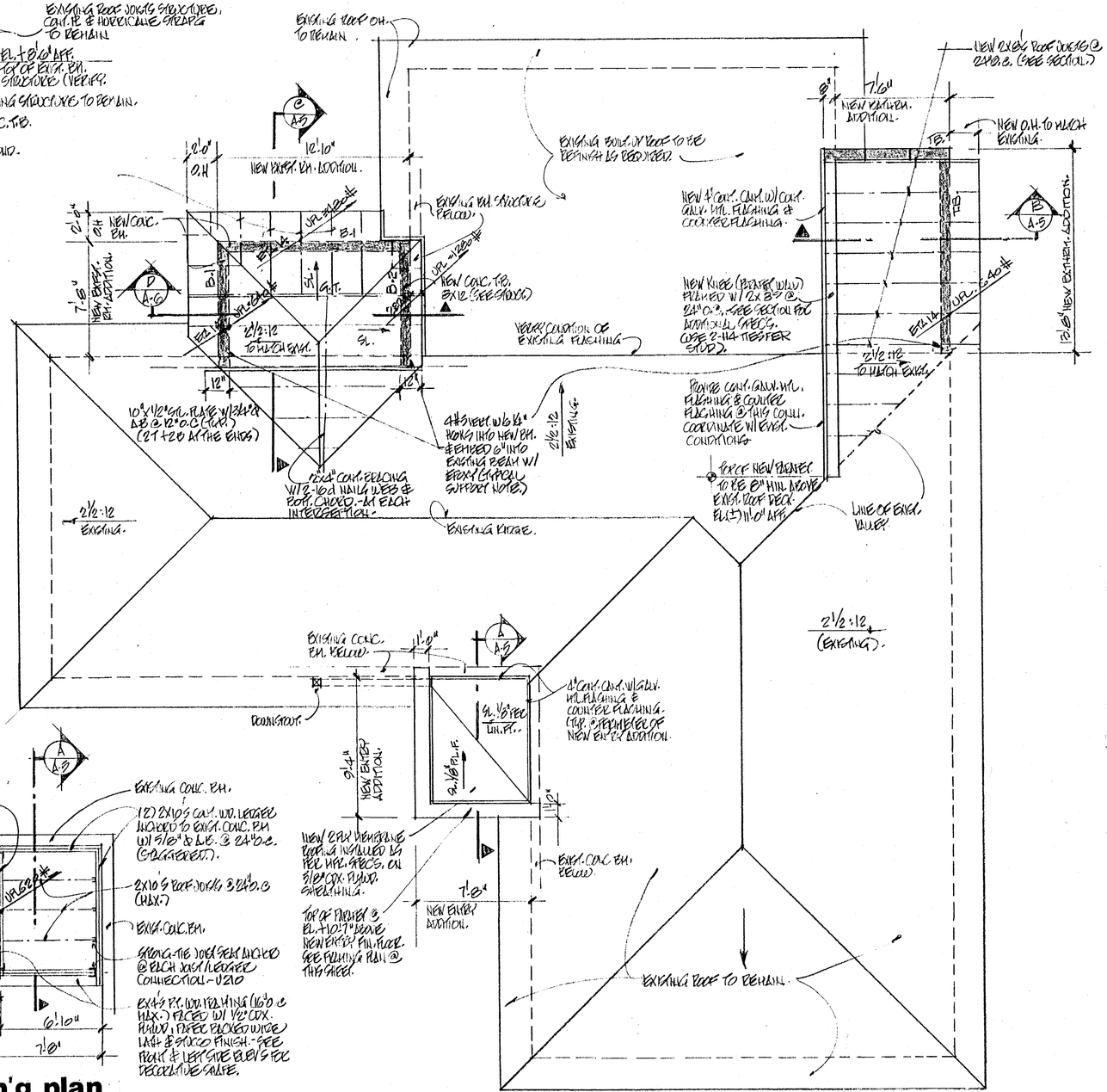
1. Design Loads:
   LL = 30 p.s.f.
   DL = 25 p.s.f.
   Net up lift = 35p.s.f. / OVERHANGS AND END ZONES = 80 P.S.F. / CON
2. Minimum permanent bracing: 2" x 4" at 8'-0" maximum on center at truss web and bottom chord (2 - 16d common nails) at each truss intersection.
3. Indicated on construction documents truss up lift end forces, bracing and anchorage, required verification with truss manufacturers, shop drawings and calculations prior to any construction.
4. Roof sheathing: 5/8" CD Exterior Grade Plywood with 8d common nails. Attachment: 4" on center.
5. All indicated truss attachment hardware by 'SIMSON(All nails - 16d)



stl. col. detail
HTG.



roof fram'g plan
SCALE 1/4" = 1'-0"



roof plan/new conditions
SCALE 1/4" = 1'-0"

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addition and renovation to residence for:
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1271 95th. st. bay harbor island, florida.

comm no: 9633
date: 8/13/96
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STATE OF FLORIDA — 8/9/96

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FINISH SCHEDULE

TYPICAL SPACE	FLOOR	BASE	WALLS	WAINSCOT	CEILING	CLG. HGT.	REMARKS
ENTRY	BY OWNER	—	EXIST.*	—	STUCCO	8'-0"	RE-STUCCO
FOYER	↓	WOOD	GWB.*	—	GWB.	8'-0" (EXIST.)	SEE SECT. & ELEV.
BEDRM. HALL	↓	EXIST.	EXIST.	—	EXIST.	EXIST.	
BATH 1	EXISTING	↓	↓	EXIST.	↓	↓	
BEDRM 2	↓	↓	↓	—	↓	↓	
BEDRM 3	↓	↓	↓	—	↓	↓	
BATH 2	TILE	TILE	MR. GWB.	FULL HGT.*	MR. GWB.	8'-6" (EXIST.)	① DBL BEVEL GLASS
MASTER BEDRM.	CARPET	WOOD	GWB.	—	GWB.	↓	
MASTER BATH	TILE	TILE	MR. GWB.	FULL HGT.	MR. GWB.	↓	② DBL BEVEL GLASS
W-IN CLOG.	CARPET	WOOD	GWB.	—	GWB.	↓	
LIVING RM.	TILE	↓	GWB.	—	GWB.	↓	
DINING/FAM. RM.	↓	↓	↓	—	EXIST.	EXIST.	
KITCHEN	↓	↓	↓	—	EXIST.	EXIST.	
ENTRY.	↓	↓	↓	—	GWB.	9'-6"	
UTILITY RM.	↓	↓	STUCCO	—	EXIST.	EXIST.	
TERRACE.	↓	↓	STUCCO.	—	—	—	

ALL FINISHES AS SELECTED BY OWNER

+95.1
-47.9

+53.2
-45.9

+83.2
-46.9

DOOR SCHEDULE

No.	TYPICAL LOCATION	SIZE WIDTH	SIZE HEIGHT	THK.	TYPE	MATERIAL	FINISH	THRSHLD.	JAMB	REMARKS
1	ENTRY ←				BY OWNER →			MTL. W/ WEATHERSTRIP		
2	BEDRM HALL	3'-0"	6'-8"	—	FLUSH	WD./GLASS	STAIN	—	WOOD	FRENCH TYPE WITH CRYSTAL MUNTINS.
3	BEDRM/CLOG	2'-6"	6'-8"	1 3/8"	SOLID FLUSH	WOOD.	PAINT.	—	WOOD	
4	KITCHEN/FOYER	2'-6"	6'-8"	—	POCKET	WOOD	STAIN.	—	WD. CASING.	
5	ENTRY/DINING	2'-6"	6'-8"	1 3/8"	FOLDING	WOOD	PAINT.	—	WD. CASING	PROVIDE VIEW PANEL.
6								—		
7	CLOG.	5'-0"	6'-8	—	BI-FOLD	MTL./MIRROR	ESP. WHITE	—	MTL. TRACK.	
8	UTILITY RM.	6'-0"	8'-0"	—	BI-FOLD	WOOD.	PAINT.	—	MTL. TRACK	FULL LOUVERED.
9	ENTRY/TERR.	5'-0"	6'-8"	—	FRENCH DOOR	ESP. WHITE AL. W/ SOLAR GREY TEMP. GL.	—	MTL. W/ WEATHERSTRIP	MTL.	EXTERIOR DOOR
10	DINING/FAM.	6'-0"	6'-8"	—	FRENCH DOOR	ESP. WHITE AL. W/ SOLAR GREY TEMP. GLASS		MTL. W/ WEATHERSTRIP	MTL.	EXTERIOR DOOR.

NOTE:
EXTERIOR FRENCH DOORS ⑨, ⑩ SHALL BE ESP. WHITE ALUM. FRAME WITH SOLAR GREY TEMPERED GLASS. - CONTRACTOR SHALL SUBMIT WITH THESE PLANS DADE COUNTY PRODUCT APPROVAL LETTER TO THE BUILDING DEPT.

WINDOW SCHEDULE

MK.	SIZE WIDTH	SIZE HEIGHT	THK.	DESIGNATION	TYPE	MATERIAL	REMARKS (WIND PRESS. CAP.)
A	2'-2 1/2"	3'-2 1/8"	—	SH 1/2 33	SINGLE HUNG	ESP. WHITE ALUM. FRAME W/ SOLAR GREY TEMP GLASS	+95.1 -47.9
B	3'-1"	3'-2 1/8"	—	SH 23			"
C	3'-1"	4'-2 3/8"	—	SH 24			↓
D	1'-7 1/8"	3'-2 1/8"	—	SH 13			↓
E	2'-2 1/2"	2'-2"	—	SH 1/2 32	↓		↓
F	6'-0"	6'-0"	—	GOOD HOPE SL.	HORIZONTAL SLIDER.		+53.2 -45.9
G	5'-0"	4'-0"	—	GOOD HOPE SL.	HORIZONTAL SLIDER		"
H	4'-5 1/8"	4'-2 3/8"	—	SH 34	SINGLE HUNG.	↓	+95.1 -47.9

NOTE:
ALL WINDOWS SPECIFIED SHALL BE ESP. WHITE ALUM. FRAME WITH SOLAR GREY TEMPERED GLASS. CONTRACTOR SHALL SUBMIT WITH THESE PLANS DADE COUNTY PRODUCT APPROVAL LETTER TO THE BUILDING DEPT.
ALL WINDOW DIMENSIONS SPECIFIED ARE BASED ON STANDARD DIMENSIONS. CONTRACTOR SHALL COORDINATE EXACT WINDOW SIZES WITH SELECTED MANUFACTURER IF DIFFERENT THAN SPECIFIED.

BURGLAR INTRUSION WINDOWS AND BURGLAR INTRUSION HARDWARE:

1. Locks on exterior door shall be capable of resisting a force of 300 pounds applied in any movable direction and in accordance with resistance standards set forth in Metro Code 8C of the SFBC.

2. All single exterior swing doors shall have a lock to be key operated from exterior with a minimum of 6000 possible key changes of locking combinations. If key-in-the-knob lock is used, there shall be an auxiliary single dead bolt with hardened bolt or inserts.

3. The active leaf of pairs of exterior swing doors shall have same locks as required for single exterior swing doors. The inactive leaf of these pair of doors shall have multiple point locks with 5/8" minimum throw bolts with inserts.

4. Hinges on exterior out swing doors shall have non-exposed screws. Exposed pins shall not be removable.

5. Single, swinging, exterior doors shall be solid core of not less than 1-3/8" thick.

6. Glass in exterior doors shall comply with the American National Standards Institute 297.1.

7. Vision panels in exterior doors, other than glazing within 40" of the inside locking activating device of locks and swinging glass door shall comply with American National Standards Institute - standard 297.1 on front main entrance doors shall be provided with a doope or vision panels.

STATE OF FLORIDA

ralph choeff architect p.a. interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 [305] 940-7682

(37)

addition and renovation to residence for:
mr. and mrs. miguel miloslavich
1271 95th. st. bay harbor island, florida.

comm no: 9633
date: 8/13/96
revised: ⚠ 11/13/96

sheet no: a-7
of

FINISH SCHEDULE

TYPICAL SPACE	FLOOR	BASE	WALLS	WAINSCOT	CEILING	CLG. HGT.	REMARKS
ENTRY	BY OWNER	—	EXIST. *	—	STUCCO	8'-0"	RE-STUCCO
FOYER	↓	WOOD	GWB. *	—	GWB.	8'-0" (EXIST.)	SEE SECT. & ELEV.
BEDRM. HALL	↓	EXIST.	EXIST.	—	EXIST.	EXIST.	
BATH 1	EXISTING	↓	↓	EXIST.	↓	↓	
BEDRM 2	↓	↓	↓	—	↓	↓	
BEDRM 3	↓	↓	↓	—	↓	↓	
BATH 2	TILE	TILE	MR. GWB.	FULL HGT. *	MR. GWB.	8'-1" (EXIST.)	① TUB ABOVE CURB.
MASTER BEDRM.	CARPET	WOOD	GWB.	—	GWB.	↓	
MASTER BATH	TILE	TILE	MR. GWB.	FULL HGT.	MR. GWB.		② TUB ABOVE CURB.
W-IN CLOS.	CARPET	WOOD	GWB.	—	GWB.		
LIVING RM.	TILE	↓	GWB.	—	GWB.	↓	
DINING/FAM. RM.	↓	↓	↓	—	EXIST.	EXIST.	
KITCHEN	↓	↓	↓	—	EXIST.	EXIST.	
ENTRY.	↓	↓	↓	—	GWB.	9'-6"	
UTILITY RM.	↓	↓	STUCCO	—	EXIST.	EXIST.	
TERRACE.	↓	↓	STUCCO.	—	—	—	

' ALL FINISHES AS SELECTED BY OWNER '

BURGLAR INTRUSION WINDOWS AND BURGLAR INTRUSION HARDWARE:

1. Locks on exterior door shall be capable of resisting a force of 300 pounds applied in any movable direction and in accordance with resistance standards set forth in Metro Code UC of the SFBC.

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3. The active leaf of pairs of exterior swing doors shall have same locks as required for single exterior swing doors. The inactive leaf of these pair of doors shall have multiple point locks with 5/8" minimum throw bolts with inserts.

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5. Single, swinging, exterior doors shall be solid core of not less than 1-3/8" thick.

6. Glass in exterior doors shall comply with the American National Standards Institute 297.1.

7. Vision panels in exterior doors, other than glazing within 40" of the inside locking activating device of locks and swinging glass door shall comply with American National Standards Institute - standard 297.1 on front main entrance doors shall be provided with a scope or vision panels.

DOOR SCHEDULE

No.	TYPICAL LOCATION	SIZE WIDTH	SIZE HEIGHT	THK.	TYPE	MATERIAL	FINISH	THRSHLD.	JAMB	REMARKS
1	ENTRY ←				BY OWNER →			MTL. W/ WEATHERSTRIPS		
2	BEDRM/HALL	2'-0"	6'-8"	—	FLUSH	WD./GLASS	STAIN	—	WOOD	FRENCH TYPE WITH CASUAL MUNTINS.
3	BEDRM/CLOS	2'-6"	6'-8"	1 3/8"	SOLID FLUSH.	WOOD.	PAINT.	—	WOOD	
4	KITCHEN/FOYER	2'-6"	6'-8"	—	POCKET	WOOD	STAIN.	—	WD. CASING.	
5	ENTRY/DINING	2'-6"	6'-8"	1 3/8"	DBL. SWING	WOOD	PAINT.	—	WD. CASING	PEEPHOLE VIEW FAMEL.
6								—		
7	CLOS.	5'-0"	6'-8	—	BI-FOLD	MTL./MIRROR	ESP. WHITE	—	MTL. TRACK.	
8	UTILITY RM.	6'-0"	8'-0"	—	BI-FOLD	WOOD.	PAINT.	—	MTL. TRACK	FULL LOUVERED.
9	ENTRY/TERR.	5'-0"	6'-8"	—	FRENCH DOORS	ESP. WHITE AL. W/ SOLAR GREY TEMP. GL.	—	MTL. W/ WEATHERSTRIPS	MTL.	EXTERIOR DOOR
10	DINING/FAM.	6'-0"	6'-8"	—	FRENCH DOORS	ESP. WHITE AL. W/ SOLAR GREY TEMP. GLASS		MTL. W/ WEATHERSTRIPS	MTL.	EXTERIOR DOOR.

NOTE:
EXTERIOR FRENCH DOORS ⑨, ⑩ SHALL BE ESP. WHITE ALUM. FRAME WITH SOLAR GREY TEMPERED GLASS - CONTRACTOR SHALL SUBMIT WITH THESE PLANS DADE COUNTY PRODUCT APPROVAL LETTER TO THE BUILDING DEPT.

WINDOW SCHEDULE

MK.	SIZE WIDTH	SIZE HEIGHT	THK.	DESIGNATION	TYPE	MATERIAL	REMARKS
A	2'-2 1/2"	3'-2 1/8"	—	SH 1/2 33	SINGLE HUNG	ESP. WHITE ALUM. FRAME W/ SOLAR GREY TEMP. GLASS.	
B	3'-1"	3'-2 1/8"	—	SH 23	↓	↓	
C	3'-1"	4'-2 5/8"	—	SH. 24			
D	1'-7 1/8"	3'-2 1/8"	—	SH 13			
E	2'-2 1/2"	2'-2"	—	SH 1/2 32			
F	6'-0"	6'-0"	—	GOGO HOCL SL.	HORIZONTAL SLIDER.		
G	5'-0"	4'-0"	—	50-40 HOCL SL.	HORIZONTAL SLIDER		
H	4'-5 1/8"	4'-2 5/8"	—	SH 34	SINGLE HUNG.		

NOTE:
ALL WINDOWS SPECIFIED SHALL BE ESP. WHITE ALUM. FRAME WITH SOLAR GREY TEMPERED GLASS. CONTRACTOR SHALL SUBMIT WITH THESE PLANS DADE COUNTY PRODUCT APPROVAL LETTER TO THE BUILDING DEPT.
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V.O. #2 8/30/96

STATE OF FLORIDA — RALPH CHOEFF — 9370 — REGISTERED ARCHITECT

8/13/96

(38)

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3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7662

addition and renovation to residence for:
mr. and mrs. miguel milosavic
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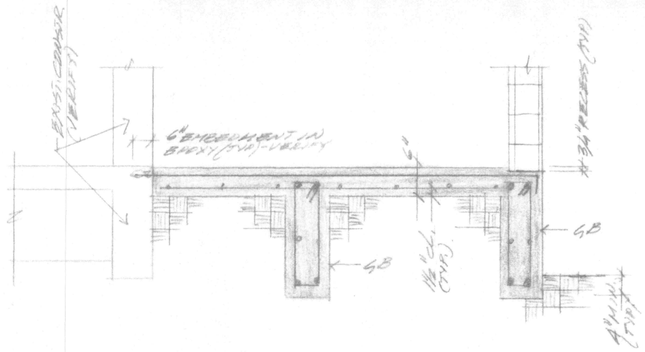
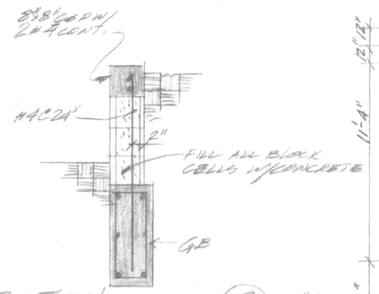
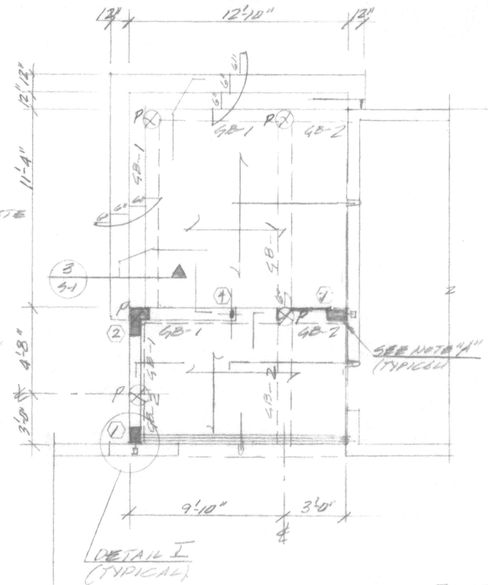


SECTION 1/5-1 3/4"=1'-0"



SECTION 2/5-1 3/4"=1'-0"



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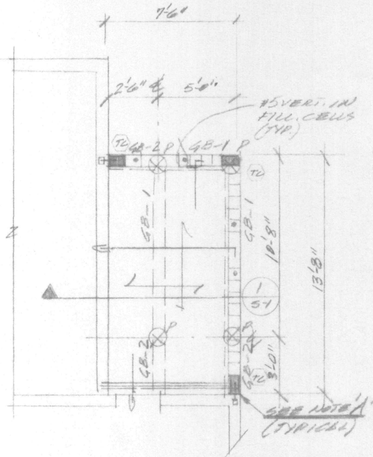
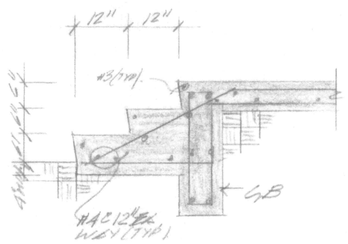
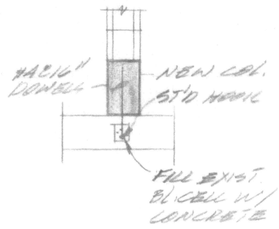
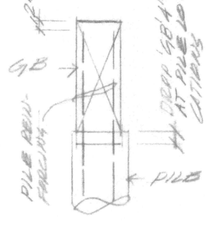






DETAIL I



TYP. PILE-GB. DETAIL

EXISTING CONSTRUCTION

STRUCTURAL NOTES

STRUCTURAL DESIGN SHALL CONFORM WITH ALL LOCAL & FEDERAL ORDINANCES AND BUILDING CODES GOVERNING DADE COUNTY.

DRAWING DIMENSION & COORDINATION:

DIMENSIONAL INFORMATION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS IN TOTAL. COORDINATE ALL THE REQUIREMENTS OF CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DRAWINGS TO USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY.

REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.

WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE IN-PLACE MATERIAL. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3% BETWEEN FIELD MEASURED DIMENSION AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL, AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR; THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER FOR APPROPRIATE ACTION.

CAST-IN-PLACE CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301-84. ALL REINFORCING CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF FI-3000PSI. CONTRACTOR SHALL SUBMIT ALL CONCRETE MIX DESIGN FOR REVIEW. CONCRETE MIX SUBMITTAL SHALL COMPLY WITH SECTION 4.3 OF ACI 318 AND MUST SHOW STRENGTH DATA AT 7, 14 AND 28 DAYS. STANDARD DEVIATION AND MODULUS OF ELASTICITY. CONCRETE COMPRESSION TESTING TO COMPLY WITH LOCAL BUILDING CODES. PROVIDE CONCRETE INSERTS AS PER ARCHITECT OR MECHANICAL ENGINEER'S REQUIREMENTS.

AUGERCAST CONCRETE PILES:

ALL PILES INDICATED ON THE PLANS SHALL BE CONCRETE AUGERCAST PILES WITH A MINIMUM BEARING CAPACITY OF 25 TONS EACH. AUGERCAST PILES SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING. SUCH DESIGN SHALL BE BASED ON SOIL BORINGS TAKEN AT THE JOBSITE BY A RECOGNIZED SOIL TESTING LABORATORY. THE SOIL ENGINEER SHALL ANALYZE THE BORINGS AND SOIL CONDITIONS TO DETERMINE THE SUITABILITY OF AUGERCAST PILES FOR THIS JOBSITE AND APPLICATION, AND SHALL SPECIFY THE REQUIRED SIZE OF SUCH PILES, REQUIRED DEPTH OF PENETRATION, AND ALLOWABLE BEARING CAPACITY OF SUCH PILES. (REINFORCING)

IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SEE THAT THIS TESTING, ANALYSIS, AND FURTHER DESIGN HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.

VARIATIONS IN SITE CONDITIONS:

IF ANY VARIATION IN SITE CONDITIONS DIFFERENT FROM THOSE PREDICTED IN THE SOIL INVESTIGATION AND REPORT BY THE SOILS LABORATORY OR ENGINEER ARE ENCOUNTERED IN THE FIELD, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING FOR FURTHER DIRECTION. A REASONABLE TIME SHALL BE ALLOWED FOR THE ANALYSIS OF THE FIELD CONDITIONS AND DETERMINATION OF ACTION TO TAKE.

CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORDANCE WITH ACI 301-84, ACI 315-80, ACI 318-83, CRSI "MANUAL OF STANDARD PRACTICE", 1979. BARS SHALL CONFORM TO ASTM SPECIFICATION AG 15(51), GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

CONCRETE COVER REQUIRED AS FOLLOWS:

- CAST AGAINST AND EXPOSED TO EARTH.....3"
- FORMED, EXPOSED TO EARTH OR WEATHER
  - #6 AND LARGER.....2"
  - #5 AND SMALLER.....1-1/2"
- SLABS AND WALLS, NO WEATHER EXPOSURE
  - 2 HR. FIRE RATING & LESS.....3/4"
  - 3 HR. FIRE RATING & MORE.....1"

CONTRACTION JOINTS IN SLABS & BEAMS MAY OCCUR WITHIN THE MIDDLE 1/3 PORTION OF THE SPAN. CONTRACTION JOINTS SHALL BE KEYED WITH 1-1/2" KEY.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". STRUCTURAL STEEL TO BE DOMESTIC ORIGIN AND CONFORM TO:

- ANGLES & PLATES.....ASTM A36
- PIPE.....ASTM A53, GRADE B
- TUBES.....ASTM A500, GRADE B

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS OR WELDING. BOLTING TO BE IN ACCORDANCE WITH RCRBSJ SPECIFICATIONS. ALL STEEL AT AND BELOW FINISHED GRADE TO BE FIELD PAINTED AND COVERED WITH A MINIMUM OF 2" CONCRETE. CONTRACTOR TO VERIFY STRUCTURAL STEEL FIRE PROOFING WITH ARCHITECTURAL DESIGN.

TESTING:

ALL TESTING SHALL BE MADE IN ACCORDANCE WITH THE S.F.B.C. RECOMMENDATIONS, CHAPTER 25.

GROUTING USED FOR SUPPORT OF BASE PLATES IS NON-SHRINK GROUT 5000PSI.

WELDING:

ALL WELDING TO BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE STEEL" D1.1 - 1984 AND AS INDICATED ON THE STRUCTURAL DRAWINGS. WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES TO BE IN ACCORDANCE WITH "AWS" SPECIFICATIONS. ANY STEEL DAMAGED IN WELDING TO BE REPLACED OR ACCEPTABLE REINFORCED. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL AND NATIONAL BUILDING CODES AND GOVERNING REGULATIONS.

USE TYPE "M" OR "S" MORTAR FOR BEARING WALL JOINTS. (USE TYPE "M" WHEN BELOW GRADE).

PRECAST CONCRETE LINIELS SHALL BE PROVIDED AT ALL MASONRY OPENINGS AS REQUIRED. WHERE NO MASONRY EXISTS FOR LINIEL BEARING, PROVIDE DOWELS FROM COLUMN AND POUR IN PLACE. SHELF ANGLES MAY BE USED IN LIEU OF CAST CONCRETE (4" X 4" X 3/8" W/2 3/4" ANCHOR BOLTS).

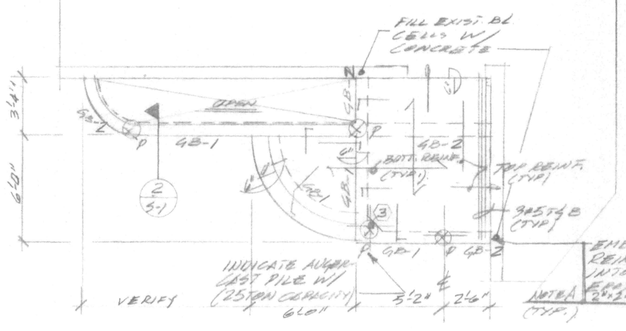
MAXIMUM SLAB OPENINGS:
THE EQUIVALENT OF STEEL INTERRUPTED BY OPENINGS TO BE ADDED TO SIDE AT MINIMUM SPACING (2"C/C). BARS SHALL EXTEND WITH A MINIMUM LAP OF 4-1/2" TIMES BAR NUMBER BEYOND OPENINGS.

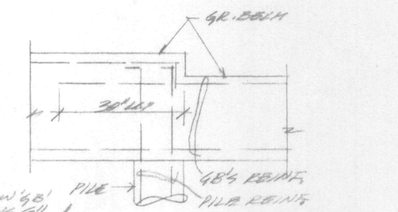
STRUCTURAL DESIGN CRITERIA:

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE-- DADE COUNTY EDITION (1994) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

WIND LOAD CRITERIA:

BASIC VELOCITY--110 MPH, AT A HEIGHT OF 30 FT. (S.F.B.C. 2309).





GB STEP DOWN DETAIL (TYP.)

ADDITIONAL FOUNDATION & FLOOR FRAMING PLAN 4/8/96

1. VERIFY EXISTING CONDITIONS ON FIELD & NEW CONDITIONS W/ARCHITECTURAL DRAWINGS PRIOR TO ANY WORK. REPORT DISCREPANCIES
2. DESIGN LOADS: LL=40PSF; DL=25PSF.
3. ALL SHOWN SLABS TO BE 6" THICK W/ #4@12" T&B (AS SHOWN) U.O.N. ON 6MIL. MEMBRANE, ON COMPACTED, POISONED FILL.
4. PROVIDE HORIZ. MASONRY REINFORCING @16" o.c. (4" INTO CMU'S).

BEAM SCHEDULE

MARK	SIZE W x D	REINFORCEMENT TOP	REINFORCEMENT BOTTOM	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
GB-1	10"x30"(2)	2#6	2#6	#3	12"	2#5 @ TOP
GB-2	10"x30"(2)	2#6	2#6	#3	8"	-N- / CONTIN.
B-1	8"x8"	2#6	2#6	#3	12"	2#5 @ BOT.
B-2	8"x12"	2#5	2#5	#3	18"	
TB	8"x12"	2#5	2#5	#3	18"	TIE BEAM

VERIFY SIZES & ELEVATIONS W/ARCHIT. DRAWINGS. FOR BEAMS - SEE SHEET A-6

DROP BOTTOM OF BEAMS TO TOP OF OPENING (IF REQ'D). ADD 2#5 FOR EACH 8" OF DROP.

COLUMN SCHEDULE

MARK	TYPE	SIZE	REINFORCEMENT	TIES
1	CONCR.	8"x12"	4#5	#3 C.T.
2	"	8"x24"	6#5	-N- / 12" C.T.
3	STEEL Concrete Filled	4"ø	6"ø STEEL PIPE W/ 4#5	W/ COLLAR
4	" " "	3"ø		2"ø STEEL PIPE C.T.
TC	CONCR.	8"x12"	4#5	#3 C.T. @ 12" O.C.

NOTE: THE PEAK TO LINE BEAM RAISES 6" LONG RUN IN THE MIDDLE TO PROVIDE 30" SPLICE LENGTH AT EACH DIRECTION.

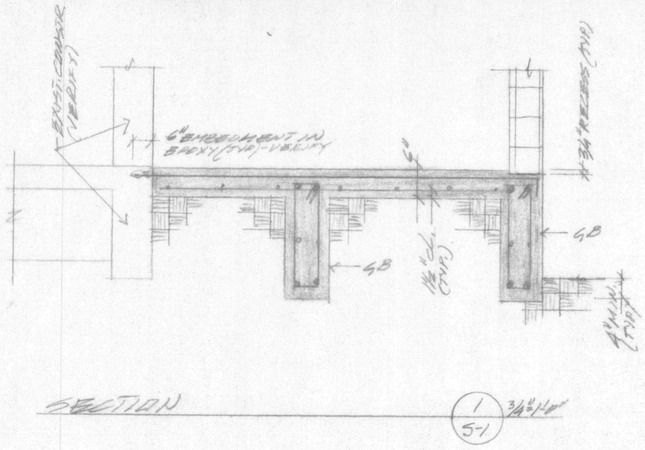
ralph choeff architect p.a. interiors architecture
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7682

addition and renovation to residence for:
mr. and mrs. miguel miloslavic
1271 95th. st. bay harbor island, florida.

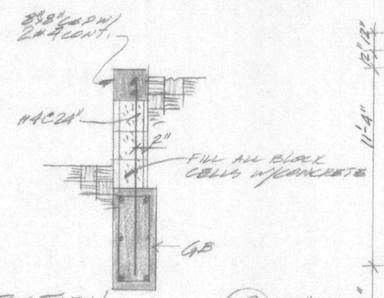
comm no: 9633
date: 8/8/96
revised: 1 8-30-96

SAM LYUBKIN, P.E.
CONSULTING ENGINEER
Forum Building
2632 Hollywood Boulevard, Suite 104
Hollywood, Florida 33020
(305) 922-8845

sheet no: S-1 of



SECTION 1/5-1 3/4"=1'-0"



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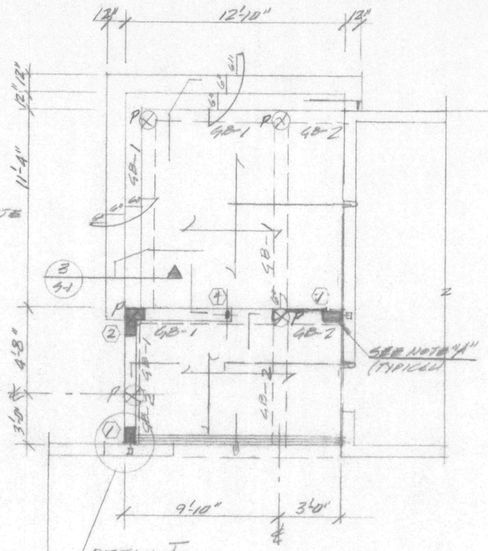
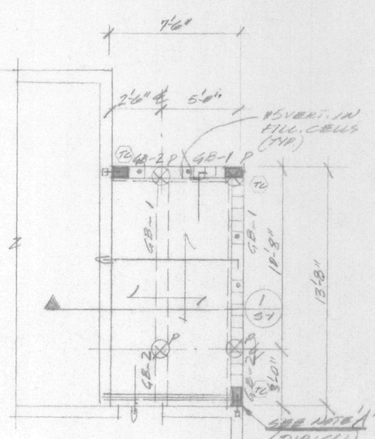
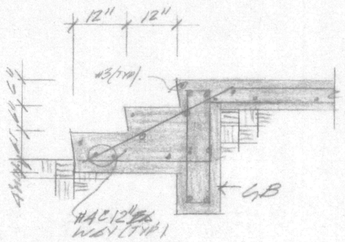
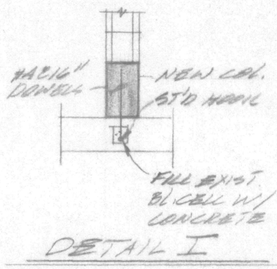


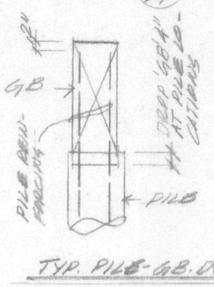


← EXISTING CONSTRUCTION →





DETAIL I



TYP. PILE-GB. DETAIL

STRUCTURAL NOTES

STRUCTURAL DESIGN SHALL CONFORM WITH ALL LOCAL & FEDERAL ORDINANCES AND BUILDING CODES GOVERNING DADE COUNTY.

DRAWING DIMENSION & COORDINATION:

DIMENSIONAL INFORMATION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS IN TOTAL. COORDINATE ALL THE REQUIREMENTS OF CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DRAWINGS TO USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY.

REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.

WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3/4 BETWEEN FIELD MEASURED DIMENSION AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL, AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR; THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER FOR APPROPRIATE ACTION.

CAST-IN-PLACE CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301-84. ALL REINFORCING CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF F'I-3000PSI. CONTRACTOR SHALL SUBMIT ALL CONCRETE MIX DESIGN FOR REVIEW. CONCRETE MIX SUBMITTAL SHALL COMPLY WITH SECTION 4.3 OF ACI 318 AND MUST SHOW STRENGTH DATA AT 7, 14 AND 28 DAYS. STANDARD DEVIATION AND MODULUS OF ELASTICITY. CONCRETE COMPRESSION TESTING TO COMPLY WITH LOCAL BUILDING CODES. PROVIDE CONCRETE INSERTS AS PER ARCHITECT OR MECHANICAL ENGINEER'S REQUIREMENTS.

AUGERCAST CONCRETE PILES:

ALL PILES INDICATED ON THE PLANS SHALL BE CONCRETE AUGERCAST PILES WITH A MINIMUM BEARING CAPACITY OF 25 TONS EACH.AUGERCAST PILES SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING.SUCH DESIGN SHALL BE BASED ON SOIL BORINGS TAKEN AT THE JOBSITE BY A RECOGNIZED SOIL TESTING LABORATORY.THE SOIL ENGINEER SHALL ANALYZE THE BORINGS AND SOIL CONDITIONS TO DETERMINE THE SUITABILITY OF AUGERCAST PILES FOR THIS JOBSITE AND APPLICATION,AND SHALL SPECIFY THE REQUIRED SIZE OF SUCH PILES,REQUIRED DEPTH OF PENETRATION,AND ALLOWABLE BEARING CAPACITY OF SUCH PILES.(REINFORCING)

IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SEE THAT THIS TESTING,ANALYSIS,AND FURTHER DESIGN HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.

VARIATIONS IN SITE CONDITIONS:

IF ANY VARIATION IN SITE CONDITIONS DIFFERENT FROM THOSE PREDICTED IN THE SOIL INVESTIGATION AND REPORT BY THE SOILS LABORATORY OR ENGINEER ARE ENCOUNTERED IN THE FIELD,THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING FOR FURTHER DIRECTION.AREASONABLE TIME SHALL BE ALLOWED FOR THE ANALYS.) OF THE FIELD CONDITIONS AND DETERMINATION OF ACTION TO TAKE.

CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORDANCE WITH ACI 301-84, ACI 315-80, ACI 318-83, CRSI "MANUAL OF STANDARD PRACTICE", 1979. BARS SHALL CONFORM TO ASTM SPECIFICATION AG 15(51), GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

CONCRETE COVER REQUIRED AS FOLLOWS:

- * CAST AGAINST AND EXPOSED TO EARTH.....3"
- * FORMED, EXPOSED TO EARTH OR WEATHER
  - #6 AND LARGER.....2"
  - #5 AND SMALLER.....1-1/2"
- * SLABS AND WALLS, NO WEATHER EXPOSURE
  - 2 HR. FIRE RATING & LESS.....3/4"
  - 3 HR. FIRE RATING & MORE.....1"

CONTRACTION JOINTS IN SLABS & BEAMS MAY OCCUR WITHIN THE MIDDLE 1/3 PORTION OF THE SPAN. CONTRACTION JOINTS SHALL BE KEYED WITH 1-1/2" KEY.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". STRUCTURAL STEEL TO BE DOMESTIC ORIGIN AND CONFORM TO:

- ANGLES & PLATES.....ASTM A36
- PIPE.....ASTM A53, GRADE B
- TUBES.....ASTM A500, GRADE B

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS OR WELDING. BOLTING TO BE IN ACCORDANCE WITH RCRBSJ SPECIFICATIONS. ALL STEEL AT AND BELOW FINISHED GRADE TO BE FIELD PAINTED AND COVERED WITH A MINIMUM OF 2" CONCRETE. CONTRACTOR TO VERIFY STRUCTURAL STEEL FIRE PROOFING WITH ARCHITECTURAL DESIGN.

TESTING:

ALL TESTING SHALL BE MADE IN ACCORDANCE WITH THE S.F.B.C. RECOMMENDATIONS, CHAPTER 25.

GROUTING USED FOR SUPPORT OF BASE PLATES IS NON-SHRINK GROUT 5000PSI.

WELDING:

ALL WELDING TO BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE STEEL" D1.1 - 1984 AND AS INDICATED ON THE STRUCTURAL DRAWINGS. WELDING ELECTROPES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES TO BE IN ACCORDANCE WITH "AWS" SPECIFICATIONS. ANY STEEL DAMAGED IN WELDING TO BE REPLACED OR ACCEPTABLE REINFORCED. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL AND NATIONAL BUILDING CODES AND GOVERNING REGULATIONS.

USE TYPE "M" OR "S" MORTAR FOR BEARING WALL JOINTS. (USE TYPE "M" WHEN BELOW GRADE).

PRECAST CONCRETE LINIELS SHALL BE PROVIDED AT ALL MASONRY OPENINGS AS REQUIRED. WHERE NO MASONRY EXISTS FOR LINIEL BEARING, PROVIDE DOWELS FROM COLUMN AND POUR IN PLACE. SHELF ANGLES MAY BE USED IN LIEU OF CAST CONCRETE (4" X 4" X 3/8" W/2 3/4" ANCHOR BOLTS).

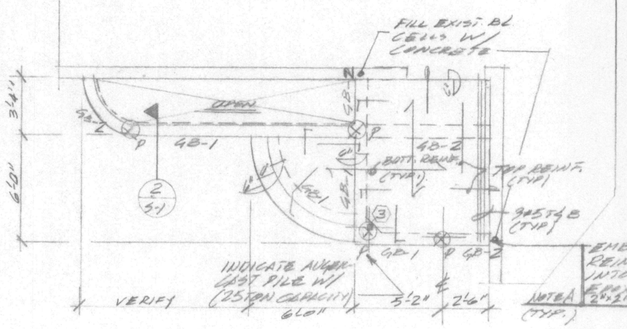
MAXIMUM SLAB OPENINGS:
THE EQUIVALENT OF STEEL INTERRUPTED BY OPENINGS TO BE ADDED TO SIDE AT MINIMUM SPACING (2"C/C). BARS SHALL EXTEND WITH A MINIMUM LAP OF 4-1/2" TIMES BAR NUMBER BEYOND OPENINGS.

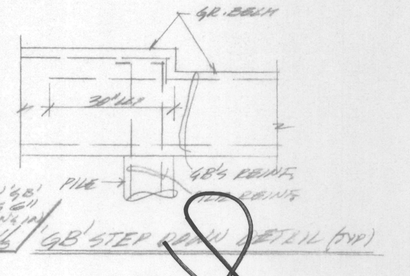
STRUCTURAL DESIGN CRITERIA:

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE--DADE COUNTY EDITION (1994) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

WIND LOAD CRITERIA:

BASIC VELOCITY--110 MPH, AT A HEIGHT OF 30 FT. (S.F.B.C. 2309).





ADDITIONAL FOUNDATION & FLOOR FRAMING PLAN

1. VERIFY EXISTING CONDITIONS ON FIELD & NEW CONDITIONS W/ARCH. DRAWINGS PRIOR TO ANY WORK. REPORT DISCREPANCIES
2. DESIGN LOADS: LL=40PSF, ADL=25PSF.
3. ALL SHOWN SLABS TO BE 6" THICK W/ #4@12" T&B (AS SHOWN) U.O.N., ON COMPACTED, POISONED FILL.
4. PROVIDE HORIZ. MASONRY REINFORCING @16" OC. (4" INTO CMU'S)

VOID
8/13/96

BEAM SCHEDULE

MARK	SIZE W x D"	REINFORCEMENT TOP	REINFORCEMENT BOTTOM	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
GB-1	10"x36"(2)	2#6	2#6	#3	12"	2#5 E/FACE
GB-2	10"x36"(2)	2#6	2#6	#3	8"	-H- /CONTIN.
B-1	8"x32	2#6	2#6	#3	12"	2#5 E/FACE
B-2	8"x12	2#5	2#5	#3	8"	
TB	8"x12"	2#5	2#5	#3	12"	TIE BEAM

VERIFY SIZES & ELEVATIONS W/ARCH'T. DRAWINGS. FOR COLS-SEE SHEET A-6
DROP BOTTOM OF BEAMS TO THE TOP OF OPENING= (IF REQ'D). ADD 2#5 FOR EACH 5' OF DROP.

COLUMN SCHEDULE

MARK	TYPE	SIZE	REINFORCEMENT	TIES
1	CONCR.	8"x12"	4#5	#3 C@ 8"
2	"	8"x12"	6#5	-H- (2 SETS)
3	STEEL	4"ø	8"x8"x3/8" PLATE W/	1/4" FILLET
4	"	3"x3"x1/4"	-H-	3"x3"x1/4" ANGLE
TC	CONCR.	8"x12"	4#5	#3 @ 8" (TIE COL.)

CAP & BASE PL'S TO HAVE 4-3/4"ø ANCHOR BOLTS

SAM LYUBKIN, P.E.
CONSULTING ENGINEER
Forum Building
2632 Hollywood Boulevard, Suite 104
Hollywood, Florida 33020
(305) 922-8845

ralph choeff architect p.a. interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7662

addition and renovation to residence for:
mr. and mrs. miguel miloslavich
1271 95th. st. bay harbor island, florida.

comm no: 9633
date: 8/13/96
revised:
sheet no: S-1 of

REV DIGITAL 55339

ELECTRICAL GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS FOR EXACT LOCATION OF EQUIPMENT. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL. HOWEVER, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION PER CODE.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.

3. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UL LABEL WHERE APPLICABLE. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE INSTALLATION. ALL MOUNTING HARDWARE AND WIRING HARDWARE SHALL BE FURNISHED BY THE CONTRACTOR.

4. CIRCUITS SHOWN ON THESE PLANS ARE SYMBOLICALLY SHOWN TO DETERMINE LOAD DATA AND EQUIPMENT SIZES. THE CONTRACTOR SHALL PHYSICALLY PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS. THE LOADS SHALL BE BALANCED THROUGHOUT. THE CONTRACTOR SHALL ENSURE THAT NEUTRAL WIRES AND EQUIPMENT GROUND WIRES ARE INSTALLED WHERE EVER APPLICABLE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE POWER UTILITY TO OBTAIN TEMPORARY POWER DURING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE POWER UTILITY TO SCHEDULE INSTALLATION OF TEMPORARY POWER SO THAT CONSTRUCTION DELAYS ARE AVOIDED.

6. THE CONTRACTOR SHALL COORDINATE WITH THE POWER UTILITY TO OBTAIN PERMANENT POWER IN ACCORDANCE WITH THESE DRAWINGS. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE POWER UTILITY TO SCHEDULE THE INSTALLATION OF PERMANENT POWER SO THAT DELAYS ARE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE POWER UTILITY EARLY ON TO IDENTIFY ANY ISSUES AFFECTING PERMANENT POWER SERVICE AND TO WORK TOWARDS RESOLVING ANY ISSUES REGARDING PERMANENT SERVICE.

7. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE COMPANY TO OBTAIN TELEPHONE SERVICE. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TELEPHONE COMPANY TO SCHEDULE INSTALLATION OF TELEPHONE SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TELEPHONE COMPANY EARLY ON TO IDENTIFY ANY ISSUES AFFECTING TELEPHONE SERVICE AND TO WORK TOWARDS RESOLVING ANY ISSUES OBTAINING INSTALLATION.

8. IF APPLICABLE, THE CONTRACTOR SHALL COORDINATE WITH THE CABLE TV COMPANY IN THE SAME MANNER AS DESCRIBED IN PARAGRAPHS 6 AND 7 FOR POWER AND TELEPHONE UTILITIES.

9. IF ANY OR ALL OF THE UTILITIES (ELECTRICAL, TELEPHONE, CATV) ARE EXISTING, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE EXISTING SYSTEMS PRIOR TO BID. THE CONTRACTOR SHALL TRACE DOWN ALL CIRCUITS AND WIRING AND SHALL VERIFY THAT CAPACITY IS AVAILABLE FOR THE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL FIELD INSPECT ALL EXISTING EQUIPMENT AND SHALL ENSURE THAT ALL RATINGS, FUSES, ENCLOSURES, ETC. ARE PROPER FOR THE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL INSPECT ANY EQUIPMENT, WIRING ETC. THAT IS REUSED AND SHALL GUARANTEE THE PERFORMANCE OF SUCH EQUIPMENT FOR ONE YEAR. THE CONTRACTOR SHALL REPLACE ANY EQUIPMENT THAT IS DAMAGED OR IN POOR CONDITION. A LIST OF EQUIPMENT IDENTIFIED FOR REPLACEMENT SHALL BE PROVIDED TO THE OWNER (OR THE OWNER'S REPRESENTATIVE) AND THE ENGINEER PRIOR TO REPLACEMENT.

10. THE CONTRACTOR SHALL THOROUGHLY REVIEW THESE DRAWINGS AND SHALL VISIT AND BECOME FAMILIAR WITH THE JOB SITE AND ALL EXISTING CONDITIONS PRIOR TO BID. ANY QUESTIONS, COMMENTS, DISCREPANCIES OR PERCEIVED AMBIGUITIES SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO BID.

11. ELECTRICAL DESIGN IS BASED UPON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL REVIEW NAMEPLATE DATA AND MANUFACTURER SUPPLIED LITERATURE FOR ALL PIECES OF EQUIPMENT PRIOR TO ROUGH ELECTRICAL WIRING. THE CONTRACTOR SHALL CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMP RATING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO ANY FIELD ADJUSTMENTS.

12. ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION FOR SIZE NO. 10 AND SMALLER. CONDUCTORS LARGER THAN NO. 10 SHALL HAVE THW (OR THWN) INSULATION. ALL CONDUCTORS NO. 10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS NO. 8 AND LARGER SHALL BE STRANDED. PLEASE NOTE THW AND THWN INSULATION IS RATED FOR DRY AND WET LOCATIONS. THHN INSULATION IS RATED FOR DRY AND DAMP LOCATIONS ONLY.

13. ALL PANELS SHALL BE CLEARLY LABELED ON THE OUTSIDE FOR QUICK AND EASY IDENTIFICATION. ALL CIRCUITS IN ALL PANELS SHALL BE CLEARLY IDENTIFIED AND SHALL APPEAR WITH COMPLETE INFORMATION (DESCRIPTION OF CIRCUIT, BREAKER SIZE, NUMBER OF POLES AND BREAKER POSITION NUMBERS) ON THE PANEL DIRECTORIES. IN ADDITION, THE VOLTAGE, PHASE AND AMP RATING OF THE PANEL SHALL CLEARLY BE IDENTIFIED ON THE INSIDE DOOR. THE ABOVE APPLIES FOR ANY AND ALL EXISTING TO REMAIN PANEL BOARDS AND CIRCUITS.

14. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF ELECTRICAL PLANS SHOWING AS-BUILT CHANGES AND SHALL DELIVER THIS SET TO THE OWNERS REPRESENTATIVE UPON COMPLETION OF WORK.

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THIS INSTALLATION IN COMPLIANCE WITH ALL FIRE PREVENTION CODES SUPERCEDING ALL DRAWINGS, SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL COMMUNICATE AND COORDINATE WITH THE FIRE MARSHALL AND SHALL PROVIDE ALL NECESSARY INFORMATION NEEDED TO SATISFY THAT LIFE SAFETY SYSTEMS ARE TO LOCAL CODE ACCEPTANCE.

16. ALL SERVICE ENTRANCE EQUIPMENT IS TO BE RATED AT 100,000 AIC UNLESS OTHERWISE NOTED. TO PROVIDE SERVICE ENTRANCE EQUIPMENT WITH LOWER RATINGS THE CONTRACTOR SHALL PROVIDE IN WRITING INFORMATION FROM THE POWER UTILITY VERIFYING THAT CALCULATED FAULT CURRENTS ARE AT AN ACCEPTABLE LEVEL TO ACCOMMODATE THE LOWER RATED EQUIPMENT. IF SERVICE ENTRANCE EQUIPMENT IS EXISTING, THE CONTRACTOR SHALL VERIFY THAT AIC RATINGS OF EXISTING EQUIPMENT ARE PROPER. THE CONTRACTOR SHALL COORDINATE WITH THE POWER UTILITY AND THE ENGINEER PRIOR TO BID.

17. ALL OUTSIDE EQUIPMENT, OUTLETS, LIGHTING FIXTURES, ENCLOSURES, ETC. SHALL BE WEATHERPROOF.

18. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED CONNECTIONS FOR ALL OTHER TRADES.

19. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.

20. THE NUMBER, EXACT LOCATION AND MOUNTING HEIGHTS OF ALL OUTLETS, LIGHTS AND ELECTRICAL FIXTURES SHALL BE DETERMINED BY THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL NUMBERS AND LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO BID AND TO INSTALLATION.

21. THE CONTRACTOR SHALL PROVIDE ROUTING FOR ALL FLOOR MOUNTED OUTLETS AND OTHER LOADS AND CONNECTIONS NOT READILY ACCESSIBLE VIA WALL OR CEILING. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER TO DETERMINE THE METHOD TO SERVE SUCH AREAS (I.E. TRENCHING, CORE AND BORING, POWER POLE, ETC.) PRIOR TO BID.

22. ALL RACEWAYS AND PIPES PLACED IN OR THROUGH ANY CONCRETE SLAB SHALL BE SPACED A MINIMUM OF THREE DIAMETERS OF THE LARGEST CONDUIT OR PIPE OF ANY OTHER SERVICE.

23. ALL RACEWAYS UNDERGROUND AND/OR LARGER THAN 2 INCHES IN DIAMETER SHALL BE GALVANIZED RIGID STEEL. PVC SCH 40 WILL BE ACCEPTABLE IF APPROVED BY LOCAL REGULATIONS - CONTRACTOR TO VERIFY. ALL OTHER RACEWAYS 2" AND SMALLER IN DIAMETER MAY BE EMT.

24. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS.

25. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK, IN NEMA 1 OR NEMA 3R ENCLOSURES AS REQUIRED BY EXPOSURE.

26. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED PER NEC REQUIREMENTS AND STATE AND LOCAL CODE REQUIREMENTS.

27. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE, ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE CONTRACT.

28. IT IS NOT THE INTENTION OF THESE DRAWINGS TO ESTABLISH LIGHTING LEVELS OF ANY KIND. THE NUMBER, STYLE AND LOCATION OF LIGHTING FIXTURES ARE DETERMINED BY THE ARCHITECT AND/OR THE OWNER. THE LIGHTING FIXTURE SCHEDULE IF APPEARING ON THESE DRAWINGS IS FOR INFORMATIONAL PURPOSES AND HAS BEEN DEVELOPED BY THE ARCHITECT AND/OR OWNER. FOR DETAILED QUESTIONS REGARDING LIGHTING FIXTURES CONTACT THE ARCHITECT OR OWNER.

29. EXISTING LIGHTING FIXTURES WHEN REUSED ARE TO BE RECIRCUITED AND RECONNECTED. THE ARCHITECT AND/OR OWNER SHALL BE INFORMED OF AND SHALL APPROVE THE REUSE OF ALL REUSED LIGHT FIXTURES. ALL REUSED LIGHTING FIXTURES SHALL BE RELAMPED, CLEANED AND REPAIRED IF NECESSARY. ANY EXISTING LIGHTING FIXTURE BEYOND REPAIR SHALL BE REPLACED. ALL LIGHTING FIXTURES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

30. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ELECTRICAL SERVICES TO MECHANICAL EQUIPMENT IS ACCOUNTED FOR PRIOR TO BID. IN ADDITION, ALL MECHANICAL EQUIPMENT SUBSTITUTIONS ARE TO BE ACCOUNTED FOR PRIOR TO BID AND SHALL BE COORDINATED ELECTRICALLY.

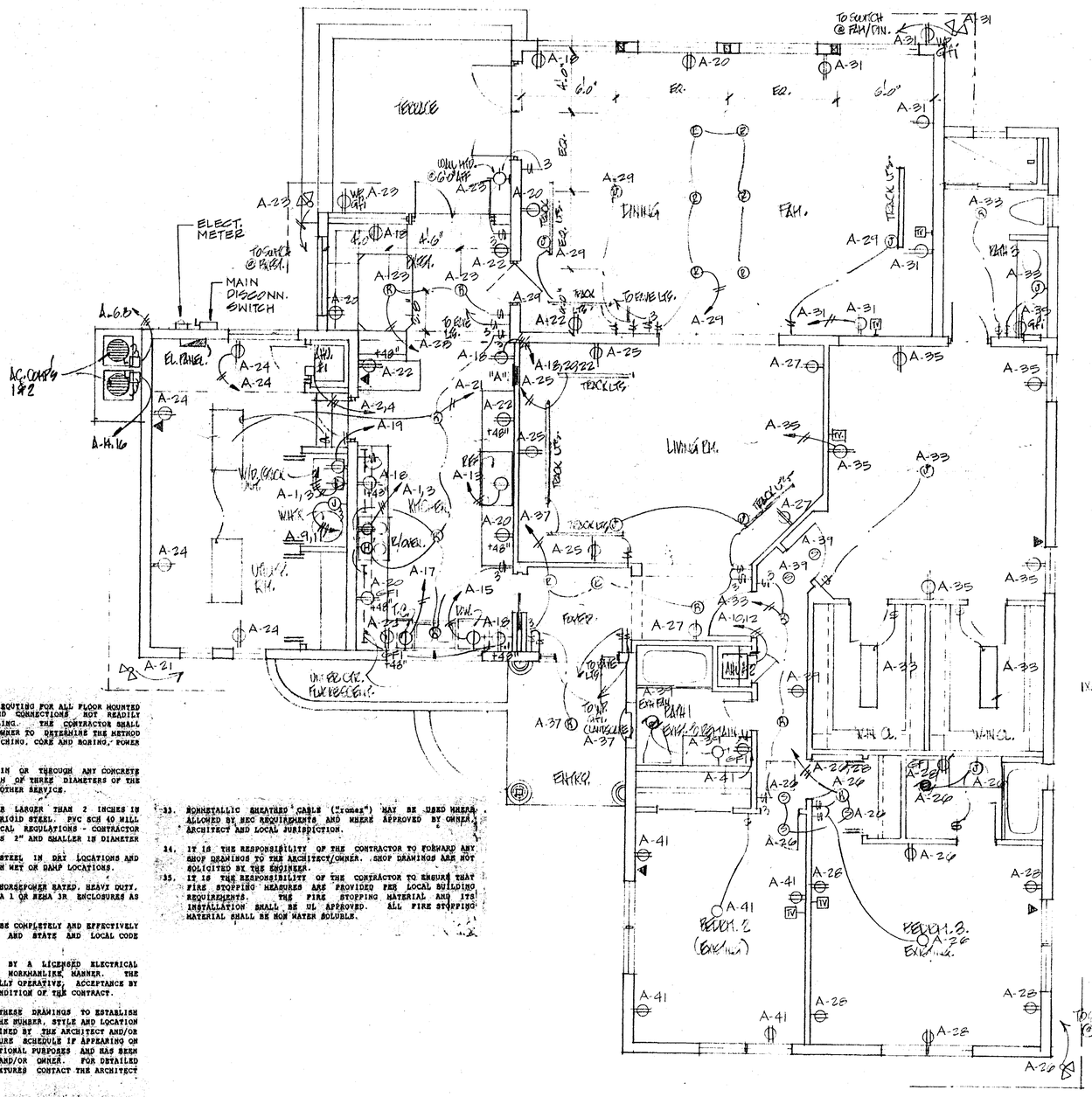
31. FOR HVAC EQUIPMENT THE MECHANICAL CONTRACTOR SHALL PROVIDE THE SMOKE DETECTOR, IF REQUIRED, AND THE ELECTRICAL CONTRACTOR SHALL INSTALL THE SMOKE DETECTOR.

32. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR FOR INSTALLATION OF ALL MECHANICAL CONTROLS.

33. NONMETALLIC SHEATHED CABLE ("romex") MAY BE USED WHERE ALLOWED BY NEC REQUIREMENTS AND WHERE APPROVED BY OWNER, ARCHITECT AND LOCAL JURISDICTION.

34. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FORWARD ANY SHOP DRAWINGS TO THE ARCHITECT/OWNER. SHOP DRAWINGS ARE NOT SOLICITED BY THE ENGINEER.

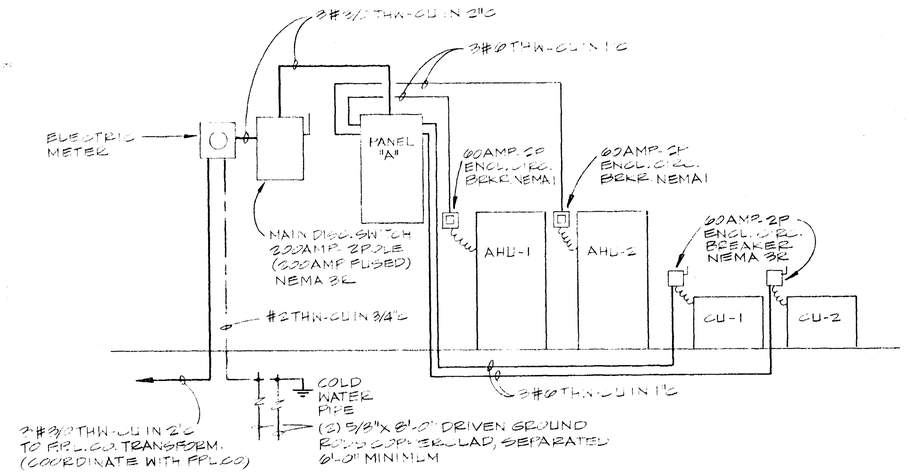
35. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT FIRE STOPPING MEASURES ARE PROVIDED PER LOCAL BUILDING REQUIREMENTS. THE FIRE STOPPING MATERIAL AND ITS INSTALLATION SHALL BE UL APPROVED. ALL FIRE STOPPING MATERIAL SHALL BE NON WATER SOLUBLE.


ELECT. METER
MAIN DISCONN. SWITCH
EL. PANEL.
TO SWITCH @ FAM/DIN.
DINING
FAM.
LIVING RM.
KIT.
BEDRM. 2
BEDRM. 3
W.I.C.
W.I.C.
TRACK LTG.
TO LIVING LTG.
TO DINING LTG.
TO KIT. LTG.
TO WIR. CLOSET LTG.
TO ENTRY LTG.
TO BEDRM. 2 LTG.
TO BEDRM. 3 LTG.
TO EXTERIOR LTG.
TO EXTERIOR LTG. (LANDSCAPE)
TO EXTERIOR LTG.
TO EXTERIOR LTG.
TO EXTERIOR LTG.

BEST AVAILABLE COPY

LEGEND:

- O CEILING OUTLET
- OH WALL OUTLET. 6'-6"A.F.L. OR AS PER ARCHITECT.
- S_{WH} WALL SWITCH- 15 AMP - 120 VOLT - 4'-0"A.F.L.
- S_{3WH} 3 WAY WALL SWITCH - 15 AMP - 120VOLT - 4-0"A.F.L.
- ⊖H SINGLE RECEPTACLE - 20 AMP - 120 VOLT - GRD. - 12"A.F.L.
- ⊖H DUPLEX RECEPTACLE - 15 OR 20 AMP - 120 VOLT - 12" A.F.L.
- GFI ⊖H DUPLEX RECEPTACLE - 15 OR 20 AMP - 120 VOLT - 4'-0"A.F.L. W/GFI PROTECTION.
- ⊖H DUPLEX RECEPTACLE - 15 OR 20 AMP - 120 VOLT - 12"A.F.L. HALF CONTROLLED BY SWITCH.
- WP ⊖H DUPLEX RECEPTACLE - 15 OR 20 AMP - 120 VOLT - 12"A.F.L. WEATHER PROOF.
- ⊖H DRYER RECEPTACLE - 30 AMP - 3 POLE - 240 VOLT - 4-0"A.F.L.
- (H) KITCHEN HOOD JUNCTION BOX.
- ⊖H RANGE RECEPTACLE - 50 AMP - 3POLE - 4-0"
- ◀ TELEPHONE OUTLET.
- TV H TELEVISION OUTLET.
- (J) JUNCTION BOX.
- DISCONNECT SWITCH
- LOADCENTER FLUSH MOUNTED
- —— CONDUIT IN CEILING OR WALL SPACES.
- - - - UNDERGROUND CONDUIT.
- —→ HOME RUN TO LOADCENTER.
- ~~~ FLEXIBLE CONNECTION.
- EXHAUST FAN.
- (S) SMOKE DETECTOR.



SCHEMATIC ONE LINE RISER DIAGRAM

N.T.S.

LOAD CALCULATION. (240/120V-1Ø-3W SERVICE)

UNIT TYPE		PANEL "A"	
AREA (SQUARE-FEET)		2720 FT²	
GRL. LTS. (3WXA/SQ-FT.)		8160 VA	
SMALL APPLIANCES		4500 VA	
RANGE		12000 VA	
DRYER		5000 VA	
WATER HEATER		4500 VA	
REFRIGERATOR		1500 VA	
DISHWASHER		1500 VA	
CLOTHES WASHER		1500 VA	
TRASH COMP		1500 VA	
LAUNDRY		1500 VA	
SUB-TOTAL (VA)		41000 VA	
DEMAND FACTOR			
1ST 10KVA (100%)		10000 VA	
BALANCE (40%)		12000 VA	
A.C. (100%)		15000 VA	
TOTAL (VA)		37604 VA	
TOTAL (AMP)		157 A	

ELECTRICAL PANEL SCHEDULE "A"

TYPE : TL, S.E.
MOUNTING : FLUSH
LOCATION : KITCHEN

MAINS : M.L.O.
BUS RATING :
VOLTAGE : 240/120V-1Ø-3W-60~

DESCRIPTION	WIRE & COND. SIZE		POLE / TRIP	CKT. No.	A	B	CKT. No.	POLE / TRIP		WIRE & COND. SIZE	DESCRIPTION
RANGE	#6 - 1"		2 /	1			2	2 /		#6 - 1"	AHU#1
			/ 50	3			4	/ 60			
DRYER	#10 - 1/2"		2 /	5			6	2 /		#6 - 1"	CU#1
			/ 30	7			8	/ 60			
E.W.H.	#10 - 1/2"		2 /	9			10	2 /		#6 - 1"	AHU#2
			/ 30	11			12	/ 60			
REFRIGER.	#12 - 1/2"		1 / 20	13			14	2 /		#6 - 1"	CU#2
DISHWASH.				15			16	/ 60			
TRASH COMP.				17			18	1 / 20		#12 - 1/2"	SMALL APPL.
WASHER				19			20				
LTS. & REC.	#14 - 1/2"		1 / 15	21			22				
				23			24				LAUNDRY
				25			26	1 / 15		#14 - 1/2"	LTS & REC.
				27			28				
				29			30				SPARE
				31			32				
				33			34				
				35			36				
				37			38				
				39			40				
				41			42				

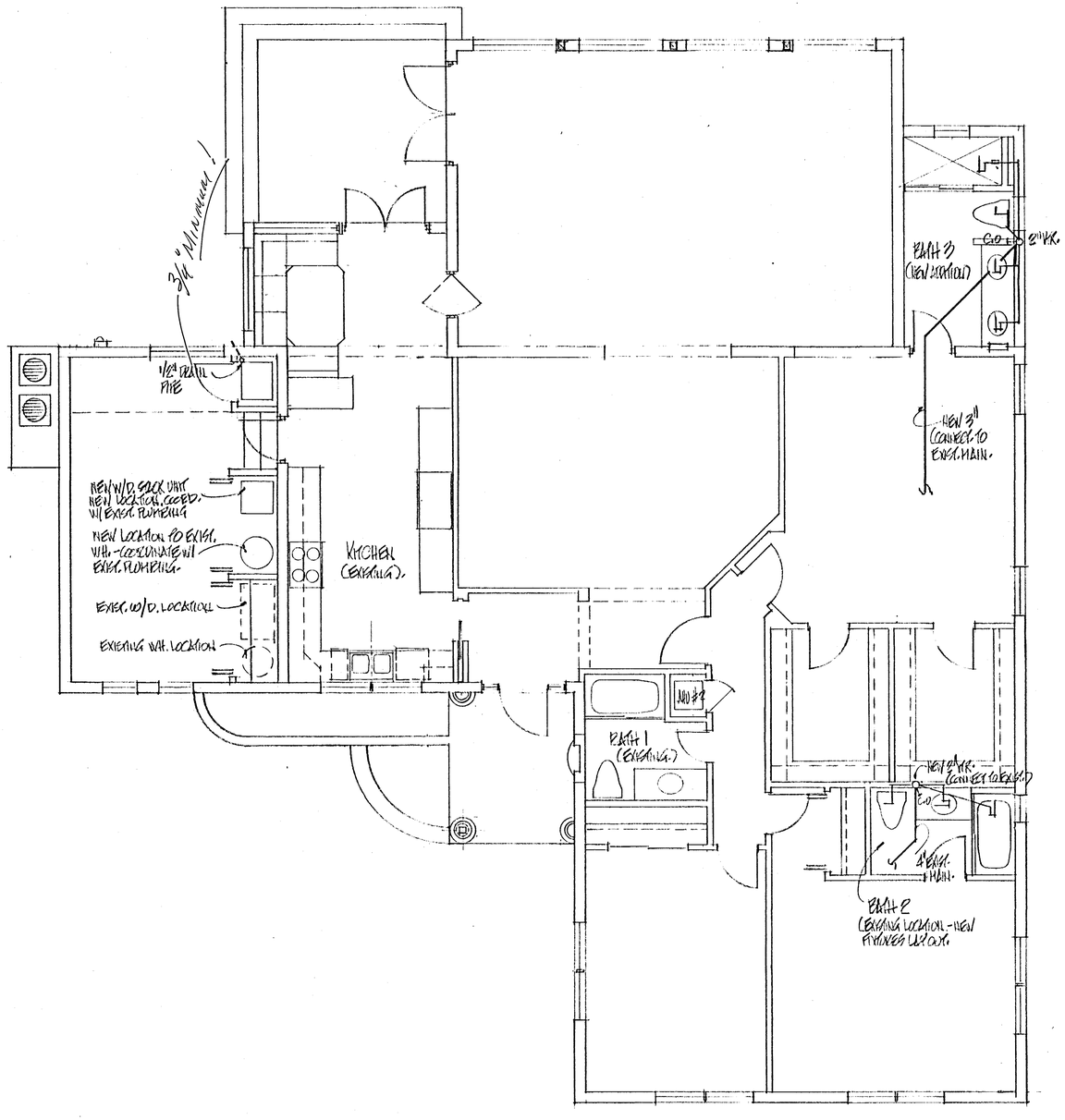
ralph choeff architect p.a. interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 [305] 940-7662

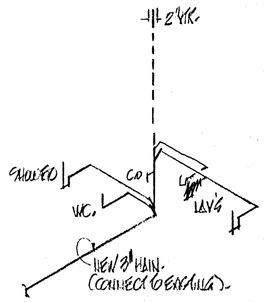
addition and renovation to residence for:
mr. and mrs. miguel miloslavic
1271 95th. st. bay harbor island, florida.

comm no: 9633
date: 08/13/96
revised:

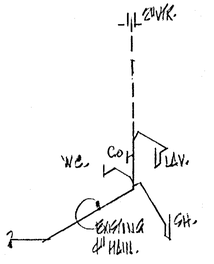
PREPARED BY: 9608-81
UCI Engineering Inc
13780 S.W. 56th Street, Suite 215
Miami, Florida 33175
Bus. (305) 383-8989
FAX (305) 383-9949
R. J. MIRANDA PE NO. 35579
DAVID A. BELSKY PE NO. 37234
Professional Electrical/Mechanical Engineers

E-2





BATH 3 (ISOMETRIC)
(NEW ADDITION)



BATH 2 (ISOMETRIC).
EXISTING LOCATION - NEW FIXTURES LAYOUT. (NTS).

floor plan
plumbing
SCALE 1/4" = 1'-0"

43

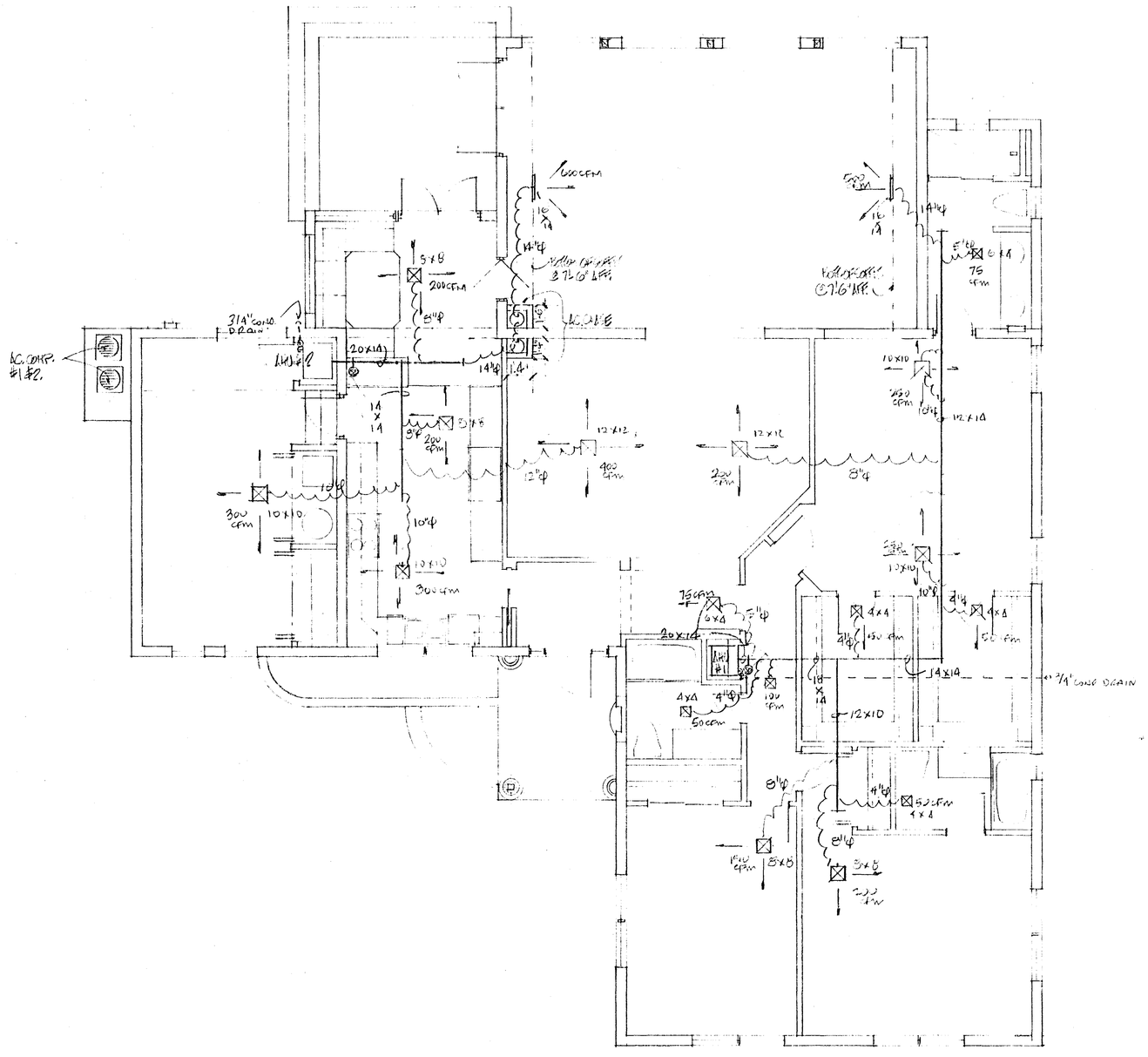
ralph choeff architecture
architect p.a. interiors
3909 ne 163rd street • suite 210 • n. miami beach, florida • 33160 (305) 940-7662

addition and renovation to residence for:
mr. and mrs. miguel miloslavic
1271 95th. st. bay harbor island, florida.

comm no:
9633
date:
8/13/96
revised:

sheet no:
p-1
of

8/13/96



floor plan
air conditioning

scale 1/4"=1'0"

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(44)

addition and renovation to residence for:
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1271 95th. st. bay harbor island, florida.

comm no:
9633

date:
08/13/96

revised:

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R. J. MIRANDA PE NO. 35579
DAVID A. BELSKY PE NO. 37234
Professional Electrical/Mechanical Engineers

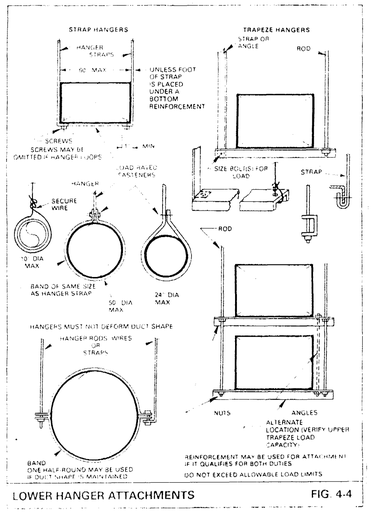
STATE OF FLO. R.J.M. 08/13/96 REGISTERED

sheet no:
AC-1
of

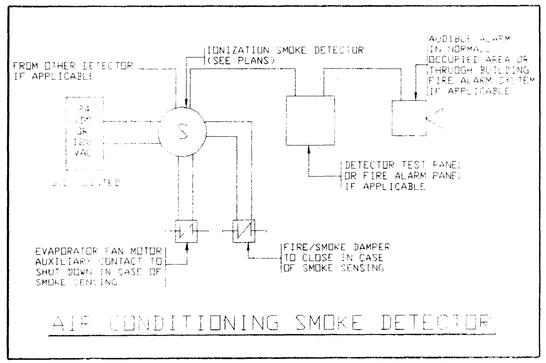
BEST AVAILABLE COPY

A/C SCHEDULE

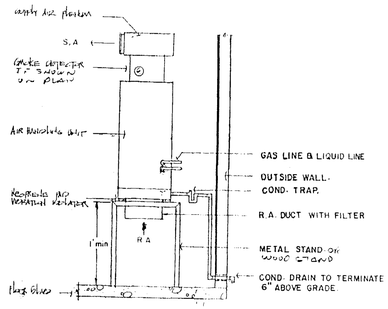
UNIT NUMBER	A/C-1,2	
SUPPLY CFM	2000	
OUTSIDE AIR CFM	0	
SENSIBLE CAPACITY, BTUH	40,100	
TOTAL CAPACITY, BTUH	57,500	
STRIP HEATER, SIZE	8KW	
AIRTEMP. ENT. CONDENSER	95°F	
AIRTEMP. ENT. EVAP. DB/WB	80/67	
COND. FLA	23.9	
EVAP. MOTOR FLA.	3.1	
VOLTAGE, PHASE	1Φ, 240V	
COND. UNIT MODEL	TTP060DC100	
A.H.U. MODEL	TWE060P8F	
MANUFACTURER	TRANE	
UNIT TYPE	SPLIT, DX	
SEER OR EER	12.25	
AREA SERVING	TOTAL HOUSE	
REMARKS	VERTICAL DISH	



LOWER HANGER ATTACHMENTS FIG 4-4



AIR CONDITIONING SMOKE DETECTOR



GENERAL NOTES

1- SCOPE OF WORK

WORK SHALL INCLUDE ALL LABOR, EQUIPMENT AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE FURNISHING OF ALL AIR CONDITIONING, HEATING AND VENTILATION WORK AS SHOWN ON DRAWINGS HEREIN SPECIFIED AND/OR EQUAL EQUIPMENT SUBMITTED FOR APPROVAL.

2- AIR CONDITIONING SYSTEM OF SPLIT SYSTEM TYPE

SHALL CONSIST OF MATCHING FAN COIL UNIT AND CONDENSING UNIT AS INDICATED ON DRAWINGS SYSTEM SHALL BE PROVIDED COMPLETE WITH FRAMES AND ENCLOSURES, INTERCONNECTING PIPING AND WIRING, NECESSARY CONTROLS AND SAFETY DEVICES, REFRIGERANT CHARGE AND OIL CHARGE. FAN COIL UNIT SHALL BE PROVIDED WITH ACCESSORY ELECTRIC STRIP HEATER AND FILTER BOX. REFRIGERANT LINES SHALL BE OF COPPER OF THE PRE CHARGED, PRE INSULATED TYPE FURNISHED AND SIZED BY SUPPLIER OF EQUIPMENT. PROVIDE SMOKE DETECTORS TO SHUT OFF UNIT.

3- DUCTWORK

A) DUCTWORK SHALL BE GLASS FIBER BOARDS FOR AIR INDOORS AIR CONDITIONED SUPPLY AND RETURN DUCTWORK AND METAL FOR EXHAUST, AND NON-CONDITIONED OUTSIDE AIR. EXTERIOR (EXPOSED TO WEATHER) AIR CONDITIONED SUPPLY & RETURN DUCTWORK SHALL BE INSULATED METAL MADE TOTALLY WATER PROOF.

B) GLASS FIBER DUCTWORK SHALL BE OWENS CORNING RECTANGULAR DUCT SYSTEM TYPE HDFR OR EQUAL, CONFORMING TO APPLICATION MANUAL PUB. # 5-GL-2024 & DESIGN GUIDE, PB. # 5-IN-2617.

C) METAL DUCTS SHALL BE IN ACCORDANCE WITH LATEST ISSUE OF THE LOW VELOCITY DUCT CONSTRUCTION STANDARDS, PUBLISHED BY THE "SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC." AND THE LATEST PUBLICATION OF GUIDE & DATA BOOK OF THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.

4- AIR DISTRIBUTION

A) ALL AIR OUTLETS AND INLETS SHALL BE TITUS, OR EQUAL, AND OF ALL ALUMINUM CONSTRUCTION OF THE SIZE AND TYPES SHOWN ON DRAWINGS.

B) FIRE DAMPERS AS APPROVED BY LOCAL GOVERNING AUTHORITIES SHALL BE INSTALLED IN ALL DUCTWORK PASSING THRU A FLOOR, ROOF, FIRE PARTITION OR FIRE WALL (PROVIDE ACCESS) AS SHOWN ON THE DRAWINGS.

C) CONTRACTOR SHALL PROVIDE POSITIVE MEANS FOR BALANCING EACH INDIVIDUAL AIR CONDITIONING SUPPLY AIR OUTLET, AS PER SCHEDULES & DRAWINGS. SYSTEMS SHALL BE BALANCED AGAINST THE ACTUAL INSTALLED STATIC PRESSURE.

5- VIBRATION ISOLATION

PROVIDE SUPPORTS OR MOUNTS FOR ALL EQUIPMENTR LOCATED WITHIN THE BUILDING STRUCTURE POWERED BY ONE HORSEPOWER OR LARGER MOTOR. FLEXIBLE PIPING CONNECTIONS SHALL BE PROVIDED FOR ALL PIPING CONNECTED TO CONNECTED TO EQUIPMENT MOUNTED OR SUPPORTED BY VIBRATION ISOLATORS

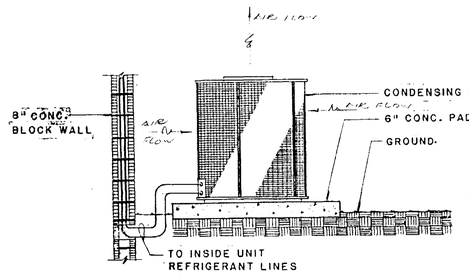
6- TESTS

ALL TESTS SHALL BE PERFORMED AS REQUIRED DURING THE DIFFERENT STAGES OF WORK AND A FINAL 24 HOUR MINIMUM RUNNING TEST SHALL BE DONE AFTER ALL OTHER TESTS AND BALANCING OPERATIONS HAVE BEEN DONE

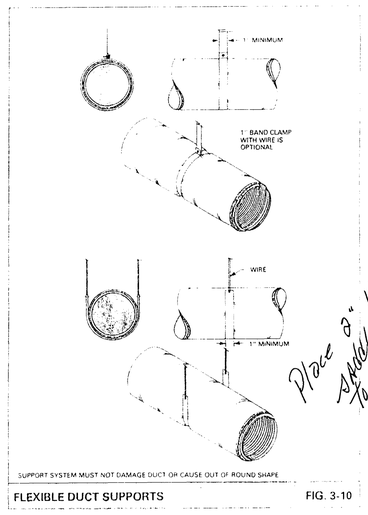
7- GUARANTEE

CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE COVERING ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

8- CONTRACTOR IS TO PROVIDE COPPER PIPING IN ALL RETURN AIR PLENUM SPACES. NO PVC PIPING ALLOWED.

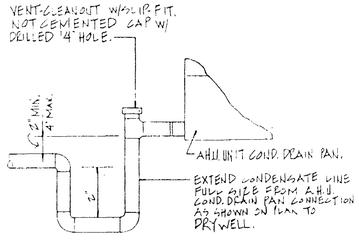


COND. UNIT DETAIL NTS

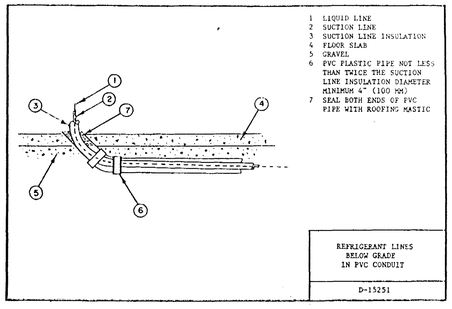


FLEXIBLE DUCT SUPPORTS FIG. 3-10

Place 3" wide saddle under duct. To protect glass fiber duct.



CONDENSATE TRAP DETAIL
NTS



ralph choeff architect pa. interiors
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9608-81

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sheet no: AC-2 of

BEST DIGITAL 992299

(46)

ROAD ✗ FIRE ✗ SCHOOL
IMPACT FEE PAID
AUG 15 1996
METRO - DADE COUNTY
APPROVED

TOWN OF DAY HARBOR ISLANDS

APPROVED:

Planning Board	Date	
Bldg. Inspector	Date	8/16/96
Electrical Inspector	Date	8-26-96
Plumbing Inspector	Date	8/27/96 AS NOTED
Mechanical Inspector	Date	8/27/96 " "
Structural Review	Date	9/5/96
Public Works	Date	

RECEIVED
AUG 15 1996

Galsky Residence

1271 95th Street, Bay Harbor Islands, FL 33154

HOME EXPANSION (Bedroom and Office)

Design Review Board

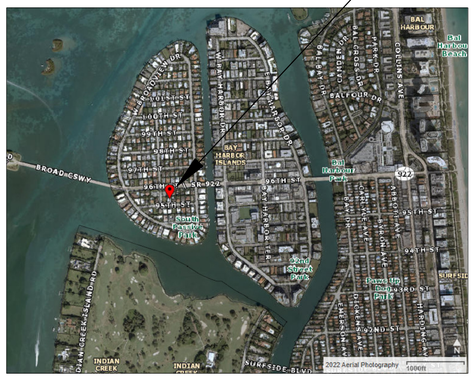
Town of Bay Harbor Islands

FEBRUARY / 2023

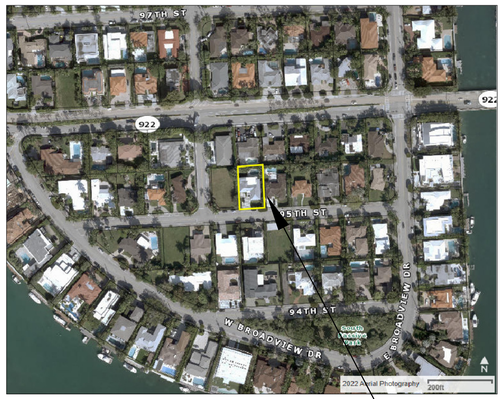
7300 BISCAYNE BLVD. SUITE 200
MIAMI , FL 33138
Tel: 786.218.5335
License #AA 26002467

CASTELLANOSDESIGN.COM

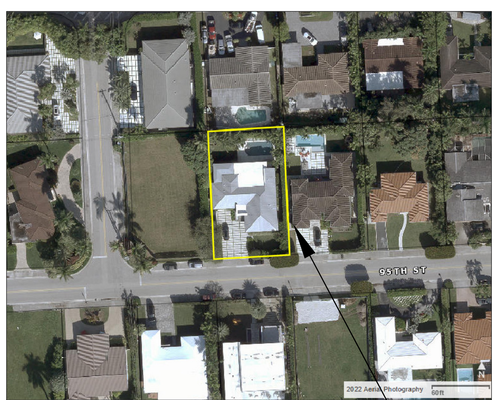
SITE LOCATION MAPS



1 LOCATION MAP
SCALE : SCALE: N.T.S.



2 LOCATION MAP
SCALE : SCALE: N.T.S.



3 LOCATION MAP
SCALE : SCALE: N.T.S.

SCOPE OF WORK

THE CLIENT IS REQUESTING APPROVAL TO CONSTRUCTION A NEW ATTACHED ADDITION TO THE EXISTING SINGLE FAMILY HOME

THE SQUARE FOOTAGE ADDITION ARE AS FOLLOWINGS:

BEDROOM, BATHROOM AND OFFICE: 742 S.F.

SQUARE FOOTAGES
EXISTING RESIDENCE 2,807 S.F. LIVING AREA. 1

TOTAL PROPOSED: + 742 S.F. NEW
TOTAL SQ.FT. 3,549 S.F. PROPOSED

LEVEL 2 ALTERATION

MINIMUM REQUIRED FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES

WALL AND CEILING FINISHES	MINIMUM CLASSIFICATION
EXITS AND CORRIDORS	CLASS A
ROOMS & ENCLOSED AREAS	CLASS B
VERTICAL EXITS & EXIT PASSAGEWAYS	CLASS A
FURNISHINGS	
DRAPERY & UPHOLSTERED FURNITURE	CLASS I

BLDG. & LIFE SAFETY INFO.

OCCUPANCY CLASSIFICATION: RESIDENTIAL SINGLE FAMILY HOME

CONSTRUCTION TYPE: IIIA - (F.B.C. ED. 2020)

BAY HARBOR DESIGNATION: RD-SINGLE FAMIILY DISTRICT 1
BAY HARBOR FLUM DES: RESIDENTIAL LOW DENSITY 2

GOVERNING CODES

ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION).

ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE LATEST EDITION OF O.S.H.A. REQUIREMENTS.

ZONING INFORMATION

BAY HARBOR DESIGNATION: RD-SINGLE FAMIILY DISTRICT 1
BAY HARBOR FLUM DES: RESIDENTIAL LOW DENSITY 2

TAX FOLIO No.: 13-2227-001-5910

PROPERTY ADDRESS: 1271 95TH STREET
BAY HARBOR ISLANDS, FL 33154

OWNER: ALEXANDER GALSKY TRS

MAILING ADDRESS: 1271 95TH STREET
BAY HARBOR ISLANDS, FL 33154

FLOORS: 1

BEDS/BATH/HALF 4 / 3 / 0 2

ADJUSTED AQUARE FT: 2,807 S.F. 1

LOT SIZE: 10,000 S.F.

SETBACKS:	REQUIRED	PROPOSED
FRONT	25'-0"	25'-0"
REAR	15'-0"	15'-0"
SIDES	10'-0"	10'-0"

BUILDING HEIGHT:	MAXIMUM	PROPOSED
	25'-0"	17'-0"

LEGAL DESCRIPTION: BAY HARBOR ISLAND PB 46-5
LOT 9 BLK 31
LOT SIZE 80.00 X 125.00

CODE STATEMENT

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND GEORGIA STATUTES.

ARCHITECTURAL STATEMENT:
ALL ARCHITECTURAL WORK SHALL BE UNDER 2020 FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION) AND 2020 FLORIDA BUILDING CODE (7TH EDITION).

2
ZONING STATEMENT:
ALL WORK MEETS THE CURRENT BAY HARBOR VILLAGE ZONING DESIGNATION ORDINANCES AND 2020 FLORIDA BUILDING CODE (SEVENTH EDITION).

CIVIL ENGINEERING STATEMENT:
ALL CIVIL WORK MEETS 2020 FLORIDA BUILDING & RESIDENTIAL CODE (7TH EDITION).

LANDSCAPING & IRRIGATION STATEMENT:
ALL LANDSCAPING AND IRRIGATION WORK MEETS 2020 FLORIDA BUILDING, BAY HARBOR ISLAND ORDINANCES & RESIDENTIAL CODE (SEVENTH EDITION).

STRUCTURAL STATEMENT:
ALL STRUCTURAL WORK MEETS 2020 FLORIDA BUILDING & RESIDENTIAL CODE (7TH EDITION).

PLUMBING STATEMENT:
ALL PLUMBING WORK MEETS 2020 FLORIDA BUILDING CODE - PLUMBING (7TH EDITION).

MECHANICAL STATEMENT:
ALL MECHANICAL WORK MEETS 2020 FLORIDA BUILDING CODE - MECHANICAL (7TH EDITION).

ELECTRICAL STATEMENT:
ALL ELECTRICAL WORK MEETS 2020 FLORIDA BUILDING CODE - ELECTRICAL (7TH EDITION).

CODE STATEMENT

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.

ARCHITECTURAL STATEMENT:
ALL ARCHITECTURAL WORK SHALL BE UNDER 2020 FBC, EXISTING & FBC RESIDENTIAL, 7TH EDITION.

2
ZONING STATEMENT:
ALL WORK MEETS THE CURRENT BAY HARBOR ISLANDS ZONING DESIGNATION ORDINANCES AND 2020 FBC, FBC BUILDING, EXISTING AND RESIDENTIAL 7TH EDITION.

CIVIL ENGINEERING STATEMENT:
NO WORK IS TO BE PERFORMED

LANDSCAPING & IRRIGATION STATEMENT:
ALL LANDSCAPE WORK SHALL BE PERFORMED UNDER 2020 FBC, BAY HARBOR ISLAND AND EXISTING AND RESIDENTIAL 7TH EDITION.

STRUCTURAL STATEMENT:
ALL STRUCTURAL WORK SHALL BE PERFORMED UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION

PLUMBING STATEMENT:
ALL PLUMBING WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION.

MECHANICAL STATEMENT:
ALL MECHANICAL WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION.

ELECTRICAL STATEMENT:
ALL ELECTRICAL WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION.

LIFE SAFETY STATEMENT:
ALL LIFE SAFETY WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION. AND NFPA 1/101 2020 EDITION.

ABBREVIATIONS

A.B.	ANCHOR BOLT	HB.	HOSE BIBB
A/C	AIR CONDITIONER	HC.	HANDICAP / HOLLOW CORE
ACCOM.	ACCOMMODATE	HDWR.	HARDWARE
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL
A.H.U.	AIR HANDLING UNIT	HORIZ.	HORIZONTAL
ALUM.	ALUMINUM	HT.	HEIGHT
AUX.	AUXILLARY	H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
BLDG.	BUILDING	I.D.	INSIDE DIAMETER
BLK.	BLOCK	INFO.	INFORMATION
BM.	BEAM	INSUL.	INSULATION
B.M.	BENCH MARK	INT.	INTERIOR
BOTT.	BOTTOM	INTERM.	INTERMEDIATE
BRD.	BOARD	JAN.	JANITOR
BTWN.	BETWEEN	JT.	JOINT
C.B	CATCH BASIN	JST.	JOIST
C.I.P.	CAST-IN-PLACE	LAM.	LAMINENT
C.J.	CONTROL JOINT	LAV.	LAVATORY
C.L.	CHAIN LINK	L.P.	LIGHT POLE
CLG.	CEILING	MAT.	MATERIAL
℄	CENTER LINE	MAX.	MAXIMUM
CL0.	CLOSET	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER
CNTR.	COUNTER	M.H.	MAN HOLE
CO	CLEANOUT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MTL.	METAL
CONN.	CONNECTION	N.	NORTH
CONSTR.	CONSTRUCTION	N.G.V.D.	NATIONAL GEODESIC VERTICAL DATUM
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
CONTR.	CONTRACTOR	NO.	NUMBER
CPT	CARPET	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	O.C.	ON CENTER
DBL.	DOUBLE	O.D.	OUTSIDE DIAMETER
DEMO.	DEMOLITION	PART.	PARTITION
DET.	DETAIL	PLYWD.	PLYWOOD
DIA.	DIAMETER	PNT.	PAINT
DIM.	DIMENSION	P.T.	PRESSURE TREATED
D.F.	DRINKING FOUNTAIN	REINF.	REINFORCING
DOCS.	DOCUMENTS	REQ.	REQUIRED
DWG.	DRAWINGS	RM.	ROOM
DWN.	DOWN	R.D.	ROOF DRAIN
EA.	EACH	SC.	SOLID CORE
EL	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
ELEV.	ELEVATION / ELEVATOR	SF.	SQUARE FOOTAGE
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	SIM.	SIMILAR
ESC	ESCULATOR	SPECS.	SPECIFICATIONS
E.W.	EACH WAY	S.S.	STAINLESS STEEL
EXH.	EXHAUST	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP	EXPOSED / EXPANSION	STRUCT.	STRUCTURE
EXT	EXTERIOR	SQ. FT.	SQUARE FOOTAGE
EXTING.	EXTINGUISHER (FIRE)	TEL	TELEPHONE
FAB.	FABRICATE	TEMP.	TEMPERED / TEMPORARY
F.D.	FLOOR DRAIN	THK.	THICK
FE	FIRE EXTINGUISHER	TYP.	TYPICAL
FIN.	FINISH	U.C.	UNDERCUT
FIXT.	FIXTURE	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISH FLOOR	V.B	VINYL BASE
FLR.	FLOOR	V.C.T.	VINYL COMPOSITE TILE
FTG.	FOOTING	VERT.	VERTICLE
F.V.	FIELD VERIFY	VEST.	VESTIBULE
GA.	GAUGE	V.T.R.	VENT THRU ROOF
GALV.	GALVANIZED	W/	WITH
G.B.	GRAB BAR	WD.	WOOD
G.C.	GENERAL CONTRACTOR	WC	WATER CLOSET
GL	GLASS		
GYP. BD.	GYPSUM WALL BOARD		

INDEX OF DRAWINGS

CVR COVER SHEET
GN-1 PROJECT DATA & INFORMATION

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AS-0B SITE CONTEXT PHOTOS
AS-0C SITE CONTEXT PHOTOS
AS-0D SITE CONTEXT PHOTOS
AS-0E SITE CONTEXT PHOTOS
AS-0F EXISTING PROPERTY PHOTOS
AS-1 ARCHITECTURAL SITE PLAN
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D-1 DEMOLITION PLAN
A-1.1 PROPOSED GROUND FLOOR PLAN
A-1.2 PROPOSED ROOF PLAN
A-3.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-3.2 EXISTING AND PROPOSED EXTERIOR ELEVATIONS

X-X BACK COVERSHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CASTELLANOS DESIGN STUDIO
7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
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1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3	02MAY/2023	PLANNING & ZONING COMMENTS 2
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SEAL :

STATE OF FLORIDA · WESLEY ART CASTELLANOS · AR96133 · REGISTERED ARCHITECT

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROJECT DATA & INFORMATION

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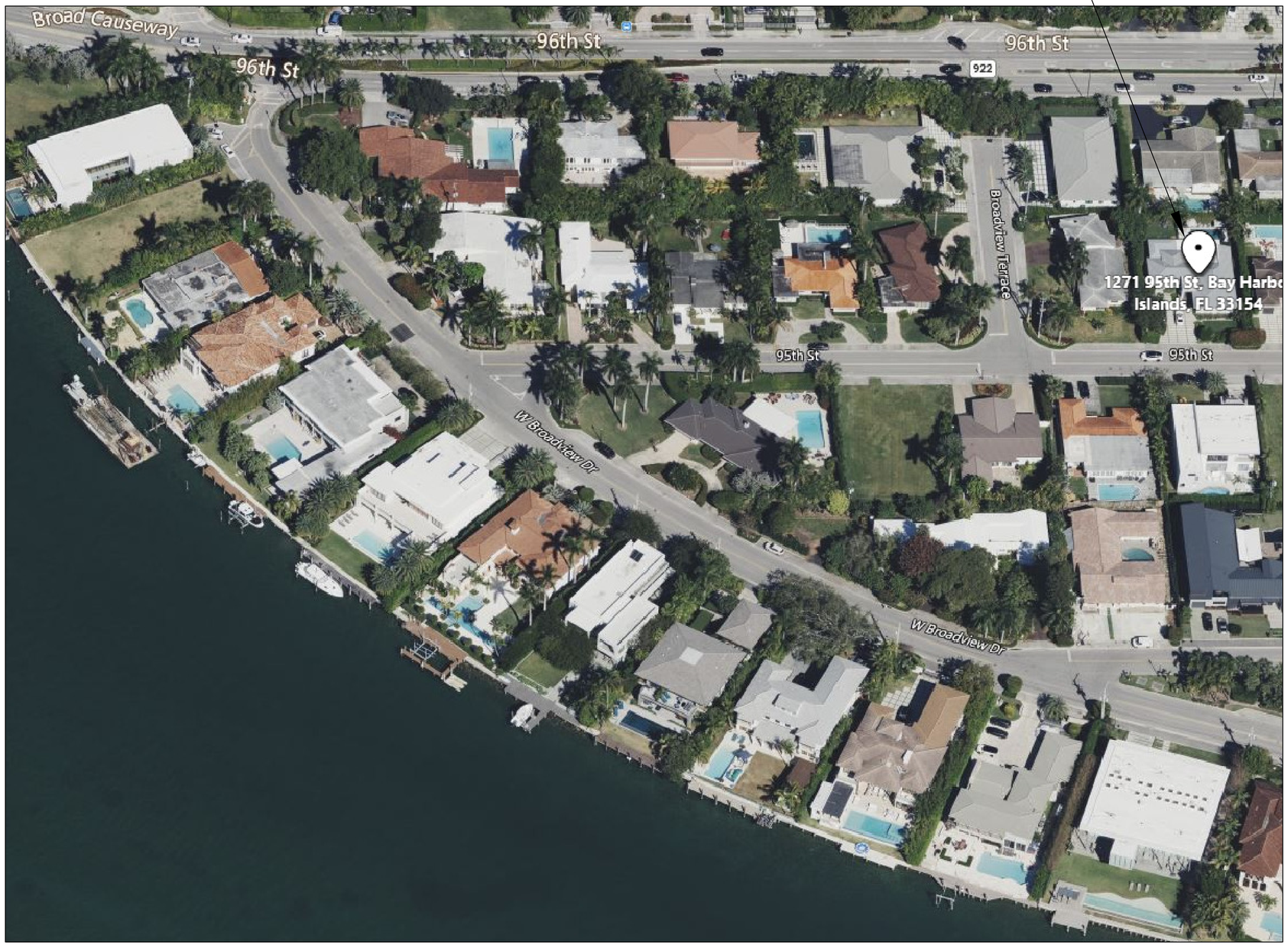
GN-1

1271 95 ST



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AS-0A

1351 95 ST

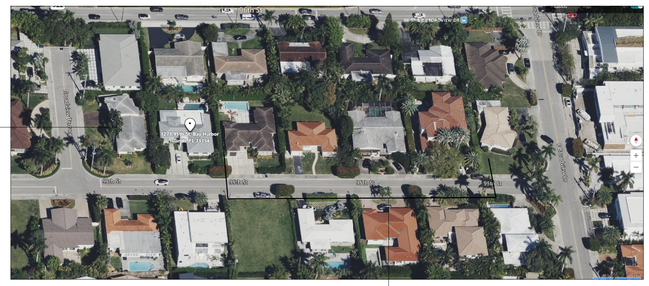
1333 95 ST

1311 95 ST

9500 BROADVIEW

WEST HOME OF SUBJECT PROPERTY

VACANT LAND



EAST HOME OF SUBJECT PROPERTY

1261 95 ST

1251 95 ST

1231 95 ST

1211 95 ST

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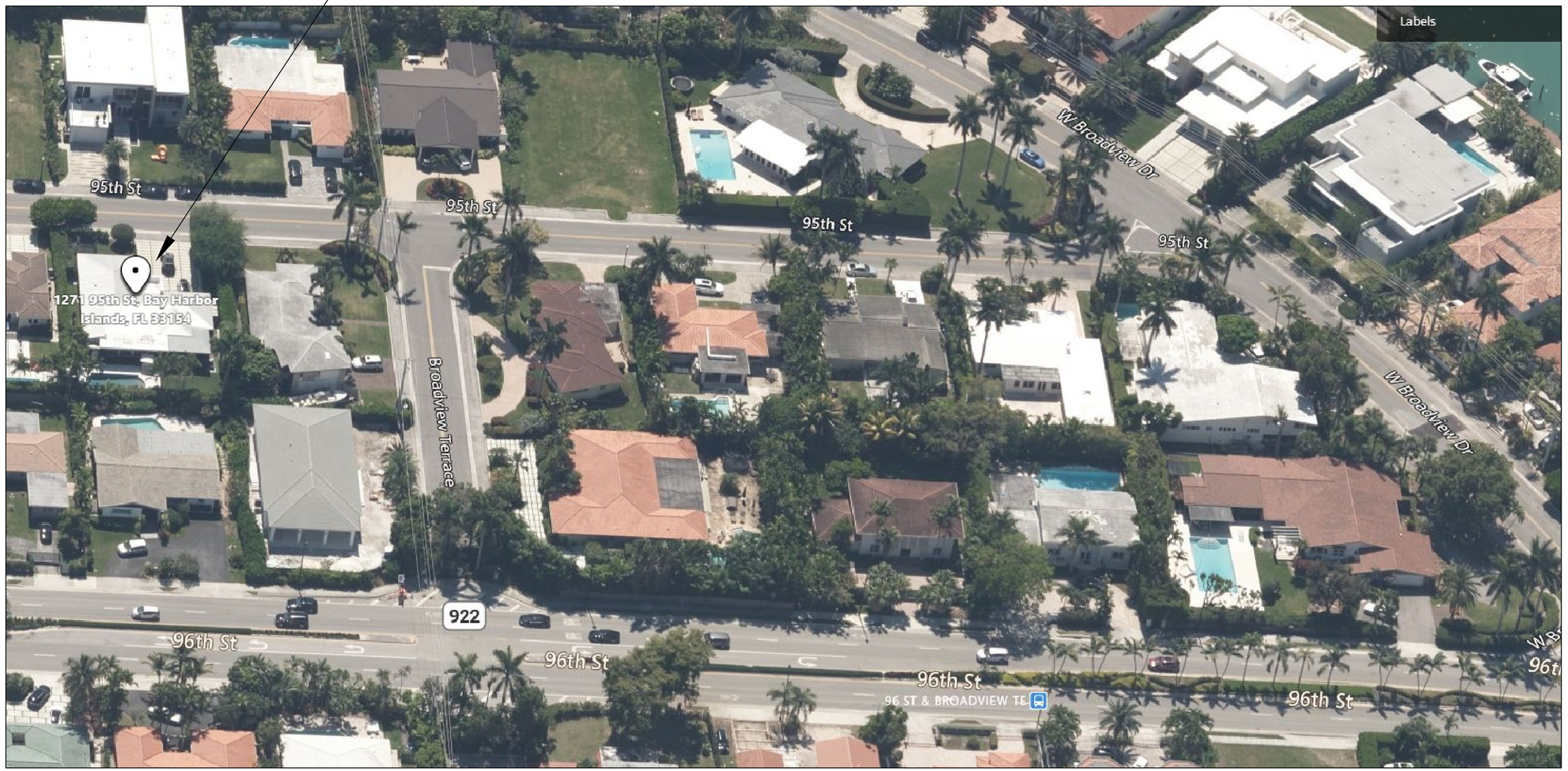

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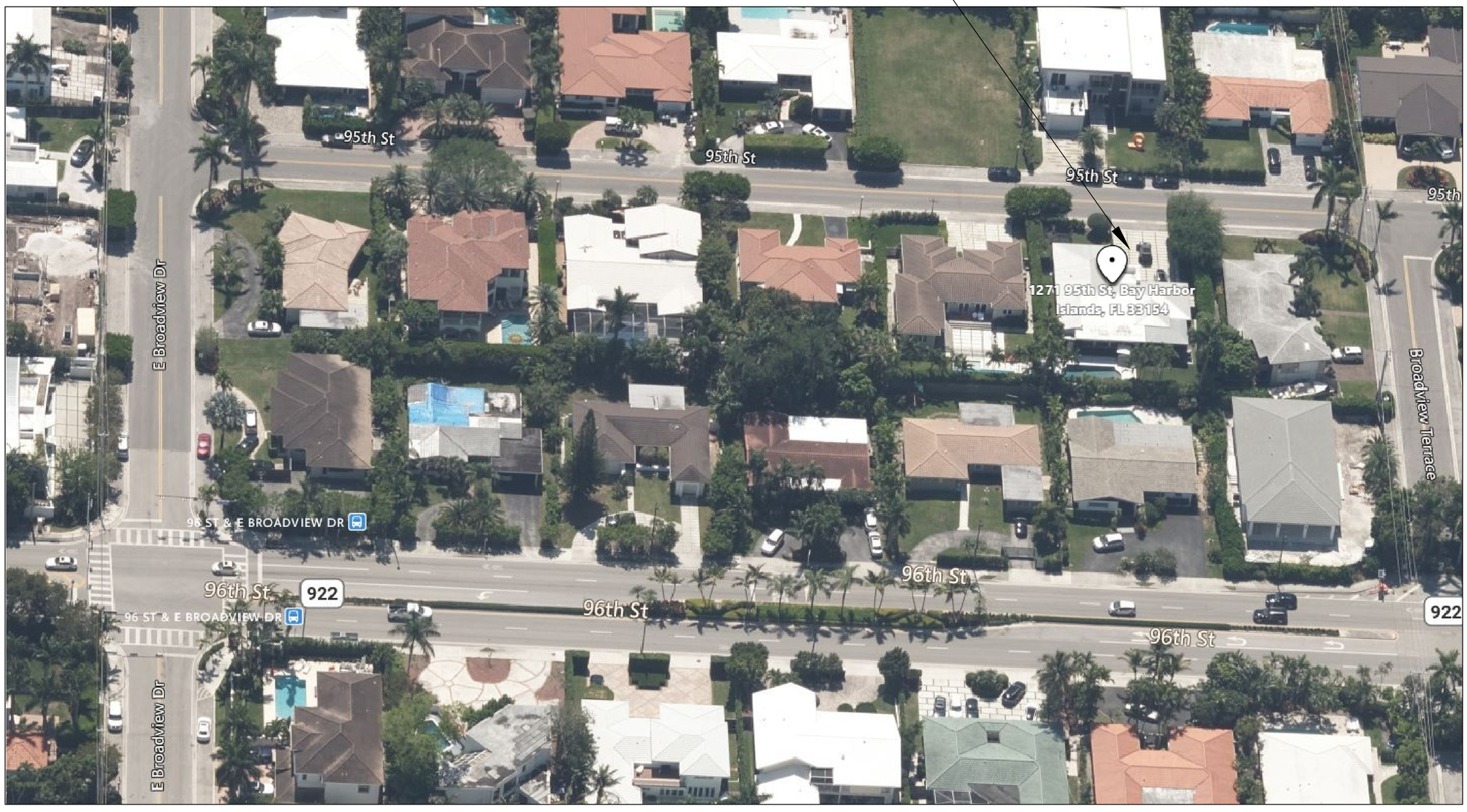

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PROJECT NO : 2022-31

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SHEET NO :
AS-0D

FRONT OF HOME

WHITE

GRAY

EXTERIOR FINISHES

MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

EAST OF HOME

EAST OF HOME

REAR OF HOME

BUILDING DEPARTMENT WATERMARK

CLIENT :

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PROJECT NO : 2022-31

PROPERTY PHOTOS

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SHEET NO :
AS-0F

RESIDENTIAL ZONE DISTRICT			
LOT OCCUPATION	EXISTING	NEW CONSTRUCTION	TOTAL PROPOSED
LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000.00 SQ. FT./0.23 ACRE 1
LOT WIDTH	80 FT.	80 FT.	
LOT DEPTH	125 FT.	125 FT.	
MAIN BUILDING AREA 1	2,500 SQ. FT.(LIVING AREA) 307 SQ. FT.(GARAGE) 2,807 SQ. FT. (TOTAL)	687 SQ. FT. (NEW ADDITION) 687 SQ. FT. (TOTAL)	2,500 SQ. FT.(LIVING AREA) 307 SQ. FT.(GARAGE) 687 SQ. FT.(NEW ADDITION) 3,494 SQ. FT. (TOTAL) 1
MINIMUM OPEN SPACE (35% OF NET LOT AREA)	10,000 SQ. FT. X 35% = 3,500		3,500 SQ. FT. 35.0 % 2
MINIMUM LANDSCAPED PERVIOUS OPEN SPACE AREA @ FRONT YARD (50%)	80' X 25' X 50% = 1,000 S.F. (MIN)		WEST AREA: 950 S.F. EAST AREA: 237.5 S.F. 1,187.5 SQ. FT.
MAXIMUM IMPERVIOUS AREA @ FRONT YARD (50%)	80' X 25' X 50% = 1,000 S.F. (MAX)		812.5 SQ. FT.
PARKING SPACES	2 PARKING SPACES 20' X 9' EACH	2 PARKING SPACES 20' X 9' EACH	2 PARKING SPACES 20' X 9' EACH

CONSTRUCTION LEGEND NOTES:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL
- EXISTING LOW MASONRY WALL
- WINDOW
- EXISTING ABOVE
- TYPICAL NEW PARTITION. 3-5/8" 25 GA. MTL TRACK & STUDS 16" O.C. WITH 1/2" SHEETROCK U.O.N. ON SHEET A-5
- EXISTING TO REMAIN

1 +0'-0" F.F.E. (+8.60' NGVD)

DATUM SPOT ELEVATION
8.6' NGVD = 0'-0" FFE

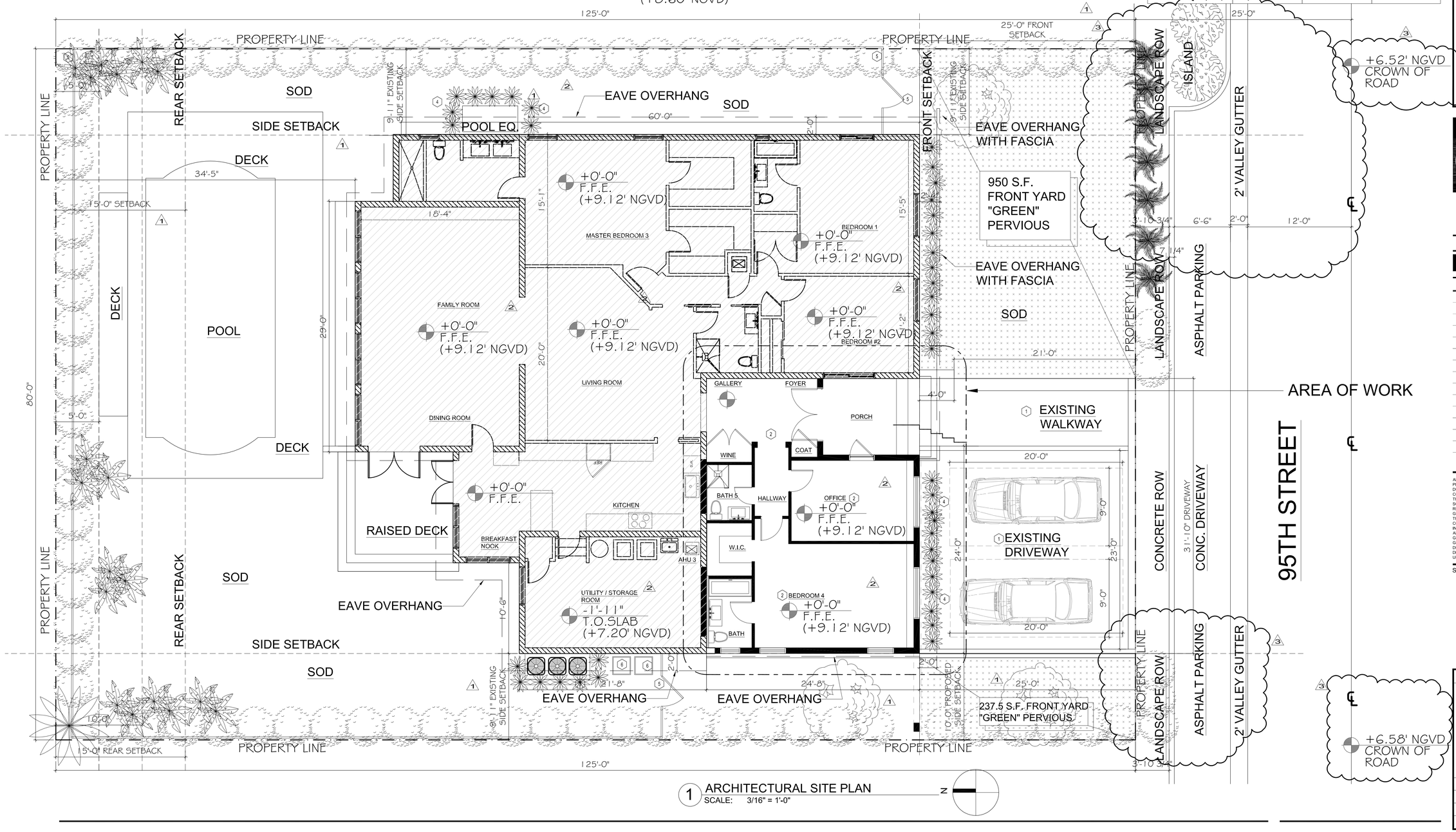
SITE PLAN REFERENCE NOTES:

1. EXISTING WALKWAY & DRIVEWAY TO REMAIN
2. NEW ADDITION.
3. EXTEND CONCRETE SLAB FOR ADDITIONAL CONDENSER UNITS
4. PROVIDE 2'-0" LANDSCAPED AREA WITH SHRUBS FOR BUFFER
5. EXISTING 6' WOOD & GATE FENCE TO BE IN COMPLIANCE WITH OUTDOOR SWIMMING BARRIERS (POOL SAFETY BARRIER) COMPYING WITH 7TH EDITION (2020) R4501.17.1.1 THROUGH R4501.17.1.6 AND R4501.17.1.15
6. TRASH CANS LOCATION BEHIND GATE

SITE PLAN GENERAL NOTES:

1. ALL RAINWATER TO BE RETAINED WITHIN THE PROPERTY.
2. EXISTING STRUCTURE FFE = +9.02 NGVD 1929
3. PROPOSED STRUCTURE FFE TO MATCH EXISTING
4. ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, ELECTRICAL PANELS, HVAC, ETC.) SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (+8.00' + 1' = +9.00' NGVD).

BUILDING SETBACK	EXISTING	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-1"	25 FT. MIN.	25'- 1"
INTERIOR SIDE (WEST)	9'-11"	10 FT. MIN.	9'-11" EXIST. 10'- 0" PROPOSED
INTERIOR SIDE (EAST)	9'-11"	10 FT. MIN.	9'-11" EXIST. 10'- 0" PROPOSED
REAR (NORTH)	34'-0"	15 FT. MIN.	34'-0"
BUILDING HEIGHT	14'-0"	REQUIRED	PROVIDED
	25' (1-STORY)	25' (1-STORY)	17'-0" (1 STORY)



1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
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ARCHITECTURAL SITE PLAN

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GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

0. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

1. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

2. 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.

3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

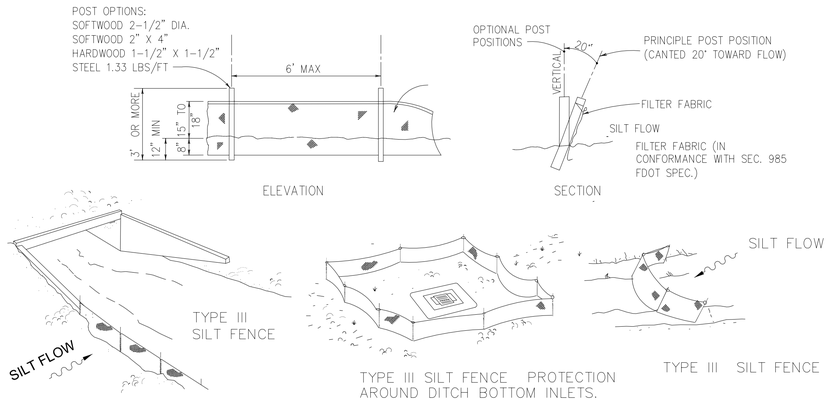
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

5. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.



A SILT FENCE DETAILS

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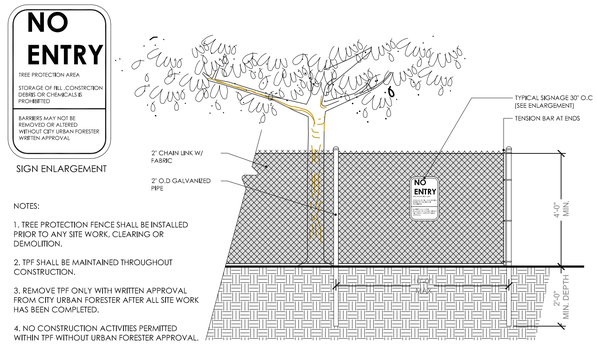
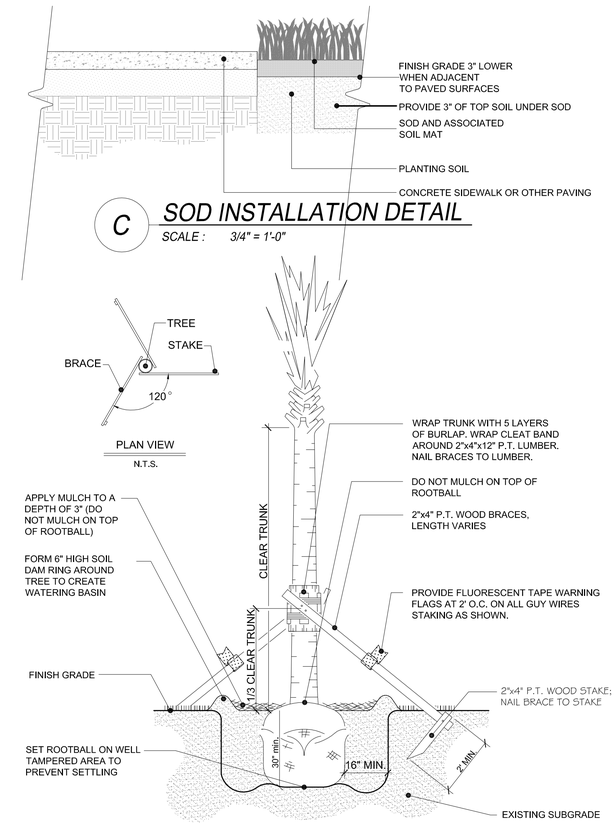


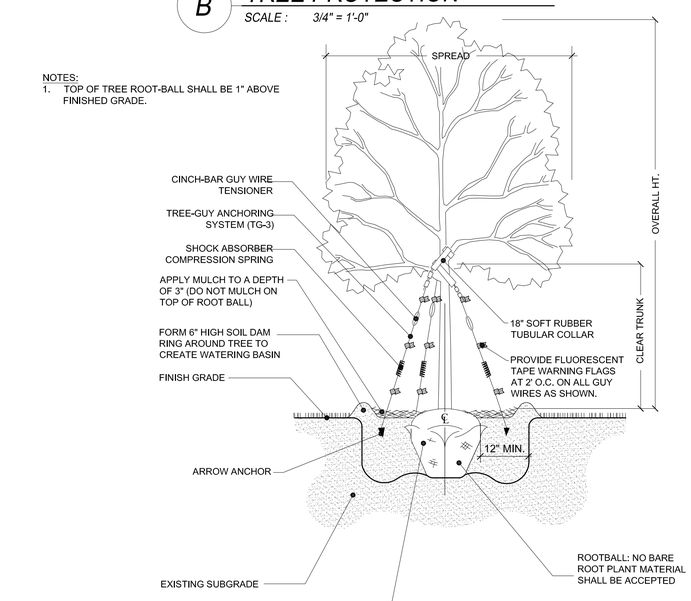
B TREE PROTECTION

SCALE : 3/4" = 1'-0"



C SOD INSTALLATION DETAIL

SCALE : 3/4" = 1'-0"



D CABBAGE PLANTING

SCALE : 3/4" = 1'-0"

E TREE PLANTING DETAIL

SCALE : 3/4" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3		
4		

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

ARCHITECTURAL SITE DETAILS & NOTES

CHECKED BY : WC
DRAWN BY : WC
SCALE: AS NOTED
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SHEET NO :
AS-2

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

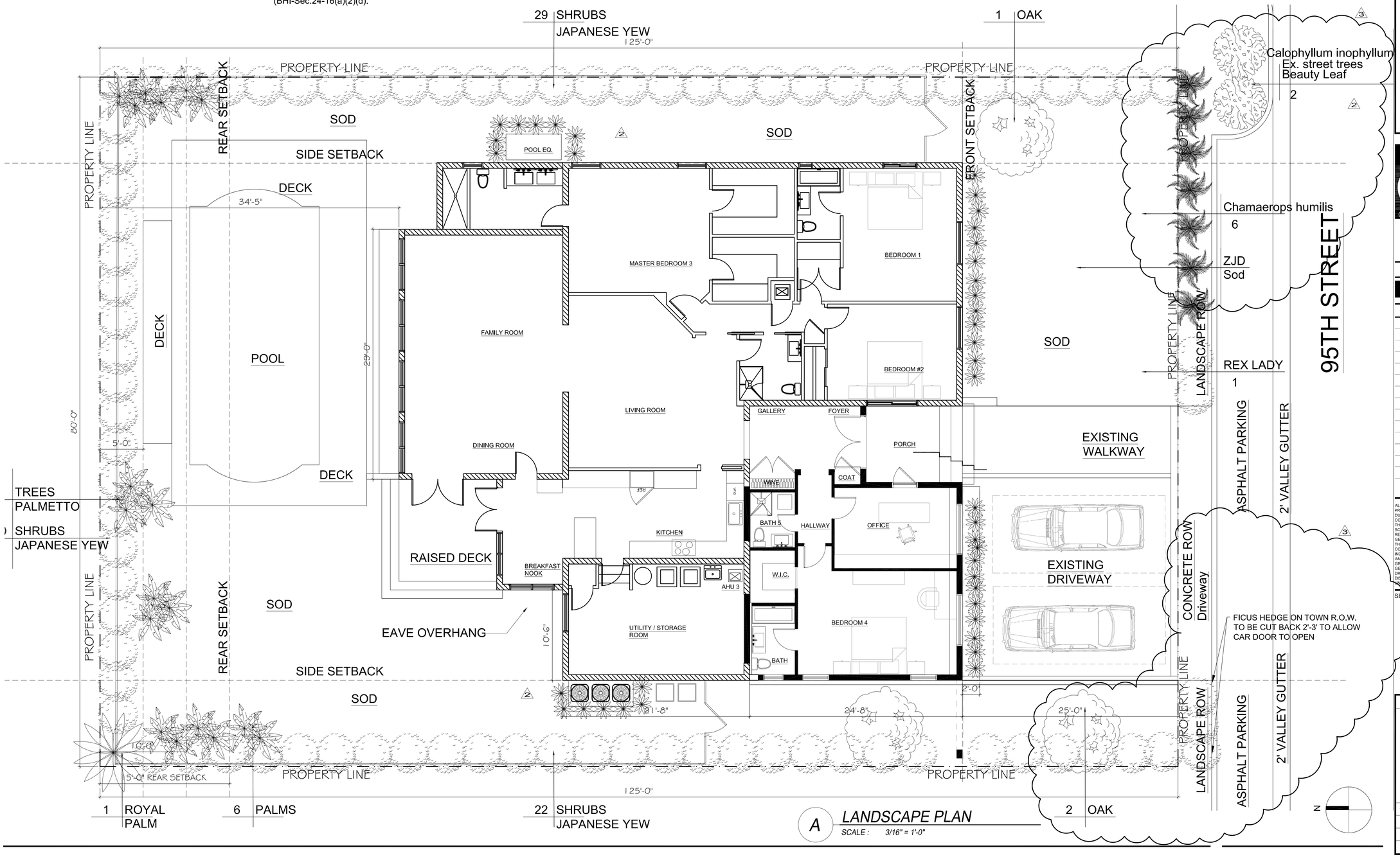
Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provived
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	n/a
3. Two-Family Lot	5	n/a
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintencance Species Require - 50%	3	3

B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	50
2. Single-Family Waterfront Lot	60	n/a
3. Two-Family Lot	50	n/a
4. Native Species Required - 30%	15/18	15/18
5. Drought Tolerant and Low Maintenance Species Require - 50%	25/30	25/30
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	5,000s.f	4,490s.f.
D. Street Trees @:35' Width of lot 80/35' = 2.29 (15' min height / 6' spread / 4" caliber) (street trees do not count toward required of site shade trees: (BHI-Sec.24-16(a)(2)(d).	3	3

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)

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!



A LANDSCAPE PLAN
SCALE : 3/16" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

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4	9MAY/2023	PLANNING & ZONING COMMENTS 3

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SEAL :

STATE OF FLORIDA
WESLEY ART CASTELLANOS
AR96133
REGISTERED ARCHITECT

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

LANDSCAPE PLAN

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DRAWN BY : WC	L-1
SCALE: AS NOTED	
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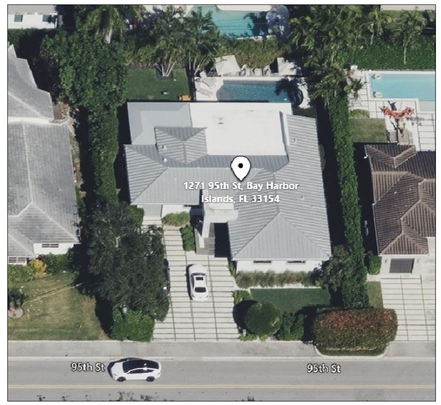
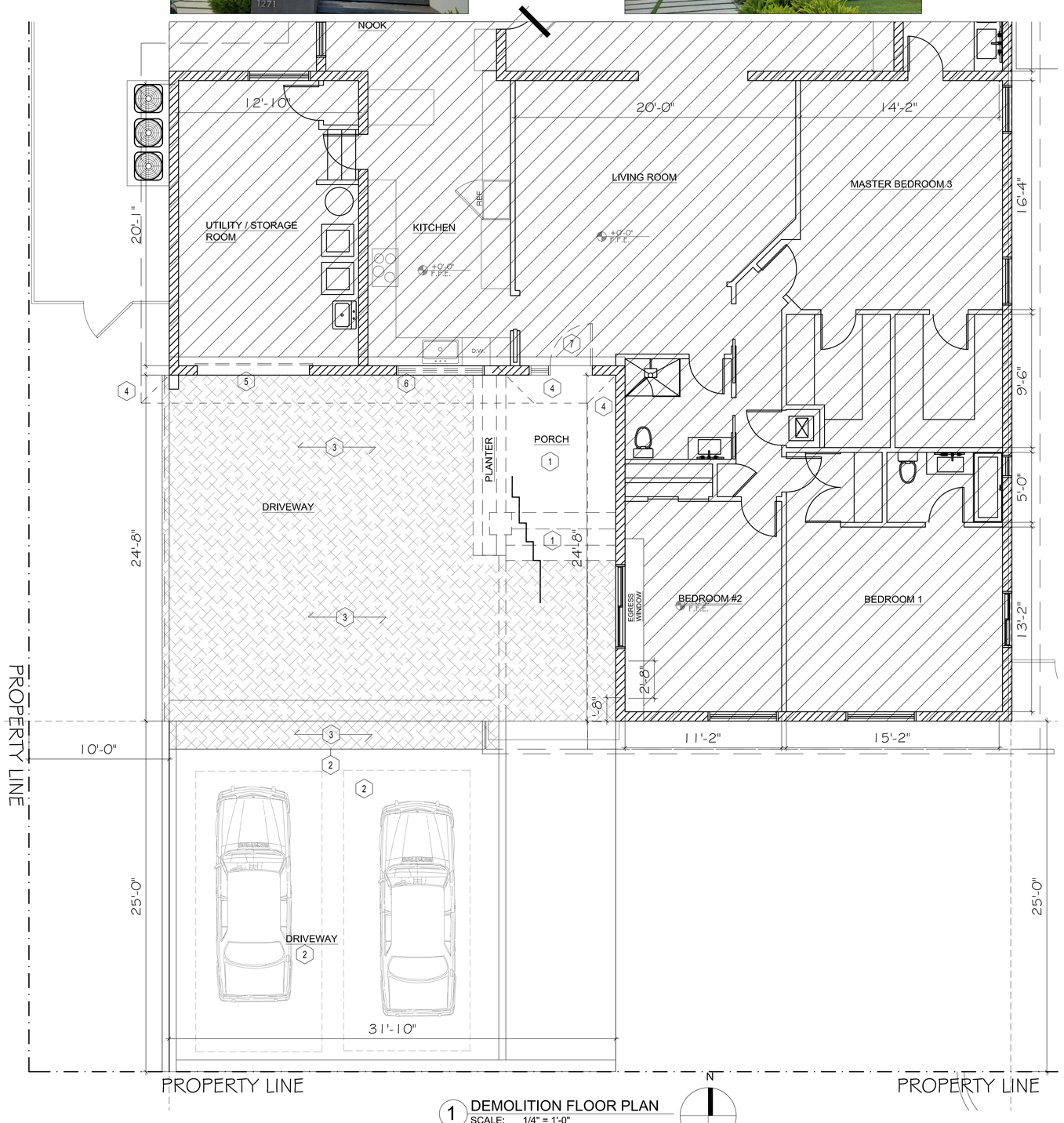


A AERIAL PHOTO
SCALE: NTS



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

Demolition General Notes :

1. ALL FLOORING IN AREA OF WORK TO REMAIN.
2. ALL EXISTING STRUCTURAL ELEMENTS PRESENT TO BE INTACT AND IN GOOD CONDITION.
3. EXISTING SITE WORK TO REMAIN. ALL LANDSCAPE AND IRRIGATION TO BE PROTECTED.
4. ALL EXTERIOR WINDOWS AND DOORS UNDER SUBPERMIT
5. EXISTING HVAC SYSTEM TO REMAIN. ADJUST WITH ROOF REMOVAL
6. ALL ELECTRICAL TO BE REMOVED BY LICENSED ELECTRICIAN UNDER SUBPERMIT.

Demolition Legend :

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR LOW BEARING WALL
- EXISTING TO BE REMOVED
- +0'-0" F.F.E. DATAM SPOT ELEVATION +9.12' NGVD 1929 = 0'-0" FFE (2)
- AREA NOT IN CONTRACT

Demolition General Reference Notes :

1. EXISTING STEP TO BE REMOVED.
2. EXISTING SLAB PATTERN DRIVEWY TO REMAIN.
3. EXISTING SLAB PATTERN DRIVEWAY TO BE REMOVED.
4. EXISTING OVERHANG TO BE ADJUSTED. COORDINATE WITH TRUSS COMPANY FOR ADJUSTMENTS.
5. REMOVE EXISTING GARAGE DOOR.
6. CAREFULLY REMOVE KITCHEN WINDOW.
7. REMOVE EXISTING FRONT DOOR AND SIDELITE

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

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2	02MAY/2023	PLANNING & ZONING COMMENTS (2)
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STATE OF FLORIDA · WESLEY ART CASTELLANOS · AR96133 · REGISTERED ARCHITECT

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

DEMOLITION FLOOR PLAN

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DRAWN BY : WC
SCALE: AS NOTED
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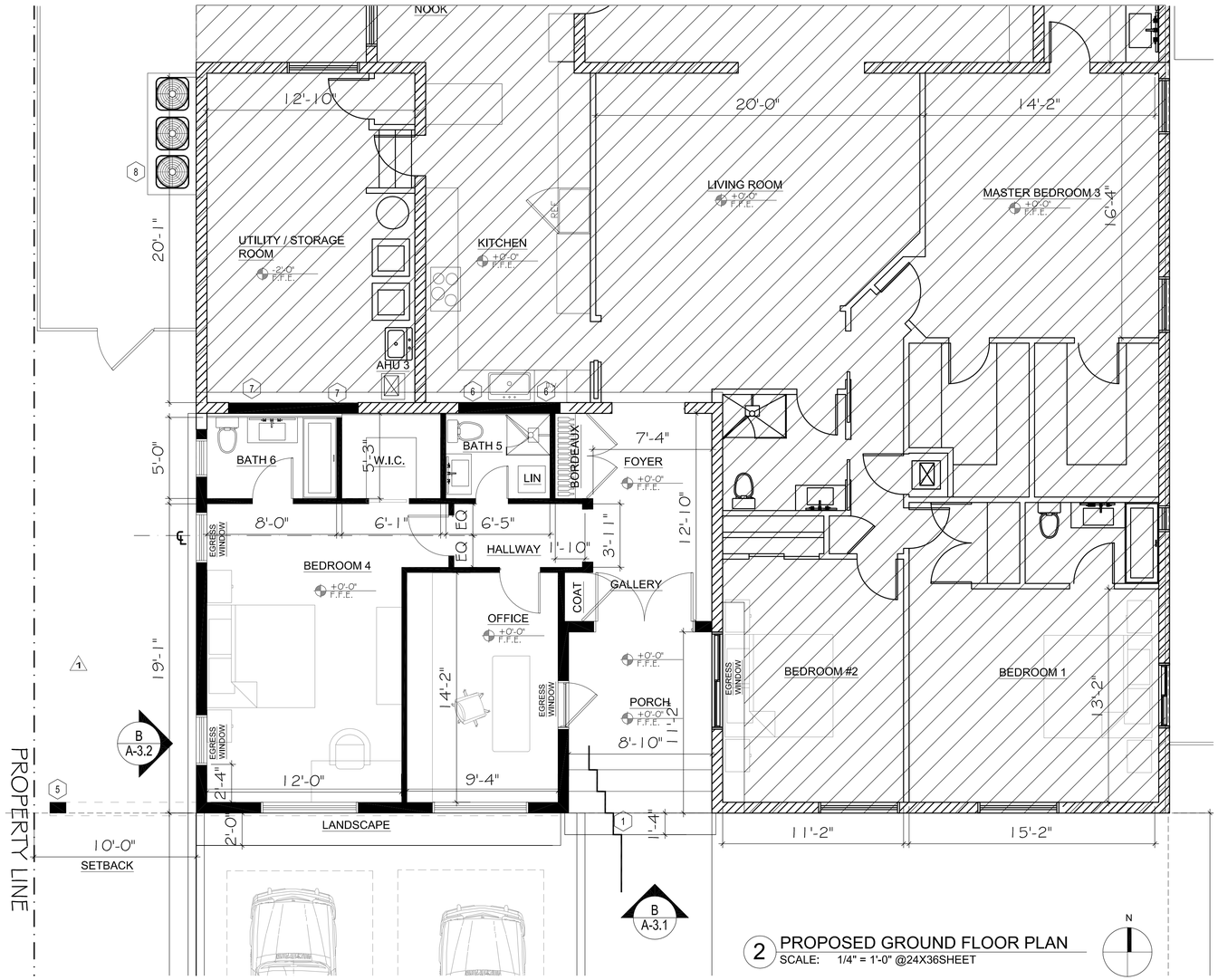
SHEET NO :
D-1



2 PROPOSED GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0" @24X36SHEET

CONSTRUCTION GENERAL NOTES:

1. ALL WINDOWS AND DOORS UNDER SEPARATE SUBPERMIT.
2. ROOF UNDER SEPARATE SUBPERMIT.
3. ALL ELECTRICAL OUTLETS WITHIN 4' OF SINK SHALL BE G.F.I
4. COORDINATE ALL NEW FIXTURES WITH PLUMBING.
5. **FIRE DEPARTMENT REVIEW NOTES:** ALL WORK WILL BE DONE ACCORDING TO FFPC 101 6TH EDITION AND NFPA 1 / 101 2015 EDITION.
6. INTERIOR FINISHES WILL COMPLY WITH FFPC 101 5TH EDITION 10.2.2.
7. SHOWER ACCESS SHALL NOT BE LESS THAN 22" CLEAR.
8. ALL GLASS IN HAZARDOUS AREAS (RAILINGS, SHOWERS, TUBS, ETC) SHALL BE SAFETY GLASS CATEGORY II TO COMPLY WITH FBC 2406.
9. ALL NEW FINISHES (WALLS / CEILINGS / FLOORING / ETC) SHALL COMPLY WITH FBC 803 AND FBC 804.
10. NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE SUB-PERMIT. PLEASE PROVIDE N.O.A. FOR PRODUCT APPROVAL SPECIFICATIONS.
11. GENERAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/ENGINEER TO PREPARE AS-BUILT DRAWINGS FOR SUBMITTAL PRIOR TO FINAL INSPECTION.

LEGEND NOTES:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL
- WINDOW
- EXISTING ABOVE
- NEW WALL
- AREA NOT IN CONTRACT
- +0'-0" F.F.E. — DATAM SPOT ELEVATION +9.12' NGVD 1929 = 0'-0" FFE

CONSTRUCTION PLAN REFERENCE NOTES:

1. NEW STONE STEPS AND PORCH
2. NEW FRENCH ENTRY DOORS
3. NEW EGRESS WINDOW
4. WINE DISPLAY
5. ARCHITECTURAL FAUX COLUMN
6. DRYWALL OPENING AT KITCHEN WITH CUSTOM SHELVING. PROVIDE BACKING SUPPORT
7. CONCRETE WALL ENCLOSURE
8. NEW CONCRETE PAD EXTENDED FOR NEW C.U.

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROPOSED FLOOR PLAN

CHECKED BY : WC	SHEET NO :
DRAWN BY : WC	A-1
SCALE: AS NOTED	
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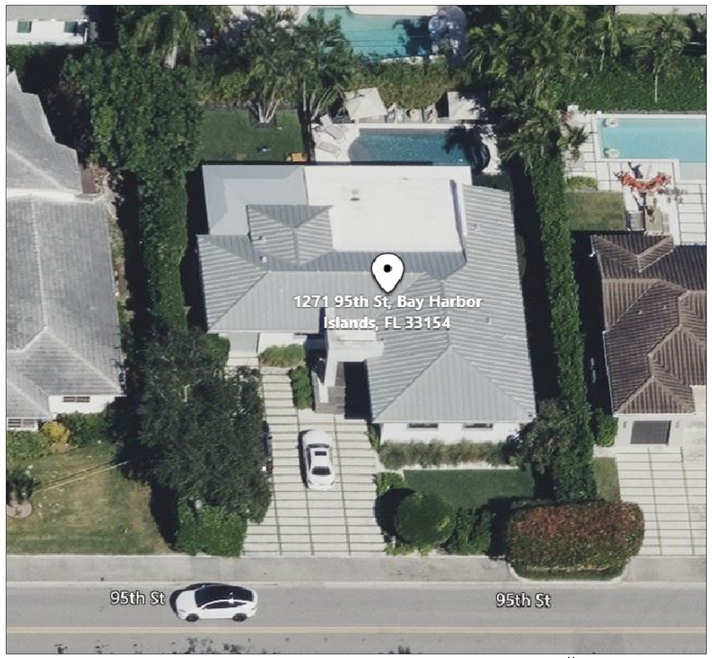
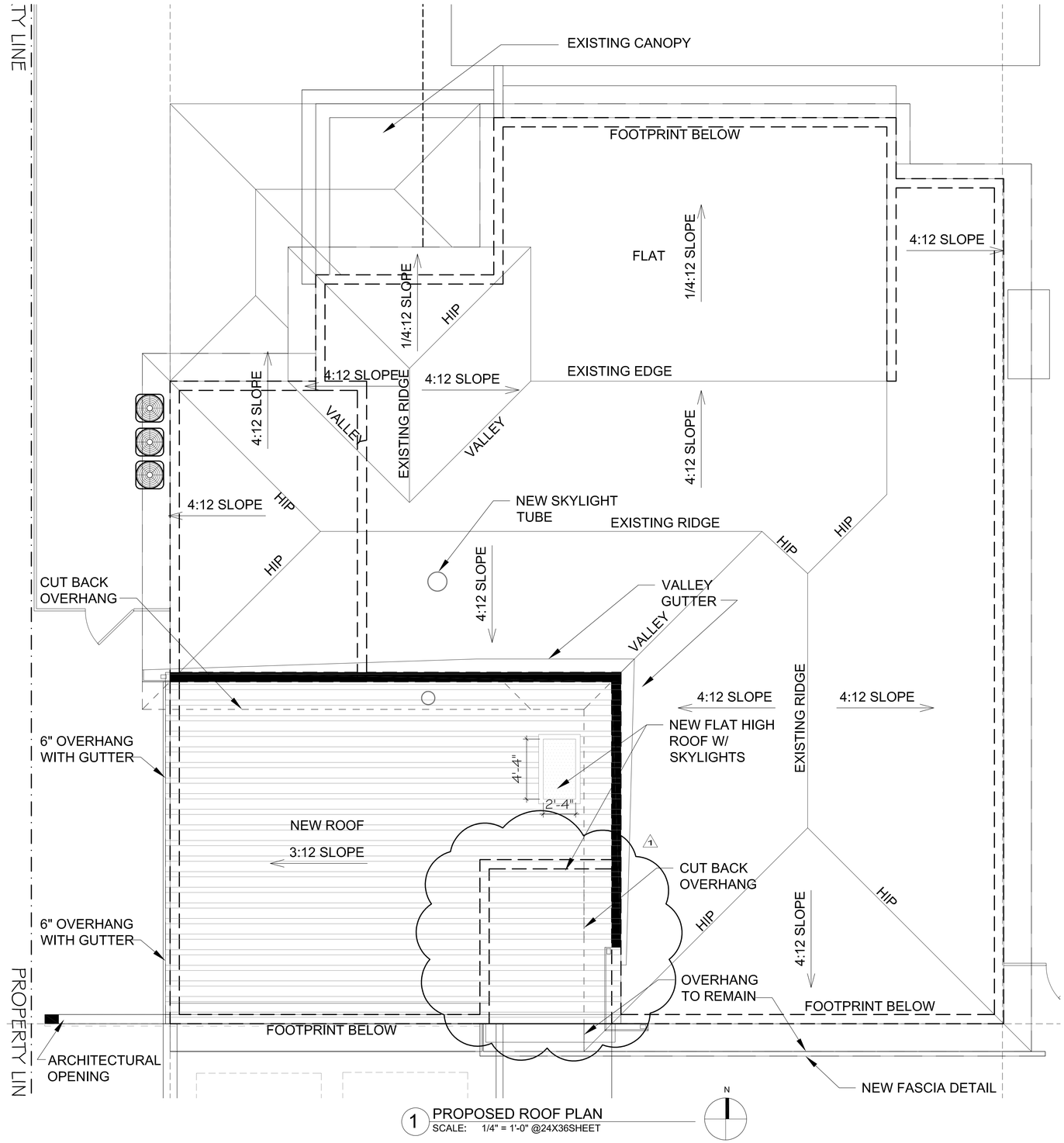


2 EXISTING AERIAL ROOF PLAN
SCALE: NTS



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

ROOF PLAN

CHECKED BY : WC	SHEET NO : A-1.2
DRAWN BY : WC	
SCALE: AS NOTED	
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A EXISTING PHOTOS
DETAILS AT ENTRY

GRAY
WHITE

B EXISTING PHOTOS
DETAILS AT ENTRY

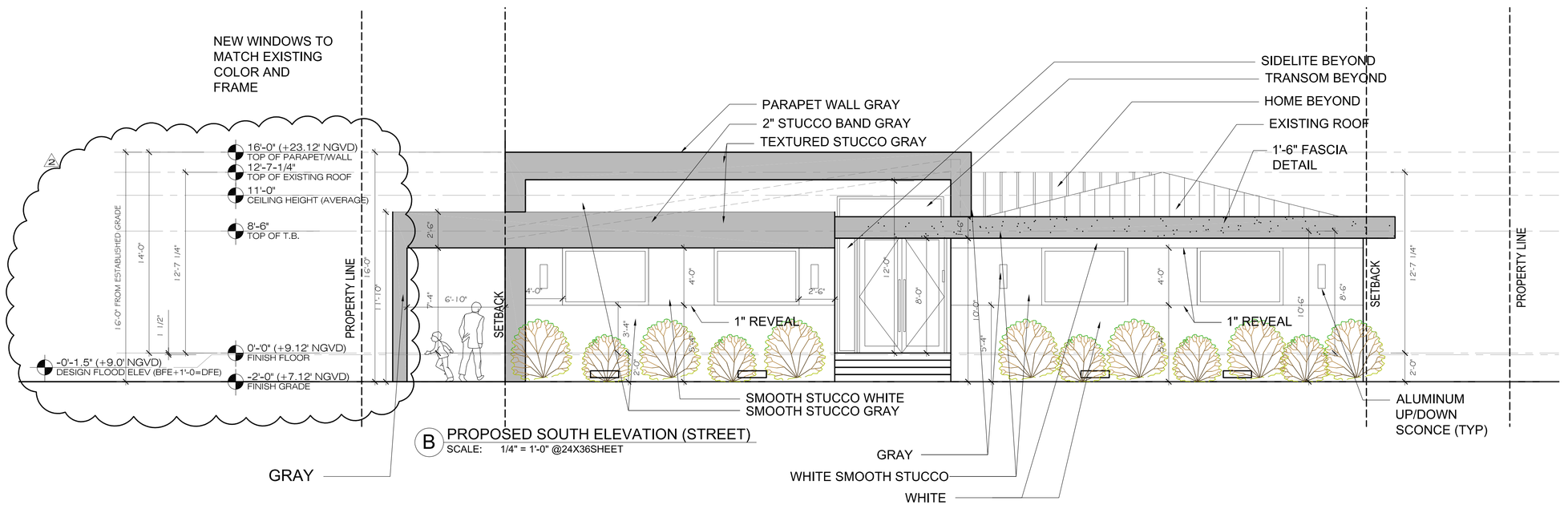
EXTERIOR FINISHES

MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

WHITE FRAME WINDOWS

A EXISTING SOUTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0" @24X36SHEET



B PROPOSED SOUTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
CASTELLANOS DESIGN STUDIO
7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467
CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	02MAY/2023	PLANNING & ZONING COMMENTS 2
3		
4		

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SEAL :

STATE OF FLORIDA
WESLEY ART CASTELLANOS
AR96133
REGISTERED ARCHITECT

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

EXISTING & PROPOSED ELEVATIONS SOUTH (STREET)

CHECKED BY : WC	SHEET NO :
DRAWN BY : WC	A-3.1
SCALE: AS NOTED	

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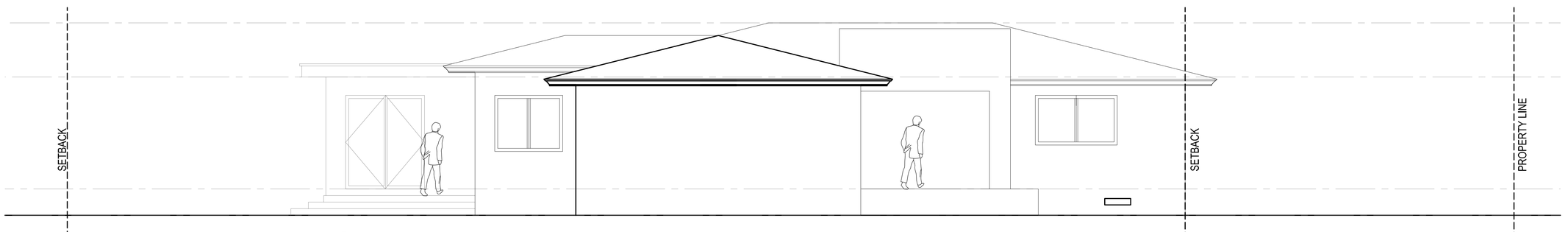
EXTERIOR FINISHES

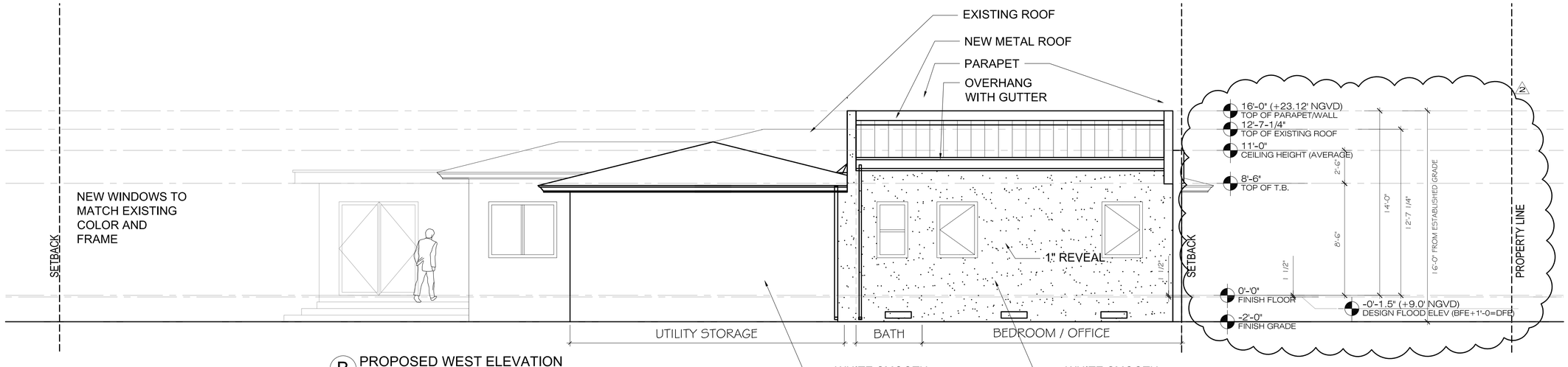
MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

WHITE FRAME WINDOWS



A EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0" @24X36SHEET



B PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
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1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	02MAY/2023	PLANNING & ZONING COMMENTS 2
3		
4		

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SEAL :

STATE OF FLORIDA
WESLEY ART CASTELLANOS
AR96133
REGISTERED ARCHITECT

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

EXISTING & PROPOSED ELEVATIONS WEST (INTERIOR)

CHECKED BY : WC
DRAWN BY : WC
SCALE: AS NOTED
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SHEET NO :
A-3.2

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BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky
Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

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SEAL :

STATE OF FLORIDA
WESLEY ART CASTELLANOS
AR96133
REGISTERED ARCHITECT

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

BACK COVER

CHECKED BY : WC	SHEET NO :
DRAWN BY : WC	X-X
SCALE: AS NOTED	
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AGENDA ITEM REPORT
June 6, 2023

ITEM NUMBER: 4.

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, and March 7, 2023, 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 #4)

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 MFR DRB Staff Report #3 May 24 2023
2.	LOI 10200-10290 E Bay Harbor Drive 05.09.2023
3.	BH 103rd St_DRB Comments Narrative_04-04-23
4.	2023-04-03 10290 E Bay Harbor Drive Traffic Statement S&S
5.	2023-04-04 Drainage Calculations
6.	10290 EBH Drive DRB Set 6.6.2023

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: May 24th, 2023

Subject: Site Development Plan Application
Revisions per DRB Comments @ March 7th, 2023 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 initially met on Oct. 13th, 2022, at which time the application was deferred to allow the applicant to address the DRC member's 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 member's 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 Dec. 6th, 2022 comments and 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 were primarily to the building facades and proposed breezeway area. MMPA / Town Staff reviewed the applicant's resubmittal documents and felt the plan revisions / narrative seemed to address the DRB's directives and meet Code. On March 7th, 2023 the DRB again reviewed the revised Site Development Plans but deferred action again (6-1) to allow the applicant to address the DRB member's comments. Also, members of the public / nearby sites spoke and objected to some of the design features / building massing / size. A meeting apparently occurred

after the DRB meeting between the developer and adjoining multifamily development representatives (The Palms / formerly Bay View 102 @ 1133 102nd Street). Based on those discussions the developer's design team revised some of the site features in hopes of satisfying their concerns. The above referenced "Palms" MFR site is located on 102nd Street west of the southern portion of the subject site. Directly west of the northern portion of the subject site is a municipal parking lot serving this area. (Red Lot @ 1140 103rd Street). The applicant's design firm considered the DRB's March 7th, 2023 comments, as well as the neighboring MFR requests and public comments, and submitted new revised plans (Recd. April 4th, 2023) for consideration. A narrative explaining each revision was included (see S&E Architect letter dated April 4th, 2023). The overall project design footprint layout remained the same – the proposed revisions to address the "Palms" requests appear to be primarily to ground level service areas along the west side of the site including relocating the mechanical room / electric room / trash room and relocating the proposed temporary trash holding enclosure to the northwest corner of the site along 103rd Street. Within the parking garage some parking space layout adjustments were necessary for the above room relocations. Adjustments were also made to the balconies, eyebrows, windows and exterior finishes as discussed with the DRB at the March 7th, 2023 meeting. A number of new renderings were prepared focused on the west / southwest building facades. MMPA / Town Staff reviewed the applicant's latest resubmittal documents and felt the plan revisions / narrative seemed to 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 April 4th, 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) major 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 & 2 and Lots 14 & 15 of Block 5, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

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 reviewed & 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 of Lots 1-2 & adjoining 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. If approved as currently designed the net increase in the number of DU will be 41.

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 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 northeasterly onto 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 of 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).

Current Town Project Review: 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 included 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 the new Code grandfathering allowances and it was determined that it can proceed. It is noted the DRB must still approve all alternative parking arrangements.

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 and Sept. 2022 TDR approval 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 (new 9 DU project approved by DRB May 2nd, 2023), the 2-story / 18 DU Harbor Bay Condo and the 2-story / 4 DU BH Townhouse complex; to the southwest the 6-story / 41 DU Palms (formerly Bay View 102) 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). Finally, a few grandfathered high-rise complexes (10-15 stories) also exist in this area. 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 / Town Staff 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 (it does not).

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 spaces 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 / DRB.

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 must 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 "through 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 DESCRIPTIONS & 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 / Town Staff reviewed the revised plans and found they complied with the Town's minimum regulations. Following is a brief summary of the earlier DRB comments and proposed plan revisions that were presented at the March 7th, 2023 DRB meeting:

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. Town Staff objected to a last-minute revision not previously seen by staff. The new proposed breezeway redesign reflects more of the DRB meeting 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.

The latest April 4th, 2023 resubmittal package included a set of revised Site Development Plans, as well as a 4-page narrative from the project architect dated April 4th, 2023. MMPA / Town Staff reviewed those latest revised plans and found they complied with the Town's minimum regulations. Again, the Town was informed a meeting had occurred between the developer and residents of the adjoining Palms multifamily complex. Based on those discussions the plans were revised to relocate most of the "backdoor" service uses from the southwest portion of the building to the northwest area adjoining the Town's parking lot.

Following is a brief summary of the latest proposed plan revisions (see architect's 4/04/23 letter) :

4) **Updated Renderings for Window / Sliding Glass Door Changes** – Many of the plan sheets were updated to reflect revisions made to the widow sizes / sliding glass door heights on Levels 4 through 6 as discussed.

5) **Ground Level Service Uses / Parking Garage Layout Changes** – As stated above, while the overall project building footprint layout remained the same – the new proposed revisions meant to address the "Palms" request are primarily to ground level service areas along the west side of the site including relocating the mechanical room / electric room / trash room and relocating the proposed temporary trash holding enclosure to the northwest corner of the site along 103rd Street. Within the parking garage some parking space layout adjustments were necessary for the above room relocations.

6) **Balcony Edges / Railing Details / Eyebrows / Synthetic Wood Fins** – On all levels revisions were made as discussed at the March 7th, 2023 DRB meeting and per the developer's conversations with the neighboring Palms multifamily complex owners.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the latest revised plans dated April 4th, 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 April 4th, 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 "through" the building "breezeway" above 45 feet of building height. The applicant is proposing a through-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
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ENVIRONMENTAL LAW

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mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

May 9, 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. The Applicant addressed these comments and, on March 7th, 2023, the DRB heard the revised Site Plan Application and further directed the Applicant to do the following:

1. Meet with The Palms Condominium located at <address>, representatives of which attended the meeting;

2. Revise windows to be floor to ceiling on all floors;

3. Provide renderings of north and west side of the project from the neighbors' perspective; and

4. Provide details and demonstrate how the parking/valet operation will work.

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 in six (6) stories (the "Project"). The Project includes a pool with an ample deck 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 with three (3) street frontages and the long curve of East Bay Harbor Drive. The breezeway is provided on the second and third floors allowing an unobstructed width of more than 20'. The Project requires 154 parking spaces and proposes 158 parking spaces, utilizing 75

mechanical lifts and including 4 accessible spaces and 4 surface 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.

Parking and Valet Operations. The Applicant engaged the services of Langan Engineering and Environmental Services, Inc. to prepare a queuing analysis for the proposed development's valet operation and found that it will not cause entering traffic to back onto the adjacent public roadway (East Bay Harbor Drive). The proposed development will have a valet-parking station on the ground floor with on-site vehicle-stacking area for four vehicles. All visitors and residents will be required to use the valet operation to park their vehicles. The queueing analysis confirms that the proposed driveway and valet operations are sufficient to avoid stacking on the public right of way.

Revisions Pursuant to DRB Comments. Since the initial December 6th DRB hearing, 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 as well as address the neighbors' questions:

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
7. Revised windows to be floor to ceiling on all floors
8. Provided renderings of north and west side of the project from the neighbors' perspective
9. Provided details and demonstrate how the parking/valet operation will work
10. Met with The Palms Condominium on Monday, March 27th to discuss the project, share updated renderings and views from The Palms Condominium and answer questions
11. Modified the trash operations and mechanical equipment's location on ground floor, moving from southwest to northwest (adjacent to Town's parking lots) to address The Palm Condominium's concerns.

We are confident that the proposed revisions address the DRB's comments and significantly improve the design of the building. In addition, the Applicant has made significant

efforts to address neighbor concerns by meeting with The Palms Condominium, revising the plans and sharing the revisions with the neighbors.

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. The revisions resulting from the DRB's and neighbor comments have improved the project and will be a tasteful addition to the Town. 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.

April 04, 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 04-04-23.

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 parking count

A-3 Aerial View Rendering
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-4 Rendering (North-East View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-5 Rendering (South-East View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-5A Rendering (South-East Pedestrian View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-5.1 Rendering (South View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-5.1A Rendering (South Pedestrian View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-5.1B Rendering (South Sideyard View)
- New Rendering

A-5.1C Rendering (South Sideyard Pedestrian View)
- New Rendering

A-6 Rendering (North View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-6A Rendering (North Pedestrian View)
- Updated rendering to reflect revised window/slider heights on Levels 4 thru 6

A-6B Rendering (West View)
- New Rendering

A-6C Rendering (West Breezeway View)
- New Rendering

A-7 Site Plan / Level 1 Floor Plan
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner
- Revised parking to accommodate the above include revised parking count
- Added location of the existing Palms building

A-8 Level 2 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins at interior lot facades (see renderings)

A-9 Level 3 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins at interior lot facades (see renderings)

A-10 Level 4 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins at interior lot facades (see renderings)

A-11 Levels 5-6 Overall Floor Plan
- Revised balcony edges/railing and added synthetic wood fins at interior lot facades (see renderings)

A-12 Main Roof Level Floor Plan
- Revised eyebrow edges at interior lot facades (see renderings)

A-12A Overall Roof Level Floor Plan
- Revised eyebrow edges at interior lot facades (see renderings)

A-13 Building Elevations
- Updated elevations to reflect revised window/slider heights on Levels 4 thru 6

A-15 Material Presentation Board
- Updated elevations to reflect revised window/slider heights on Levels 4 thru 6

CIVIL

C-300 Site Plans
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

C-301 Paving Plan
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

C-400 Grading and Drainage Plan
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

C-500 Utility Plan
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

LANDSCAPE

TD-100 Tree Disposition Plan
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

LS-100 Landscape Site Plan
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

LP-100 Landscape Planting Plan (Ground Floor)
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

LL-100 Landscape Lighting Plan and Photometric Analysis (Ground Floor)
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

LI-100 Landscape Irrigation Plan (Ground Floor)
- Relocated the mechanical/electrical rooms to the NW corner
- Relocated the temporary trash enclosure to the NW corner
- Closed off the Trash Room from the outside and provide path to new temporary trash enclosure at the NW corner

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

Sincerely,

Robert Schneckenberg

3 April 2023

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, and that the valet operations will not cause entering traffic to back into the adjacent public roadways with a minimum of three parking attendants to serve the expected demand. This letter report includes daily and peak-hour trip-generation calculations for the development, and a valet queueing analysis. 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 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 12 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**	**12**

Valet Operations and Queuing Analysis

We prepared a queuing analysis for the proposed development's valet operation and found that it will not cause entering traffic to back onto the adjacent public roadway (E. Bay Harbor Drive). The proposed development will have a valet-parking station on the ground floor with on-site vehicle-stacking area for four vehicles. All visitors and residents will be required to use the valet operation to park their vehicles. The site plan in Attachment B shows the location of the valet stacking/queuing area. We used the queuing-analysis methodology from the Transportation and Land Development published by the ITE. This methodology requires hourly rates of vehicle arrival and service times for the valet operation to determine vehicle-queue lengths. The queues resulting from this analysis are 95th percentile queues, which are those expected to be generated 95 percent of the time.

The development will provide 66 parking spaces with double-stack car lifts and 18 single parking spaces on the ground floor of the parking garage for a total of 150 parking spaces. Vehicle lifts allow two vehicles to occupy one parking space by lifting vehicles above the ground and allowing a second vehicle to park underneath one another.

The vehicle-arrival rate was based on the project's peak-hour trip generation, summarized in Table 1. The development is expected to generate 22 morning peak-hour trips (5 ingress and 17 egress)

and 30 afternoon peak hour trips (18 ingress and 12 egress). We estimated the average service time for the valet operation of 2.68 minutes for the drop-off and 2.99 minutes for the pick-up operations. The service time accounts for the time required for the valet attendant to pick-up/drop-off the car, operate the lift, and return to the valet station. The analysis indicates that the valet operation will need a minimum of two attendants at the valet stand to serve the expected demand. To expedite the valet process, we also propose a third valet operator who is responsible for coordinating the lift operations. We used 25 feet to convert the number of queued vehicles to linear feet. Table 2 summarizes the results of the queuing analysis and indicates that queues for the proposed valet operation are not expected to exceed one vehicle and indicate that the expected 95th percentile queue lengths will not exceed the length of the queue-storage area. Attachment D contains excerpts from ITE, the queuing-analysis and service-time calculations, and figures showing the turning movements within the parking area.

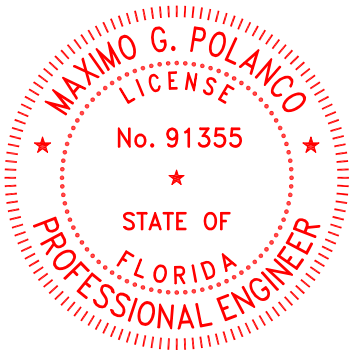
Table 2 - Valet Operation Queuing Analysis Summary

Time	**Storage Capacity** (feet)	**95th Percentile Queue Length**		**Exceeds Capacity?**
		Vehicles	**Feet**	
AM	80	1	25	**NO**
PM	80	1	25	**NO**

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. The proposed valet operation will need a minimum of two valet attendants to serve the expected demand from the proposed development and avoid queuing along public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,
Langan Engineering and Environmental Services, Inc.



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

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

Maximo G. Polanco, 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
Attachment D – Valet Queuing Analysis Calculations

Florida Certificate of Authorization No. 6601

\\langan.com\data\MIA\data6\300303601\Project Data_Discipline\Traffic\Reports\2023-03-31 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 3/31/2023 Scale NTS	**FIGURE 1**

ATTACHMENT B
SITE PLAN

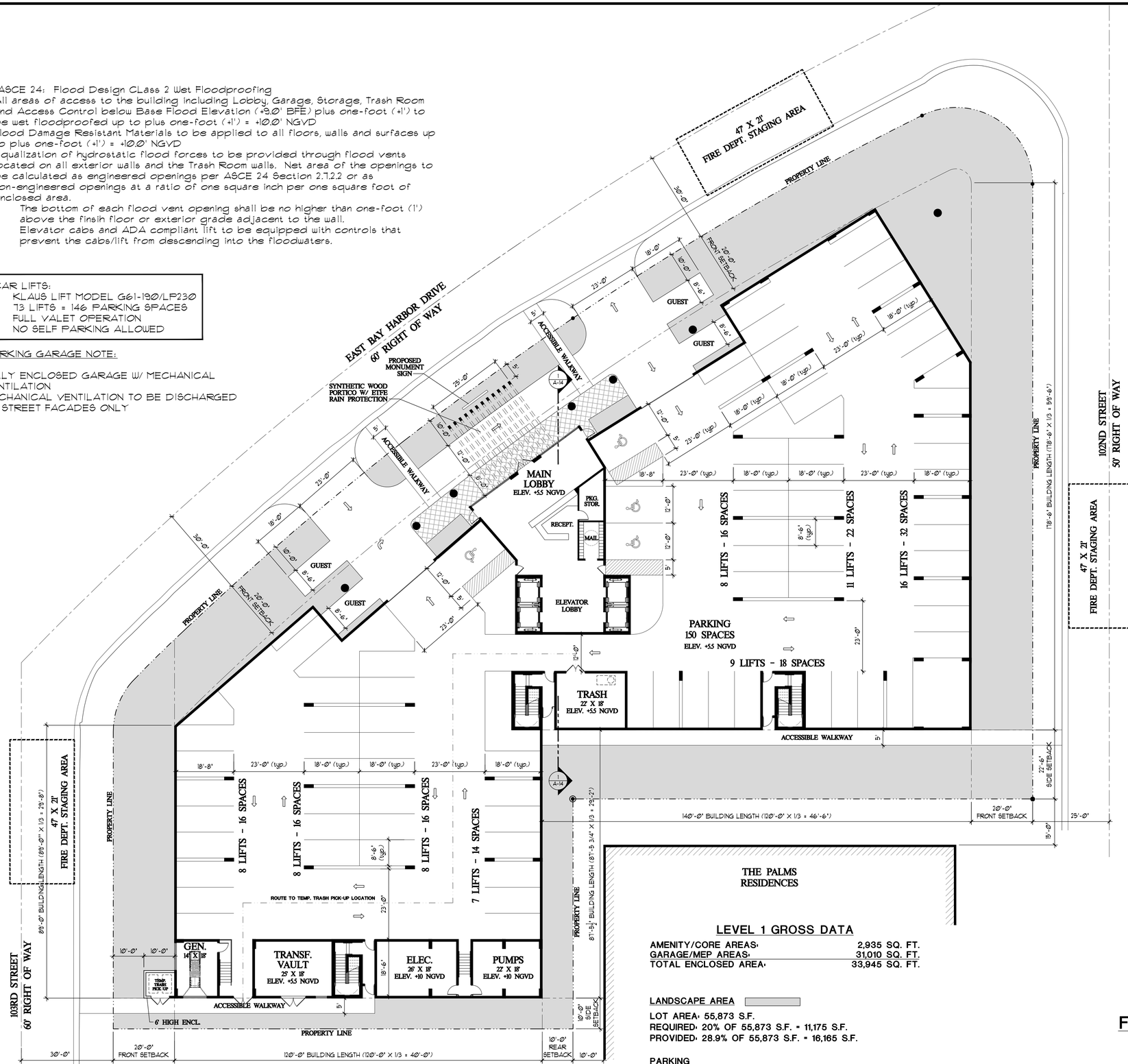
Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- 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.

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 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

LEVEL 1 FLOOR PLAN

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

N

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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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: 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)

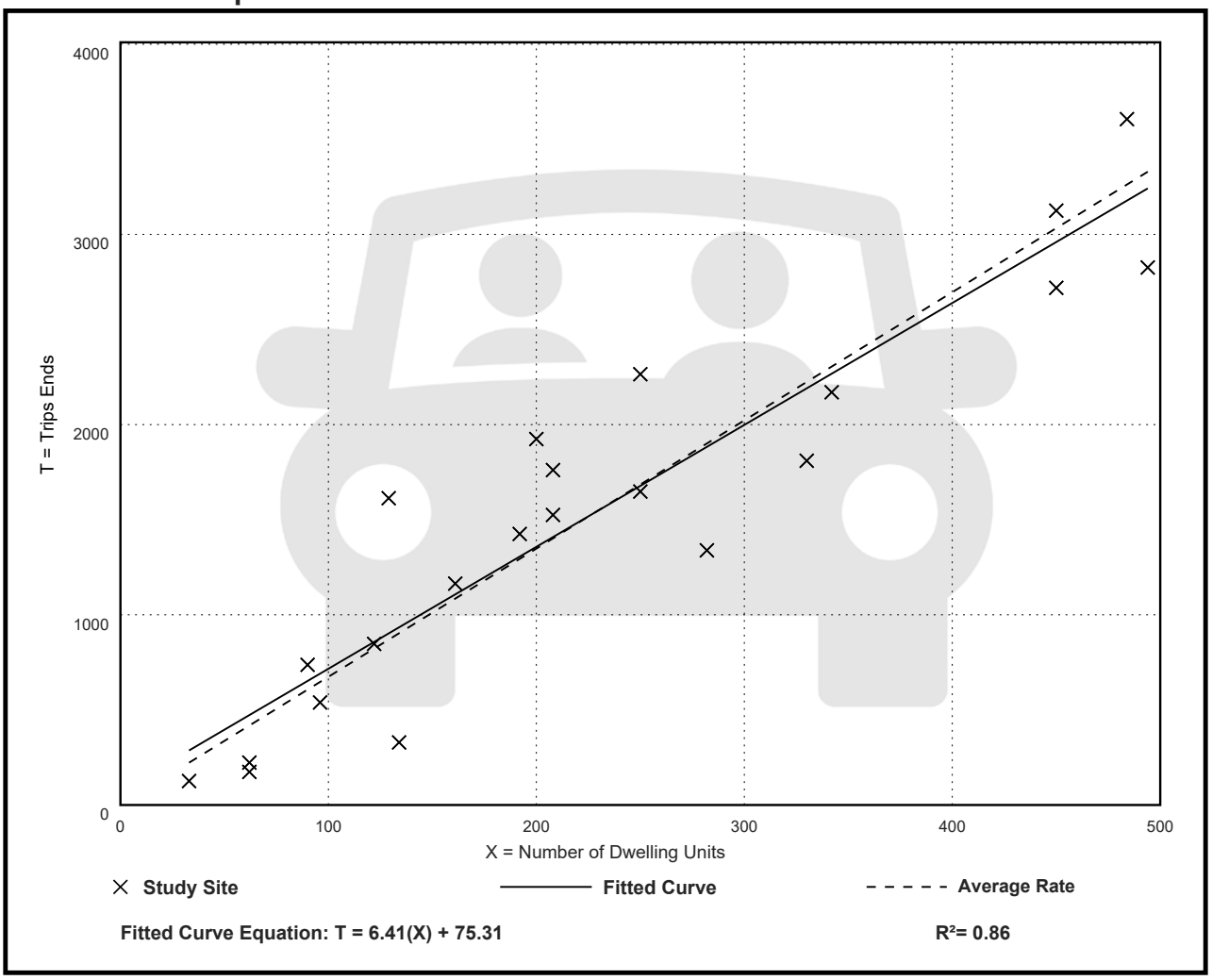
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

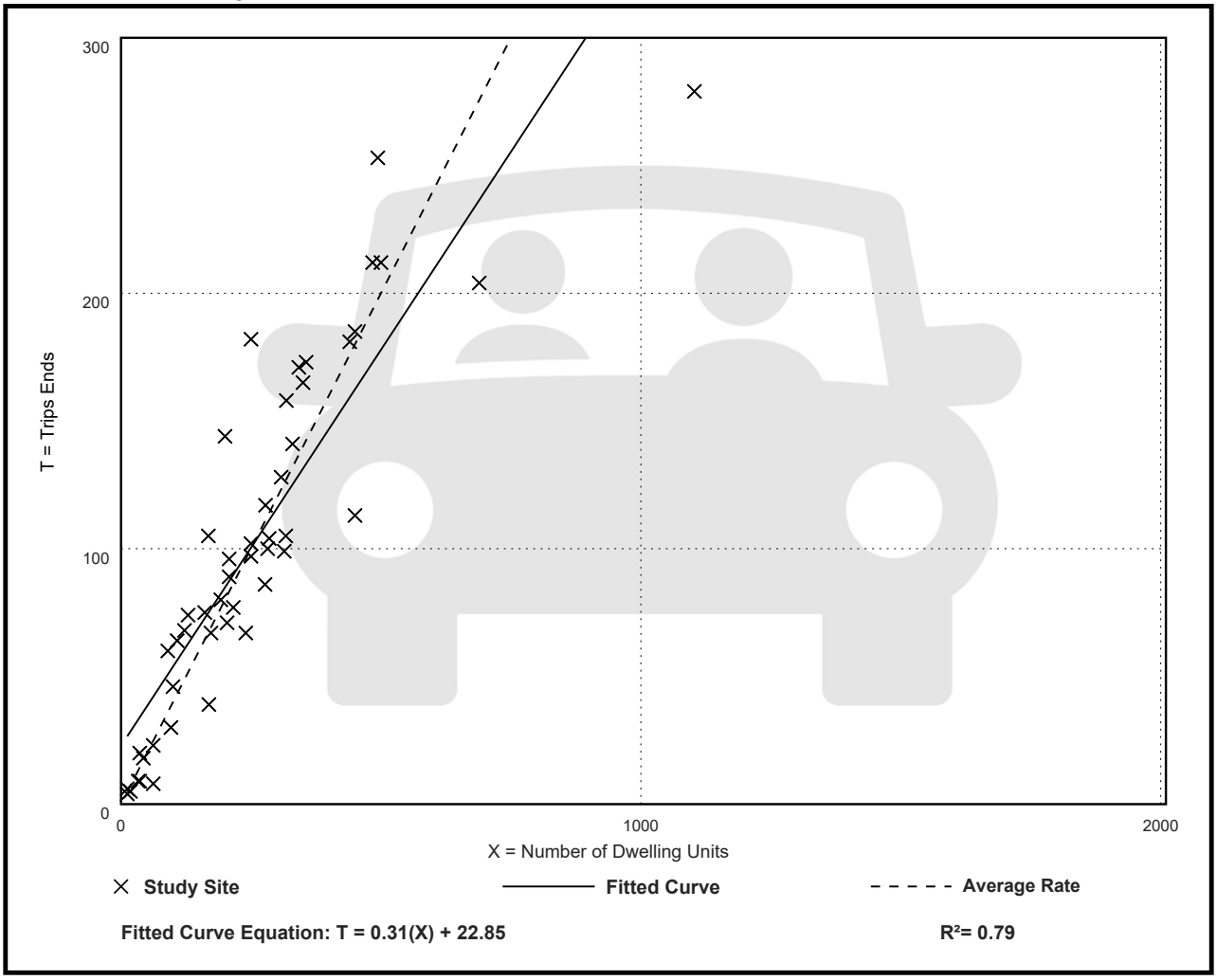
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



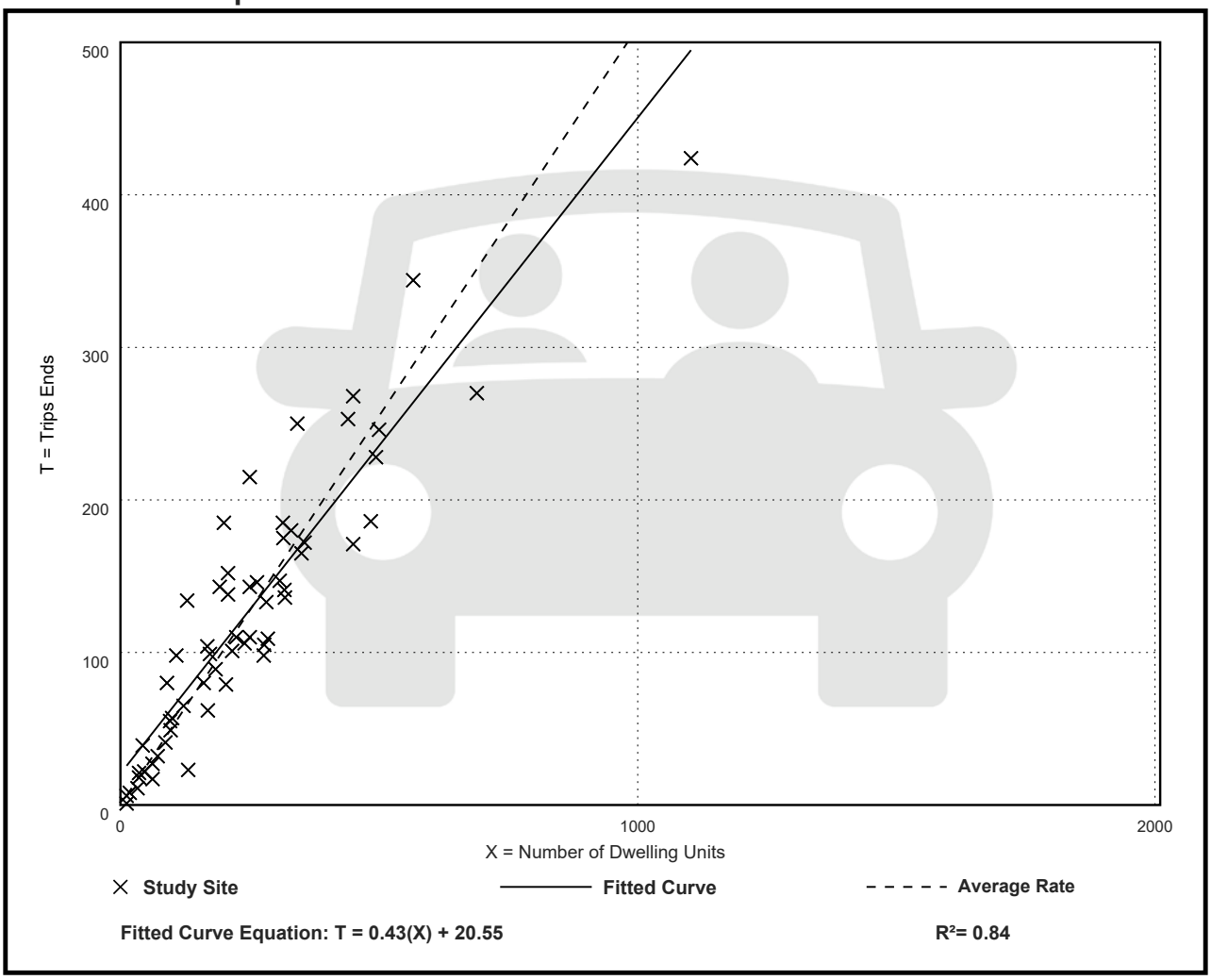
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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)

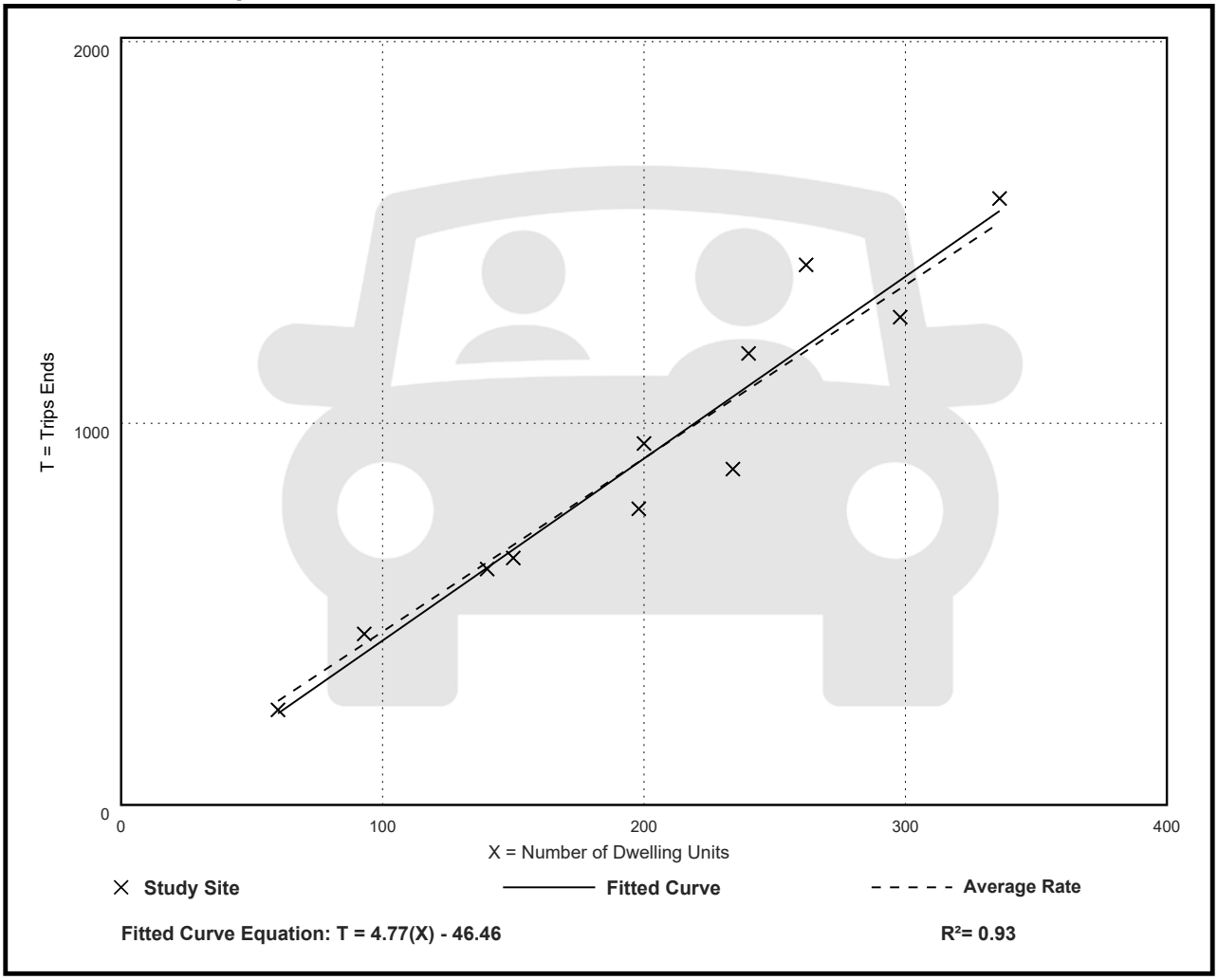
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

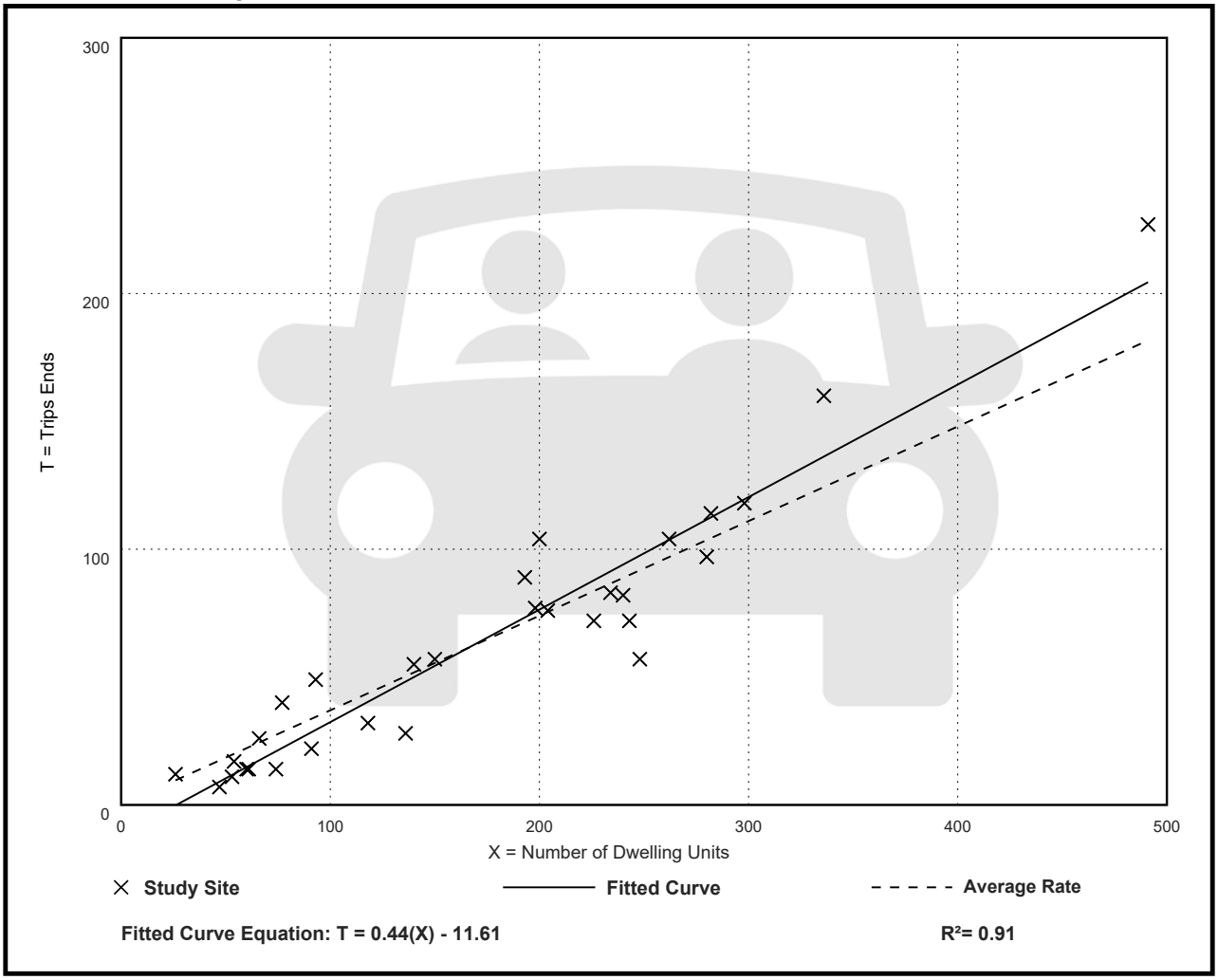
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



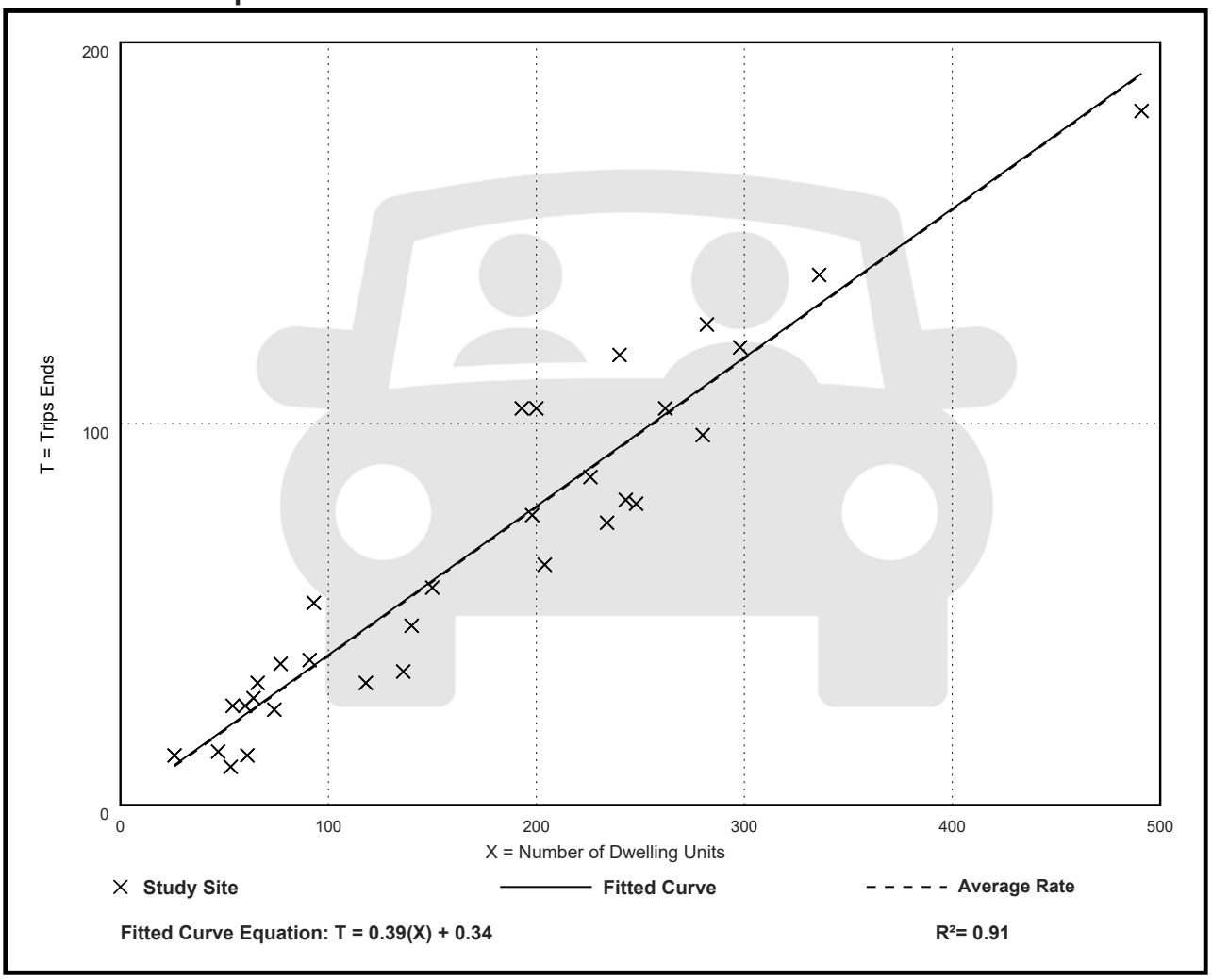
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



ATTACHMENT D
VALET QUEUEING ANALYSIS CALCULATIONS

Valet Service Time Calculations

BAY HARBOR 103 VALET OPERATIONS

Valet Service Time Drop-off	
Activity	**Service Time (min)**
Vehicle Pick-Up	0.40
Vehicle Travel Time	0.53
Lift Time Get on (Weighted Avg.)	1.00
Return to Valet booth (Weighted Avg.)	0.75
Total Service Time	**2.68**

Valet Service Time Pick-up	
Activity	**Service Time (min)**
Get Ticket/Keys	0.15
Pickup Car Time (Weighted Avg.)	0.75
Lift Time Get off (Weighted Avg.)	1.50
Vehicle Travel Time	0.39
Return car	0.20
Total Service Time	**2.99**

Travel Time from Valet Booth to Valet Parking Spaces

	Speed (mph)	Speed (mps)	**Distance to Furthest Space (m)**	Travel Time (sec)
From Valet	10	4.44	140.00	31.50

	Speed (mph)	Speed (mps)	**Distance to Valet Pick-up (m)**	Travel Time (sec)
From Furthest Space	10	4.44	105.00	23.63

Valet Parking Spaces		
Lift Spaces Ground Floor	66	spaces

Valet Operator time to return to Valet Booth		
Return to Valet booth from Parking Spaces	0.75	min

Lift Time Get On		
Double Stackers Lift-Time*	1	min

Lift Time Get Off		
Double Stackers Lift-Time*	1.5	min

** Assumes one personnel at basement floor controlling lifts.*

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QUEUING ANALYSIS BAY HARBOR 103

Estimated Service Time

Entrance Type	Time (min)*
Drop-off Valet Operation	2.68
Pick-up Valet Operation	2.99

Morning Ingress Peak Hour Valet Parking Queuing Analysis

Peak Hour Arrival Rate (veh/hr): **5**
Probablity of Back-up on Adjacent Street: **5%**
Service Time (min): **2.68**
Number of Operators: **2**

N	Q	q	r	Q_m	M
1	45.00	5	0.1111	0.3676	**0.0**

Morning Egress Peak Hour Valet Parking Queuing Analysis

Peak Hour Arrival Rate (veh/hr): **17**
Probablity of Back-up on Adjacent Street: **5%**
Service Time (min): **2.99**
Number of Operators: **2**

N	Q	q	r	Q_m	M
1	41.00	17	0.4146	0.0166	**0.0**

Afternoon Ingress Peak Hour Valet Parking Queuing Analysis

Peak Hour Arrival Rate (veh/hr): **18**
Probablity of Back-up on Adjacent Street: **5%**
Service Time (min): **2.68**
Number of Operators: **2**

N	Q	q	r	Q_m	M
1	45.00	18	0.4000	0.1597	**0.3**

Afternoon Egress Peak Hour Valet Parking Queuing Analysis

Peak Hour Arrival Rate (veh/hr): **12**
Probablity of Back-up on Adjacent Street: **5%**
Service Time (min): **2.99**
Number of Operators: **2**

N	Q	q	r	Q_m	M
1	41.00	12	0.2927	0.4274	**0.7**

Morning Peak Hour Trip Generation Summary

Land Use	ITE Code	In	Out	Total Trips
Multifamily Housing (Mid-Rise)	221	5	17	22
	Total	**5**	**17**	**22**

Afternoon Peak Hour Trip Generation Summary

Land Use	ITE Code	In	Out	Total Trips
Multifamily Housing (Mid-Rise)	221	18	12	30
	Total	**18**	**12**	**30**

r	N=1	2	3	4	6	8	10
0.1	0.1000	0.0182	0.0037	0.0008	0.0000	0.0000	0.0000
0.2	0.2000	0.0666	0.0247	0.0093	0.0015	0.0002	0.0000
0.3	0.3000	0.1385	0.0700	0.0370	0.0111	0.0036	0.0011
0.4	0.4000	0.2286	0.1411	0.0907	0.0400	0.0185	0.0088
0.5	0.5000	0.3333	0.2368	0.1739	0.0991	0.0591	0.0360
0.6	0.6000	0.4501	0.3548	0.2870	0.1965	0.1395	0.1013
0.7	0.7000	0.5766	0.4923	0.4286	0.3359	0.2706	0.2218
0.8	0.8000	0.7111	0.6472	0.5964	0.5178	0.4576	0.4093
0.9	0.9000	0.8526	0.8172	0.7878	0.7401	0.7014	0.6687
1.0	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

** ITE Transportation and Development Table 8.11*

Required queuing storage equation:

$$M = \frac{\ln(0.05) - \ln(Q_m)}{\ln \rho} - 1$$

where:

N = Number of Lanes
Q = Average Service Rate (veh/hr)
q = Peak Hour Arrival Rate (veh/hr)
r = Coefficient of Utiliation (q/NQ)
Q_m = ITE table value of relationship between queue length, number of attendants and utilization factor (ITE Transportation and Land Development Table 8.11
M = Queue length which is exceeded 5% of the time (veh)

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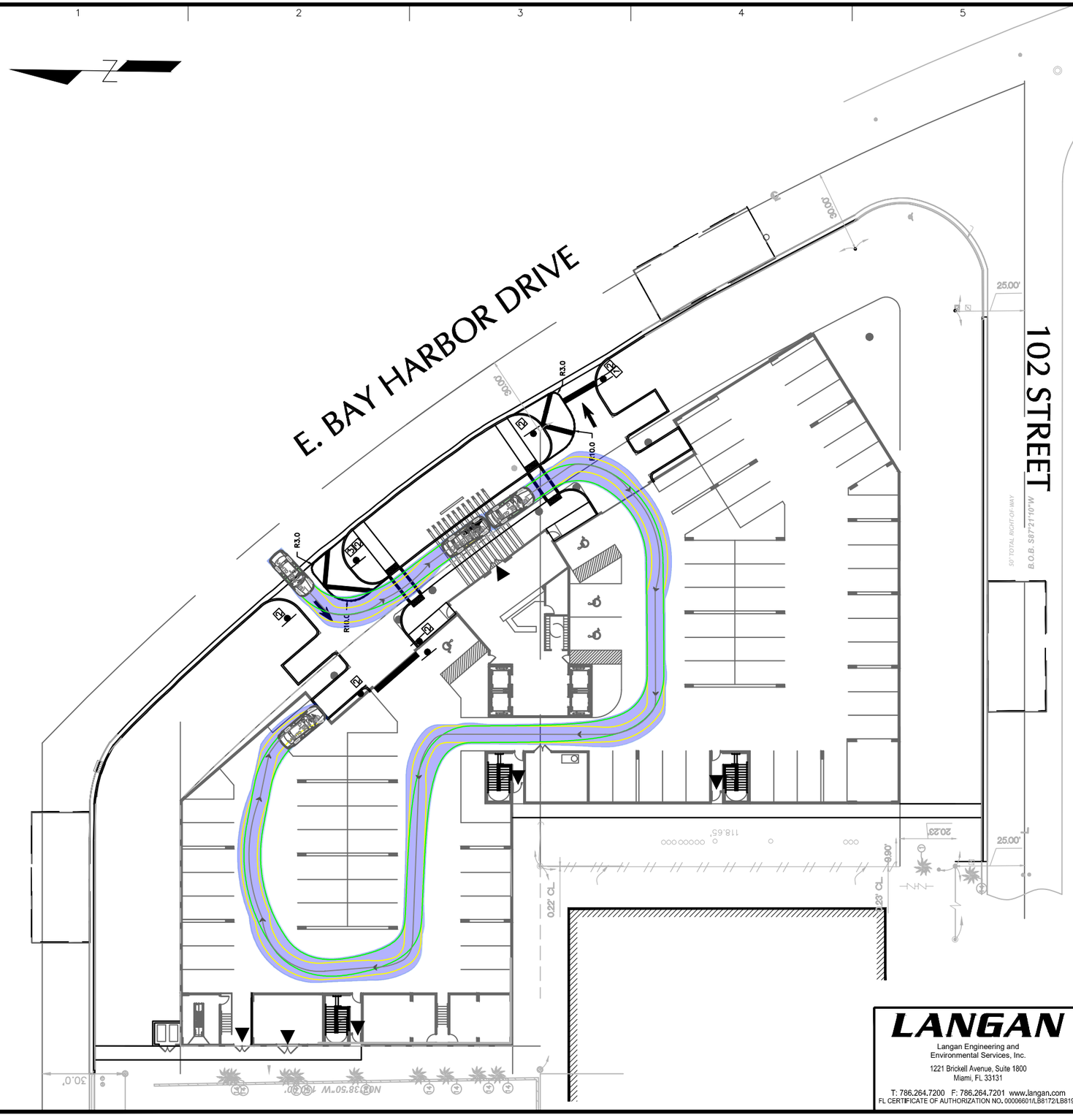

GROUND FLOOR INGRESS PASSENGER VEHICLE VALET OPERATION:

Furthest parking spaces from proposed parking drop-off.
Approximately 450 feet.

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Project No. 300303601

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Langan Engineering and Environmental Services, Inc.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project	BAY HARBOR 103
	MIAMI BEACH MIAMI-DADE COUNTY FLORIDA
Drawing Title	VALET OPERATION
Project No.	300303601
Date	APRIL 2023
Drawn By	JCG
Checked By	MGP
Drawing No.	FIG. 1
Sheet	1 of 1

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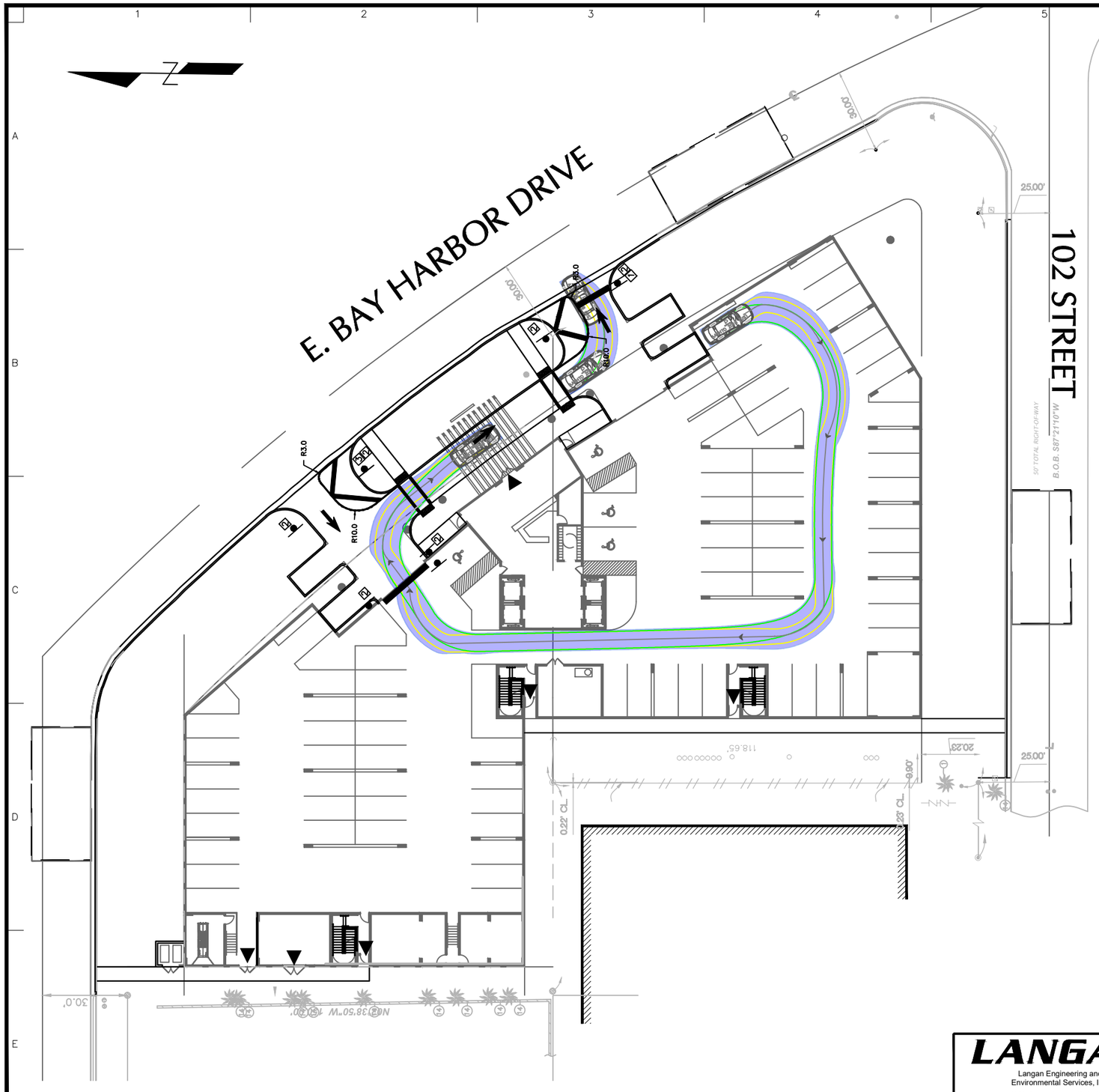

GROUND FLOOR EGRESS PASSENGER VEHICLE VALET OPERATION:

Furthest parking spaces from proposed parking drop-off.
Approximately 380 feet.

LANGAN

Project No. 300303601

LANGAN
Langan Engineering and Environmental Services, Inc.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project	BAY HARBOR 103 MIAMI BEACH MIAMI-DADE COUNTY FLORIDA
Drawing Title	VALET OPERATION
Project No.	300303601
Date	APRIL 2023
Drawn By	JCG
Checked By	MGP
Drawing No.	FIG. 2
Sheet	1 of 1

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INSTITUTE
OF
TRANSPORTATION ENGINEERS

Transportation and Land Development

Vergil G. Stover
Texas A & M University

Frank J. Koepke
The Traffic Institute, Northwestern University

Prentice Hall, *Englewood Cliffs, New Jersey 07632*

APPLICATIONS OF QUEUEING ANALYSIS

Providing an adequate and well-defined storage area for drive-thru traffic is particularly critical, especially at fast-food restaurants and drive-thru bank facilities where queues can, and do, become quite long. Waiting vehicles should be stored on private property clear of driveways so that traffic back-up does not interfere with movement on the arterial street. At fast-food restaurants, the menu board should be installed upstream of the service window to permit drive-thru customers to place their orders prior to their arrival at the service window. Preparation of their order can then begin before they reach the service window, thus minimizing their time at the service window. A well-defined storage area for the waiting traffic should be located so that the waiting vehicles do not block or impede the movement of driveway traffic.

Where a single service position is involved, the situation is referred to as a *single-channel problem*. *Multiple-channel problems* arise when two or more service positions are available. Such problems commonly arise with bank tellers (indoor as well as drive-in windows), entrances and exits at large parking lots and garages, at passenger pick-up areas at transit stations and taxi stands, truck terminals or loading/unloading areas, supermarket checkout counters, telephone calls, building entrances, and transit-station turnstiles. The assumptions of Poisson arrivals and negative exponential service time are commonly acceptable and used for both single- and multiple-channel problems. Thurgood [11] found these assumptions to be representative of drive-in facilities.

Customers arriving randomly at a drive-in facility may enter into service immediately or may have to enter the queue until they can be served. Waiting lines occur whenever the immediate demand for service exceeds the current capacity of the facility providing that service.

Basic Notation and Terminology

The following notation is employed throughout this section:

n = number of customers in the drive-in system
M = number of customers in the queue waiting to be served (number of customers in the system minus the number being served)
$P(n)$ = steady-state probability that exactly n customers are in the queueing system
$P(0)$ = probability that zero vehicles are in the queueing system
N = number of parallel service positions
q = mean average arrival rate of vehicles into the system (vehicles/hour)
Q = mean average service rate per service position (vehicles/hour/position)
Avg (t) = $\%Q$ = mean service time expressed in minutes per vehicle
ρ = $\%Q$ = coefficient of utilization
$E(m)$ = expected (average) number of customers in the system
$E(n)$ = expected (average) number of customers waiting in the queue
$E(t)$ = expected (average) waiting time in system (includes service time)
$E(w)$ = expected (average) waiting time in queue (excludes service time)

The equations employed in the analysis of queueing problems are given in Table 8-10.

Jones, Woods, and Thurgood [4] have developed a graph (Figure 8-6) for determining the probability that there will be no customers in the system—values for $P(0)$. They also developed graphs for determining the average number of waiting customers (Figure 8-7), the average waiting time (Figure 8-8), and average queue length (Figure 8-9). These figures avoid the necessity to perform the time-consuming, although simple, queueing-analysis calculations. See pp. 228–30.

TABLE 8-10
Queueing System Equations

Equation Number	*Variable*	*Equation*
(8-1)	Coefficient of utilization	$\rho = \dfrac{q}{NQ}$
(8-2)	Probability of no customers in the system	$P(0) = \left[\sum_{n=0}^{N-1} \dfrac{\left(\frac{q}{Q}\right)^n}{n!} + \dfrac{\left(\frac{q}{Q}\right)^N}{N!(1-\rho)}\right]^{-1}$
(8-3)	Mean number in the queue	$E(m) = \left[\dfrac{\rho\left(\frac{q}{Q}\right)^N}{N!(1-\rho)^2}\right] P(0)$
(8-4)	Mean number in the system	$E(n) = E(m) + \dfrac{q}{Q}$
(8-5)	Mean wait time in queue (hours)	$E(w) = \dfrac{E(m)}{q}$
(8-6)	Mean time in the system (hours)	$E(t) = E(w) + \dfrac{1}{Q}$ $= E(w) + \text{Avg}\ (t)$
(8-7)	Proportion of customers who wait	$P[E(w) > 0] = \left[\dfrac{\left(\frac{q}{Q}\right)^N}{N!(1-\rho)}\right] P(0)$
(8-8)	Probability of a queue exceeding a length M	$P(x > M) = (\rho^{N+1})P[E(w) > 0]$
(8-9a)	Queue storage required	$M = \left[\dfrac{\ln P(x > M) - \ln E(w) > 0}{\ln \rho}\right] - 1$
(8-9b)*	Queue storage required	$M = \left[\dfrac{\ln P(x > M) - \ln Q_M}{\ln \rho}\right] - 1$

*Q_M is a statistic which is a function of the utilization rate and the number of service channels (service positions); see Table 8-11. The table of Q_M values and use of Equation (8-9b) greatly simplifies the calculations compared to those using Equations (8-9a).

Use of the equations and the graphs may be illustrated by the following example of a drive-in bank.

Conditions:

Number of drive-in windows, $N = 3$

Demand on the system, $q = 70$

Service capacity per channel, $Q = 28.6$ for an average service time, Avg $(t) = 2.1$ minutes

Solution Using Graphs:

- Coefficient of utilization $= 70/(3)(28.6) = 0.816$
- Probability that there are customers waiting in the system, Figure 8-6: $P(0) = 0.05$
- Expected average number of customers waiting in the queue, Figure 8-7: $E(m)/N = 1.0$; and the average number $E(m) = (3)(1.0) = 3$

location, a 5% probability of back-up onto the adjacent street is judged to be acceptable. Demand on the system for design is expected to be 110 vehicles in a 45-minute period. Average service time was expected to be 2.2 minutes. Is the queue storage adequate?

Such problems can be quickly solved using Equation (8–9b) given in Table 8-10 and repeated below for convenience.

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho}\right] - 1$$

where:

M = queue length which is exceeded p percent of the time
N = number of service channels (drive-in positions)
Q = service rate per channel (vehicles per hour)
$\rho = \dfrac{\text{demand rate}}{\text{service rate}} = \dfrac{q}{NQ}$ = utilization factor
q = demand rate on the system (vehicles per hour)
Q_M = tabled values of the relationship between queue length, number of channels, and utilization factor (see Table 8.11)

TABLE 8-11
Table of Q_M Values

	$N = 1$	2	3	4	6	8	10
0.0	0.0000	0.0000	0.0000	0.0000			
0.1	.1000	.0182	.0037	.0008	.0000	0.0000	0.0000
.2	.2000	.0666	.0247	.0096	.0015	.0002	.0000
.3	.3000	.1385	.0700	.0370	.0111	.0036	.0011
.4	.4000	.2286	.1411	.0907	.0400	.0185	.0088
.5	.5000	.3333	.2368	.1739	.0991	.0591	.0360
.6	.6000	.4501	.3548	.2870	.1965	.1395	.1013
.7	.7000	.5766	.4923	.4286	.3359	.2706	.2218
.8	.8000	.7111	.6472	.5964	.5178	.4576	.4093
.9	.9000	.8526	.8172	.7878	.7401	.7014	.6687
1.0	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

$\rho = \dfrac{q}{NQ} = \dfrac{\text{arrival rate, total}}{(\text{number of channels})(\text{service rate per channel})}$
N = number of channels (service positions)

Solution

Step 1: $Q = \dfrac{60 \text{ min/hr}}{2.2 \text{ min/service}} = 27.3$ services per hour

Step 2: $q = (110 \text{ veh}/45 \text{ min}) \times (60 \text{ min/hr}) = 146.7$ vehicles per hour

Step 3: $\rho = \dfrac{q}{NQ} = \dfrac{146.7}{(6)(27.3)} = 0.8956$

Step 4: $Q_M = 0.7303$ by interpolation between 0.8 and 0.9 for $N = 6$ from the table of Q_M values (see Table 8-11).

Step 5: The acceptable probability of the queue, M, being longer than the storage, 18 spaces in this example, was stated to be 5%. $P(x > M) = 0.05$, and:

$$M = \left[\frac{\ln 0.05 - \ln 0.7303}{\ln 0.8956}\right] - 1 = \left[\frac{-2.996 - (-0.314)}{-0.110}\right] - 1$$

$$= 24.38 - 1 = 23.38, \text{ say } 23 \text{ vehicles.}$$

The number of vehicles in the queue would be expected to exceed 23 more than 5% of the time. Since the site plan will accommodate a queue of 18 vehicles, the storage is not sufficient for the conditions stated.

It is important to realize that, for any $P\ (x > M)$ value, the queue length required increases very rapidly for values of $\rho > 0.85$ (see Figure 8-9). When $\rho > 1.0$, the solution is indeterminate and the queue length theoretically becomes infinite.

Analysis of Service Times. In many instances it is effective to demonstrate that a proposed design not only is inadequate to store vehicles waiting for service but will result in unacceptable wait times as well. The necessary equations are given in Table 8-10.

For purposes of checking computations it is convenient to know that the limit of $P(0)$, as the number of channels approaches infinity (in practical terms when $N > 10$), is:

$$\lim_{N \to \infty} P(0) = e^{-\lambda} \qquad \text{where } \lambda = q/Q$$

Drive-In Bank Example: Under the site-development approval requirements, representatives of a bank presented a site plan for the construction of a new bank having three service positions. Information provided by bank officials and observations at other local banks provided the following data:

- Expected average arrival rate during the design hour (4:30–5:30 p.m. on Fridays) = 70 vehicles per hour (vph)
- Average service time per customer = 2.1 minutes

Does the site plan provide for sufficient storage to accommodate all vehicles arriving 95% of the time?

$$q = 70 \text{ vph arrival rate}$$

$$Q = \frac{60 \text{ minutes per hour}}{2.1 \text{ minutes per service}} = 28.6 \text{ vph service rate}$$

$$\rho = \frac{70}{(3)(28.6)} = 0.816$$

$$\frac{q}{Q} = \frac{70}{28.6} = 2.45$$

$$Q_M = 0.674 \text{ by interpolation from Table 8-11}$$

$$P(x > M) = 1.00 - 0.95 = 0.05$$

By Equation (8-9b)

$$M = \left[\frac{\ln 0.05 - \ln 0.674}{\ln 0.816}\right] - 1 = \left[\frac{-2.996 - (-0.396)}{-0.203}\right] - 1 = 11.8, \text{ say } 12$$

Thus, it would be necessary to store 12 vehicles, exclusive of the three service positions, in order to accommodate the arriving vehicles 95% of the time; or alternatively, to have waiting vehicles extending back into the adjacent street no more than 5% of the time between 4:30 and 5:30 p.m. on Fridays. Since the site plan provides for six spaces, the site plan as submitted is inadequate and should be disapproved.

A solution to the problem would be to increase the storage, or if this is not possible add a service position in order to reduce the average service time.

Addition of a service position would reduce the number of storage spaces needed to three (three storage plus four service positions)—assuming the same arrival rate and service time:

$$M = \left[\frac{\ln 0.05 - \ln 0.301}{\ln 0.612}\right] - 1 = 2.7, \text{ say } 3$$

A redesign to provide four service positions would have the additional benefit of substantially reducing the expected waiting time (from over 4 minutes to less than $\frac{1}{2}$ minute) for the bank customers using the drive-in windows:

With Three Service Positions:

$$q = 70 \text{ vph}$$
$$Q = 28.6 \text{ vph}$$
$$\frac{q}{Q} = 2.45$$
$$\rho = \frac{70}{(3)(28.6)} = 0.816$$
$$P(0) = \left[\frac{(2.45)^0}{0!} + \frac{(2.45)^1}{1!} + \frac{(2.45)^2}{2!} + \frac{(2.45)^3}{3!\left[1 - \left(\frac{2.45}{3}\right)\right]}\right]^{-1}$$
$$= [1 + 2.45 + 3.00 + 13.37]^{-1} = 0.0505$$
$$E(m) = \left[\frac{(0.816)\left(\frac{70}{28.6}\right)^3}{3!(1 - 0.816)^2}\right] 0.0505 = 2.97$$
$$E(n) = 2.97 + \frac{70}{28.6} = 5.42$$
$$E(t) = \frac{2.97}{70} = 0.0424 \text{ hours or } 2.55 \text{ minutes}$$
$$E(w) = 0.0424 + \frac{1}{28.6} = 0.0774 \text{ hours or } 4.64 \text{ minutes}$$

With Four Service Positions:

$$q = 70 \text{ vph}$$
$$Q = 28.6 \text{ vph}$$
$$\frac{q}{Q} = 2.45$$
$$\rho = \frac{70}{(4)(28.6)} = 0.612$$
$$P(0) = \left[\frac{(2.45)^0}{0!} + \frac{(2.45)^1}{1!} + \frac{(2.45)^2}{2!} + \frac{(2.45)^3}{3!} + \frac{(2.45)^4}{4!\left[1 - \left(\frac{2.45}{4}\right)\right]}\right]^{-1}$$
$$= 0.0783$$
$$E(m) = \left[\frac{(0.612)(2.45)^4}{4!(1 - 0.612)^2}\right] 0.0783 = 0.48$$
$$E(n) = 0.48 + 2.45 = 2.93$$
$$E(t) = 0.007 + \frac{1}{28.6} = 0.042 \text{ hours or } 2.51 \text{ minutes}$$
$$E(w) = \frac{0.48}{70} = 0.007 \text{ hours or } 0.41 \text{ minutes}$$

However, the service time would increase somewhat unless an additional teller were also added. Nevertheless, an increase to 2.5 minutes, or more, would still reduce the storage space required and result in better service (less time in the system). Besides, time spent being served is less irritating to the customer than an equal time spent waiting.

Conversion of a Residence. An existing single-family residence was situated on a 2.5-acre tract fronting on the major north–south arterial in the urbanizing fringe of a metropolitan area of 100,000 population. The 85th percentile speed exceeded 50 mph; however, it was anticipated that the speed limit would be reduced to 45 mph as further urbanization occurred.

Requests for rezoning from single-family residential to general commercial had received negative recommendations from the Planning and Zoning Commission and denied by the City Council. Nevertheless, the fact that changing conditions in the vicinity of the site were making the property less desirable as a single-family residence was generally recognized. Therefore, when an application was submitted for a Conditional Use Permit to establish a private school using the existing residence for classrooms, the Planning and Zoning Commission was very favorably disposed to the request. The applicant provided the following information prior to the public hearing.

1. The completed application for a conditional use
2. A statement that the intended use was for a Montessori school using the existing structure
3. A site plan as required for all proposed development, other than single-family and duplex residential development, before a building permit will be issued for a new structure and for remodeling of an existing one

The following information was presented at the public hearing by the applicant:

1. At least 40 students would be enrolled before any change would be made in the site circulation.
2. Eighty percent of the students were expected to be picked up within a 20-minute period—a substantial additional fee was to be charged for children picked up more than 30 minutes after school.
3. A strong parent–school relationship was intended, so that average pick-up time of at least 2 minutes and visits of 5 minutes or longer would not be unusual.

The following were agreed upon at the public hearing:

1. The probability of vehicles backing up onto the main lane of the major arterial should be negligible, less than 1%.
2. The site plan, with no change in the circulation pattern, would provide for four service positions and three storage positions.

Based upon these conditions, the following analysis was performed using Equation (8-9b):

$$M = 3$$

$$N = 4$$

$$Q = 60 \text{ minutes per hour} \div 2 \text{ minutes per service} = 30 \text{ vph}$$

$$q = (40 \text{ students})\,(80\% \text{ in } 20 \text{ minutes})\left(\frac{60}{20}\right) = 96 \text{ vph}$$

$$\rho = \frac{96}{(4)\,(30)} = 0.8000$$

$$P(x > 3) = 0.01 \text{ (a 1\% chance of vehicles backing up onto the arterial)}$$

$$Q_M = 0.8585, \text{ from Table 8-11}$$

$$3 = \left[\frac{\ln P(x > 3) - \ln 0.5964}{\ln 0.8000}\right] - 1$$

$$3 = \left[\frac{\ln P(x > 3) - (-0.5168)}{-0.2231}\right] - 1$$

Then,

$$\ln P(x > 3) = (4)(-0.2231) - 0.5168 = -1.4092$$

and

$$P(x > 3) = e^{-1.4092} = 0.244 \text{ or } 24\%$$

Thus, the calculated probability that the queue could back up onto the arterial is 24% (given the stated conditions), which is considerably greater than the acceptable probability of less than 1%, and the application was denied. The Planning and Zoning Commission suggested various compromises of redesign of the site and issuance of a conditional use permit for a school (under the ordinance, a school can be located in any zoning district by condition) with the condition that the maximum enrollment would not exceed 24 students, which is the number necessary to achieve a value of $P(x > 3) < 0.01$. All such proposals were rejected by the applicant. The site was subsequently rezoned to the Administrative and Professional District (a restricted office district) and is now being used as a dentist's office.

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1. Barton-Aschman Associates, Inc., *McDonald's Site Traffic Analysis Manual,* 1980.
2. Fairfax County, Virginia, *Stacking Space Standards for Drive-In Windows At Fast Food Restaurants,* 1980.
3. Institute of Transportation Engineers, *Trip Generation Rates,* 1976.
4. Jones, Robert L., Woods, Donald, L., and Thurgood, Glen S., "Drive-In Banking: Managing for Maximum Service," *ITE Journal,* publication pending.
5. Lalani, Nazir, "Factoring 'Passer-By' Trips Into Traffic Impact Analyses," *Public Works,* May 1984.
6. Lopata, Roy H. and Jaffe, Stuart J., "Fast Food Restaurant Trip Generation: Another Look," *ITE Journal,* 1980.
7. Petersen, David O., "Bank-Savings and Loan Traffic and Parking Analysis," unpublished internal memorandum, Barton-Aschman Associates Inc., February 1974.
8. Scifres, Peter N., "Traffic Planning for Drive-In Financial Institutions," *Traffic Engineering,* September 1975.
9. The Traffic Institute, Northwestern University, Selected Studies of Burger King Restaurants.
10. The Traffic Institute, Northwestern University, short course notes.
11. Thurgood, Glen S., "The Application of Stochastic Queueing Theory in the Development of Suggested Traffic Design Guidelines for Drive-In Service Facilities," doctoral dissertation, Texas A&M University, December 1975.

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
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

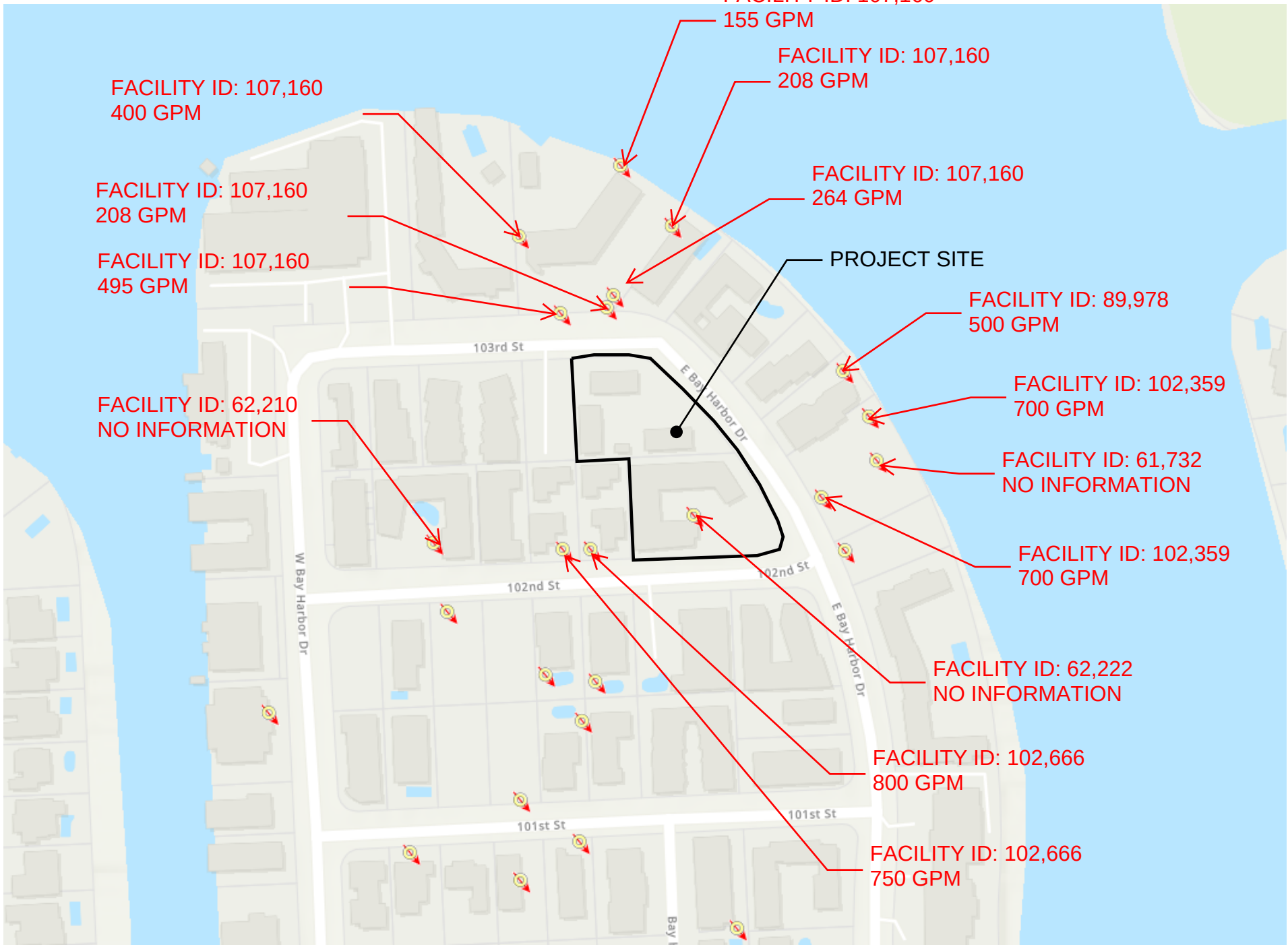
Attachment D – Curve Number, Site and Soil Storage, and Exfiltrated Volume Calculations

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

Proposed Plans

ATTACHMENT A

Design Parameters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264 GPM
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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
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FACILITY ID: 61,732
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700 GPM
102nd St
102nd St
W Bay Harbor Dr
E Bay Harbor Dr
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FACILITY ID: 102,666
800 GPM
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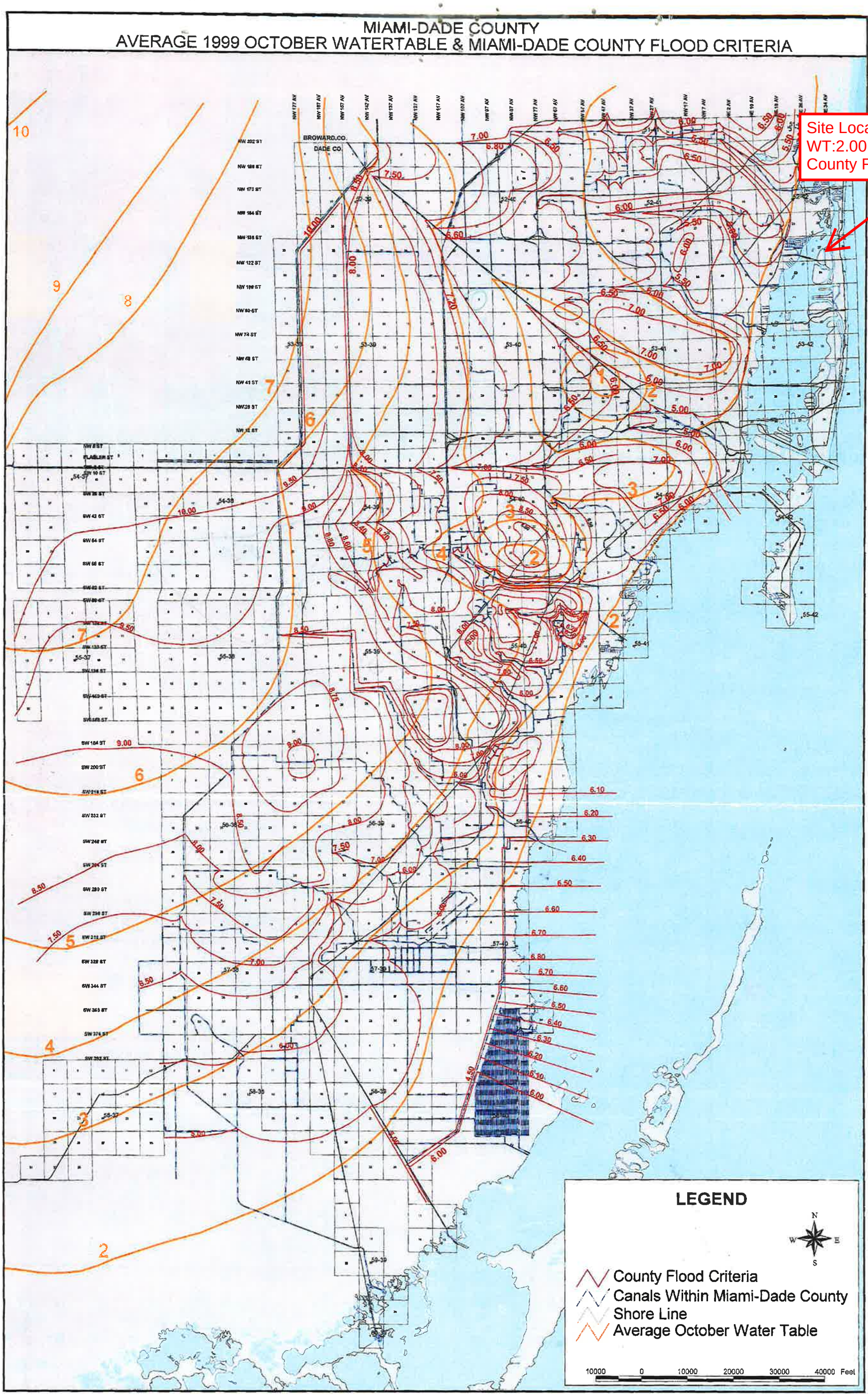
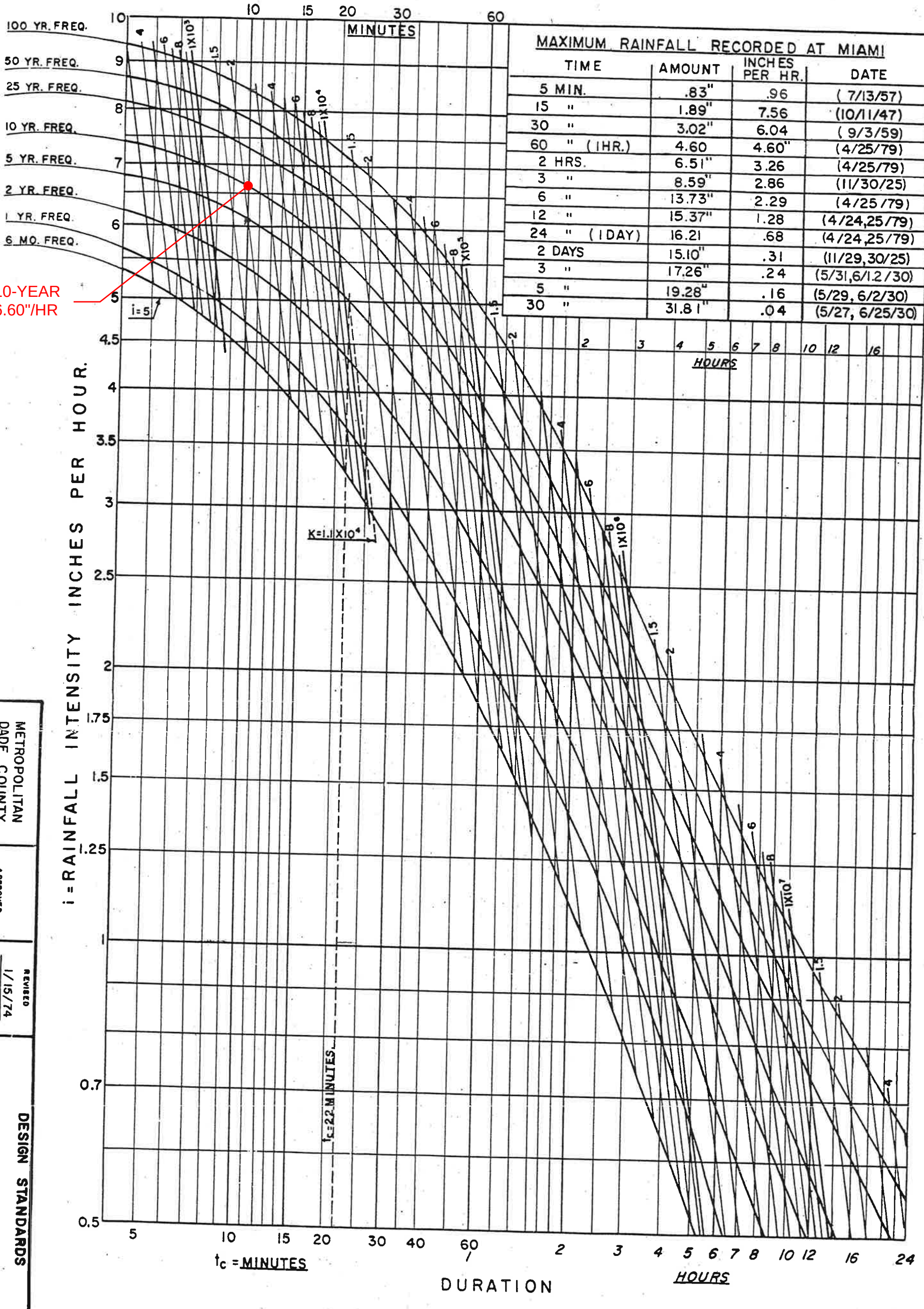
FACILITY ID: 102,666
750 GPM

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

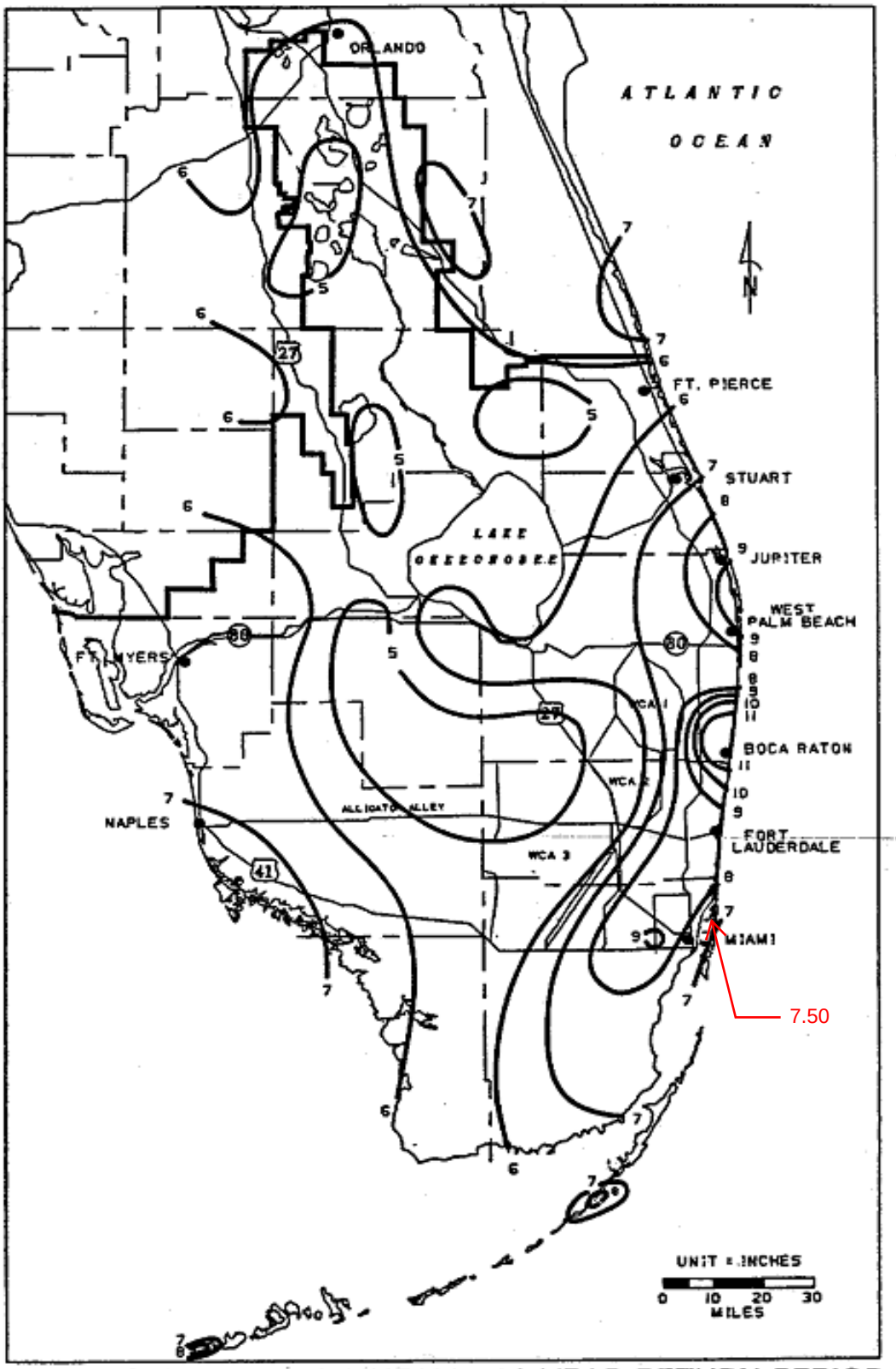


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

ATTACHMENT B

Proposed Drainage Calculations

LANGAN

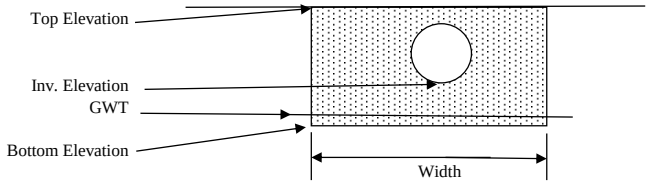
9/8/2022

Post-Development Calculations for Bay Harbor 103rd Street Apartments

WATER QUALITY CALCULATIONS

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

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



Proposed Exfiltration Trench:

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

Existing Exfiltration Trench:

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

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

BASIN DESIGN INFORMATION per DERM

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

WATER QUALITY CALCULATIONS PER SFWMD

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

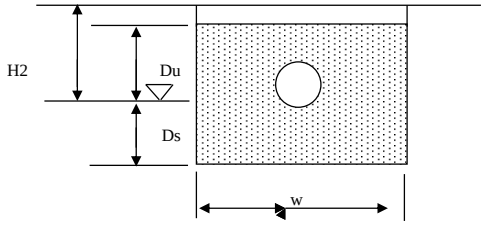
TREATMENT VOLUME REQUIRED (Greater of the 1" WQ vs. 2.5" WQ):

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

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

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

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

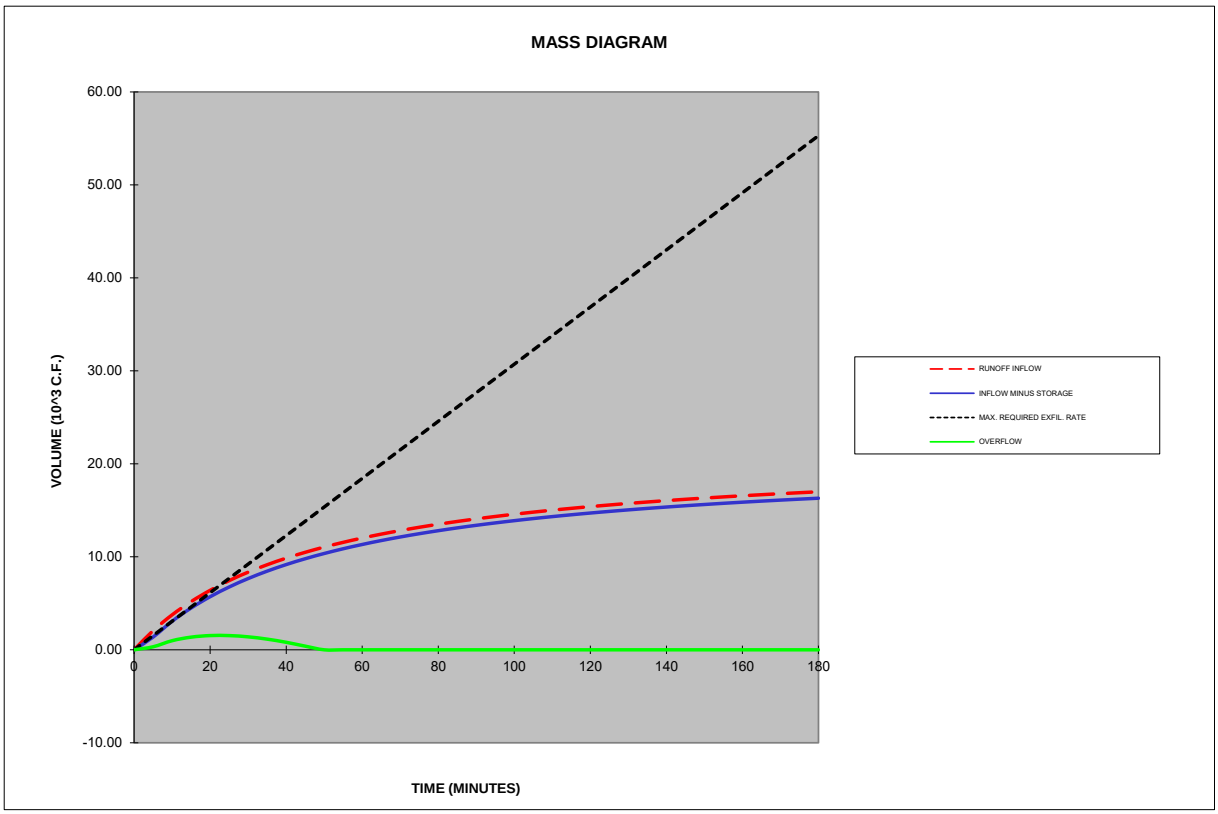


Capacity of Exist. Exfil. Trench =	**0.000**	ha-m or	**0.000**	ac.-ft.
Treatment Volume =	**0.013**	ha-m or	**0.11**	ac.-ft.
Volume =	**1.280**	ac-in.		
%WQ =	**100%**			
k =	**4.47E-04**	cfs/sf-ft		
H2 =	**2.50**	ft.		
W =	**4.00**	ft.		
Du =	**1.50**	ft.		
Ds =	**12.50**	ft.		
SF =	**2.00**			

L Required = 72 feet

LENGTH PROVIDED = 230.00 feet

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



MAXIMUM OVERFLOW RATE =	1.64	CFS

Overflow to be handled by proposed Drainage Well.

DRAINAGE WELL CALCULATIONS

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

PROPOSED CONDITION RUNOFF CALCULATIONS:

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

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

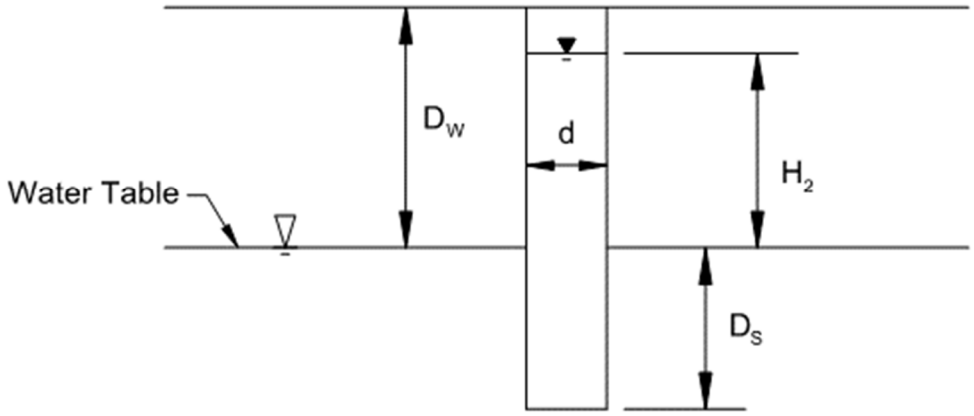
Notes:

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

ATTACHMENT C

Percolation Tests

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



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

TEST DATA

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

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

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

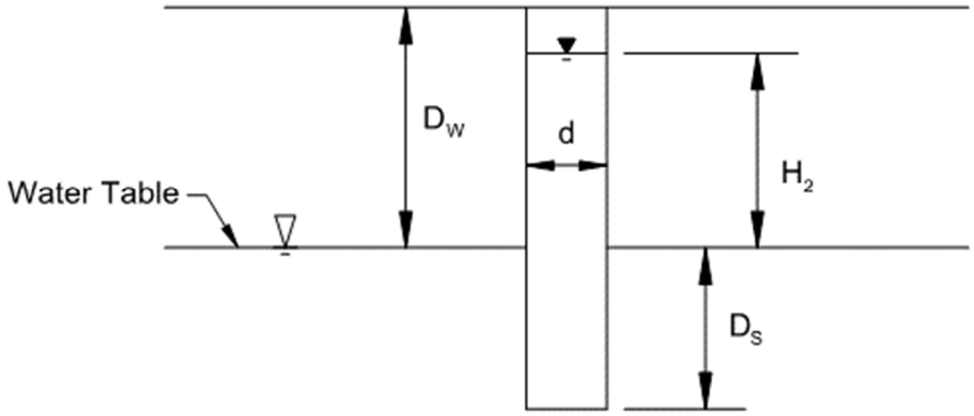
LANGAN

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

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

Project No. 300303601
\\langan.com\data\MIA\data6\300303601\Project Data_Discipline\Geotechnical\Field Records\Perc Test P-1.docx

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



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

TEST DATA

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

HYDRAULIC CONDUCTIVITY

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

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

SOIL PROFILE

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

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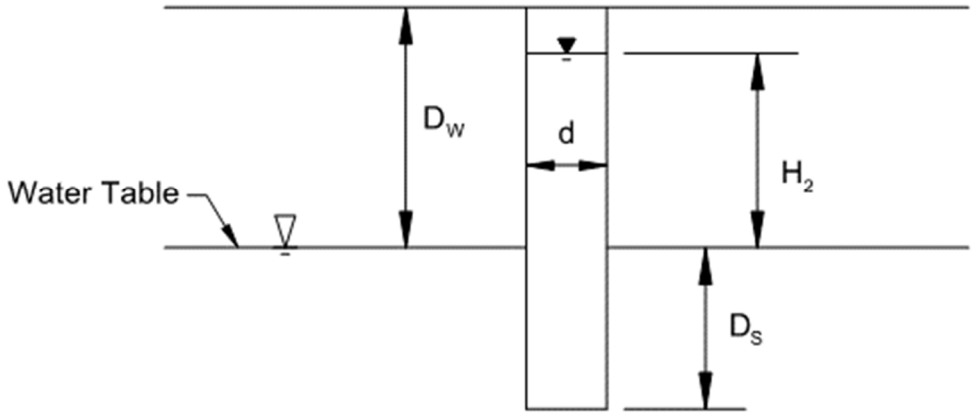
FBPE Registry No. 6601

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

Project No. 300303601
\\langan.com\data\MIA\data6\300303601\Project Data_Discipline\Geotechnical\Field Records\Perc Test P-1.docx

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

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FBPE Registry No. 6601

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

Project No. 300303601
\\langan.com\data\MIA\data6\300303601\Project Data_Discipline\Geotechnical\Field Records\Perc Test P-1.docx

ATTACHMENT D

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

LANGAN

10/24/2022

BAY HARBOR 103RD STREET

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

SURFACE WATERMANAGEMENT CALCULATIONS

I. Design Criteria:

1) SHWT: 2.00 ft. NGVD

2) Rainfall Amounts:

Design Events	SFWMD Rainfall Amounts*	
	24 Hour	72 Hour
10 Year Storm Event	7.50 inches	
25 Year Storm Event		
100 Year Storm Event		

*Rainfall data was obtained from the SFWMD rainfall maps Handbook Volume II

II. Area Breakdown and Site Elevation Information:

Description	Area (Ac.)	% of Area	From Elevation (ft.)	To Elevation (ft.)	C % (0%, 50%, 100%)
Building	0.78	60.94%	10.00	10.00	100%
Pervious	0.37	28.91%	6.00	9.00	100%
Impervious	0.13	10.16%	6.00	9.00	100%

Total Site Area: **1.28** **Ac.**

C= Compaction

III. SCS Curve Number and Soil Storage Calculations:

A) Soil Moisture Storage table for Coastal Soil Type:

Depth to Water Table (ft.)	Cumulative Moisture Storage (in.) C 0%	Cumulative Moisture Storage (in) C 50%	Cumulative Moisture Storage (in.) C 100%
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

C=Compaction

Note: Moisture Storage based on SFWMD Part III Section F. Water Storage, A. Ground Storage

B) Available Soil Storage Calculations:

Post-Development Conditions:

1) Soil Storage Calculations:

Description	Area (Ac.) (A)	Avg. Elevation (ft.)	Depth to SHWT (ft.)	Moisture Storage (S)	Volume Stored (Ac-in) (V)*
Building	0.78	5.50	3.50	0.00	0.00
Pervious	0.37	5.00	3.00	4.95	1.83
Impervious	0.13	5.00	3.00	0.00	0.00

*V=A x S

Total Volume Stored: **1.83**

2) Moisture Storage Calculation (S):

=	Available Storage	/	Total Site Area		
=	1.83	ac-in /	1.28		acres
=	**1.43**	**inches**			

3) SCS Curve Number Calculation (CN):

= 1000 / (S + 10)

= 1000 / (2.24 + 10)

= **87**

IV. Exfiltrated Volume Calculations for Exfiltration Trench (Per SFWMD ERP Manual Part III Section G):

A) Exfiltration Trench Parameters (See Exfiltration Trench Calculations for reference):

L Provided=	230	ft
K=	4.47E-04	cfs/sf-ft of head.
EL-top=	3.50	ft. NGVD
EL-inv=	0.00	ft. NGVD
CE=	2.00	ft. NGVD
EL-bot=	-10.50	ft. NGVD
W=	4.00	ft
Du=	1.50	ft
Ds=	12.50	ft
H2=	2.50	ft

B) Volume Exfiltrated Based on SFWMD Section G-8 for Variable H2:

$V= L[K(H2*W+2H2Du - Du^2 + 2H2Ds) + (1.39 \times 10^{-4})WDu]/12$ Eq. 8 Section G-4

V= Acre-Feet

Stage (Feet NGVD)	Variable H2 (Feet)*	Exfiltrated Volume (ac-ft)
2	0.00	0.00
2.5	0.50	0.13
3	1.00	0.27
3.5	1.50	0.41
4	2.00	0.41
4.5	2.50	0.41
5	3.00	0.41
5.5	3.50	0.41

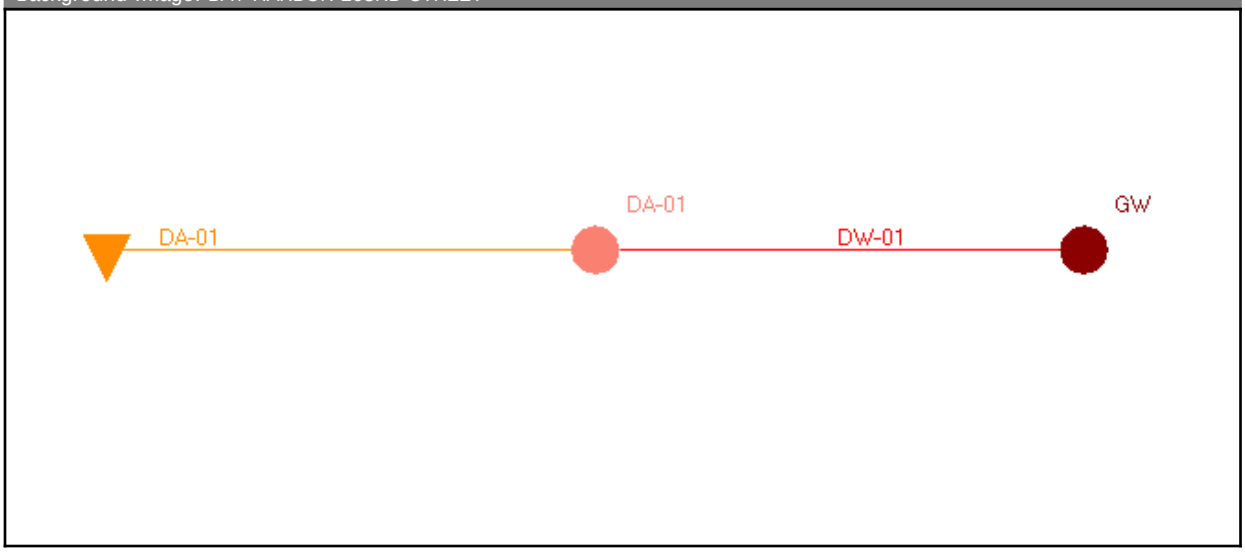
*Variable H2 stops at top of trench elevation. This assumes that exfiltration trench is full and no additional storage is available.

ATTACHMENT E

ICPR ROUTING ANALYSIS

INPUT

Background Image: BAY HARBOR 103RD STREET



Simulation: 10YR-24H

Scenario: Scenario1
Run Date/Time: 10/21/2022 6:18:37 PM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: DA-01

Scenario:	Scenario1
Node:	DA-01
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.2800 ac
Curve Number:	87.0

% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: DA-01

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 4.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.00	0.00	0
2.50	0.13	5663
3.00	0.27	11761
3.50	0.41	17860
4.00	0.41	17860
4.50	0.41	17860
5.00	0.41	17860
5.50	0.41	17860
10.00	0.41	17860

Comment:

Node: GW

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 2.01 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.00
0	0	0	9999.0000	2.00

Comment:

Rating Curve Link: DW-01

Scenario: Scenario1
From Node: DA-01
To Node: GW
Link Count: 4
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
DRAINAGE WELL	2.00	DA-01	2.00	DA-01

Comment:

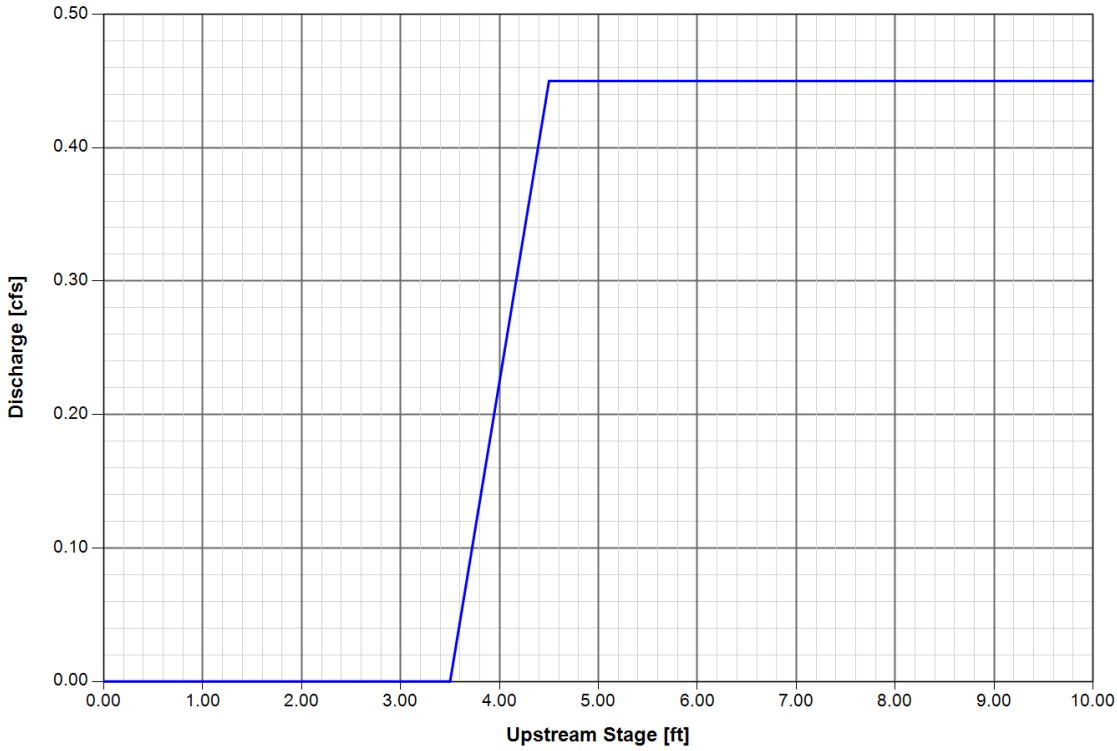
Rating Curve: DRAINAGE WELL

Scenario: Scenario1
Type: Upstream Stage

Upstream Stage [ft]	Discharge [cfs]
0.00	0.00
3.50	0.00
4.50	0.45
10.00	0.45

Comment:

Rating Curve: DRAINAGE WELL Scenario: Scenario1



NODE OUTPUT

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
DA-01	10YR-24H	4.50	4.07	0.0010	5.19	1.03	12197
GW	10YR-24H	2.01	2.00	0.0000	1.03	0.00	0

LINK OUTPUT

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DW-01	10YR-24H	1.03	0.00	0.00	0.00	0.00	0.00

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

(DRB SUBMITTAL DRAWINGS)

NOVEMBER 15, 2022 / JANUARY 16, 2023 / APRIL 04, 2023

DRAWING LIST

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A-4	RENDERING (NORTH-EAST VIEW)
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A-5.1A	RENDERING (SOUTH PEDESTRIAN VIEW)
A-5.1B	RENDERING (SOUTH SIDEYARD VIEW)
A-5.1C	RENDERING (SOUTH SIDEYARD PEDESTRIAN VIEW)
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A-6C	RENDERING (WEST BREEZEWAY VIEW)
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A-6.1A	RENDERING (ROOF RECREATION DECK POOL VIEW)
A-6.1B	RENDERING (ROOF RECREATION DECK VIEW)
A-7	SITE PLAN - LEVEL 1 FLOOR PLAN
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LP-101	LANDSCAPE PLANTING PLAN (BREEZEWAY)
LP-102	LANDSCAPE PLANTING PLAN (ROOF)
LP-103	LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS
LP-104	LANDSCAPE PLANTING IMAGERY
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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
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Miami, Florida 33133
(305) 972-8568

ARCHITECT

S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
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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 04-04-23
SCALE -
JOB NO. 2022-02
SHEET

OF SHEETS

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AR0015487

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
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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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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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

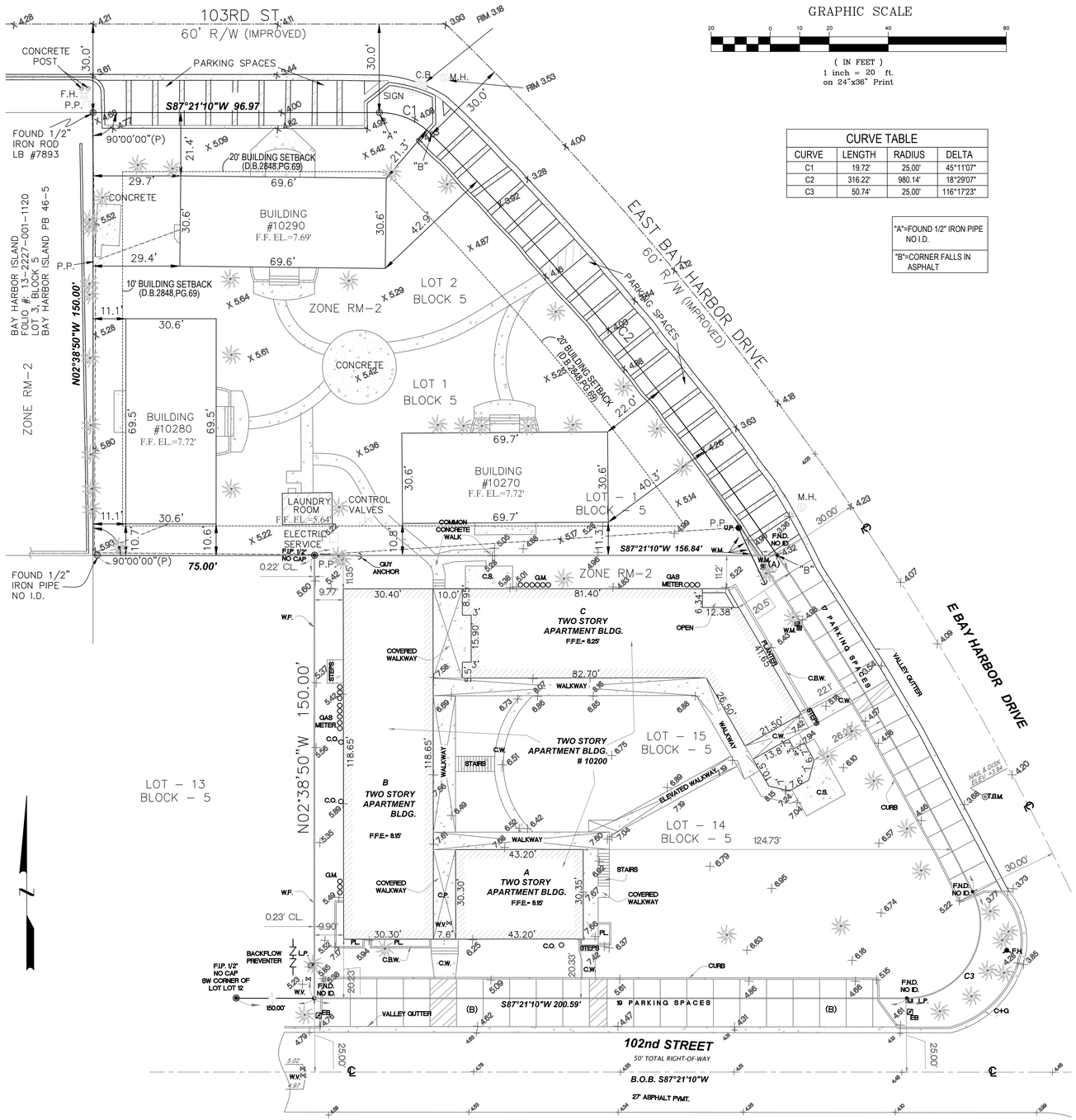
ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: COVER SHEET

DATE 01-16-23
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
- WV WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- S SANITARY SEWER
- MH MANHOLE
- GV GAS VALVE
- CLEANOUT
- CB

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORED 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

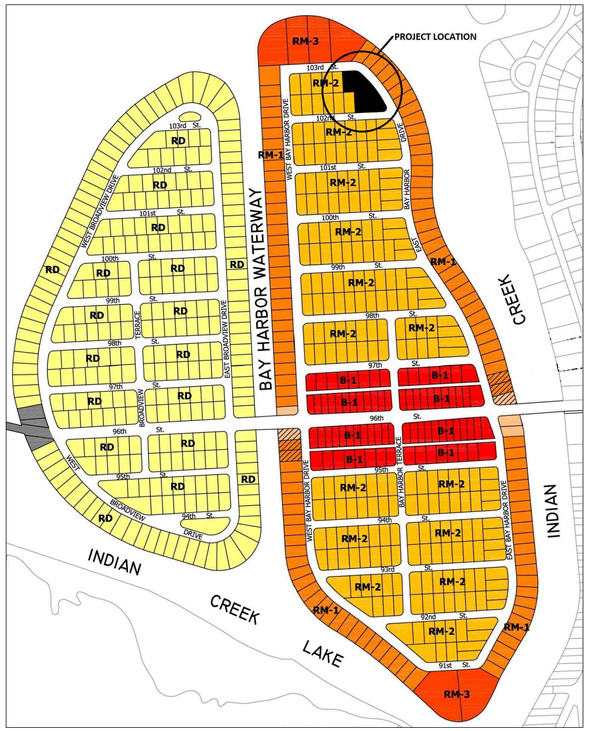
I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

BY JOSEPH CHOPIU CHAN
Professional Surveyor & Mapper
Certificate No. 6821
STATE OF FLORIDA

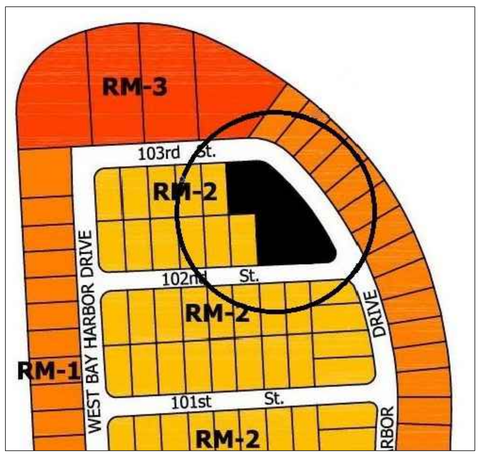
B,A & K GROUP, INC. L.B #7887
Architects-Engineers-Land Surveyors
12000 S.W. 92 Street
Miami, Florida 33186-2018
Email: engineercontractor@gmail.com
Phone: 786-488-1000

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	65'-0" ABOVE BFE + 1' FREEBOARD
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.	158 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 04-04-23
SCALE –
JOB NO. 2022-02
SHEET A-1
OF SHEETS

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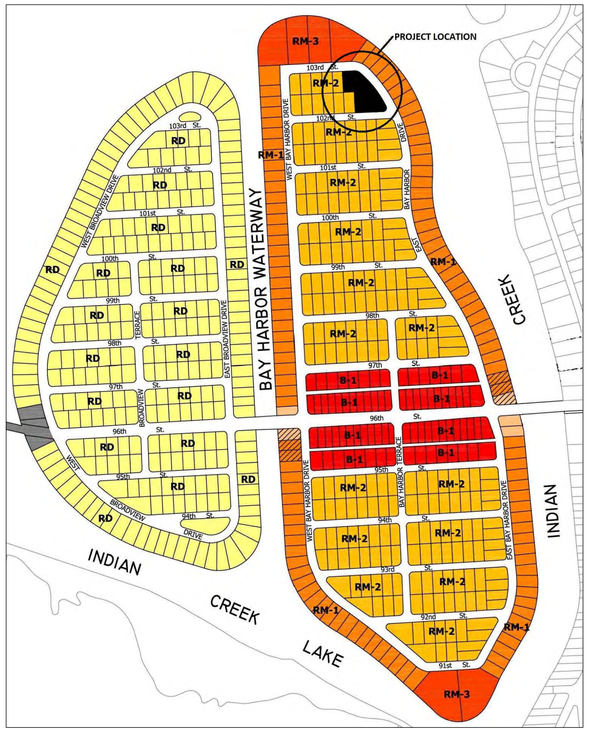
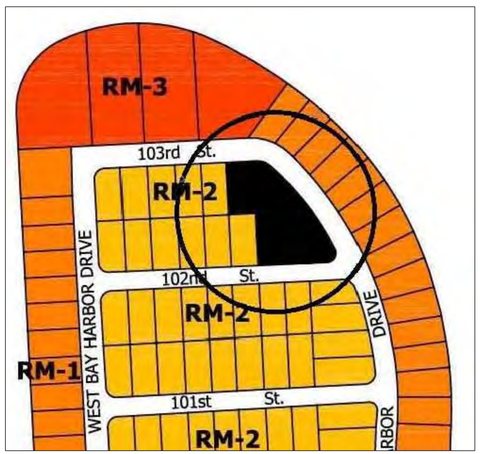
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



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)

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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%
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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
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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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

PROJECT AREA DATA

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NON-SALEABLE AREA		= 29.0%
GARAGE/MEP	31,010 SQ. FT.	
AMENITY/CORE	25,375 SQ. FT.	
TOTAL ENCLOSED AREA	193,860 SQ. FT.	

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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
SCALE -
JOB NO. 2022-02
SHEET A-1
OF SHEETS

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ROBERT J. SCHNECKENBERG
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BAY HARBOR 103RD STREET

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2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE
SITE AND CONTEXT PHOTOS

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET A-2
OF SHEETS

AERIAL VIEW

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REVISIONS	DATE

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-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

1090 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
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SHEET TITLE
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SHEET TITLE
AERIAL VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-3
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RENDERING
(NORTH-EAST VIEW)

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DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
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OF SHEETS

RENDERING
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JOB NO. 2022-02
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OF SHEETS

RENDERING
(NORTH-EAST PEDESTRIAN VIEW)

REVISIONS	DATE

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
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RENDERING
(NORTH-EAST PEDESTRIAN BREEZEWAY VIEW)

REVISIONS	DATE

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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

S & E ARCHITECTS, INC.
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SHEET TITLE
RENDERING
NORTH-EAST
PED. BREEZEWAY VIEW

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BAY HARBOR 103RD STREET

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10290 EAST BAY HARBOR DRIVE
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SHEET TITLE
RENDERING
BREEZEWAY VIEW

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SHEET
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OF SHEETS

RENDERING
(SOUTH-EAST VIEW)

REVISIONS	DATE

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BAY HARBOR 103RD STREET

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BAY HARBOR 103RD STREET

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SOUTH-EAST
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BAY HARBOR 103RD STREET

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BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
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SHEET TITLE
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SOUTH-EAST
PEDESTRIAN VIEW

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RENDERING
(SOUTH VIEW)

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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.
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BAY HARBOR 103RD STREET

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RENDERING
(SOUTH SIDEYARD VIEW)

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BAY HARBOR 103RD STREET

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BAY HARBOR 103RD STREET

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SIDEYARD PED. VIEW

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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
NORTH PED. VIEW

DATE 01-16-23
SCALE –
JOB NO. 2022-02
SHEET
A-6A
OF SHEETS

RENDERING
(WEST 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
RENDERING
WEST VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-6B
OF SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

RENDERING
(WEST BREEZEWAY 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

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING WEST
BREEZEWAY VIEW

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET
A-6C

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

OF SHEETS

RENDERING
(POOL VIEW 1)

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
RENDERING
POOL VIEW 1

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-6.1
OF SHEETS

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AR0015487

RENDERING
(POOL VIEW 2)

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
RENDERING
POOL VIEW 2

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-6.1A
OF SHEETS

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ROBERT J. SCHNECKENBERG
AR0015487

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.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
RECREATION DECK VIEW

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET
A-6.1B
OF SHEETS

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ROBERT J. SCHNECKENBERG
AR0015487

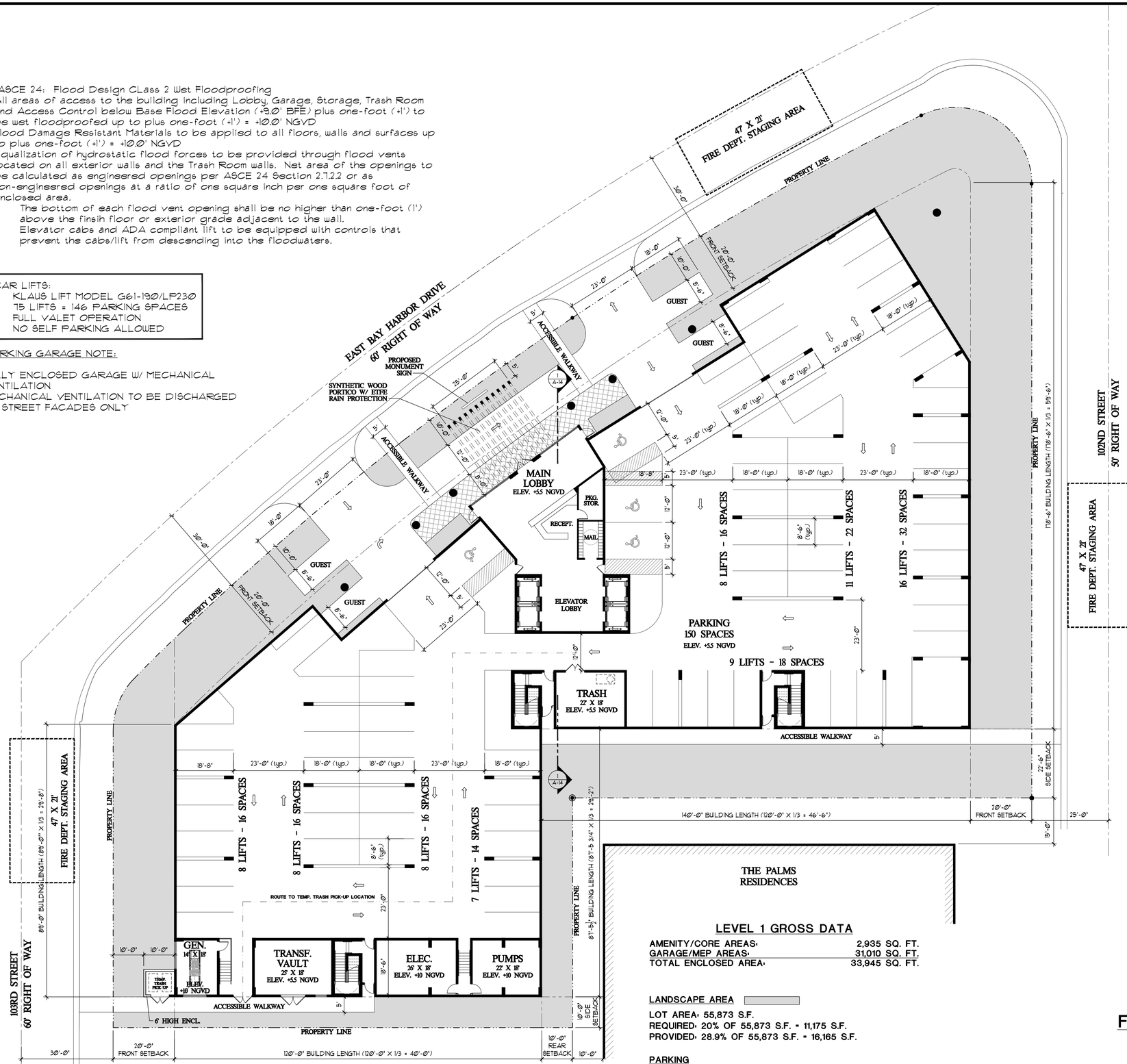
Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- 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.

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LP230
- 75 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 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: 154 GAR. PARKING (LIFTS + 4 HC)
4 SURFACE GUEST SPACES
TOTAL PROVIDED: 158 SPACES

LEVEL 1 FLOOR PLAN

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

N

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BID SET -
CONSTRUCTION SET -

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

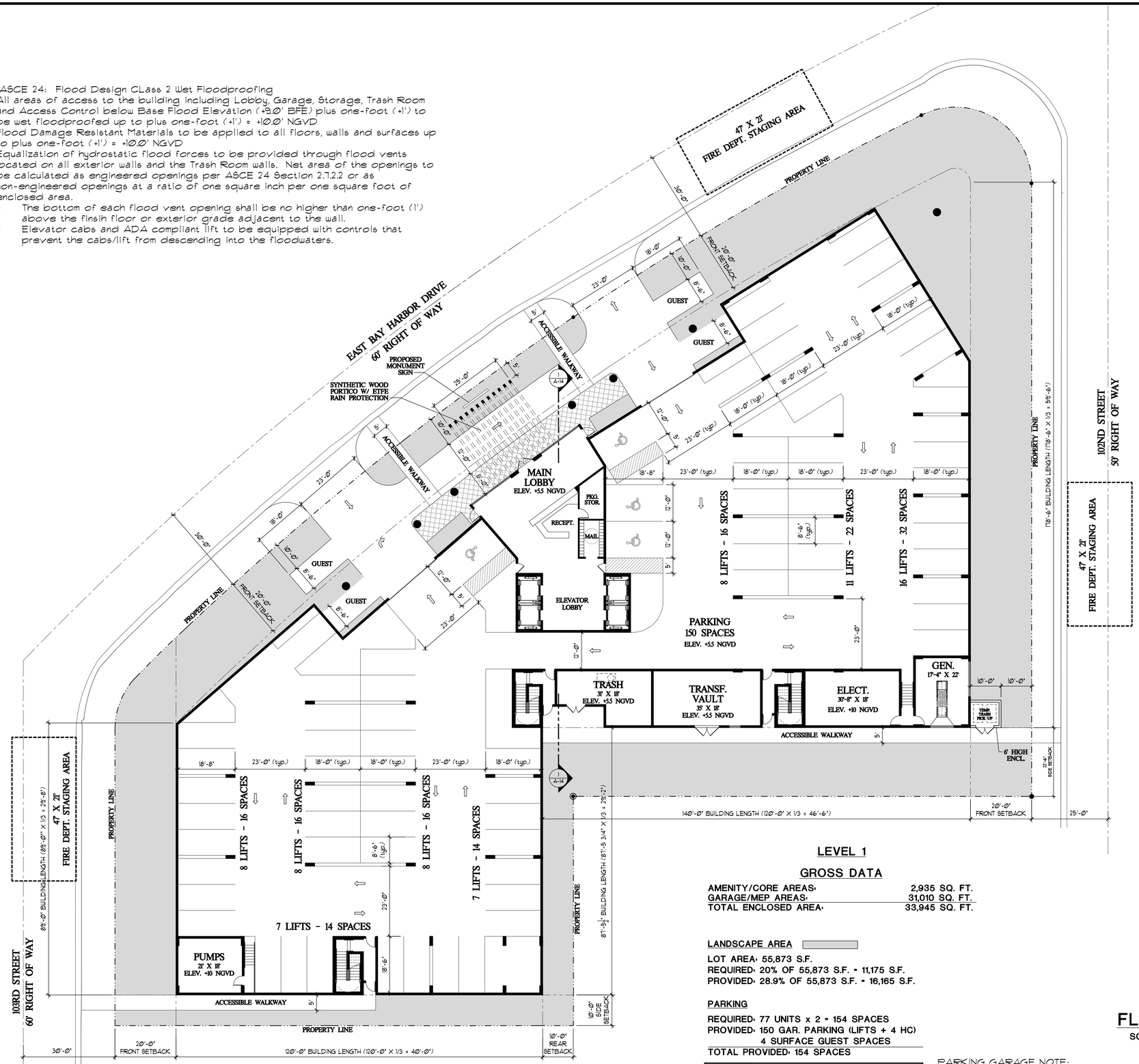
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVEL 1 FLOOR PLAN

DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET A-7
OF SHEETS

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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

LEVEL 1 FLOOR PLAN

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

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REVISIONS	DATE

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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

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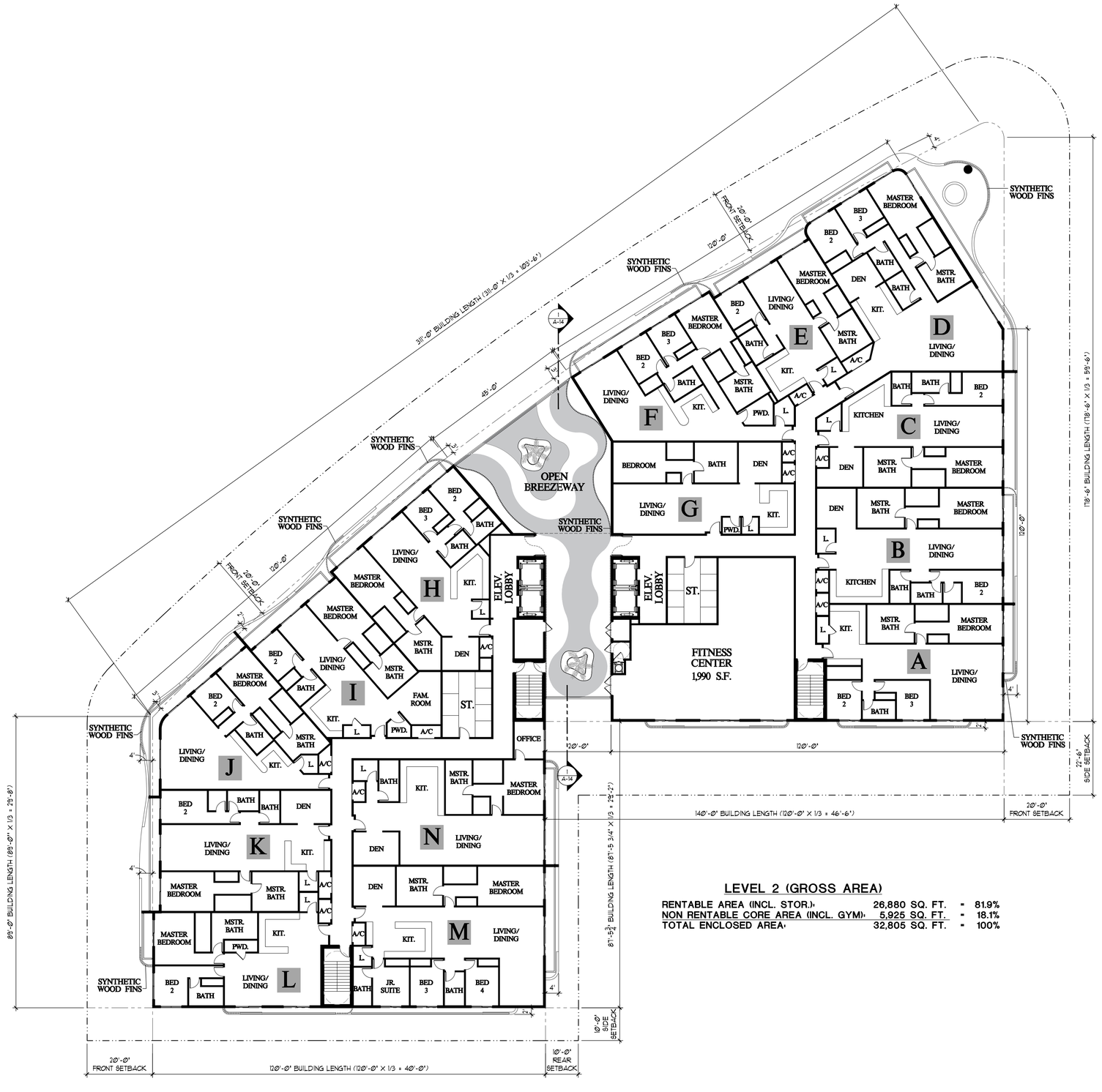
SHEET TITLE: LEVEL 1 FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET A-7
OF SHEETS



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 (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 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 2 FLOOR PLAN

DATE: 04-04-23

SCALE

JOB NO. 2022-02

SHEET A-8

OF SHEETS

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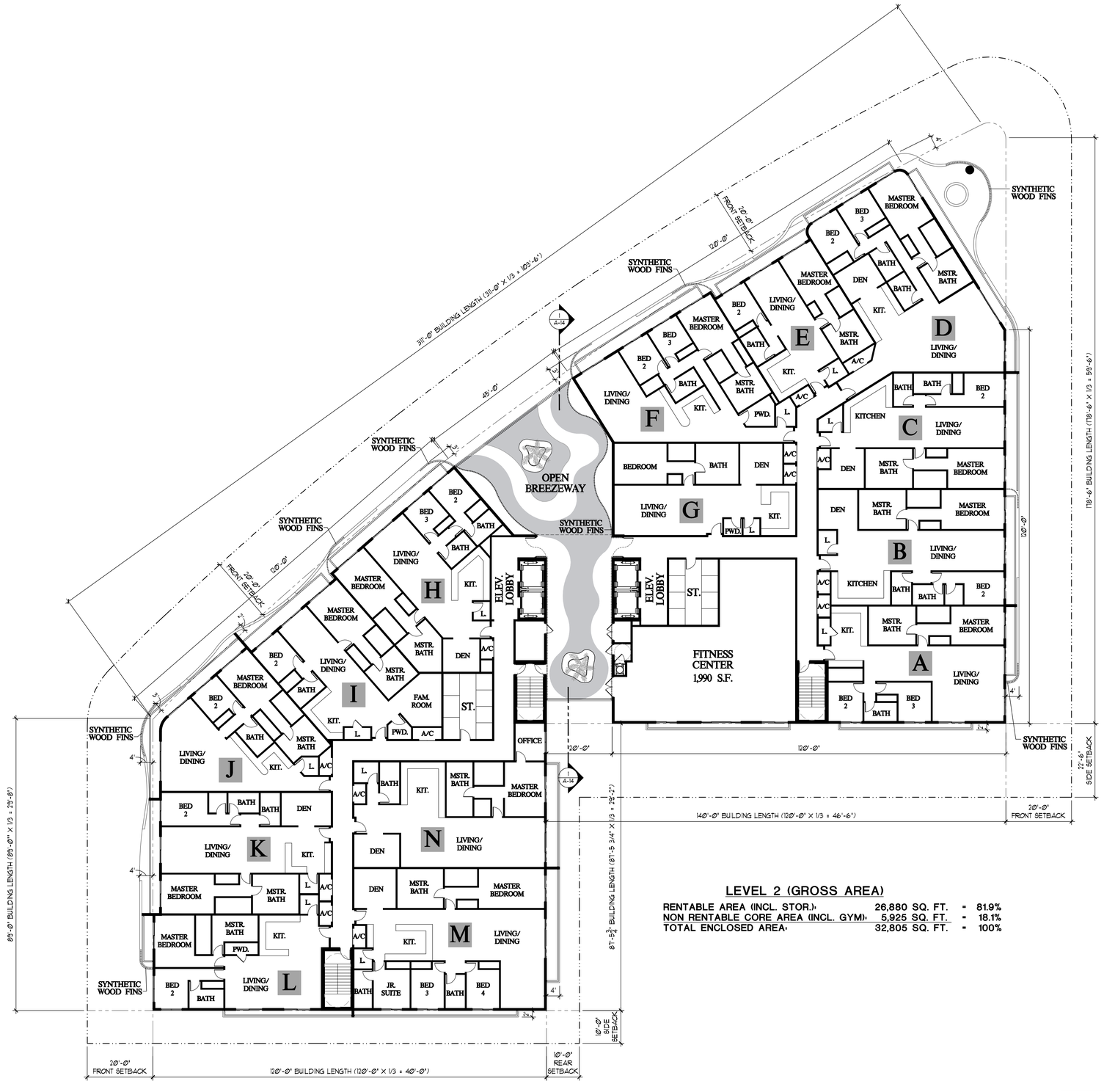

LEVEL 2 (GROSS AREA)

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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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 2 FLOOR PLAN

DATE 01-16-23

SCALE

JOB NO. 2022-02

SHEET A-8

OF SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

LEVEL 3 (GROSS AREA)

RENTABLE AREA (INCL. STOR.)	28,965 SQ. FT.	= 88.3%
NON RENTABLE CORE AREA	3,840 SQ. FT.	= 11.7%
TOTAL ENCLOSED AREA	32,805 SQ. FT.	= 100%

LEVEL 3 UNIT LEGEND

UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A	1,925 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C	1,810 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
UNIT O	1,985 SF	25 SF	3 BEDROOM / 3 BATH + DEN

TENANT STORAGE NOTE:

MIN. 25 S.F. TENANT STORAGE LOCKER FOR EACH UNIT LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

LEVEL 3 FLOOR PLAN

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

N

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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SHEET TITLE: LEVEL 3 FLOOR PLAN

DATE 04-04-23

SCALE

JOB NO. 2022-02

SHEET A-9

OF SHEETS

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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
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
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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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2000 South Dixie Highway #203 | Miami, FL 33133
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SHEET TITLE: LEVEL 3 FLOOR PLAN

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SHEET A-9

OF SHEETS

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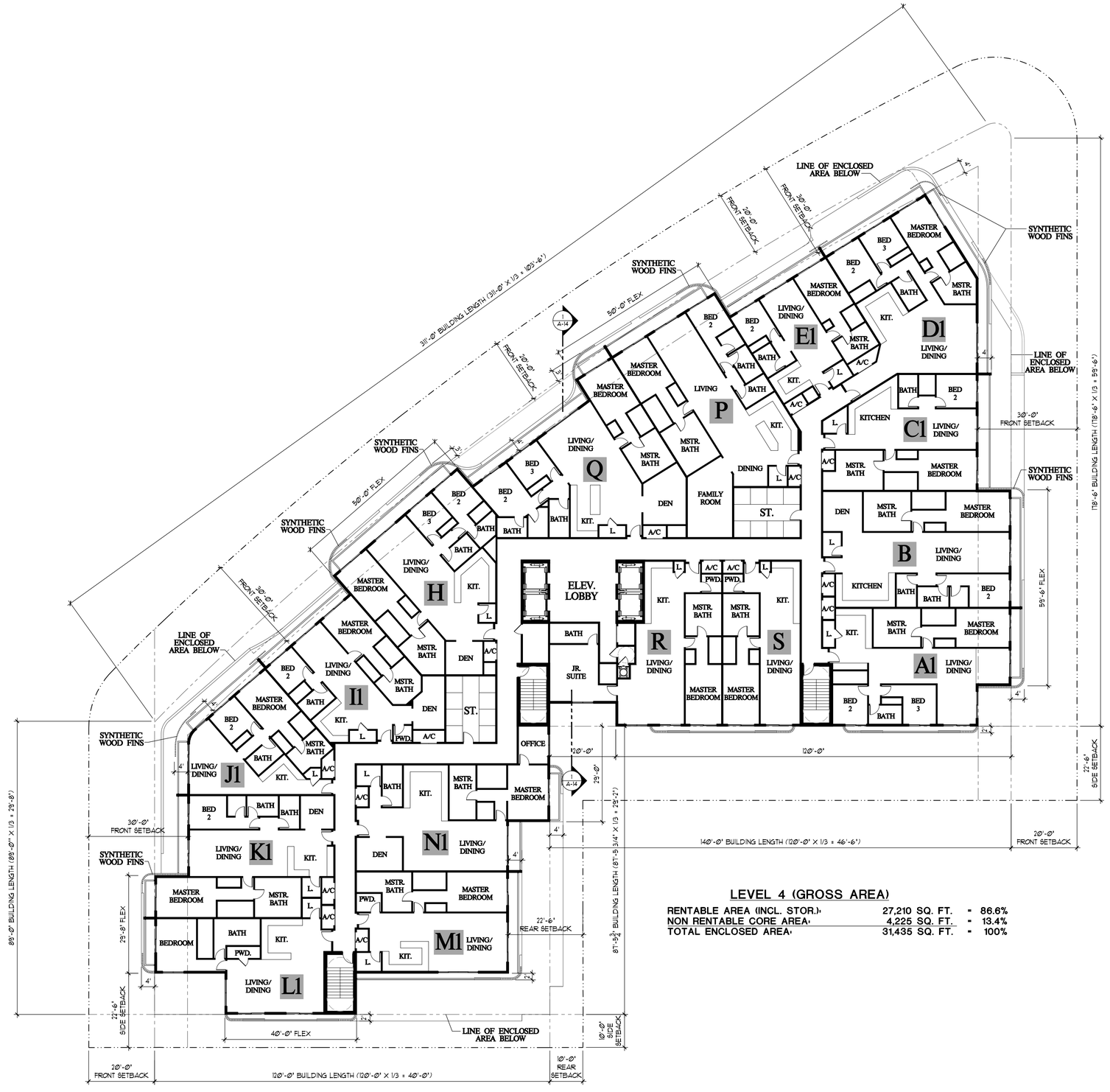

LEVEL 4 (GROSS AREA)

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: 04-04-23

SCALE

JOB NO. 2022-02

SHEET A-10

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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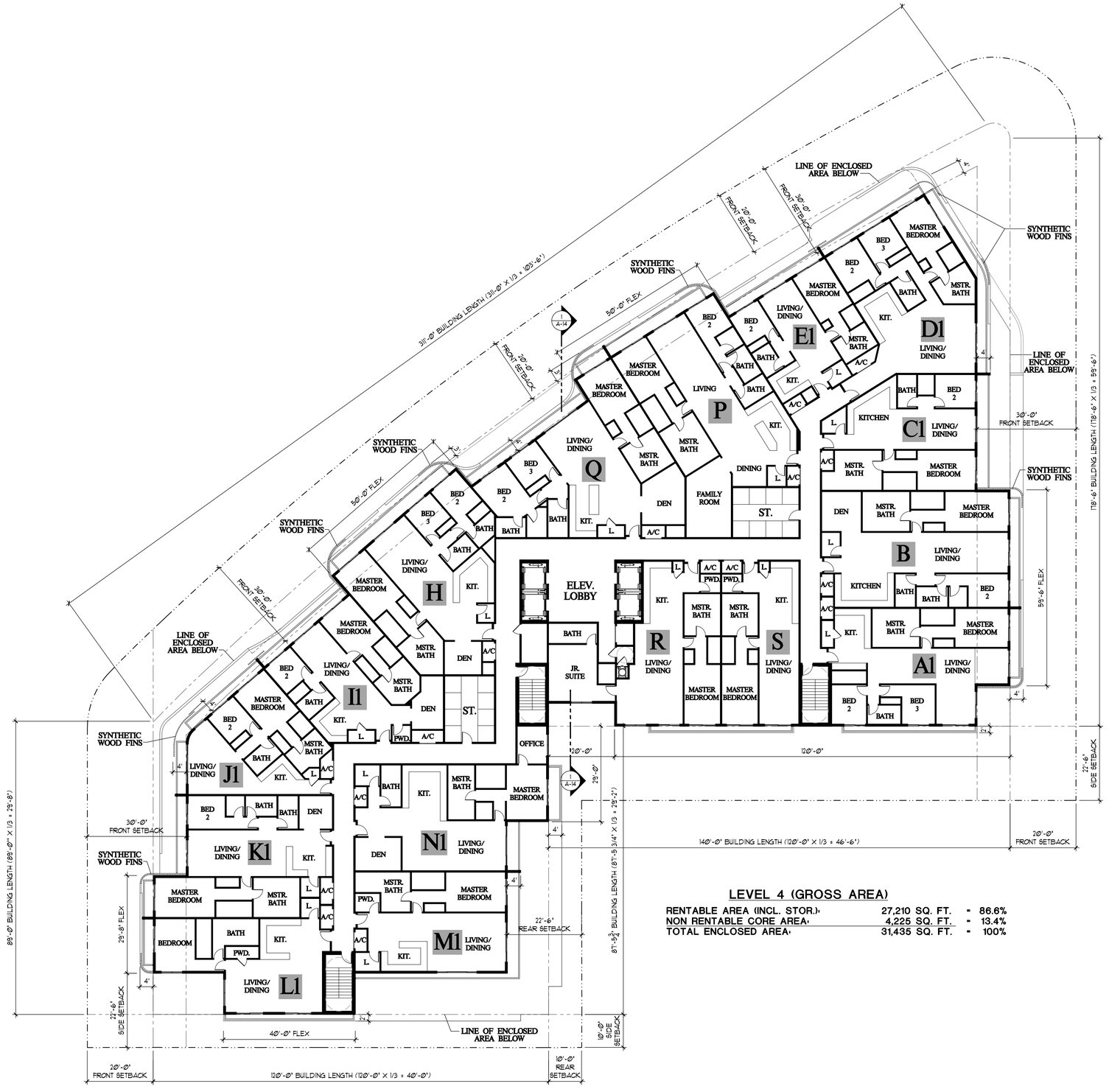

LEVEL 4 (GROSS AREA)

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"

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 01-16-23

SCALE

JOB NO. 2022-02

SHEET A-10

OF SHEETS

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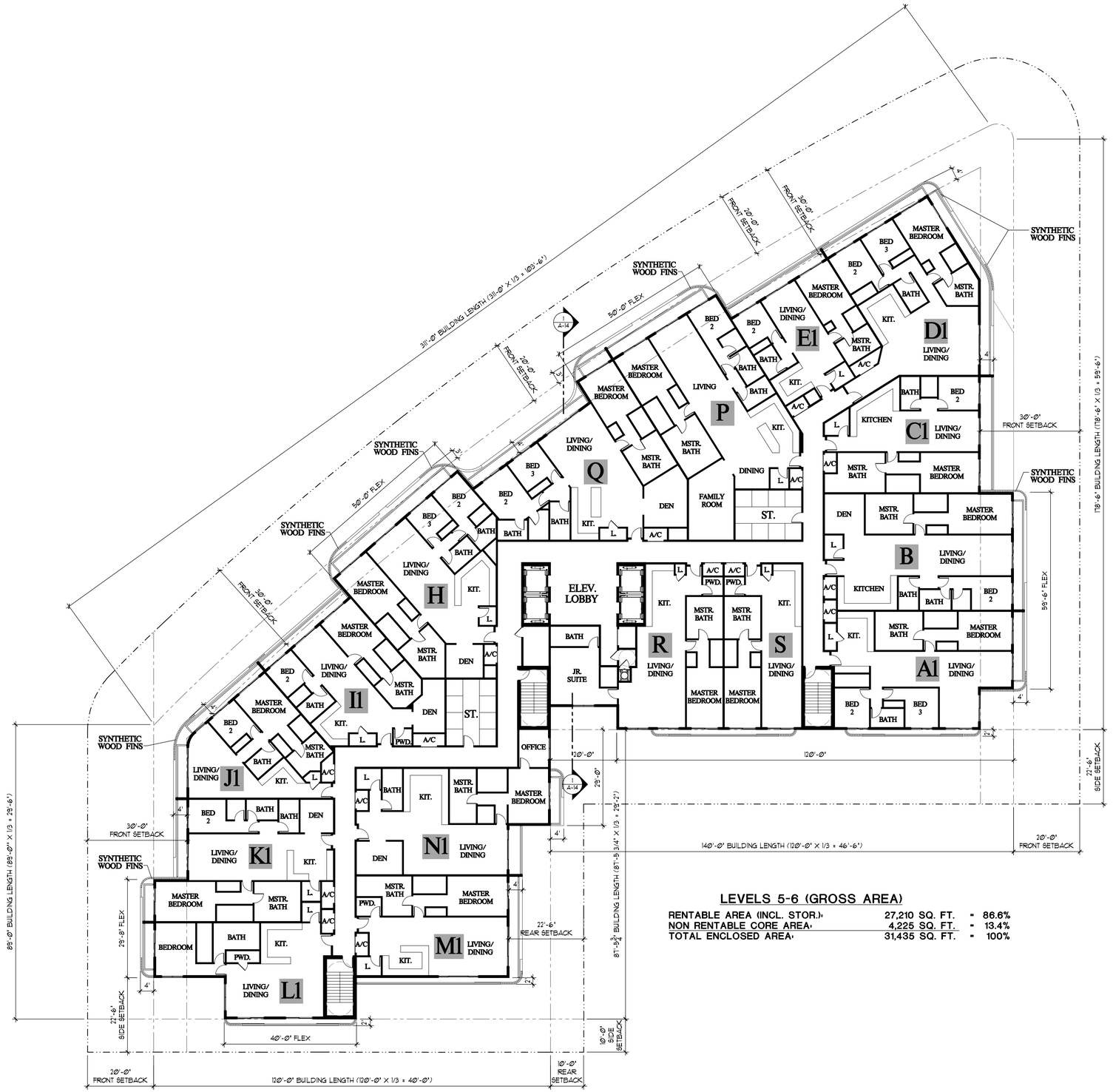

LEVEL 5-6 UNIT LEGEND			
UNIT TYPE	NSF	NSF STOR. UNIT	UNIT DESCRIPTION
UNIT A1	1,800 SF	25 SF	3 BEDROOM / 2 BATH
UNIT B	1,960 SF	25 SF	2 BEDROOM / 3 BATH + DEN
UNIT C1	1,460 SF	25 SF	2 BEDROOM / 2 BATH
UNIT D1	1,715 SF	25 SF	3 BEDROOM / 2 BATH
UNIT E1	1,125 SF	25 SF	2 BEDROOM / 2 BATH
UNIT H	1,915 SF	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
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TENANT STORAGE NOTE:
MIN. 25 S.F. TENANT STORAGE LOCKER FOR EACH UNIT
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LEVELS 5-6 (GROSS AREA)

RENTABLE AREA (INCL. STOR.):	27,210 SQ. FT.	= 86.6%
NON RENTABLE CORE AREA:	4,225 SQ. FT.	= 13.4%
TOTAL ENCLOSED AREA:	31,435 SQ. FT.	= 100%

LEVEL 5-6 FLOOR PLAN

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

N

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 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-11
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
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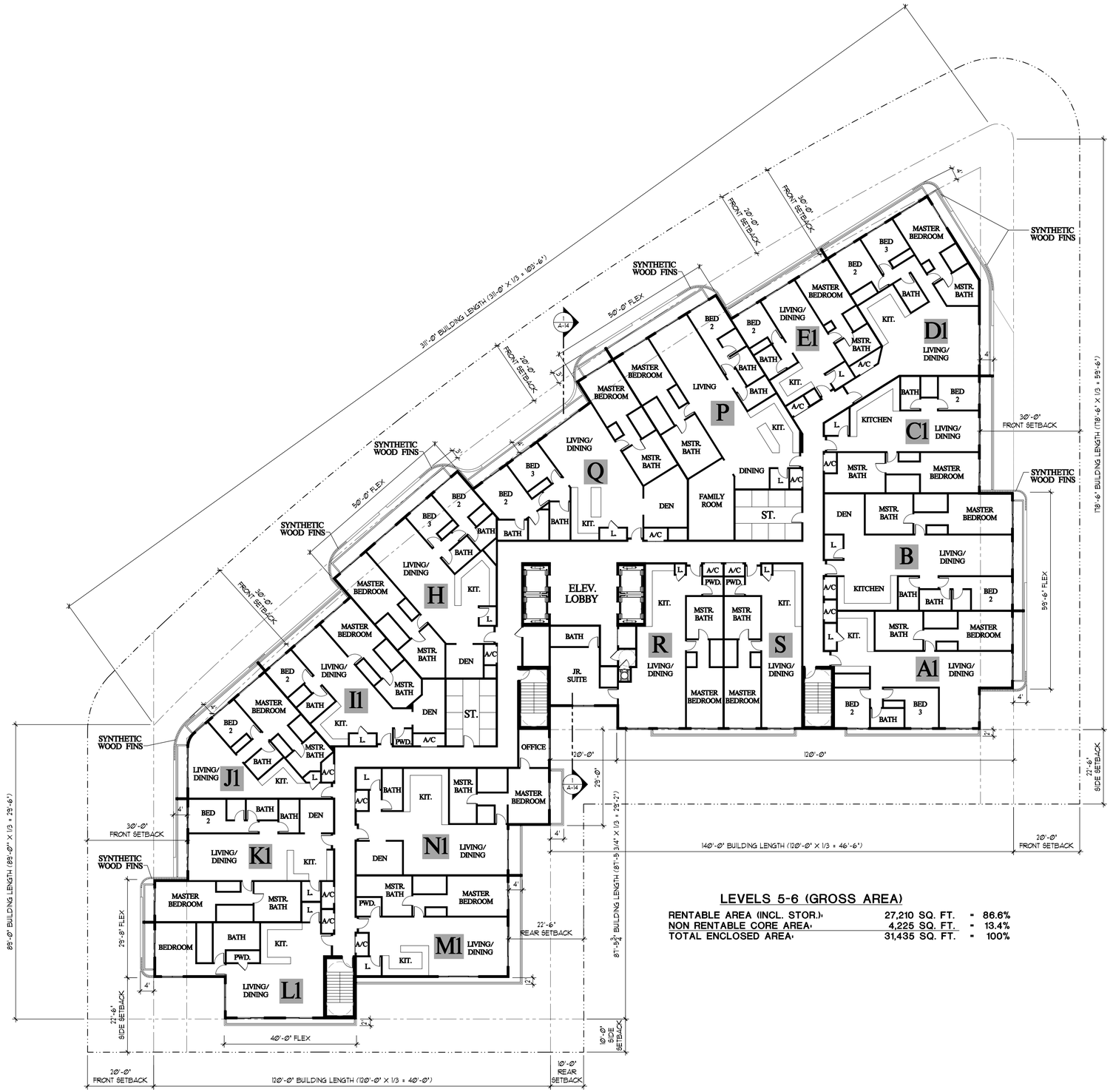

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LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

LEVEL 5-6 FLOOR PLAN

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

N

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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

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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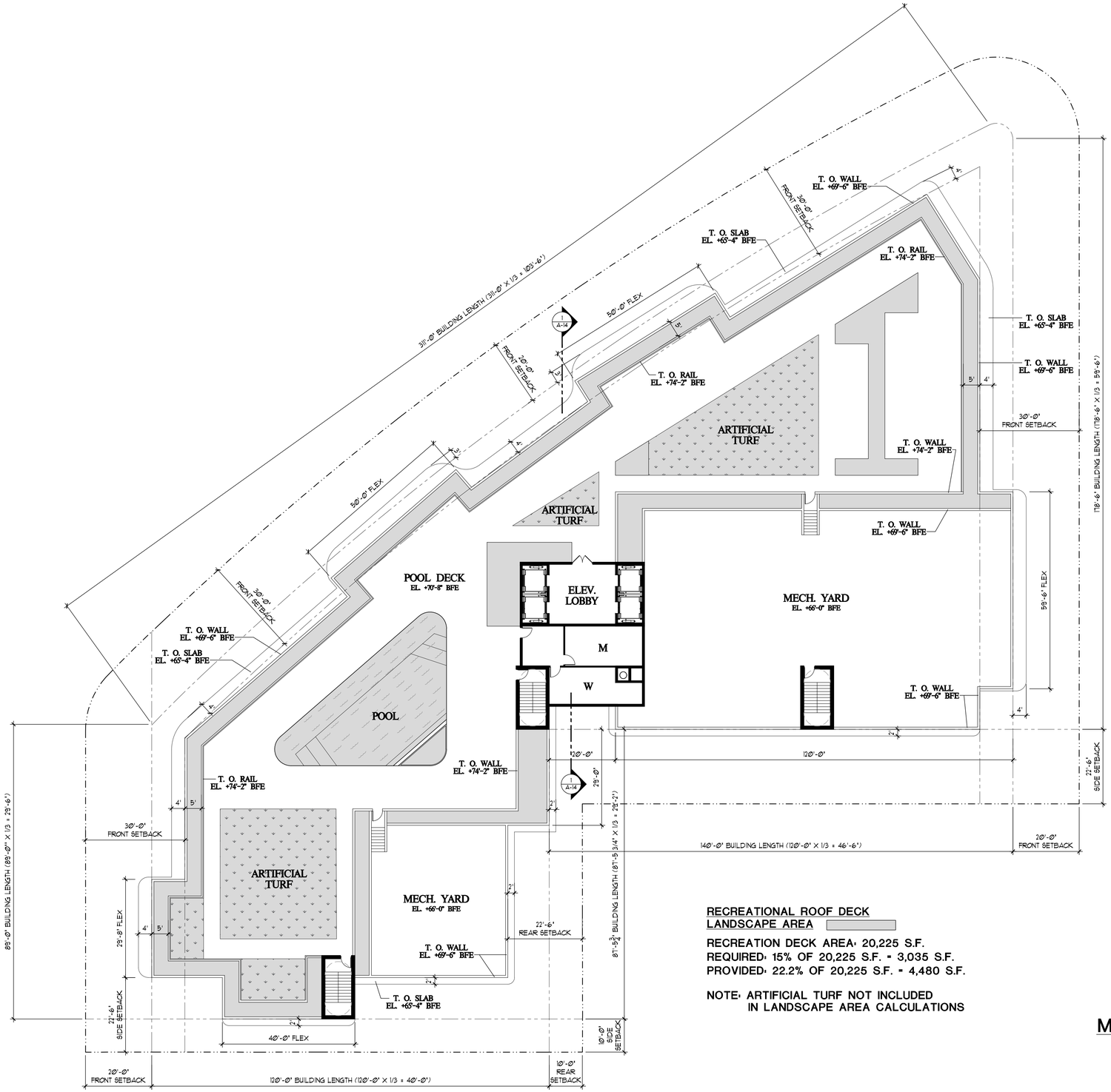

RECREATIONAL ROOF DECK
LANDSCAPE AREA

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 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-12
OF SHEETS

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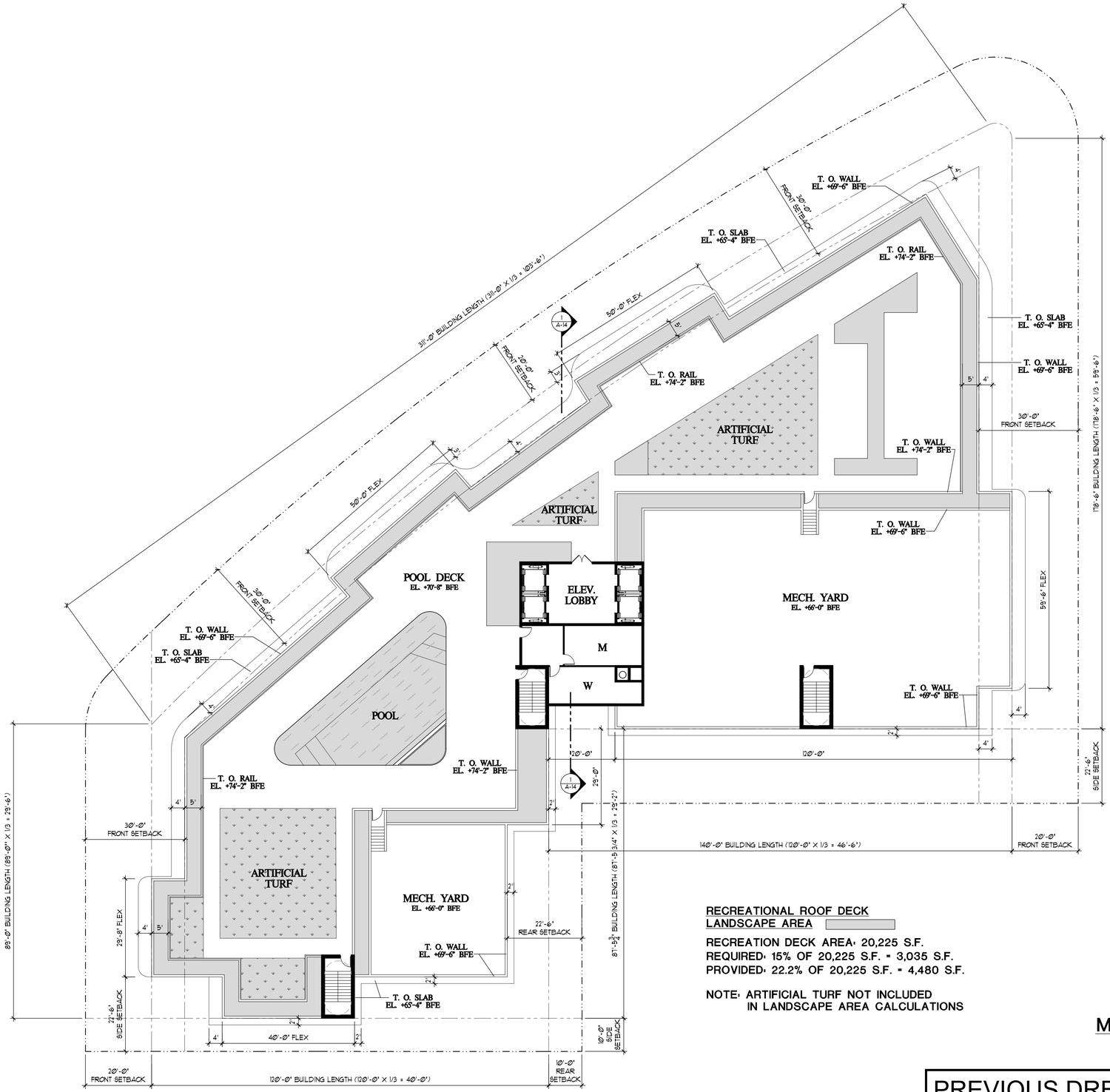

RECREATIONAL ROOF DECK
LANDSCAPE AREA

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MAIN ROOF LEVEL FLOOR PLAN

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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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REVISIONS	DATE

PERMIT ISSUE
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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
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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
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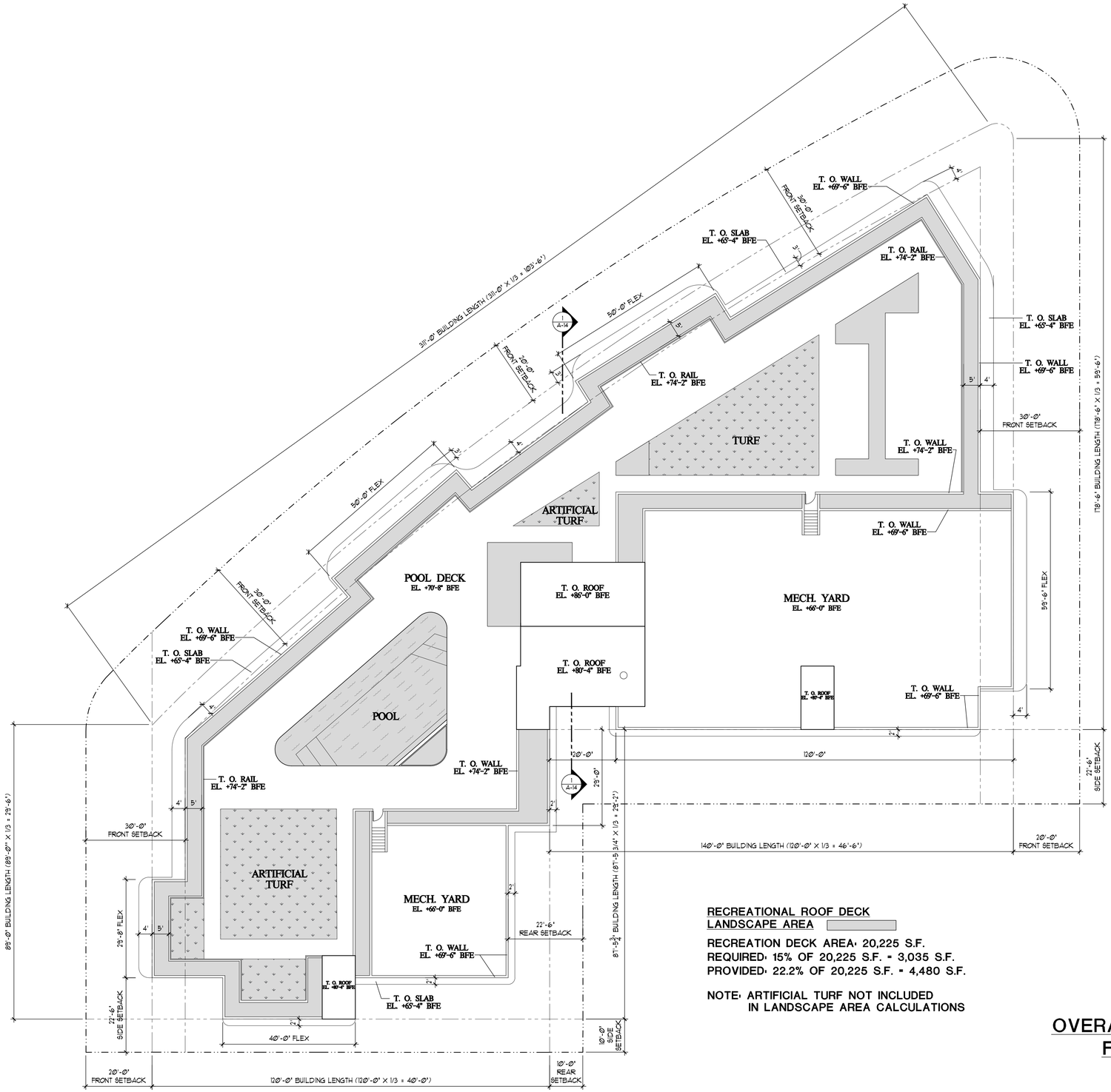
SHEET TITLE
MAIN ROOF LEVEL FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-12
OF SHEETS



RECREATIONAL ROOF DECK
LANDSCAPE AREA

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NOTE: ARTIFICIAL TURF NOT INCLUDED
IN LANDSCAPE AREA CALCULATIONS

OVERALL ROOF LEVEL 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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OVERALL ROOF LEVEL FLOOR PLAN

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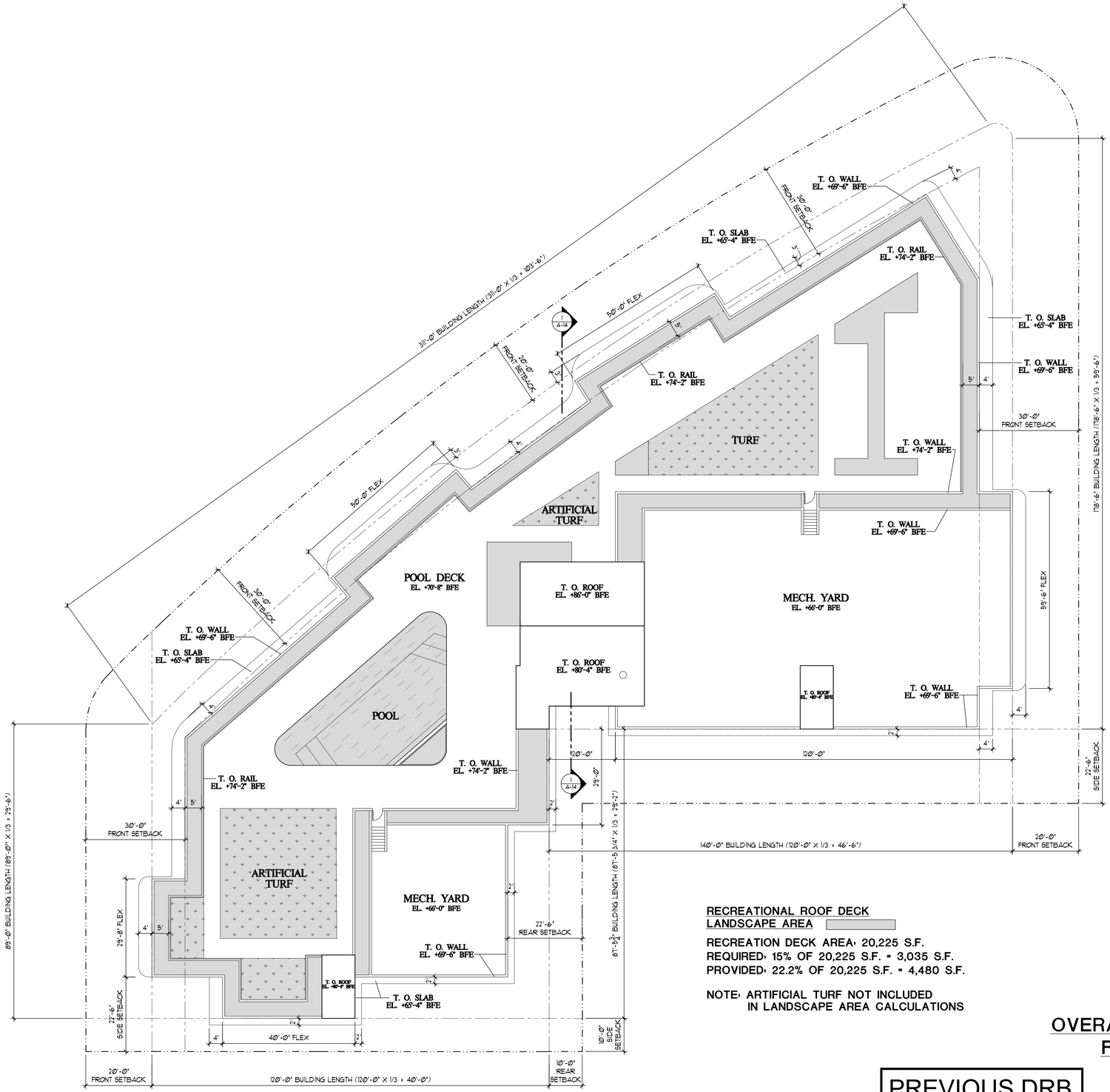

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OVERALL ROOF LEVEL FLOOR PLAN

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

PREVIOUS DRB
SUBMITTAL
DATED 01-16-23

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BAY HARBOR 103RD STREET

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SHEET TITLE
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FLOOR PLAN

DATE 01-16-23
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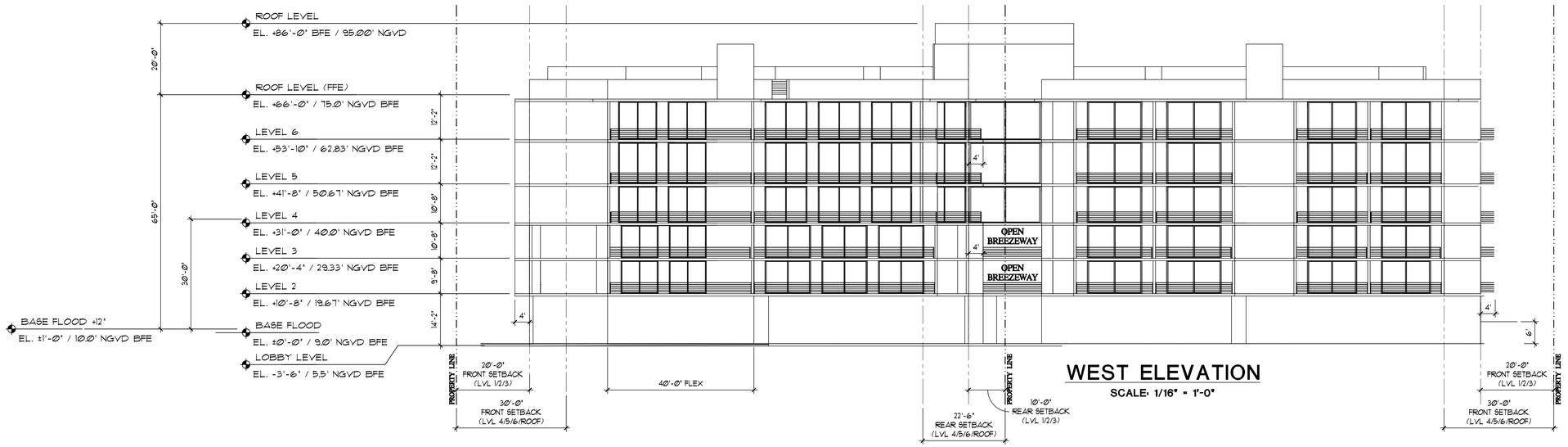
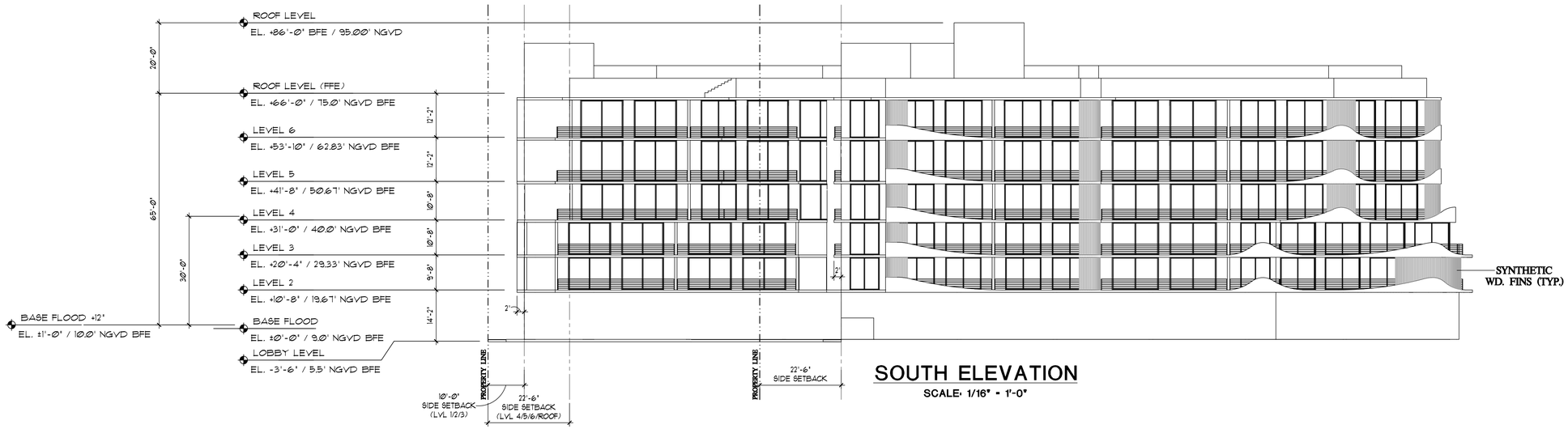


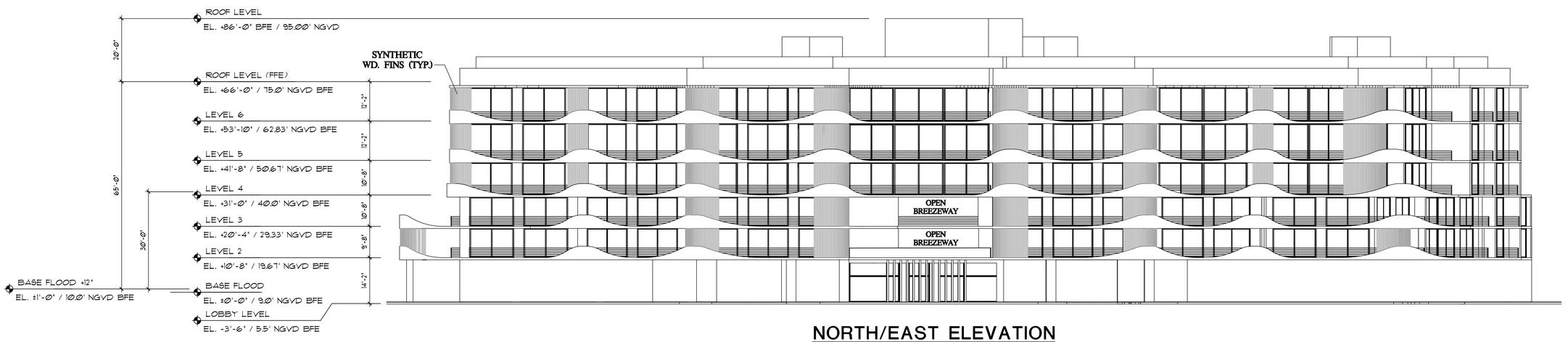
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH/EAST ELEVATION

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

REVISIONS	DATE

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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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SHEET TITLE
BUILDING ELEVATIONS

DATE 04-04-23
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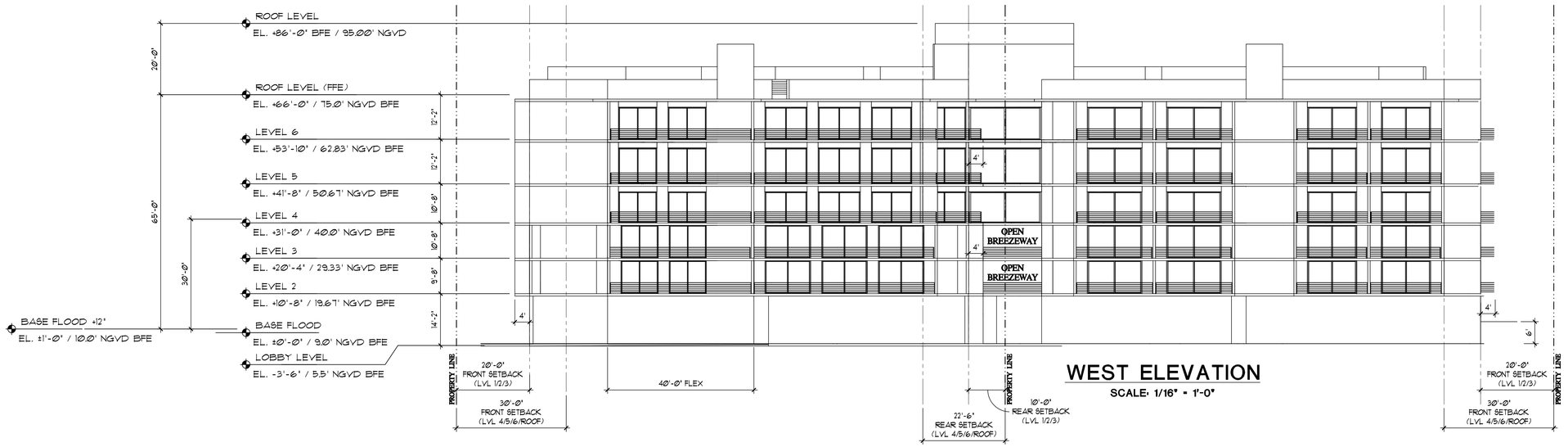

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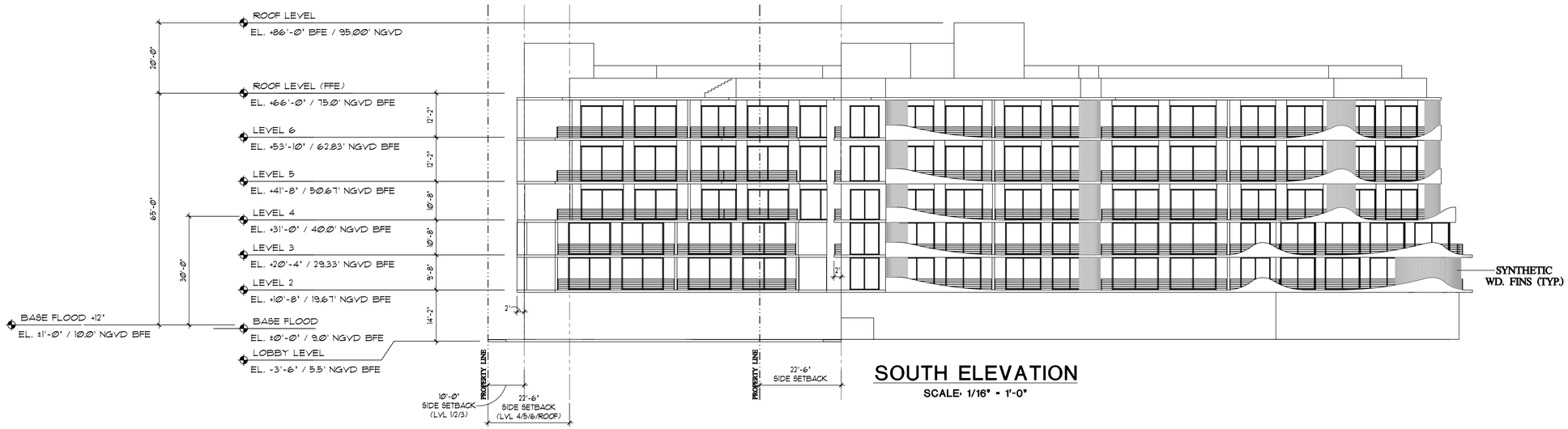

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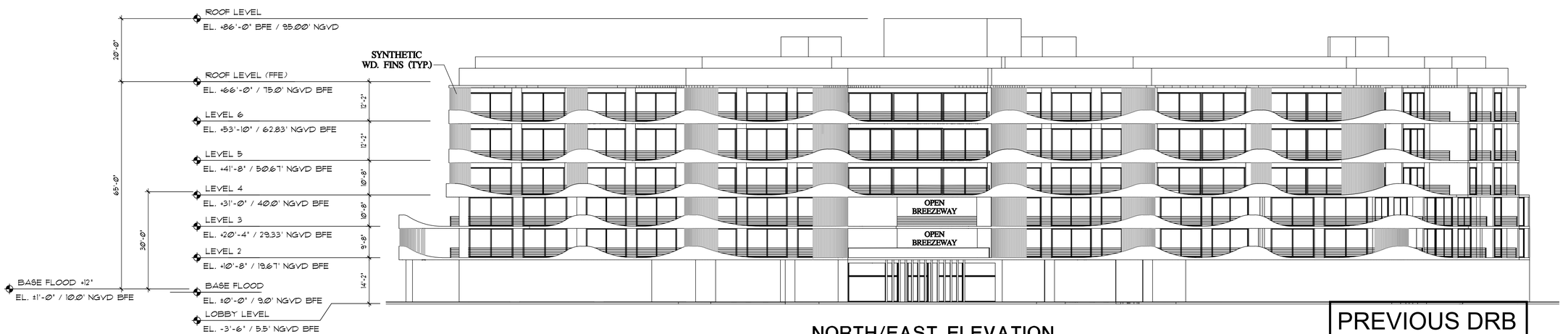

NORTH/EAST ELEVATION

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PREVIOUS DRB SUBMITTAL DATED 01-16-23

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BAY HARBOR 103RD STREET

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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
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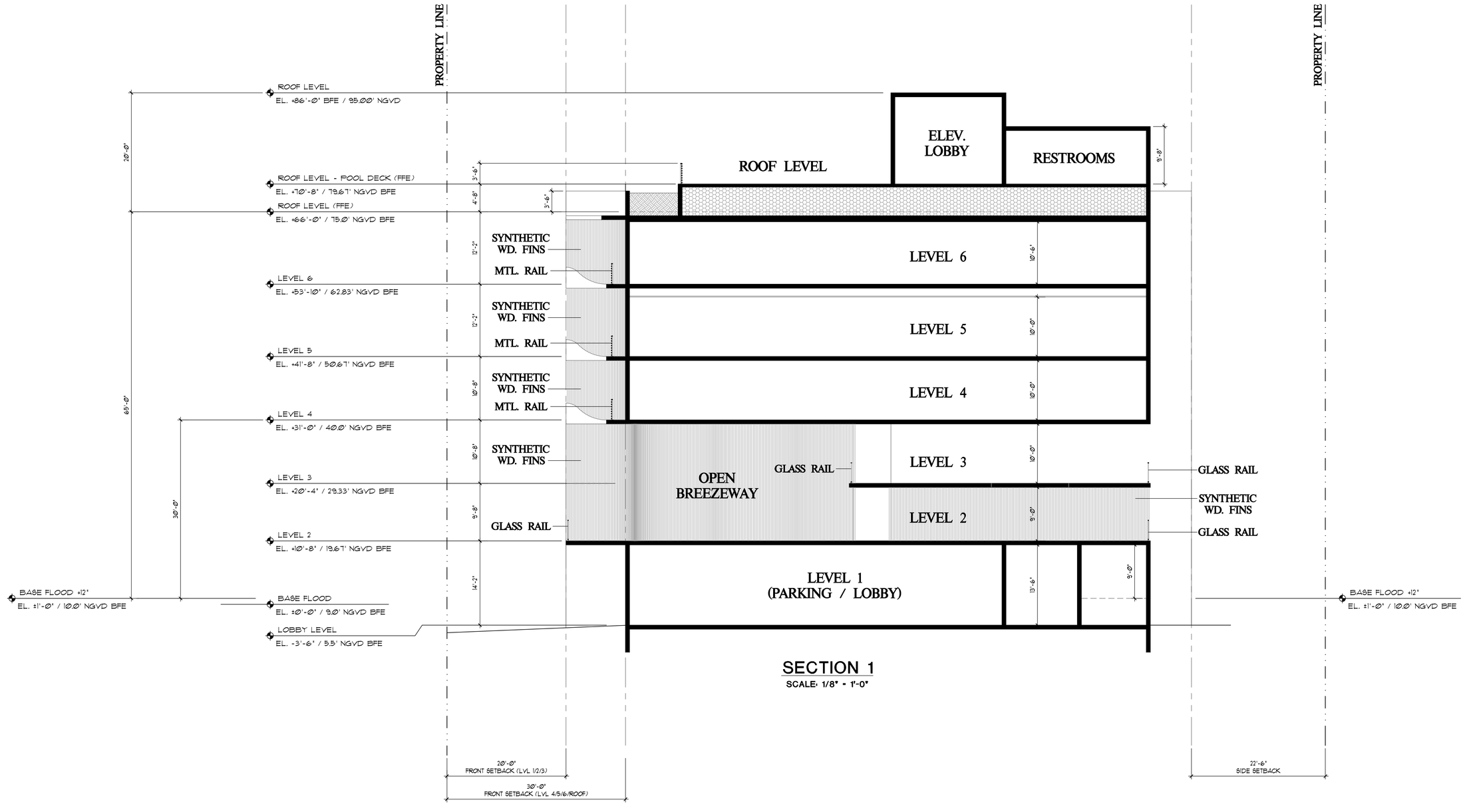

SECTION 1

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

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BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

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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 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-14
OF SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

MATERIAL SHEET

SLAB FINISH

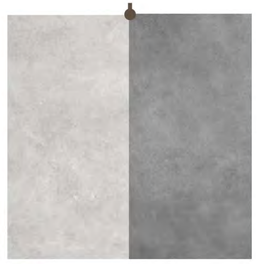
COLORED MICROCEMENT / PEARL GREY

WOOD FINS

SYNTHETIC WOOD FINS / TEAK COLOR

WALL FINISH

WHITE STUCCO



FLOOR FINISH

POLISHED CONCRETE /COOL GREY AND SLATE

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

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
MATERIAL SHEET

DATE 04-04-23

SCALE

JOB NO. 2022-02

SHEET
A-15

OF SHEETS

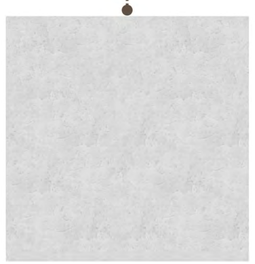
MATERIAL SHEET

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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

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ROBERT J. SCHNECKENBERG
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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
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**

1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com
New Jersey • New York • Connecticut • Massachusetts • Pennsylvania • Ohio • Illinois • North Carolina • Virginia • Washington, DC
California • Texas • Arizona • Utah • Colorado • Washington • Florida | Athens • Calgary • Dubai • London • Panama

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 04-04-23
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.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Date: 3/30/2023 Time: 14:52 User: jaquino Style Table: Langan.stb Layout: C-003 Document Code: CP01-300303601-0501-GI001-0101

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:

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NET INCREASE	**56.23 TPY**

LANGAN

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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

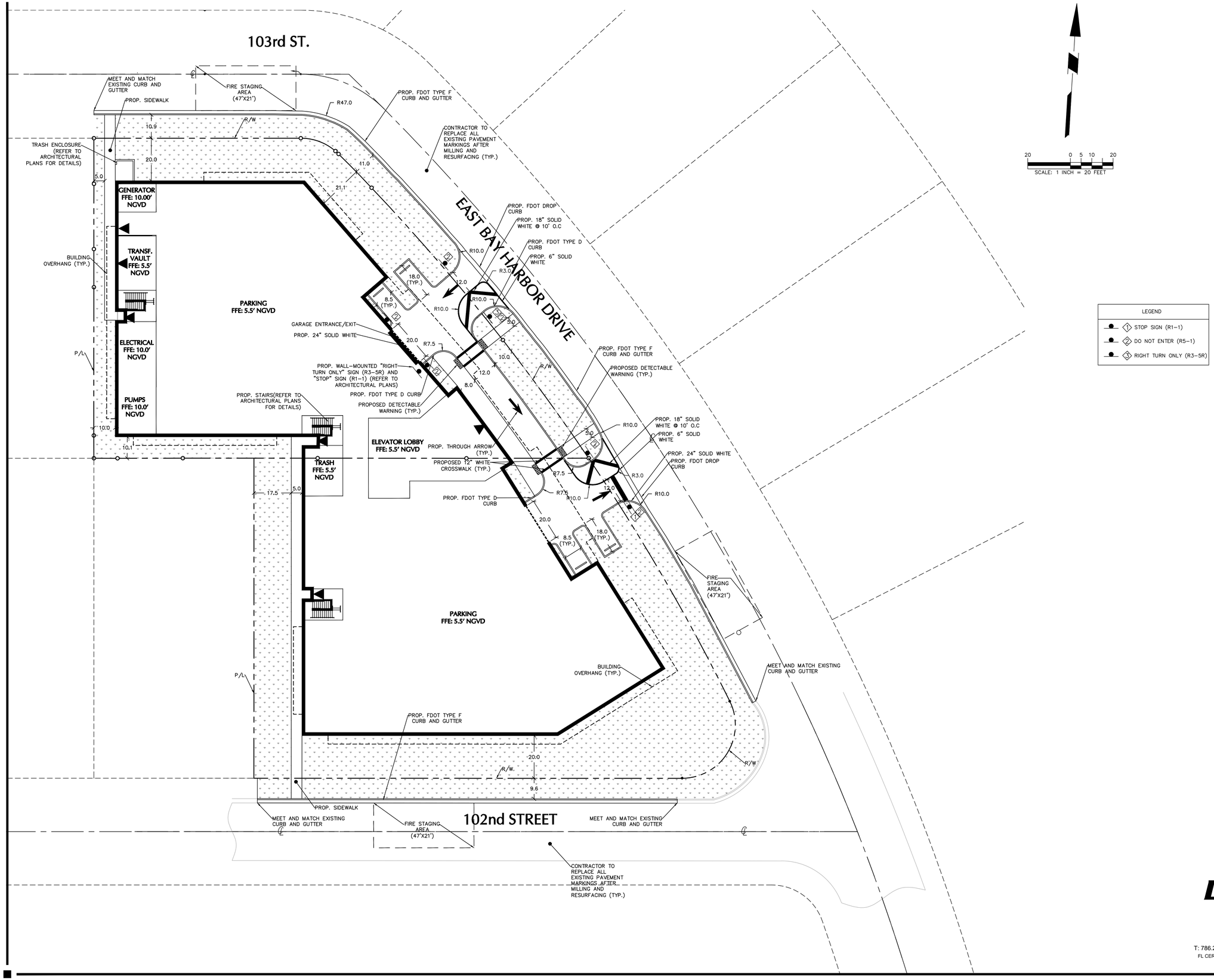
Previous DRB Submittal
Dated 01-16-2023

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Date: 10/24/2022 Time: 16:49 User: jaquino Style Table: Langan.stb Layout: C-003 Document Code: CP01-300303601-0501-GI001-0101



REVISIONS	DATE

PERMIT ISSUE
-

BID SET
-

CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

SITE PLAN

DATE	04-04-23
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-300

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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1221 Brickell Avenue, Suite 1800
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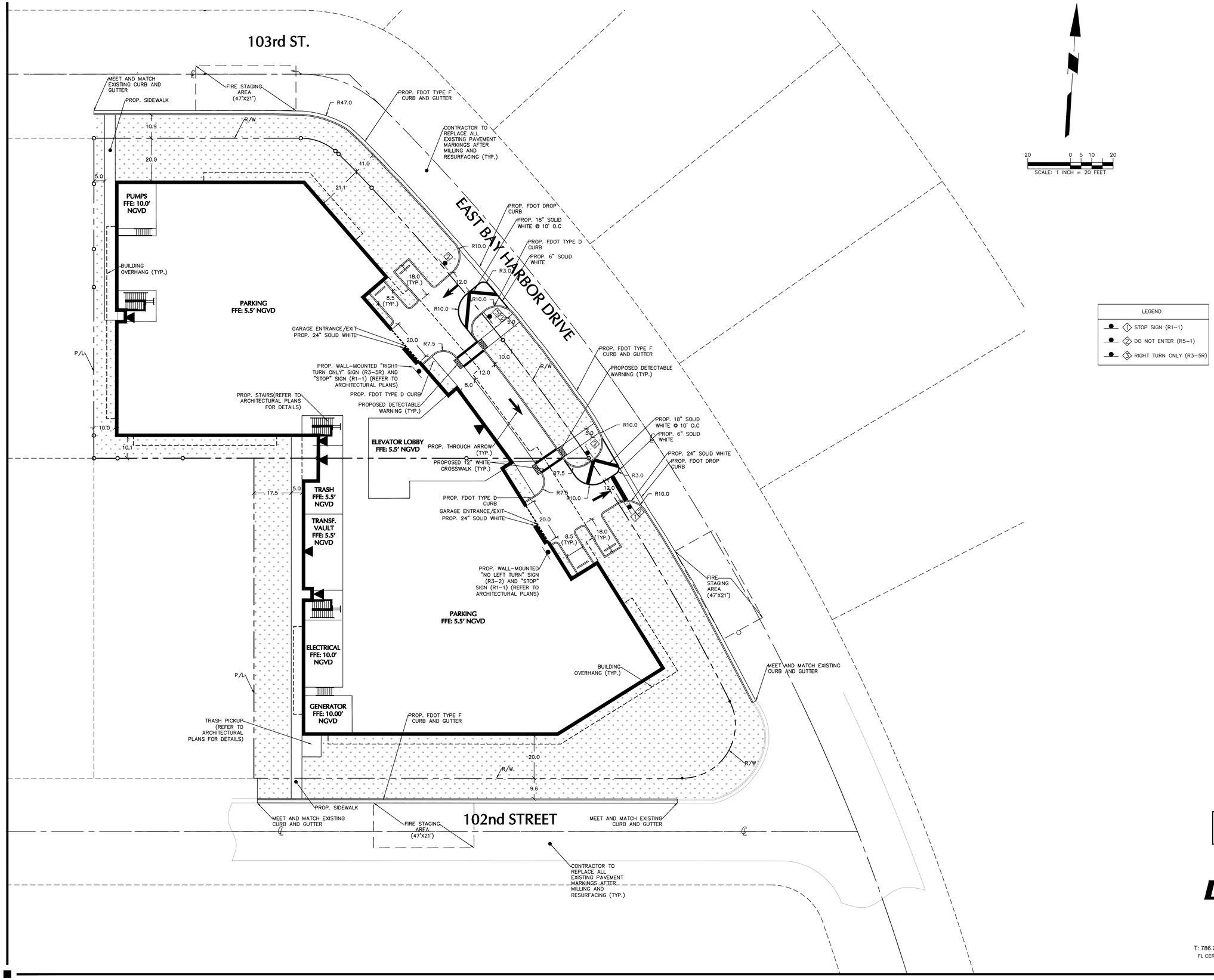

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

SITE PLAN

DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-300
OF	SHEETS

Previous DRB Submittal
Dated 01-16-2023

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
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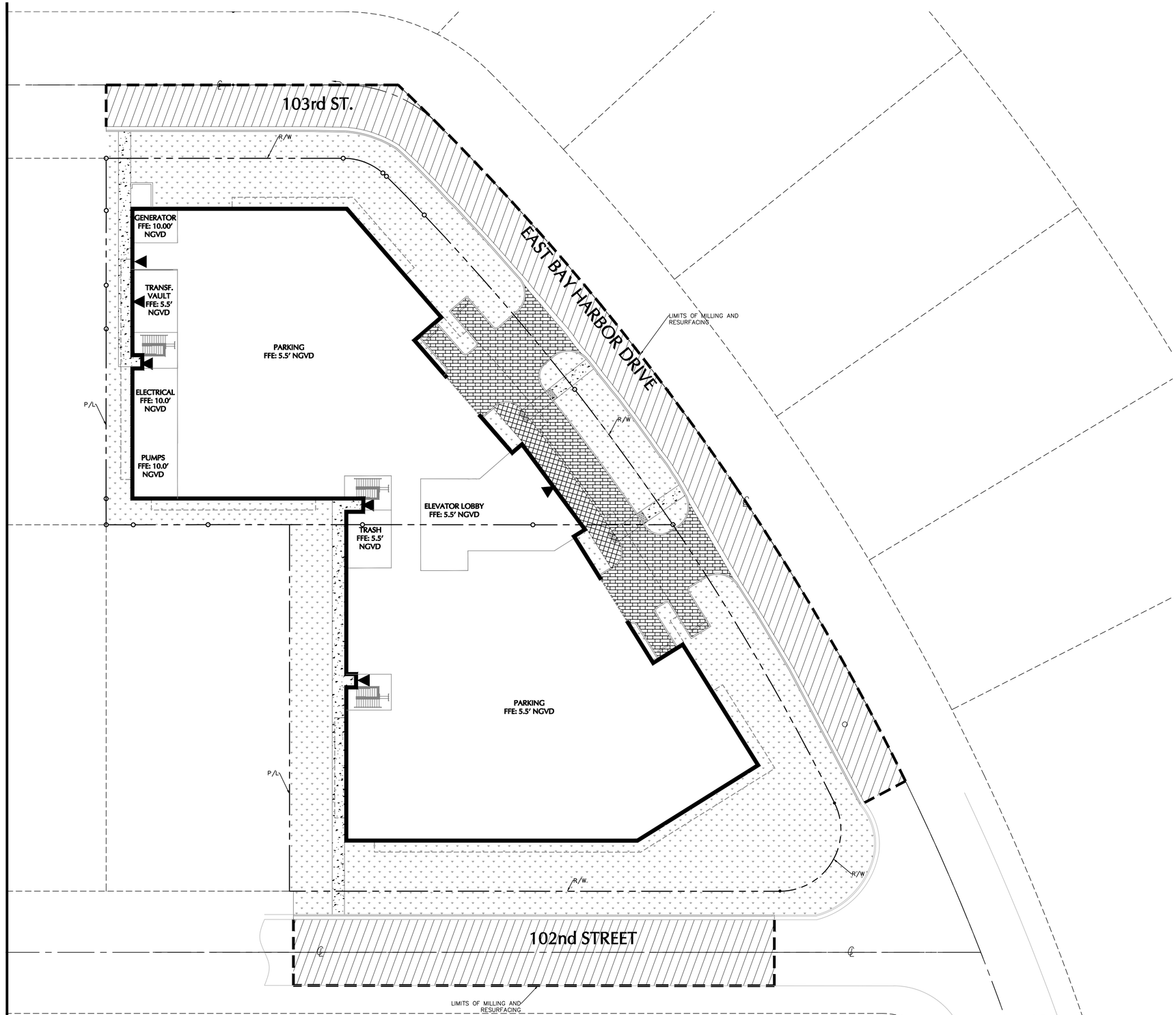
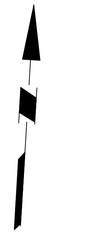




20 0 5 10 20

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.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
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

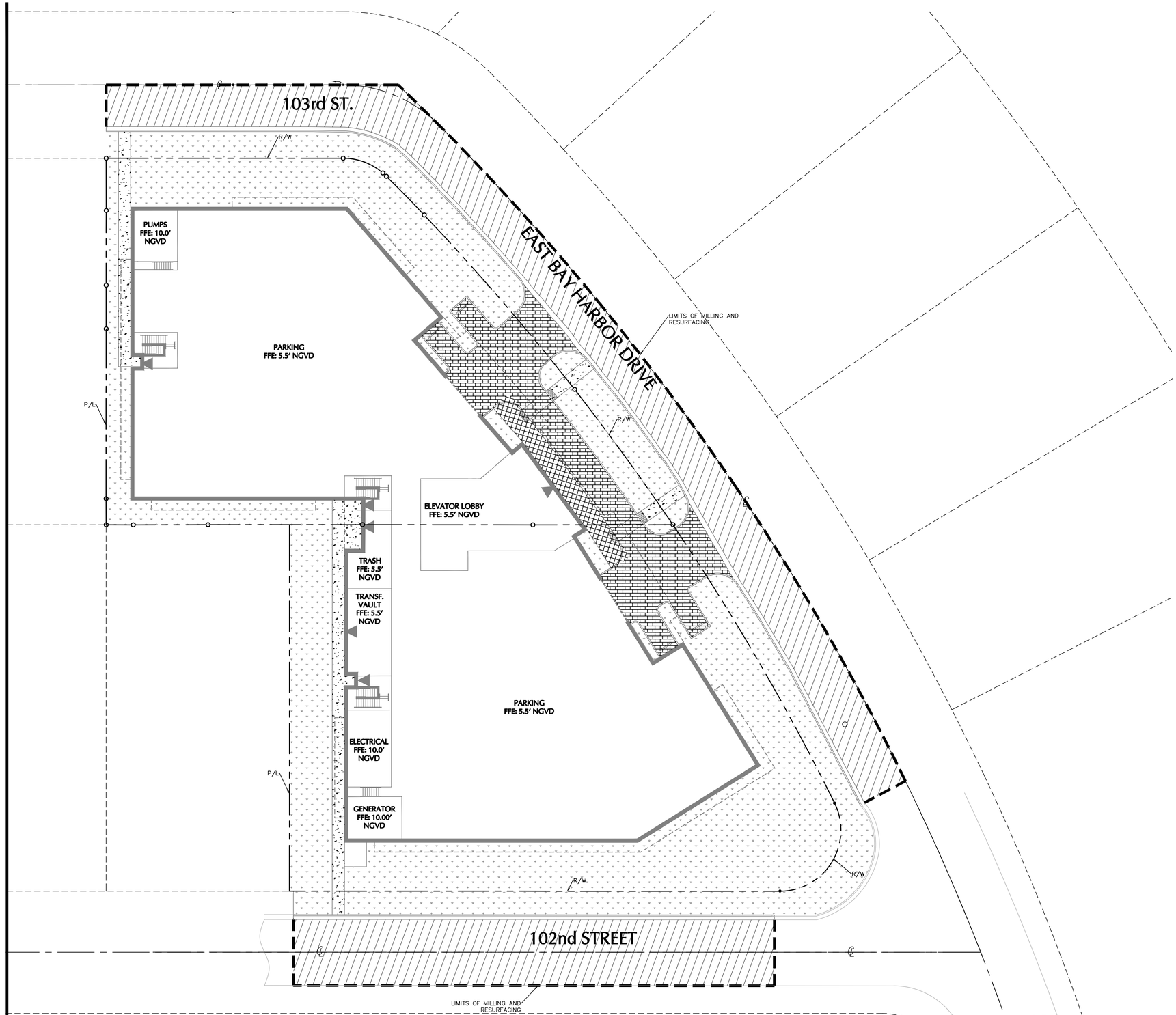
PAVING PLAN

DATE 04-04-23
SCALE 1" = 20'
JOB NO. 300303601
SHEET

C-301

OF SHEETS

Date: 3/30/2023 Time: 14:53 User: jaquino Style Table: Langan.stb Layout: C-301 Document Code: CP01-300303601-0501-CP101-0101



20 0 5 10 20

SCALE: 1 INCH = 20 FEET

NOTES:

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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
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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)

Previous DRB Submittal
Dated 01-16-2023

SIGNATURE DATE

LEONARDO RODRIGUEZ
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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

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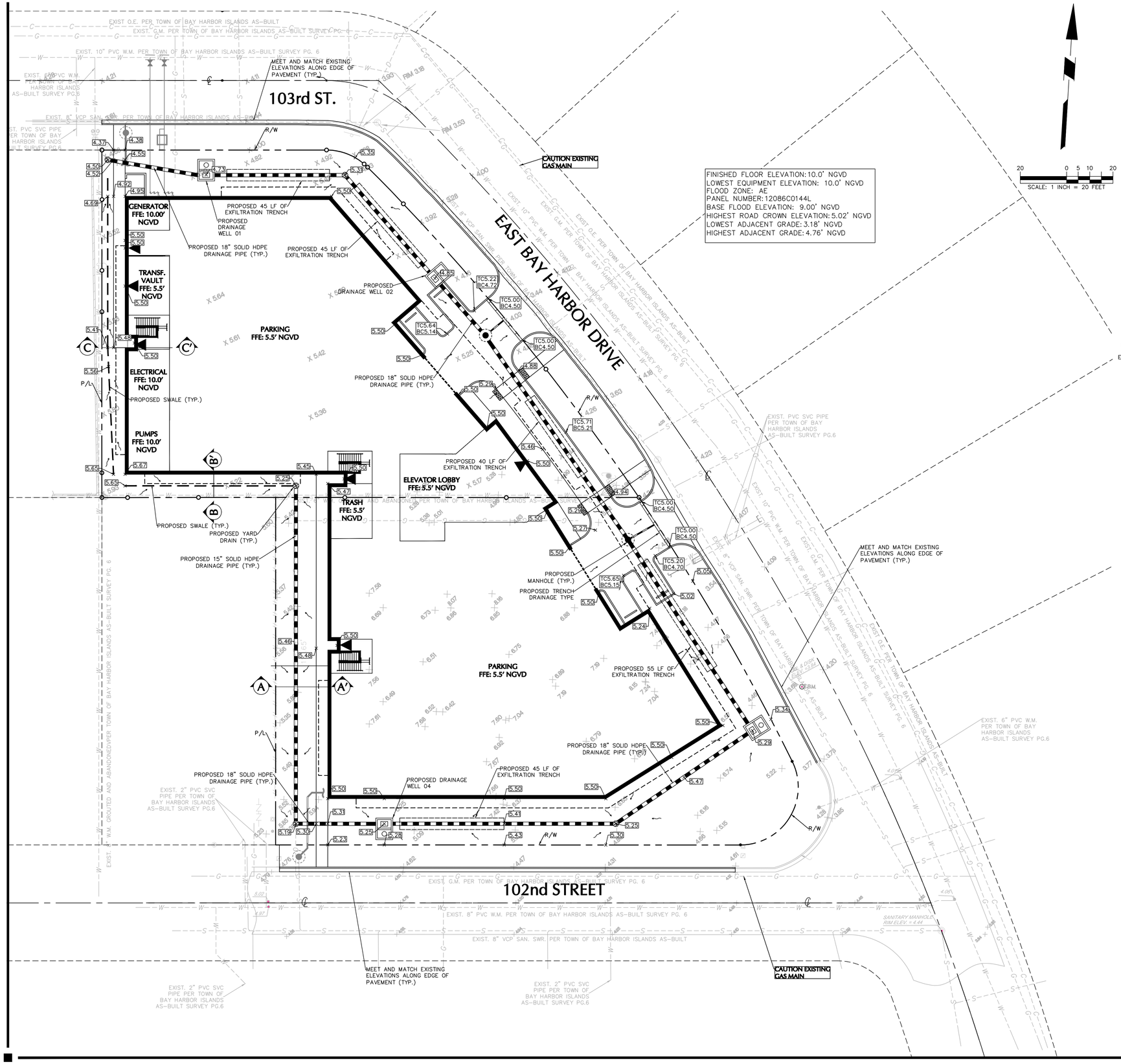

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305.441.2226

SHEET TITLE

GRADING AND DRAINAGE PLAN

DATE	04-04-23
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-400

OF x SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
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1221 Brickell Avenue, Suite 1800
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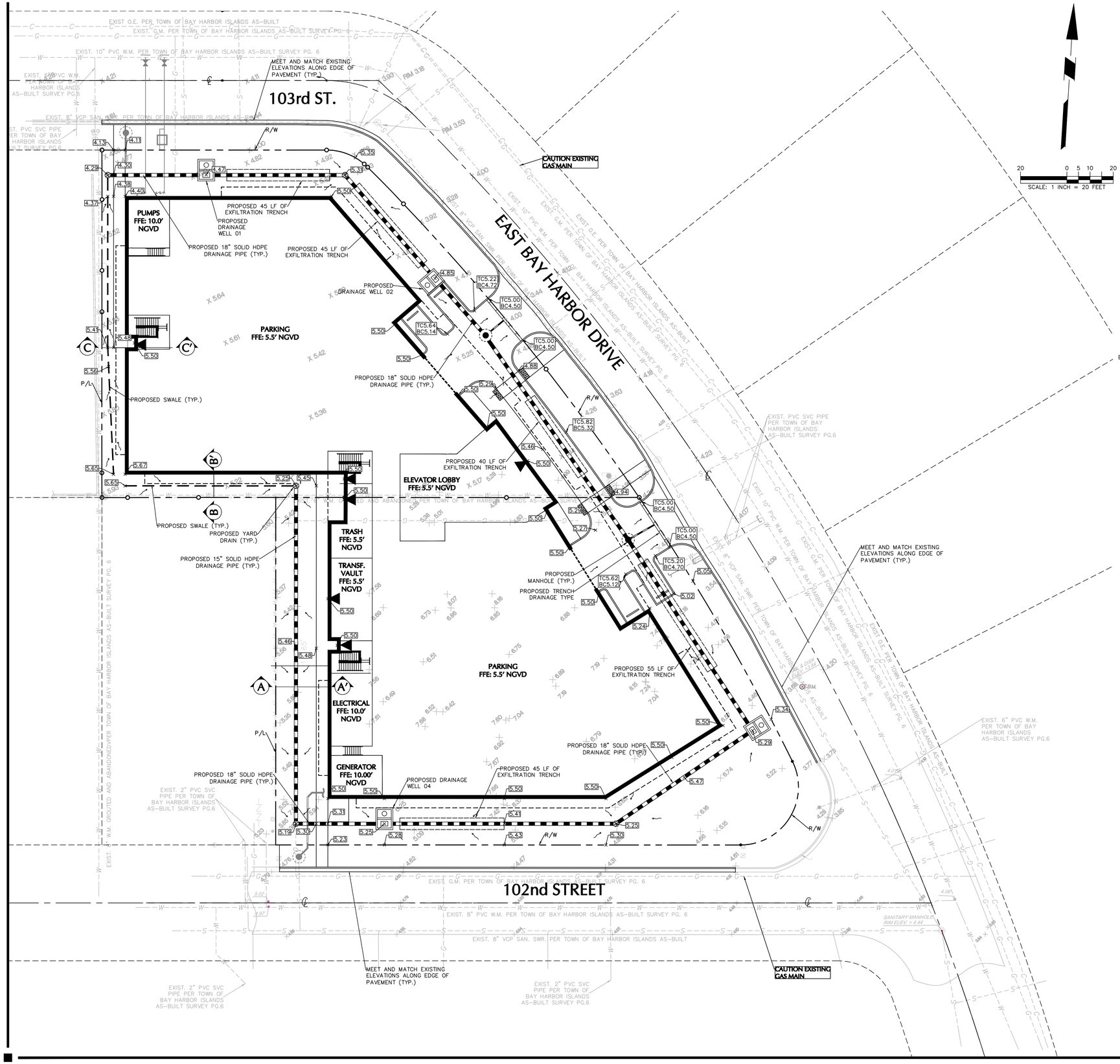

103rd ST.
EAST BAY HARBOR DRIVE
102nd STREET
MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)
CAUTION EXISTING GAS MAIN
PUMPS FFE: 10.0' NGVD
PROPOSED 45 LF OF EXFILTRATION TRENCH
PROPOSED DRAINAGE WELL 01
PROPOSED 18" SOLID HDPE DRAINAGE PIPE (TYP.)
PROPOSED 45 LF OF EXFILTRATION TRENCH
PROPOSED DRAINAGE WELL 02
PARKING FFE: 5.5' NGVD
PROPOSED SWALE (TYP.)
PROPOSED 18" SOLID HDPE DRAINAGE PIPE (TYP.)
PROPOSED 40 LF OF EXFILTRATION TRENCH
ELEVATOR LOBBY FFE: 5.5' NGVD
PROPOSED SWALE (TYP.)
PROPOSED YARD DRAIN (TYP.)
PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)
TRASH FFE: 5.5' NGVD
TRANSF. VAULT FFE: 5.5' NGVD
PROPOSED MANHOLE (TYP.)
PROPOSED TRENCH DRAINAGE TYPE
PARKING FFE: 5.5' NGVD
PROPOSED 55 LF OF EXFILTRATION TRENCH
ELECTRICAL FFE: 10.0' NGVD
GENERATOR FFE: 10.00' NGVD
PROPOSED 18" SOLID HDPE DRAINAGE PIPE (TYP.)
PROPOSED 45 LF OF EXFILTRATION TRENCH
PROPOSED DRAINAGE WELL 04
PROPOSED 18" SOLID HDPE DRAINAGE PIPE (TYP.)
MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)
MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)
CAUTION EXISTING GAS MAIN
EXIST. O.E. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT
EXIST. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6
EXIST. 10" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6
EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT
EXIST. PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 6" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 8" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6
SANITARY MANHOLE RIM ELEV. = 4.44
EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT
EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 6" W.M. GROUTED AND ABANDONED PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6
EXIST. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6
EXIST. 8" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6
EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT
EXIST. 6" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6
EXIST. 6" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.

PROP. 6" TAPPING SLEEVE AND 6" VALVE TO EXISTING WATER MAIN

PROP. 4" TAPPING SLEEVE AND 4" VALVE TO EXISTING WATER MAIN

EXIST O.E. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST. 10" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST. 6" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST. PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

PROP. 4" SERVICE W/ 4" METER

R/W

CAUTION EXISTING GAS MAIN

PROP 6" SANITARY SEWER LATERAL

REFER TO MEP PLANS FOR CONTINUATION

PROP. 6" DDCV BACKFLOW PREVENTER

GENERATOR FFE: 10.00' NGVD

REFER TO MEP PLANS FOR CONTINUATION

PROP. 4" RPZ BACKFLOW PREVENTER

REFER TO MEP PLANS FOR CONTINUATION

TRANSF. VAULT FFE: 5.5' NGVD

PARKING FFE: 5.5' NGVD

P/L

ELECTRICAL FFE: 10.0' NGVD

PUMPS FFE: 10.0' NGVD

ELEVATOR LOBBY FFE: 5.5' NGVD

TRASH FFE: 5.5' NGVD

CONTRACTOR TO COORDINATE REMOVAL OF OVERHEAD UTILITY LINES WITH FPL. REROUTING OF FPL SERVICE TO BE COORDINATED WITH FPL AND PROJECT MEP

EXIST. 10" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6 TO BE CUT AND ABANDONED PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY

EXISTING WATER SERVICE TO BE CUT AND PLUGGED AT MAIN

REFER TO LA PLANS FOR CONTINUATION

PROP. 2" PRESSURE BREAKER

CONNECT TO EXISTING 2" WATER SERVICE

PROP. 2" METER

PARKING FFE: 5.5' NGVD

EXIST. PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

EXIST. 6" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST O.E. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST. 10" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

P/L

REFER TO MEP PLANS FOR CONTINUATION

PROP 6" SANITARY SEWER LATERAL

EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

R/W

PROP SANITARY SEWER MANHOLE

EXIST. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST. 8" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST. 6" PVC W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

PROP 6" SANITARY SEWER LATERAL TO REMAIN, CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND INVERT ELEV.

EXIST. 2" PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

CAUTION EXISTING GAS MAIN

20 0 5 10 20

SCALE: 1 INCH = 20 FEET

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	04-04-23
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-500

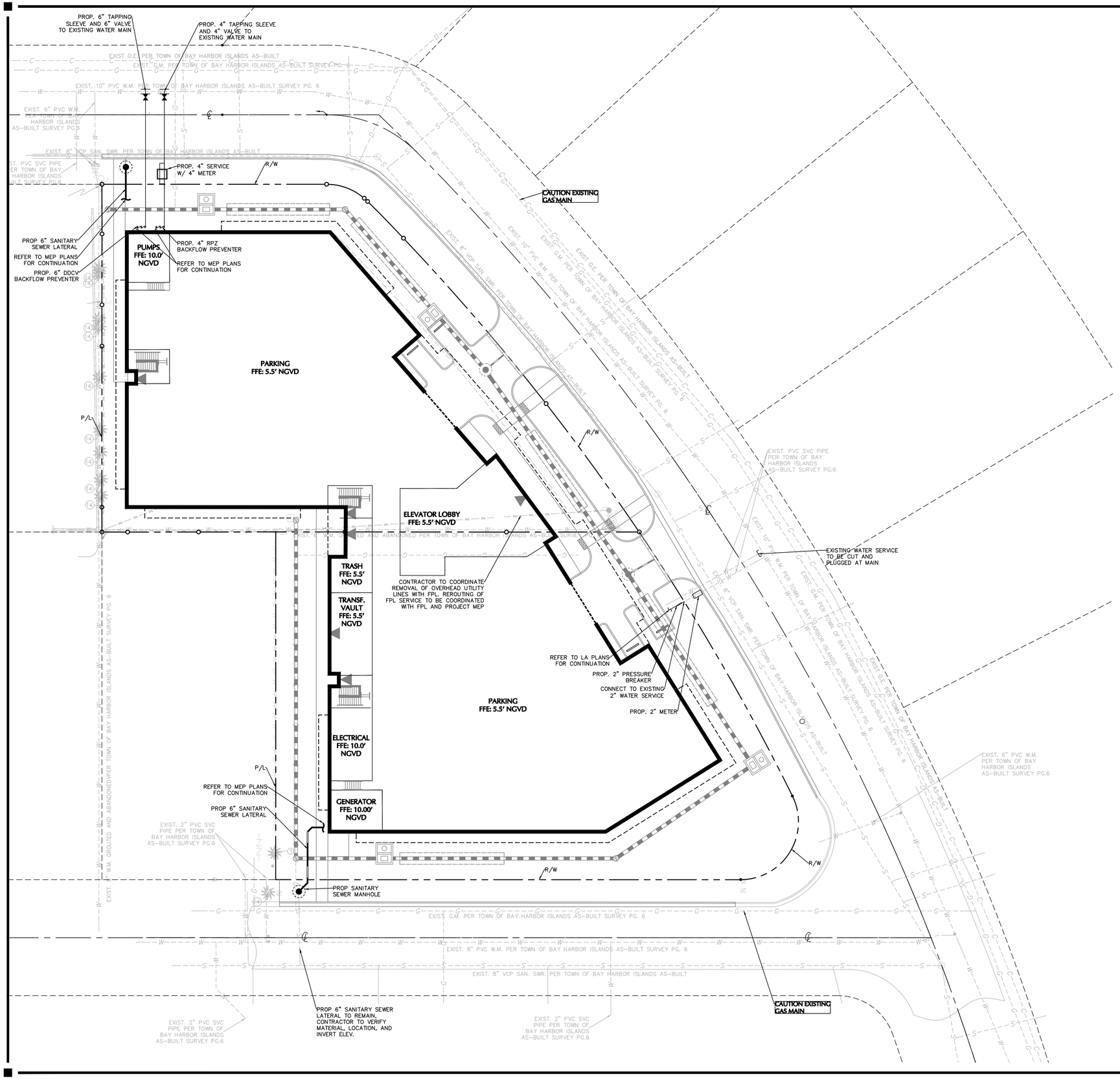
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Date: 3/30/2023 Time: 14:53 User: jaquino Style Table: Langan.stb Layout: C-500 Document Code: CP01-300303601-0501-CU101-0101



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

UTILITY PLAN

Previous DRB Submittal
Dated 01-16-2023

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

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Langan Engineering and Environmental Services, Inc.
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DATE	01-16-2023
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-500

OF SHEETS

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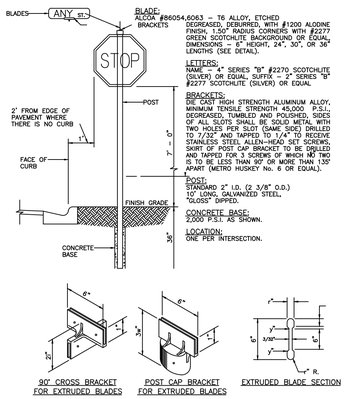
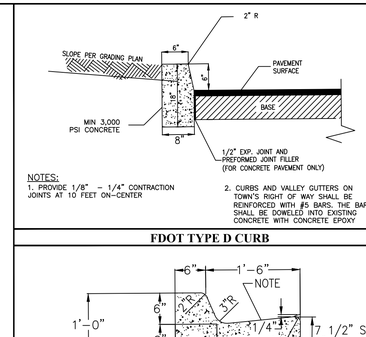
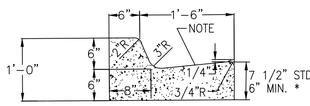


STOP SIGN AND STREET BAR ASSEMBLY



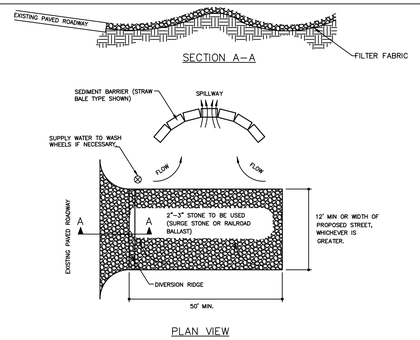
NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

FDOT TYPE D CURB



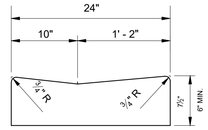
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT TYPE F CURB AND GUTTER



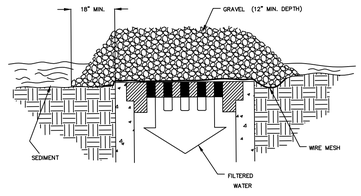
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE



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.

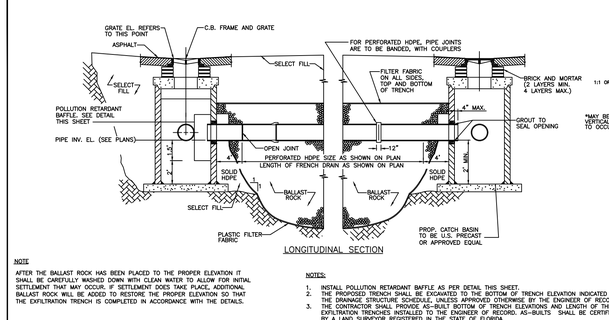
FDOT STANDARD DROP CURB



NOTES
1. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF ONE FOOT (30 CM) BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH (13 MM) OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED AT LEAST 1 FT. (30 CM).
2. FDOT NO. 1 COARSE AGGREGATE (1.5" TO 3.5" STONE(4–9CM) SHALL BE PLACED OVER THE WIRE MESH AS SHOWN. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES. OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
3. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
4. THIS FILTERING DEVICE HAS NO OVERFLOW MECHANISM. THEREFORE, PONDING IS LIKELY ESPECIALLY IF SEDIMENT IS NOT REMOVED REGULARLY.
5. ALTERNATE STORM DRAIN INLET PROTECTION METHODS AS SHOWN IN THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTION'S MANUAL MAY BE USED, IF APPROVED BY THE GOVERNING AGENCIES AND THE ENGINEER OF RECORD.

SPECIFIC APPLICATION THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS. – GRAVEL SHALL BE FDOT #3, #357 OR * #5 COARSE AGGREGATE

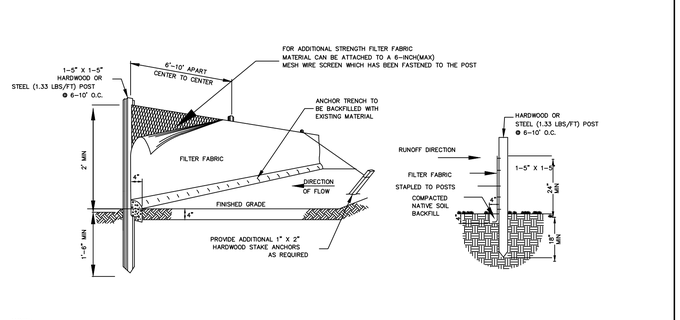
INLET SEDIMENT FILTER



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.

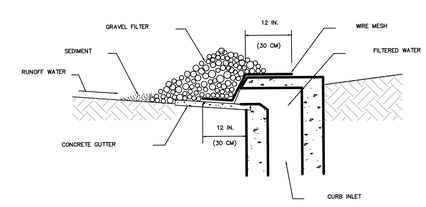
NOTES:
1. INSTALL POLLUTION RETARDANT BAFFLE AS PER DETAIL THIS SHEET.
2. THE PROPOSED TRENCH SHALL BE EXCAVATED TO THE BOTTOM OF TRENCH ELEVATION INDICATED IN THE DRAINAGE STRUCTURE SCHEDULE, UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILT BOTTOM OF TRENCH 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



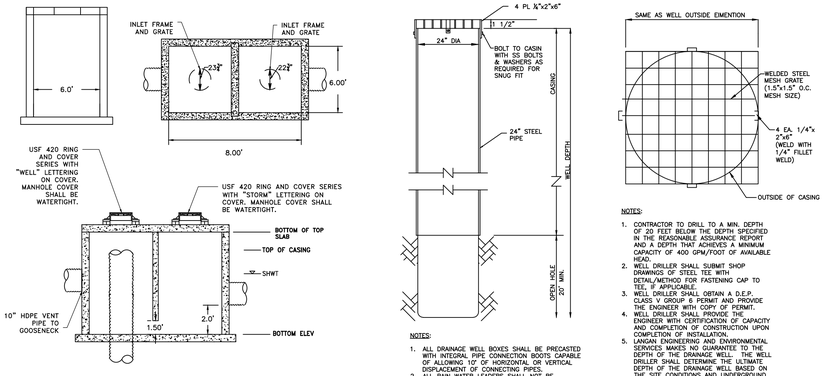
NOTE:
1. IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH MINIMUM 4" DEPTH OF SOIL.
2. WHEN ATTACHING 2 SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.

SILT FENCE



NOTES:
1. PLACE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH IN. OPENINGS OVER THE CURB INLET OPENING SO THAT AT LEAST 12 IN. OF WIRE EXTENDS BEYOND BOTH THE TOP AND BOTTOM OF THE INLET OPENING
2. PLACE STONE AGAINST THE WIRE TO ANCHOR THE WIRE AGAINST THE GUTTER AND COVER THE INLET OPENING COMPLETELY. USE 2 TO 3 IN. GRAVEL.
3. MAINTENANCE – INSPECT ONCE EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE INLET AND CLEANED OR REPLACED.
4. THIS FILTERING DEVICE HAS NO OVERFLOW MECHANISM. THEREFORE, PONDING IS LIKELY ESPECIALLY IF SEDIMENT IS NOT REMOVED REGULARLY.
5. ALTERNATE STORM DRAIN INLET PROTECTION METHODS AS SHOWN IN THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTION'S MANUAL MAY BE USED, IF APPROVED BY THE GOVERNING AGENCIES AND THE ENGINEER OF RECORD

CURB INLET PROTECTION



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 SITE DRAINAGE SYSTEM UNTIL FULL SETTLEMENT 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 400 GPM/TOOT 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 8 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 MAKES NO 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

DATE	04-04-23
SCALE	1" = 20'
JOB NO.	300303601
SHEET	C-800
OF	SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
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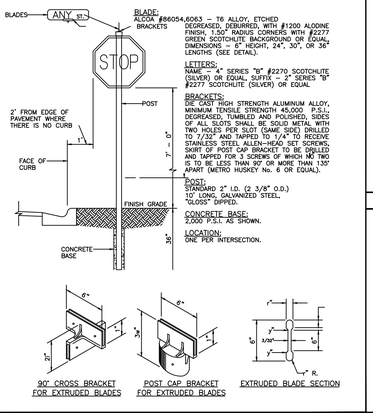
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Date: 3/30/2023 Time: 14:53 User: jaquino Style Table: Langan.stb Layout: Layout1 Document Code: CP01-300303601-0501-CS001-D101



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.

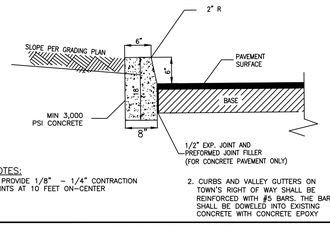
BRACKETS:
DIE CAST HIGH STRENGTH ALUMINUM ALLOY, MINIMUM TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED AND POLISHED, SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLEN-HEAD SET SCREWS. SKIRT OF POST CAP 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, "GLOSS" DIPPED.

CONCRETE BASE:
2,000 P.S.I. AS SHOWN.

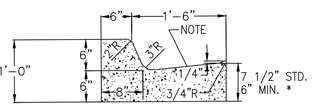
LOCATION:
ONE PER INTERSECTION.

STOP SIGN AND STREET BAR ASSEMBLY



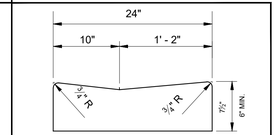
NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

FDOT TYPE D CURB



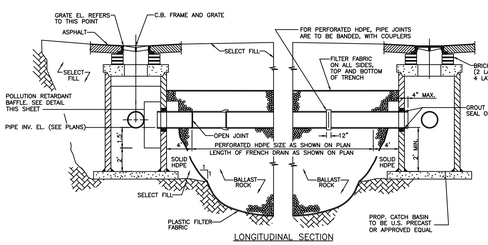
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT TYPE F CURB AND GUTTER

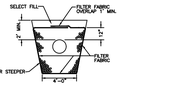


NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

FDOT STANDARD DROP CURB

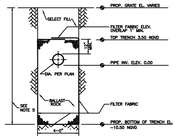


LONGITUDINAL SECTION



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.



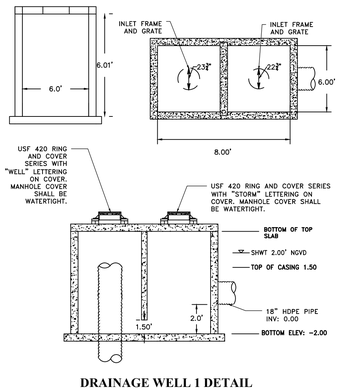
TRANSVERSE SECTION

NOTE

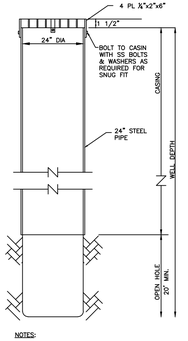
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED 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 DETAILED ON THE PLANS, UNLESS 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.

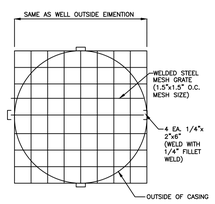
EXFILTRATION TRENCH DETAIL



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 ACCEPTANCEMENT OF THE BUILDING HAS OCCURRED. ALL RAIN WATER LEADERS SHALL NOT BE CONNECTED TO THE WELL SIDE CHAMBER OF THE WELL BOX.
3. SEE DRAINAGE WELL NOTES ON DRAINAGE PLAN.



NOTES:
1. CONTRACTOR TO DRILL TO A MIN. DEPTH OF 20 FEET BELOW THE DEPTH SPECIFIED IN THE REASONABLE ASSURANCE REPORT AND A DEPTH THAT ACHIEVES A MINIMUM CAPACITY OF 200 GPM/FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL SUBMIT SHOP DRAWINGS OF STEEL TEE WITH DETAIL/METHOD FOR FASTENING CAP TO TEE, IF APPLICABLE.
3. WELL DRILLER SHALL OBTAIN A D.E.P. CLASS V GROUP 6 PERMIT AND PROVIDE THE ENGINEER WITH COPY OF PERMIT.
4. WELL DRILLER SHALL PROVIDE THE ENGINEER WITH CERTIFICATION OF CAPACITY AND COMPLETION OF CONSTRUCTION UPON COMPLETION OF INSTALLATION.
5. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. NO GUARANTEE TO THE QUANTITY OF THE DRAINAGE WELL. THE WELL DRILLER SHALL DETERMINE THE ULTIMATE DEPTH OF THE DRAINAGE WELL BASED ON THE SITE CONDITIONS AND UNDERGROUND GEOLOGY ENCOUNTERED.
6. **CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING TO DRILL IF THE DESIGN DISCHARGE RATE IS NOT ACHIEVED AT THE DEPTH ASSUMED BY THE CONTRACTOR IN THEIR BID.**

DRAINAGE WELL DETAILS

REVISIONS	DATE

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

Previous DRB Submittal
Dated 01-16-2023

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.

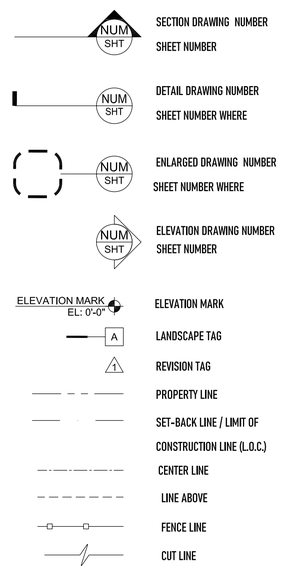
SOIL EROSION CONTROL NOTES:

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
	SLOPE DIRECTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SHALLOW RETENTION AREA

SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUALAISIS.
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
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
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PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
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

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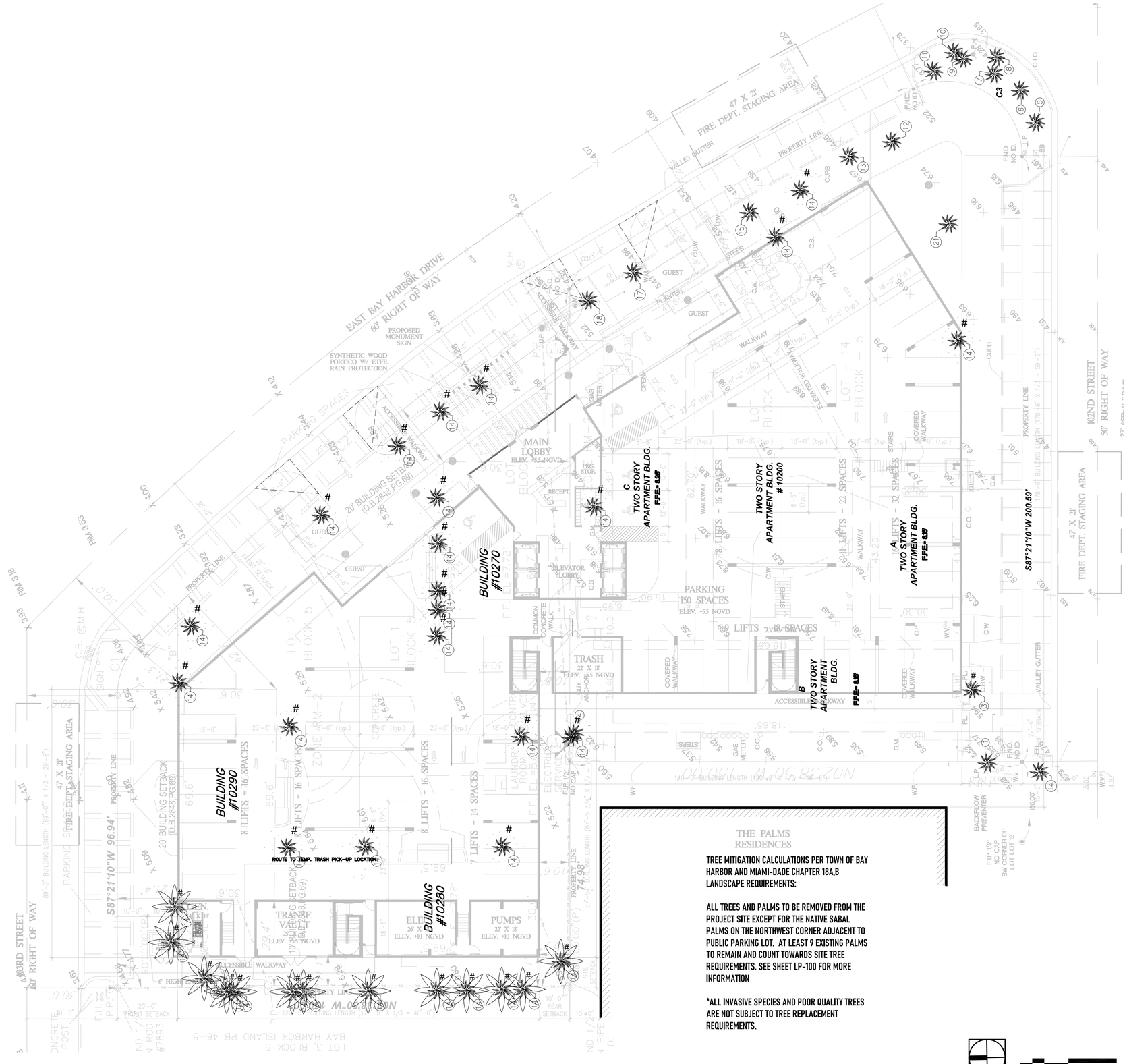
Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001



THE PALMS RESIDENCES

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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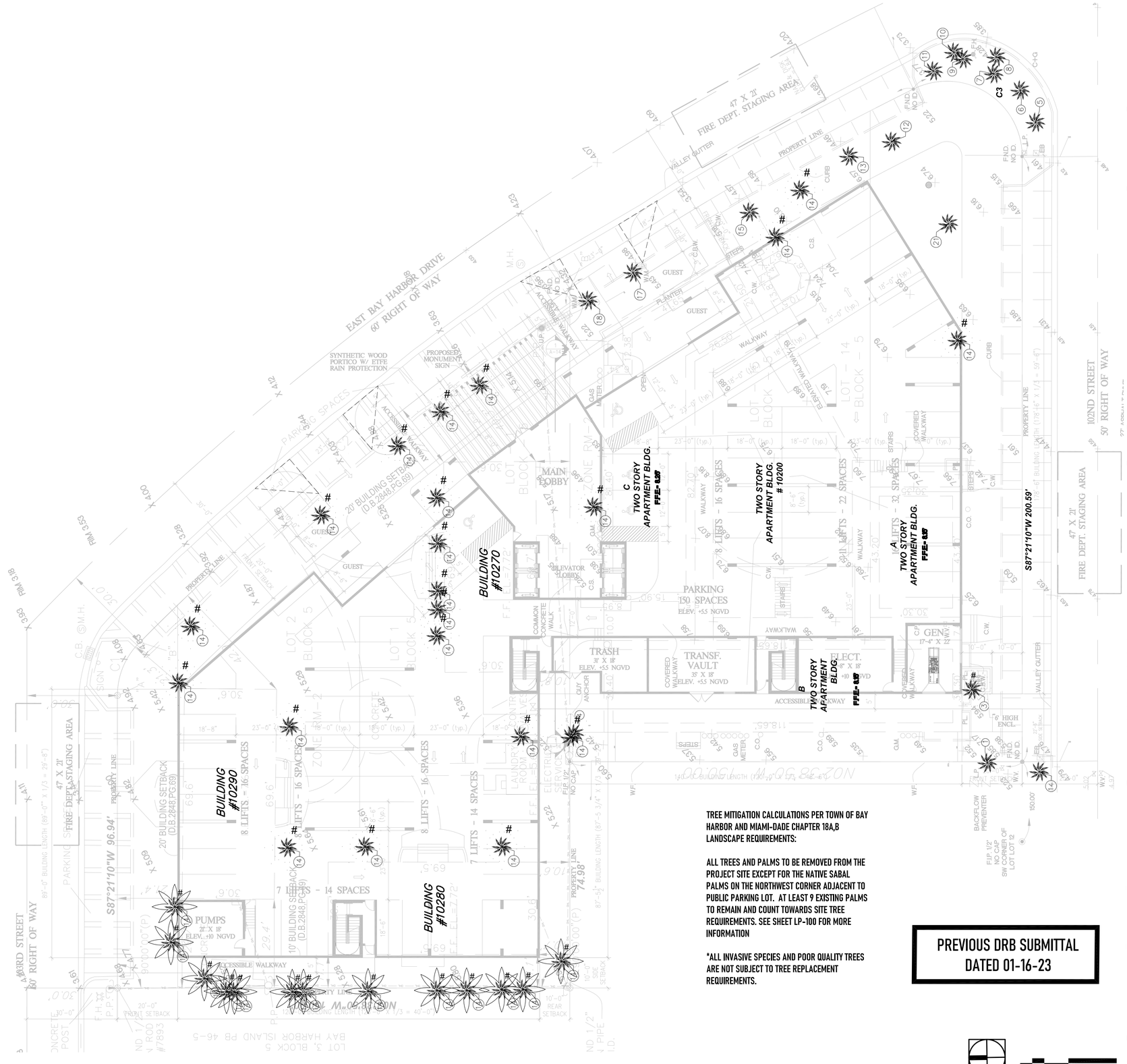
Drawn By: TH

Sheet Title:

TREE DISPOSITION PLAN

TD-100



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*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

PREVIOUS DRB SUBMITTAL
DATED 01-16-23

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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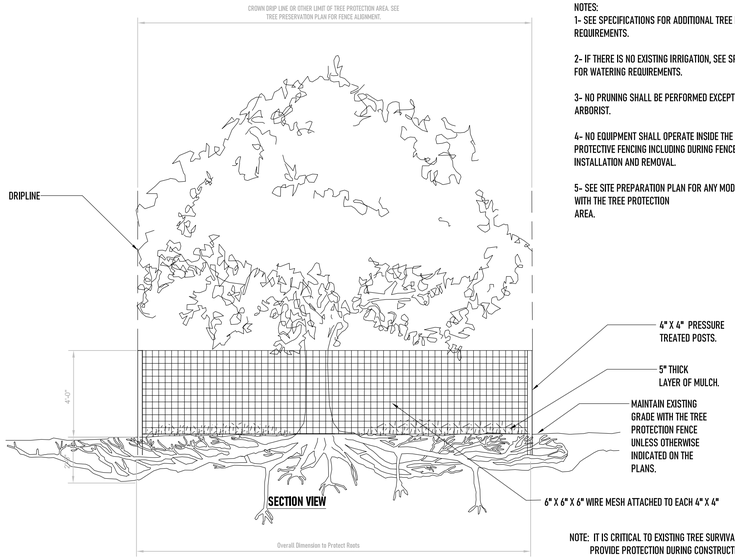
Scale: As Indicated
Drawn By: TH

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.

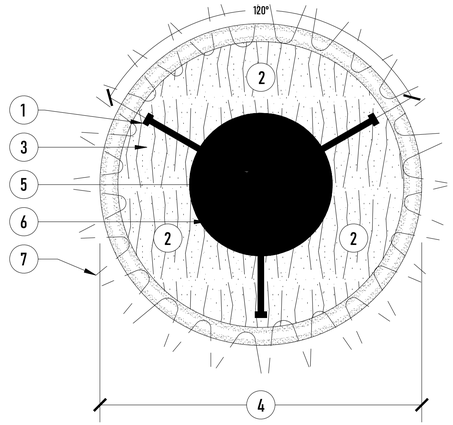
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

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.

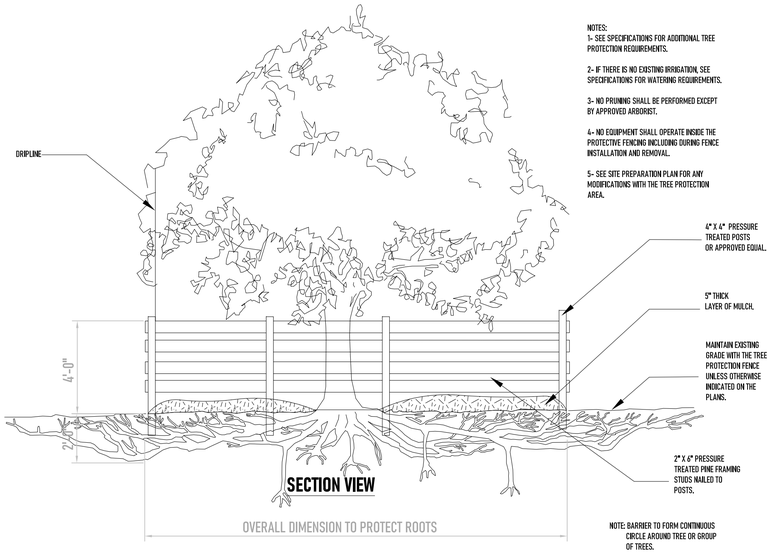
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

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:
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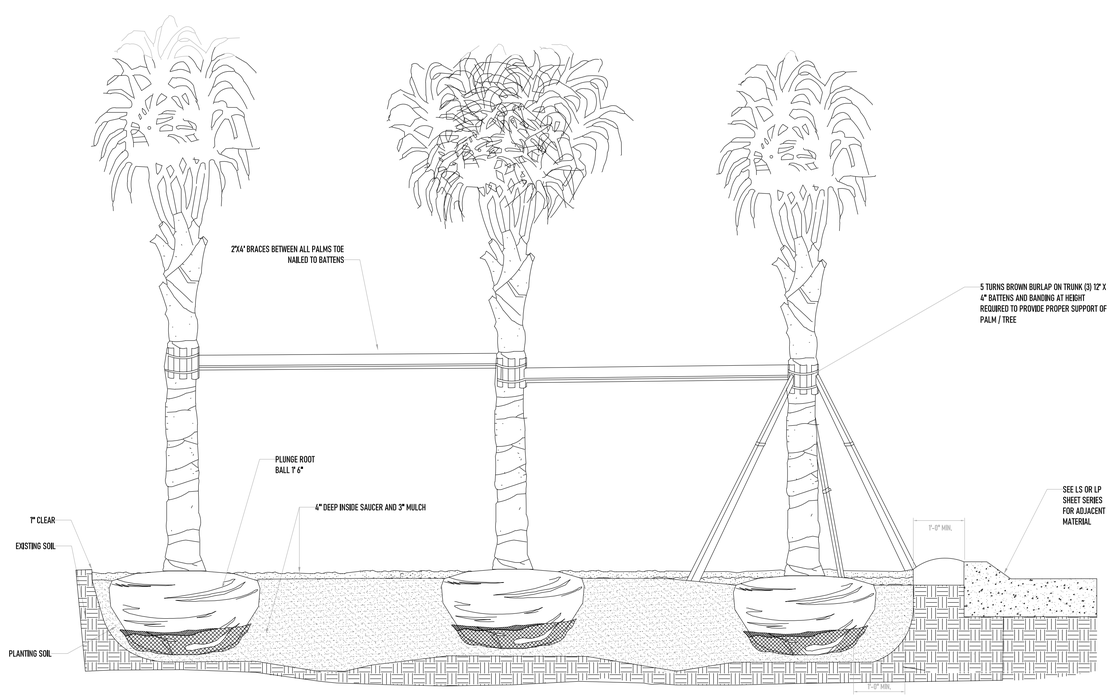
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

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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BAY HARBOR ISLANDS, FLORIDA 33154

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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: APRIL 4, 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.

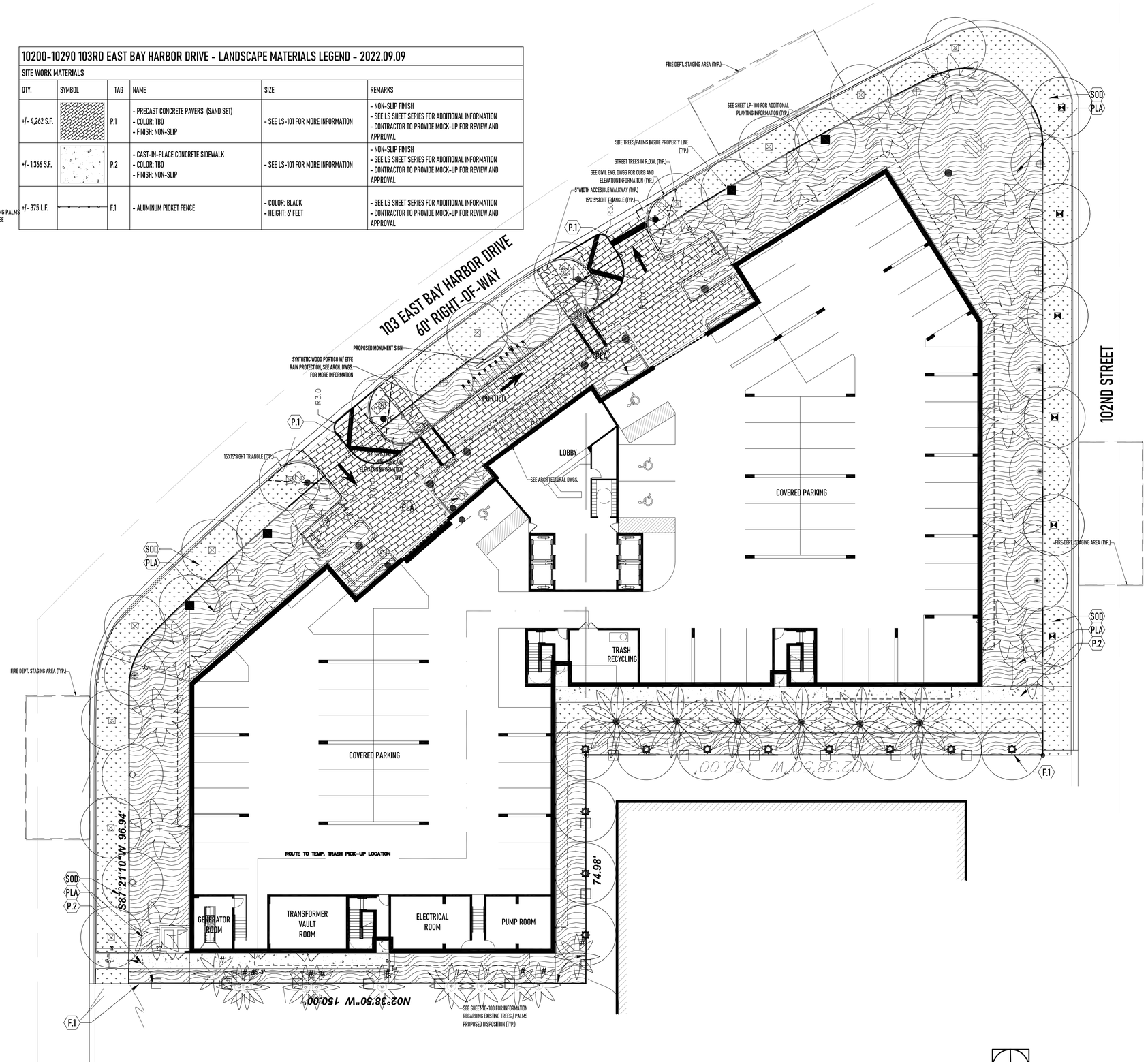
**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Last Updated 7/15/21

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.09.09

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 4,262 S.F.		P.1	- PRECAST CONCRETE PAVERS (SAND SET) - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 1,366 S.F.		P.2	- CAST-IN-PLACE CONCRETE SIDEWALK - COLOR: TBD - FINISH: NON-SLIP	- SEE LS-101 FOR MORE INFORMATION	- NON-SLIP FINISH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 375 L.F.		F.1	- ALUMINUM PICKET FENCE	- COLOR: BLACK - HEIGHT: 6' FEET	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL



NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
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Project ID: 2022-103BH
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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
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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:

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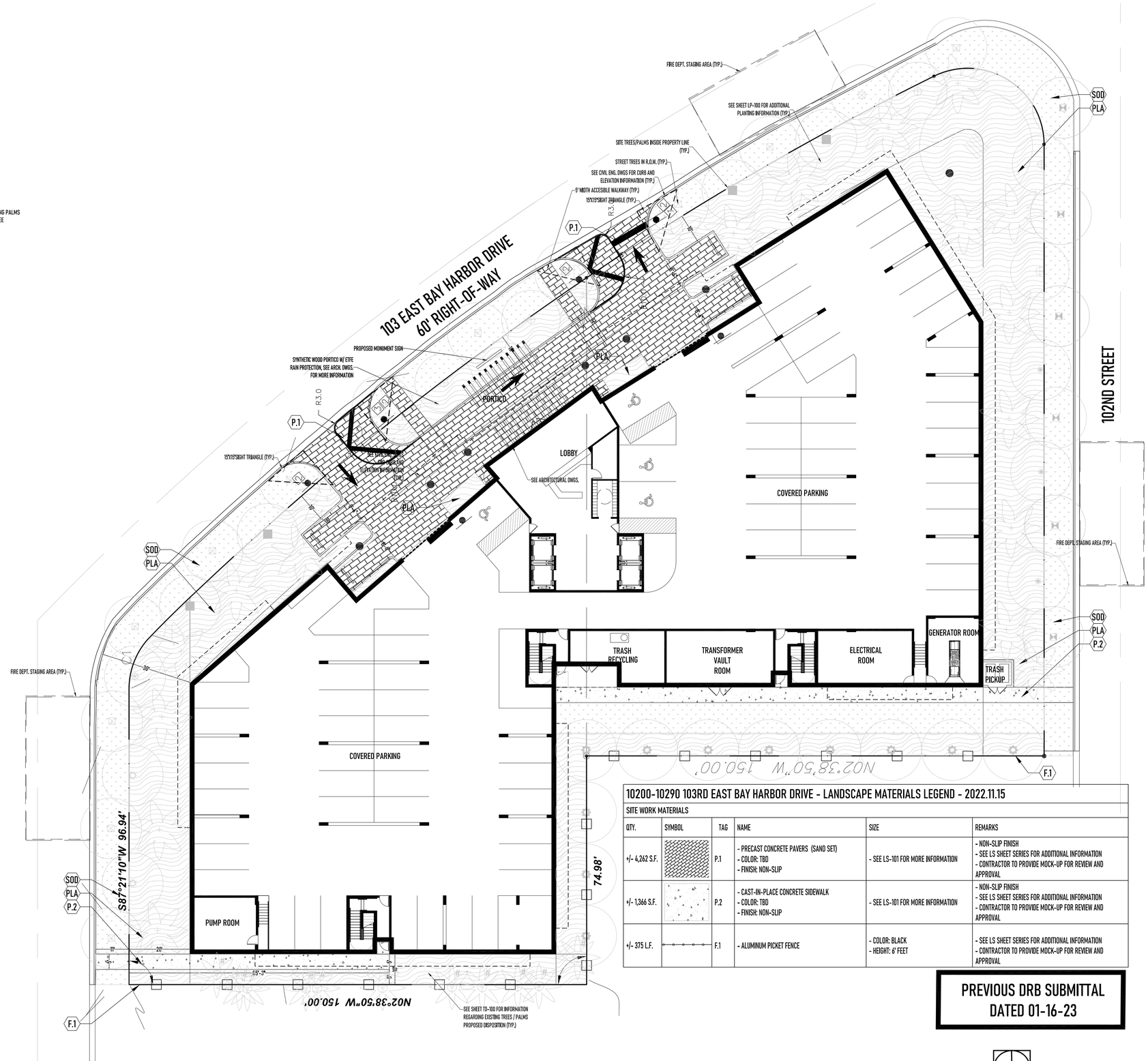

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.11.15

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 01-16-23

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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

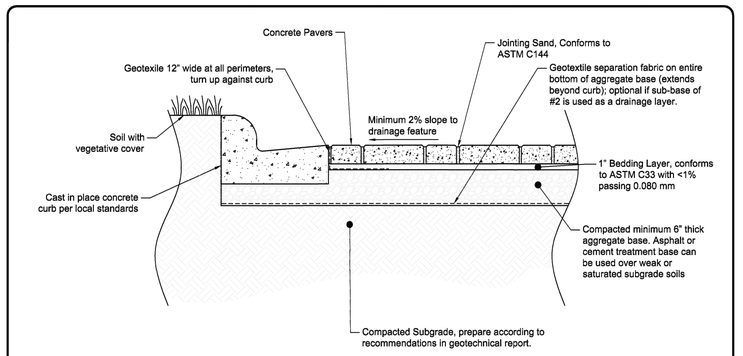
CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

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):

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: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE MATERIAL IMAGERY

LS-101

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.04.04

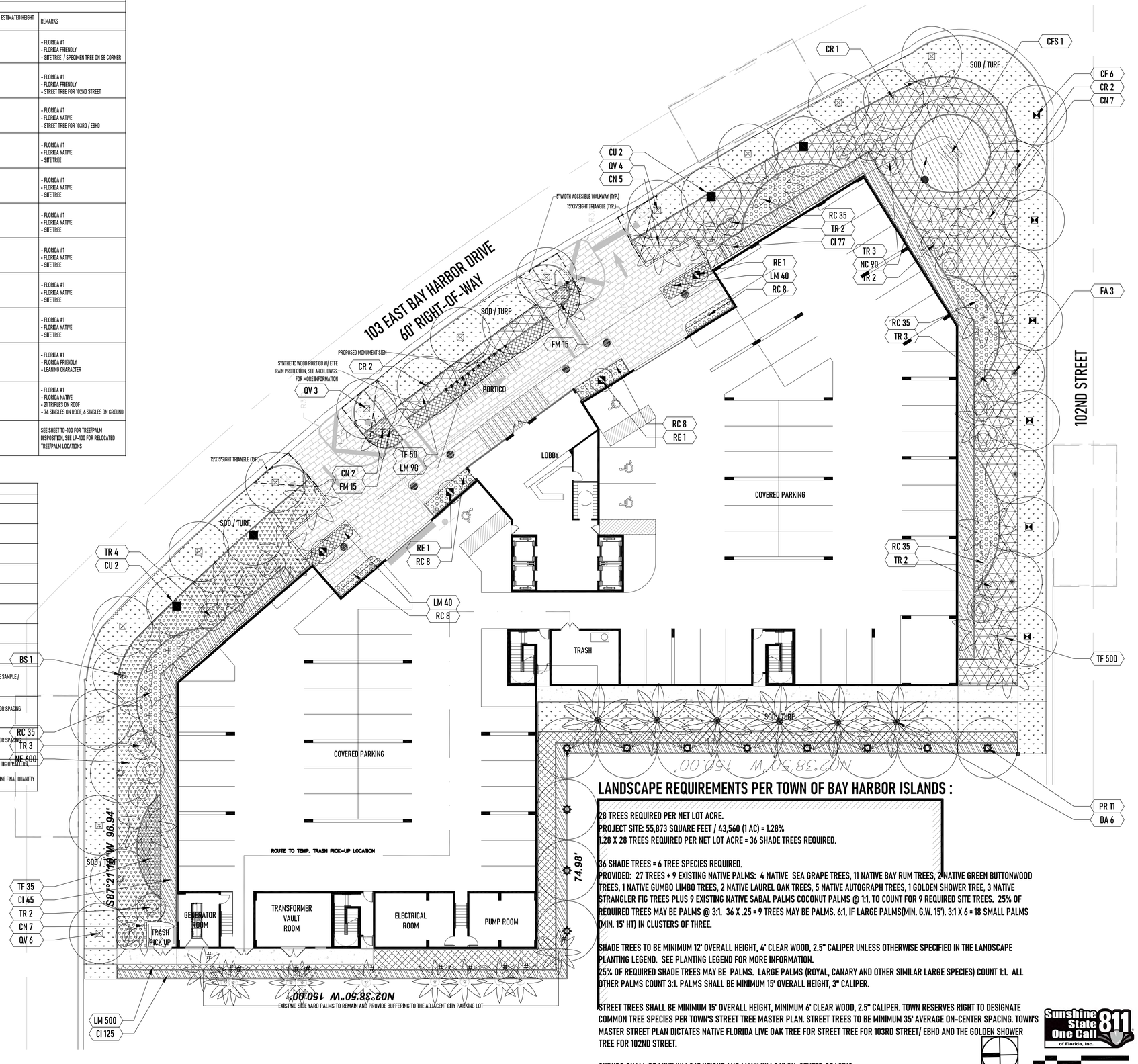
PLANTING MATERIALS - TREES AND PALMS

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, 6 SINGLES ON GROUND
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 - 2023.04.04

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY
252		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY
125		EL	ERONDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,873 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

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

Sunshine State One Call 811 of Florida, Inc.

	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
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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):
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10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

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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):

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Project ID: 2022-103BH
Print Date: APRIL 4, 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 - 2023.01.16

PLANTING MATERIALS - TREES AND PALMS

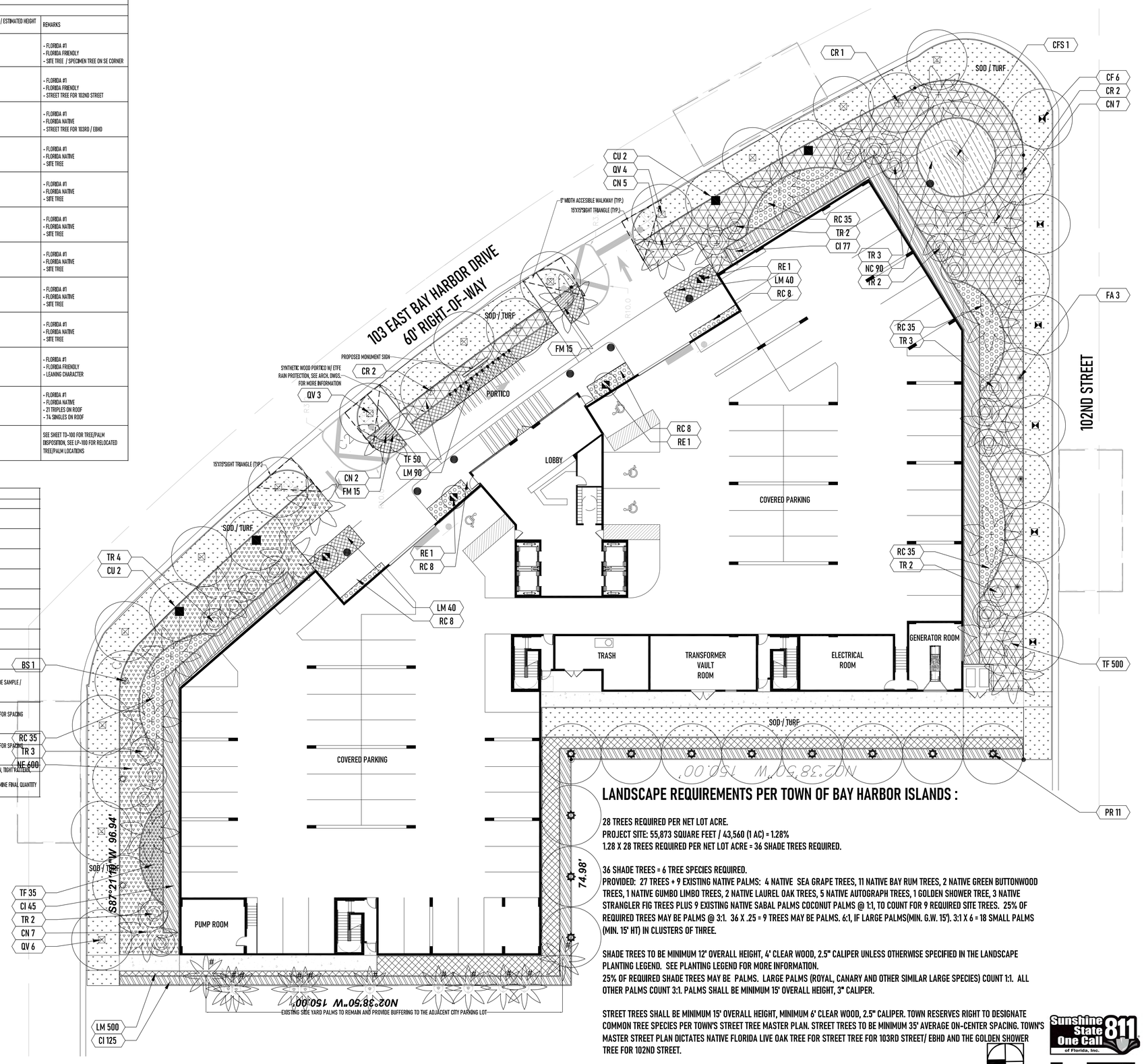
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA-FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
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. 6' 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 - 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.

PREVIOUS DRB SUBMITTAL
DATED 01-16-23



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%
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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.

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BAY HARBOR ISLANDS, FLORIDA 33154

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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 PLANTING PLAN (GROUND FLOOR)

LP-100

10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.04.04

PLANTING MATERIALS - TREES AND PALMS

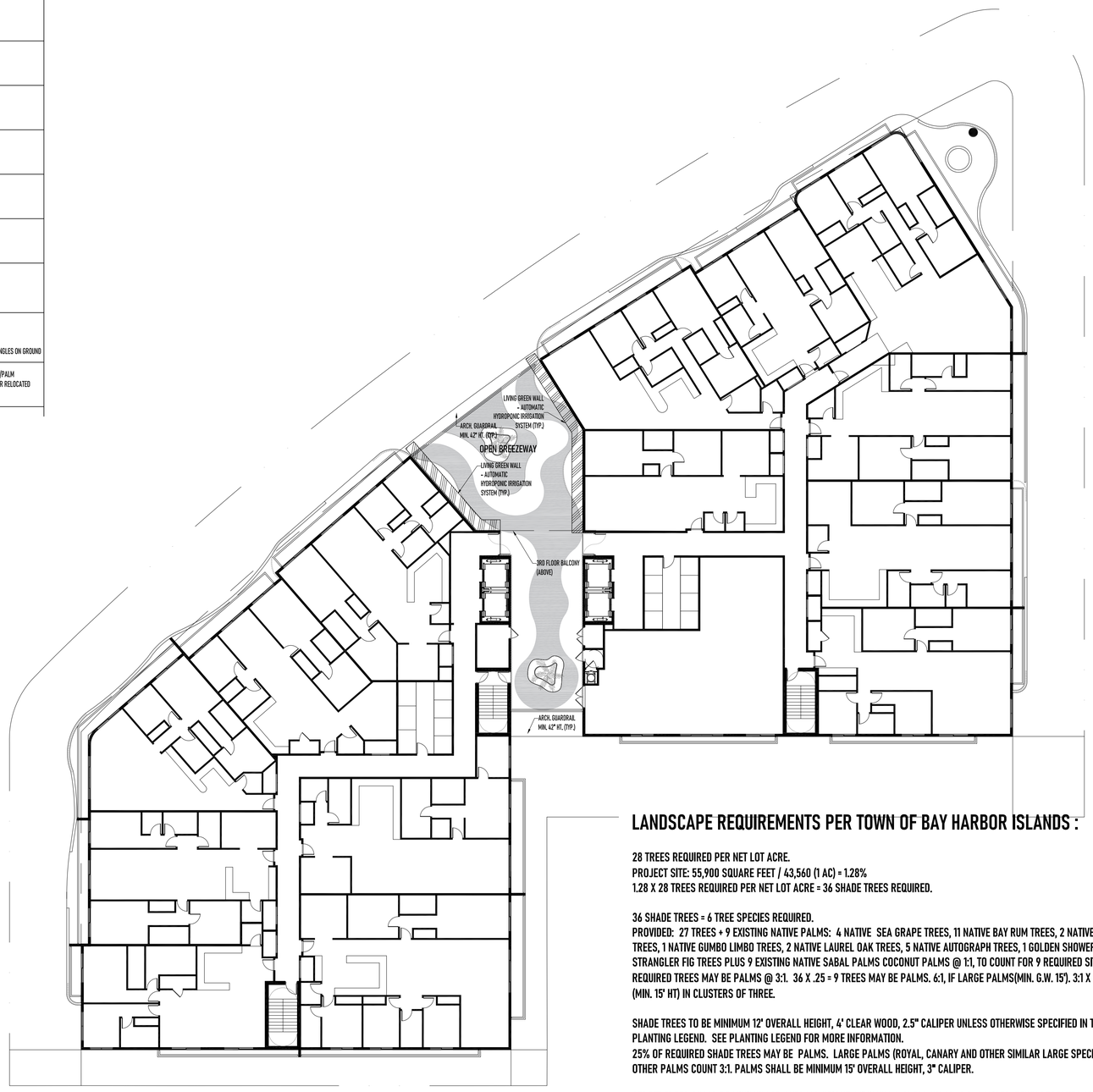
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
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'-28' / 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'-28' / 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'-28' / 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'-28' / 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'-28' / 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'-28' / 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'-28' / 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, 6 SINGLES ON GROUND
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 - 2023.04.04

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		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 One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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):

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CIVIL ENGINEERING
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15150 NW 79TH COURT, SUITE 200
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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: APRIL 4, 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 - 2023.04.04

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY	REMARKS
1		CFS	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 10" CAL., 8' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE / SPECIMEN TREE ON SE CORNER
6		CF	CASSIA FISTULA	GOLDEN SHOWER TREE	- MIN. 2.5" CAL., 6' C.W., 15' HT.	- 25' / 40'	- FLORIDA #1 - FLORIDA FRIENDLY - STREET TREE FOR 102ND STREET
13		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL., 8' C.W., 15' HT.	- 18'-20' / 50'	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE FOR 103RD / EBHD
4		CU	COCCOLOBA UVIFERA	SEA GRAPE	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
5		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		FA	FICUS AUREA	STRANGLER FIG	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 30'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 60'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
11		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL., 8' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
2		QL	QUERCUS LAURIFOLIA	LAUREL OAK	- MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- 18'-20' / 40'	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
21		CN	COCOS NUNCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- 22'-28' / 50'	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
SEE REMARKS FOR QTY.		DA	DICTYOSPERMA ALBUM	HURRICANE PALM	- MIN. 8' C.T.	- 15'/ 25'	- FLORIDA #1 - FLORIDA NATIVE - 21 TRIPLES ON ROOF - 74 SINGLES ON ROOF, 6 SINGLES ON GROUND
N/A	1 N	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 - 2023.04.04

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
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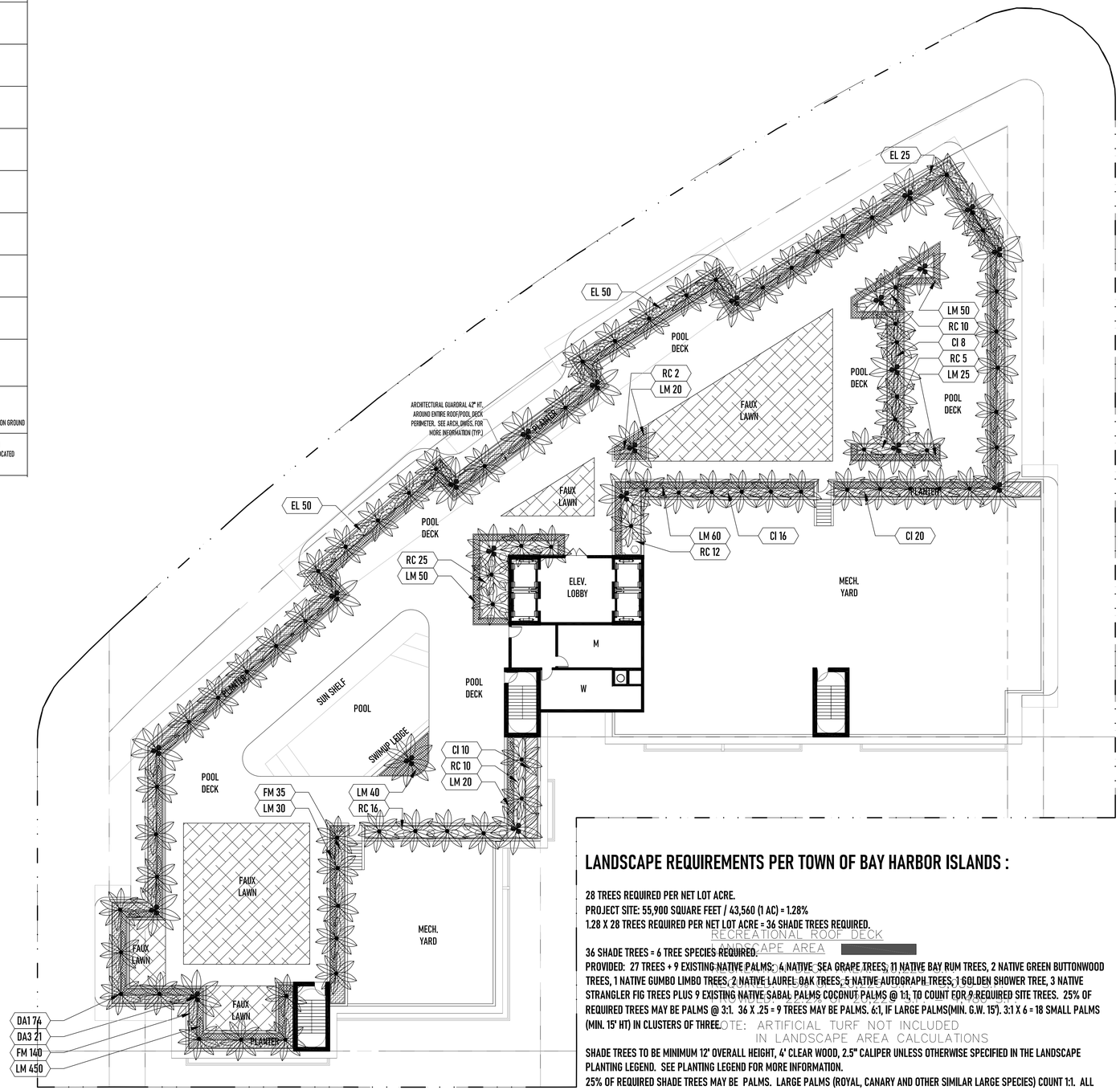
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
600		NE	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE
205		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 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	ERIGNDEA LITTORALIS	GOLDEN CREEPER	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE
200		NC	NEOMARCA CAERULEA 'REGINA'	GIANT APOSTLES IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA FRIENDLY
1,415		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY
+/-3,375 SF		ST	SMART TURF 'AUGUSTA'	SMART TURF 'AUGUSTA'	- 475 SF	- CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP
21		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - TRIPLE - MIN. 24" HT.	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE
4		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - SEE PLAN FOR SPACING	- FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
+/-6,602 SF		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,900 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

RECREATIONAL ROOF DECK
LANDSCAPE AREA

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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CIVIL ENGINEERING
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MIAMI LAKES, FL 33016
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LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: APRIL 4, 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 - 2023.04.04

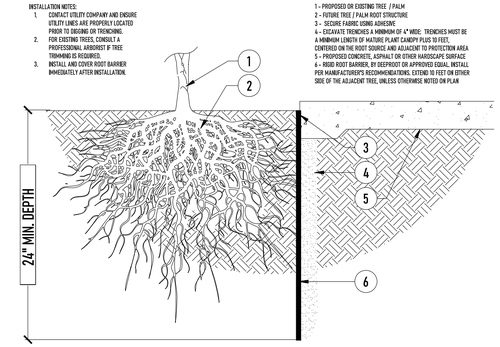
PLANTING MATERIALS - TREES AND PALMS

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 10290 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 10300 / 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, 6 SINGLES ON GROUND
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

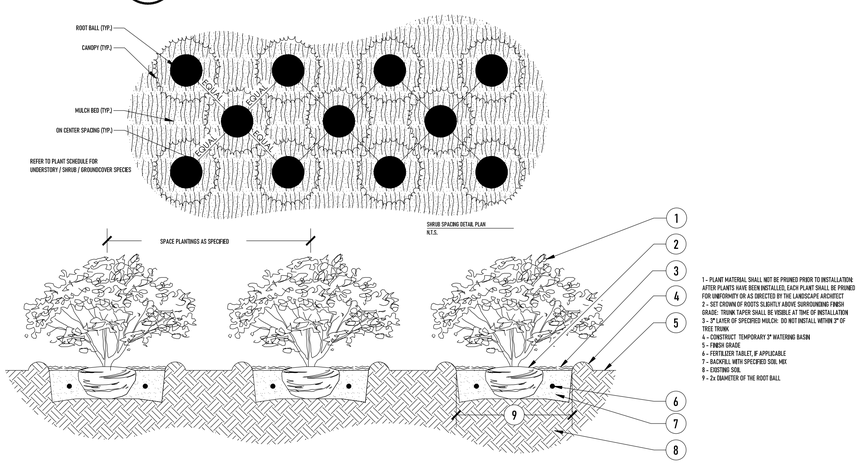
10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.04.04

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

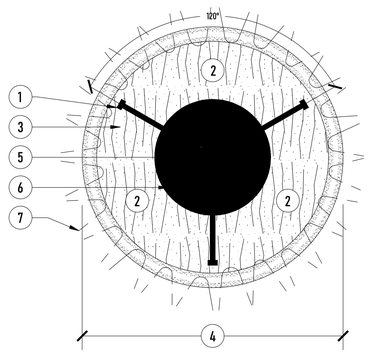
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
585		TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE
301		CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	- 15 GAL. - MIN. 24" HT.	- FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE
608		NE	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
+/-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.



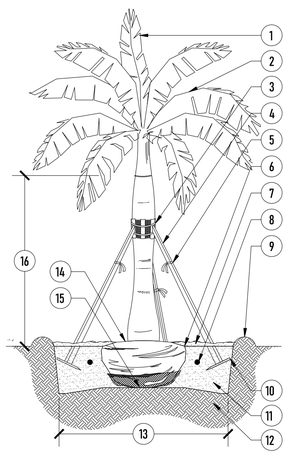
5 LP 102 — ROOT BARRIER — SCALE=N.T.S



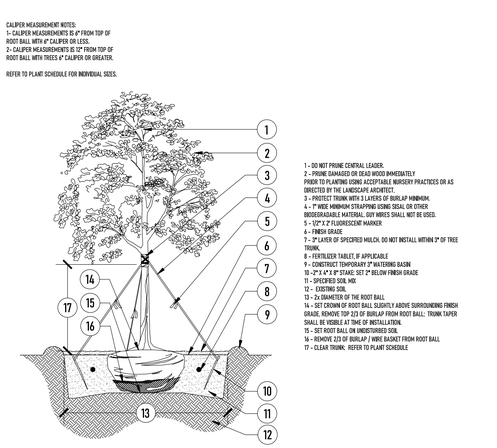
4 LP 102 — SHRUB / GROUNDCOVER PLANTING AND SPACING — SCALE=N.T.S



3 LP 102 — LARGE TREE STAKING — SCALE=N.T.S



2 LP 102 — LARGE PALM PLANTING — SCALE=N.T.S



1 LP 102 — LARGE TREE PLANTING 2" CALIPER AND GREATER — SCALE=N.T.S

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BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-103

15 / LP 104 — THRINAX RADIATA - FLORIDA THATCH PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

14 / LP 104 — PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

13 / LP 104 — ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

12 / LP 104 — FICUS MICROCARPA - GREEN ISLAND FICUS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

11 / LP 104 — ST. AUGUSTINE - ST. AUGUSTINE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

10 / LP 104 — TRIPSACUM FLORIDANA - DWARF FAKAHATCHEE GRASS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

9 / LP 104 — COCCOLOBA UVIFERA - SEA GRAPE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

8 / LP 103 — COCOS NUNCIFERA 'MAYPAN' - MAYPAN COCONUT
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

7 / LP 104 — DICTYOSPERMA ALBUM - HURRICANE PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

6 / LP 104 — QUERCUS VIRGINIANA - LIVE OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

5 / LP 103 — CLUSIA ROSEA - AUTOGRAPH TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

4 / LP 104 — PIMETA RACEMOSA - BAY RUM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

3 / LP 104 — QUERCUS LAURIFOLIA - LAUREL OAK
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

2 / LP 104 — BUSERA SIMARUBA - GUMBO LIMBO
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

1 / LP 104 — CASSIA FISTULA - GOLDEN SHOWER TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

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Project ID: 2022-103BH
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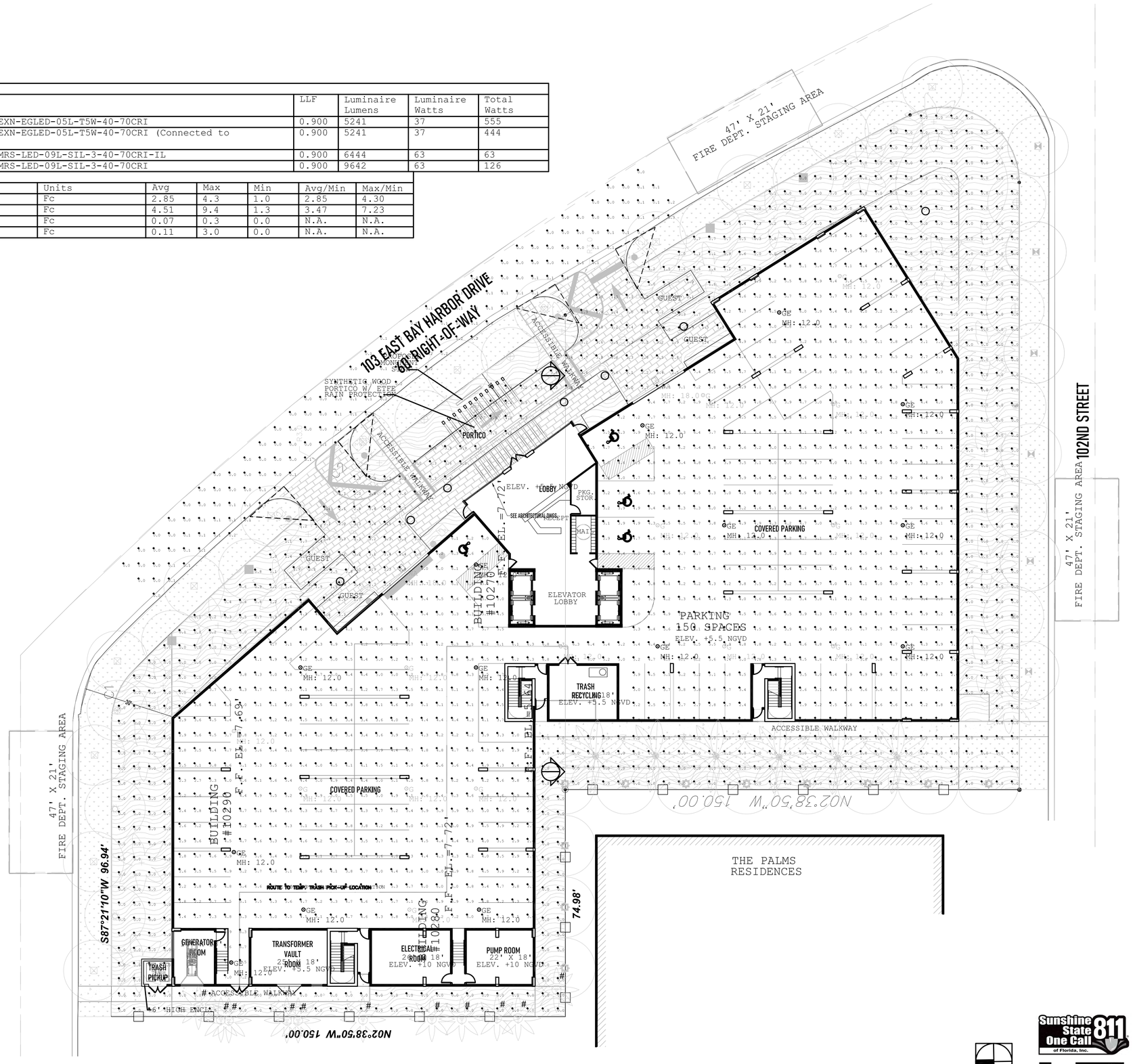
Drawn By: TH

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

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

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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

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Project ID: 2022-103BH
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Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)

LL-100

Sunshine State One Call of Florida, Inc. 811

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							
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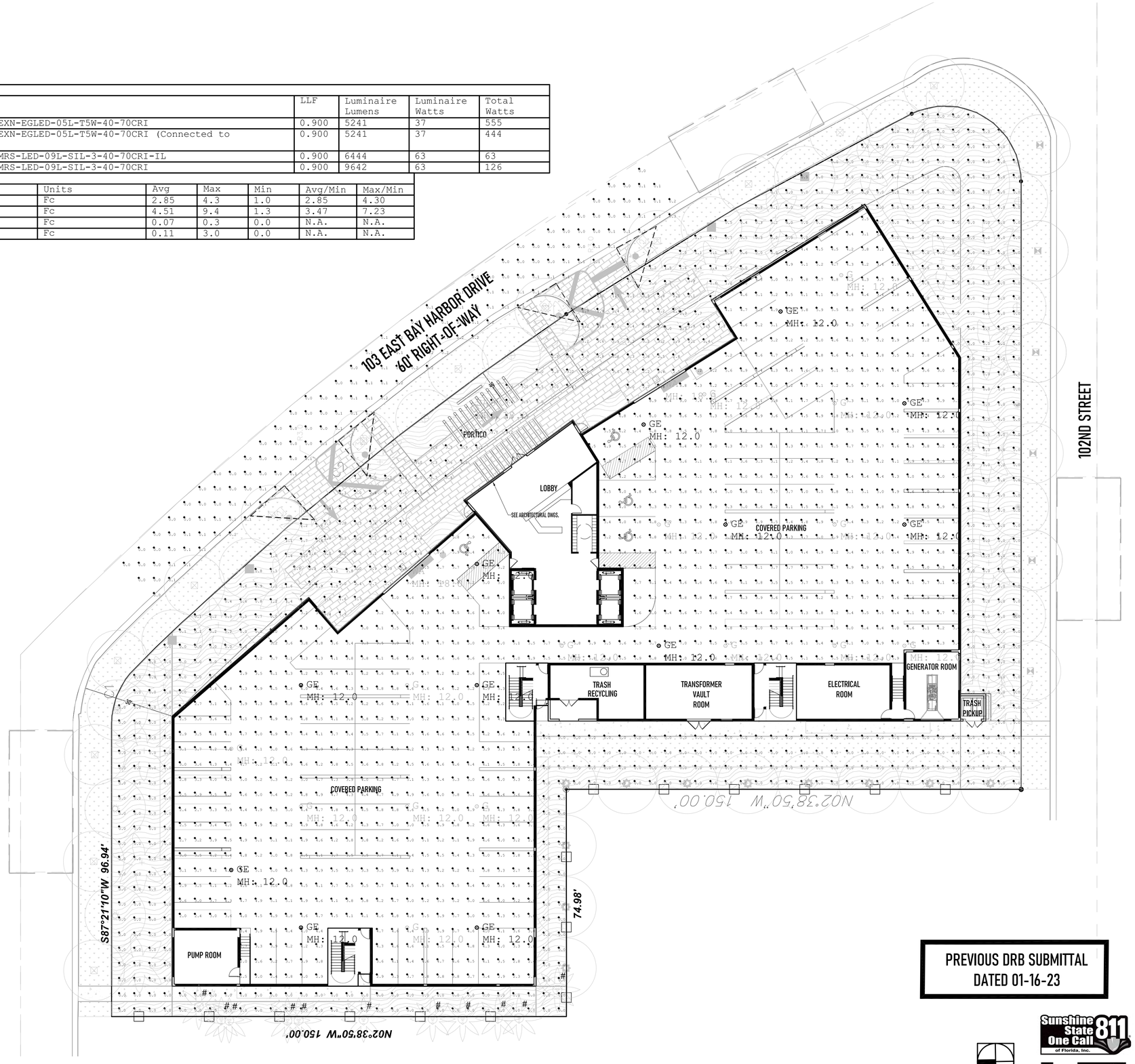
Spill	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
To Property Line	Illuminance	Fc	0.11	3.0	0.0	N.A.	N.A.



PREVIOUS DRB SUBMITTAL
DATED 01-16-23

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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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
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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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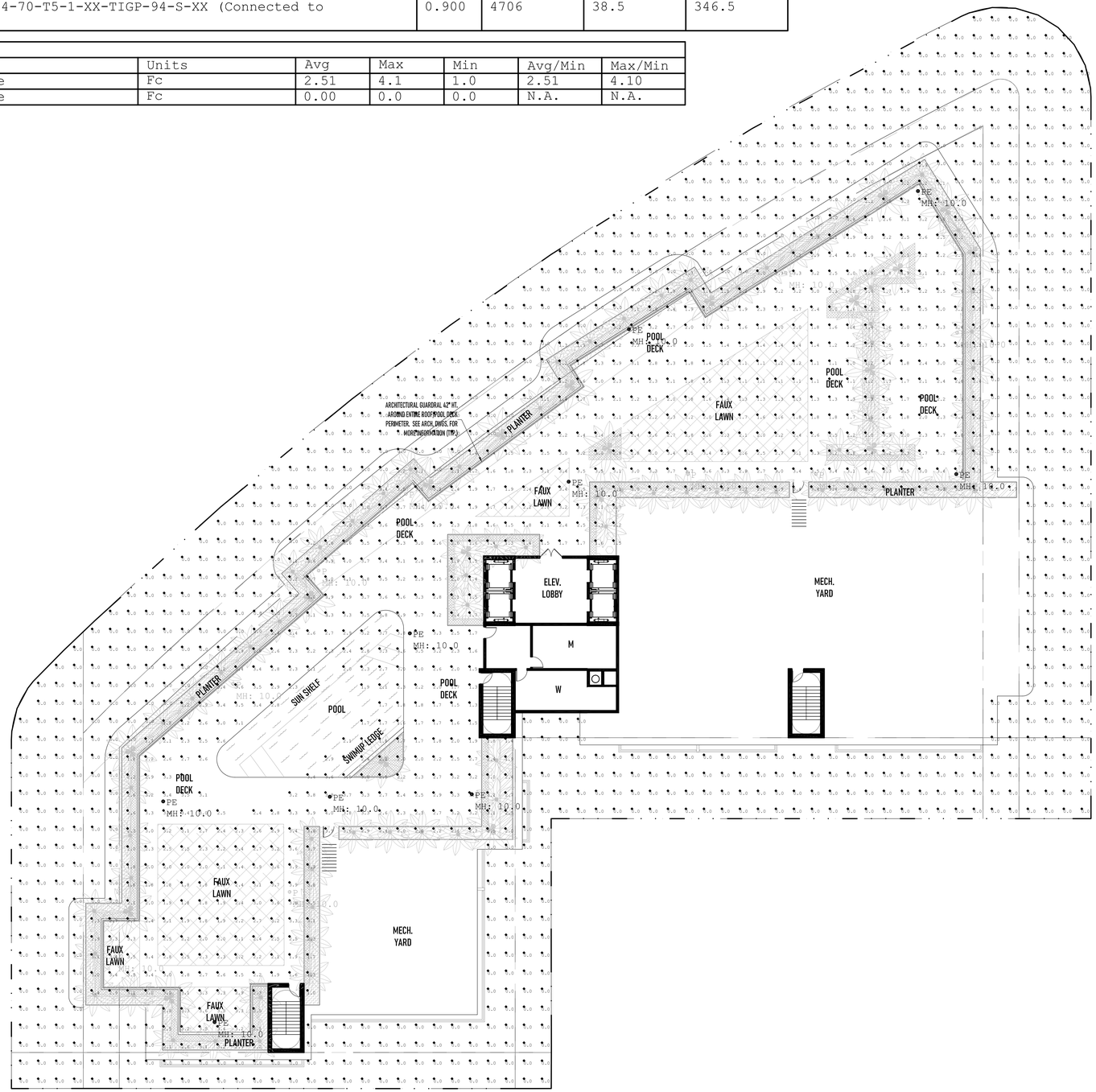
Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)

LL-100

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	9	P	Single	Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX	0.900	4706	38.5	346.5
⊙	9	PE	Single	Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX (Connected to Generator)	0.900	4706	38.5	346.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Deck	Illuminance	Fc	2.51	4.1	1.0	2.51	4.10
To Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

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Project ID: 2022-103BH
Print Date: APRIL 4, 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

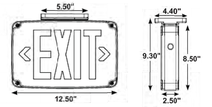
ELECTRICAL
- Dual voltage 120/277VAC
- Rated for use in wet locations
- Solid state charging and switching
- Brownout protection
- Battery low voltage disconnect (LVD)
- Overload and short circuit protection
- AC power indicator and test switch

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 01122015

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).
- 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 83 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.
- 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).
- 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 83 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.
- 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 (ft)	Type 4000	Type 5000	Type 6000
Weight (lbs)	11.9	13.1	14.8
Protection Index	65.9	71.7	79.8
Optical unit		IP66	88.0
Electrical equipment		IP54	
Shock resistance		IK10	
Materials:			
Body		Aluminum	
Protector		Frosted PC with AntiUV Treatment	

electrical characteristics
- Power current up to 800mA
- Electrical class: I
- Incorporates driver
- Class of 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 warranty.
- 1 Year warranty on optional Battery Back Up.

Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHITNG SPECIFICATIONS

LL-102

IRRIGATION NOTES

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

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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.

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1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

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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

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VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
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15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

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IRRIGATION LEGEND

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
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		RAINBIRD 15-EST / SST	-	1.5	4' x 15'
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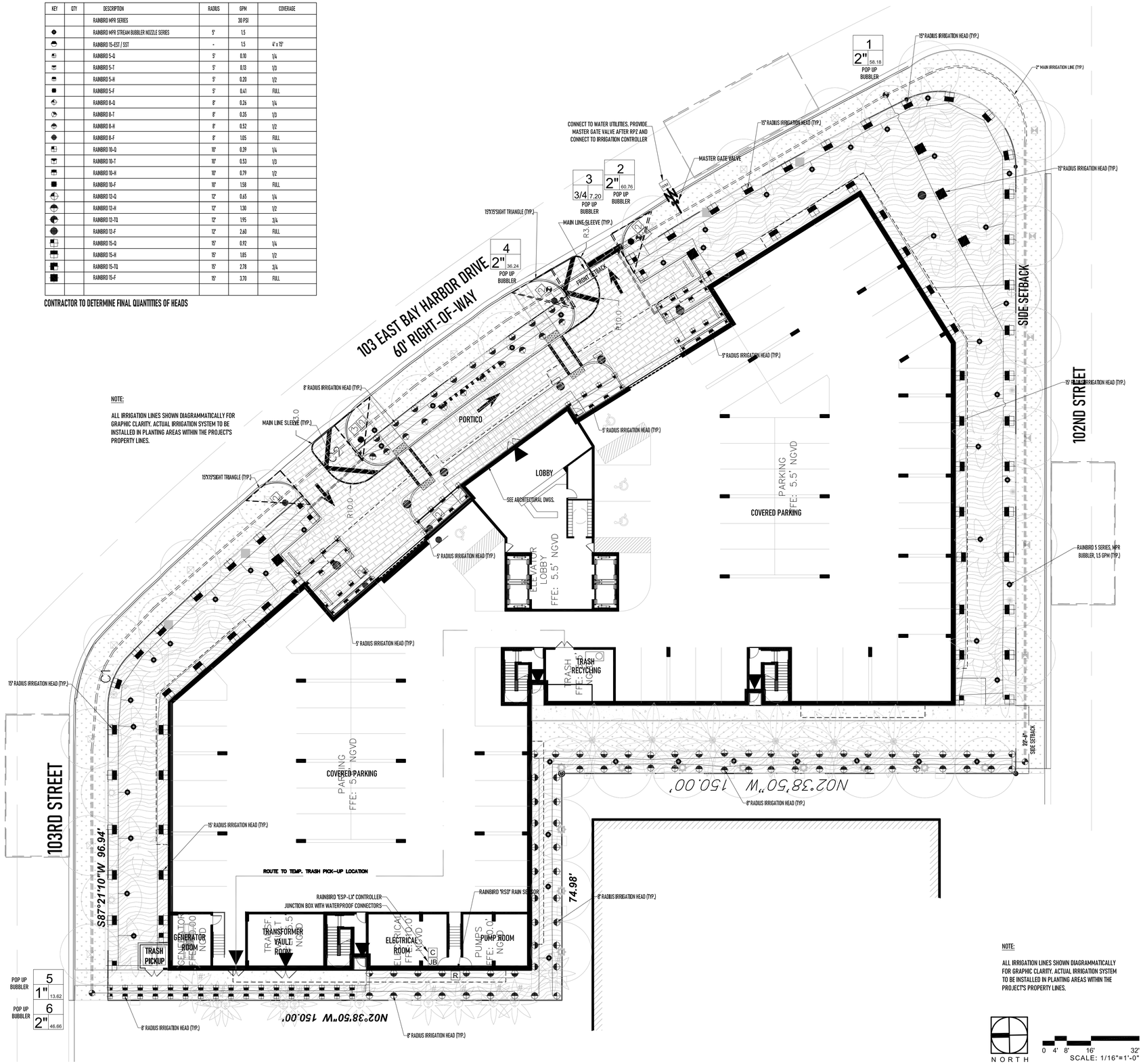
CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS



NOTE:

ALL IRRIGATION LINES SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. ACTUAL IRRIGATION SYSTEM TO BE INSTALLED IN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

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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
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PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
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LANDSCAPE ARCHITECT
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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: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE IRRIGATION PLAN (GROUND FLOOR)

LI-100

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
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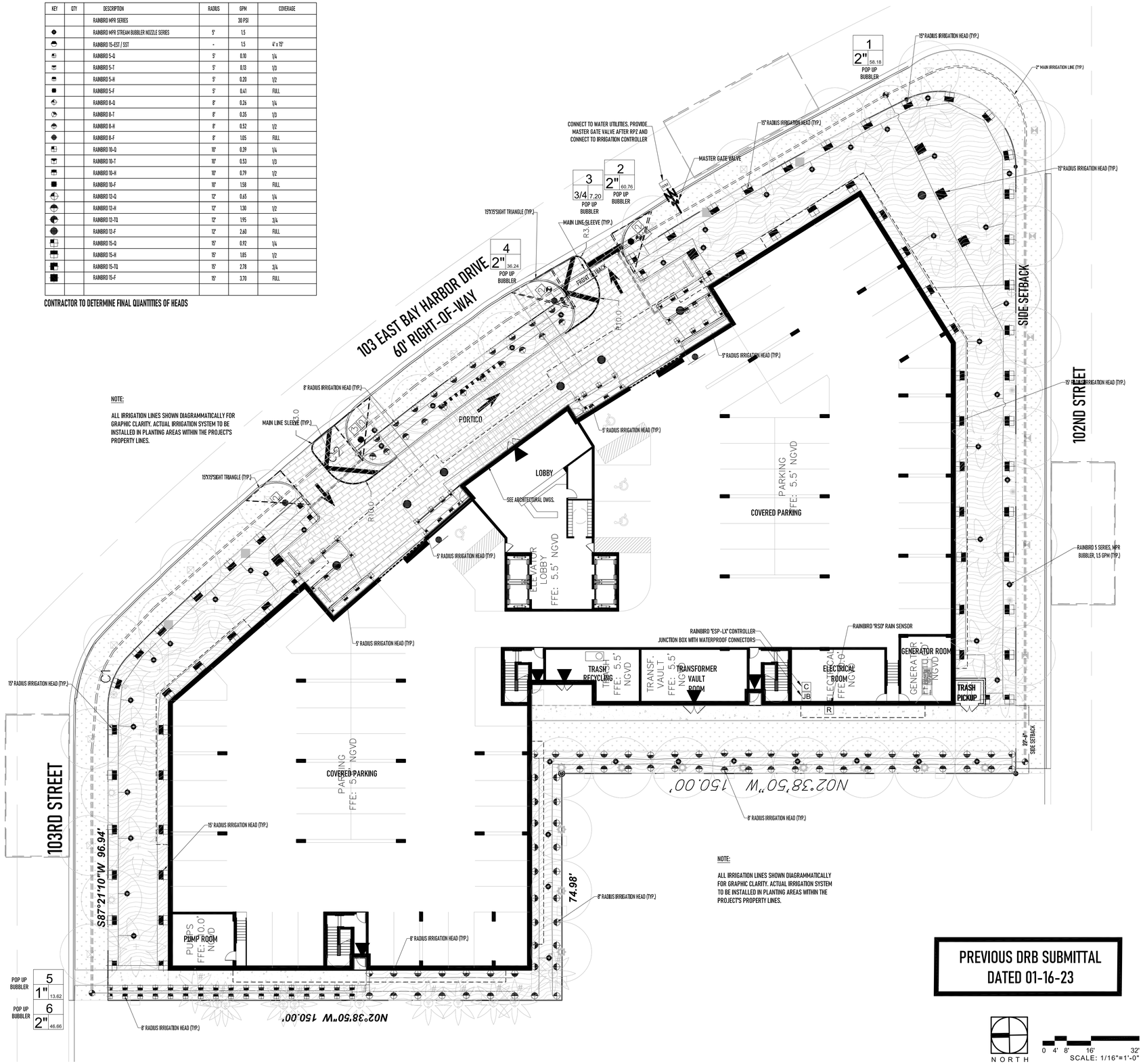

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PREVIOUS DRB SUBMITTAL
DATED 01-16-23

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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
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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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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 (GROUND FLOOR)

LI-100

IRRIGATION NOTES

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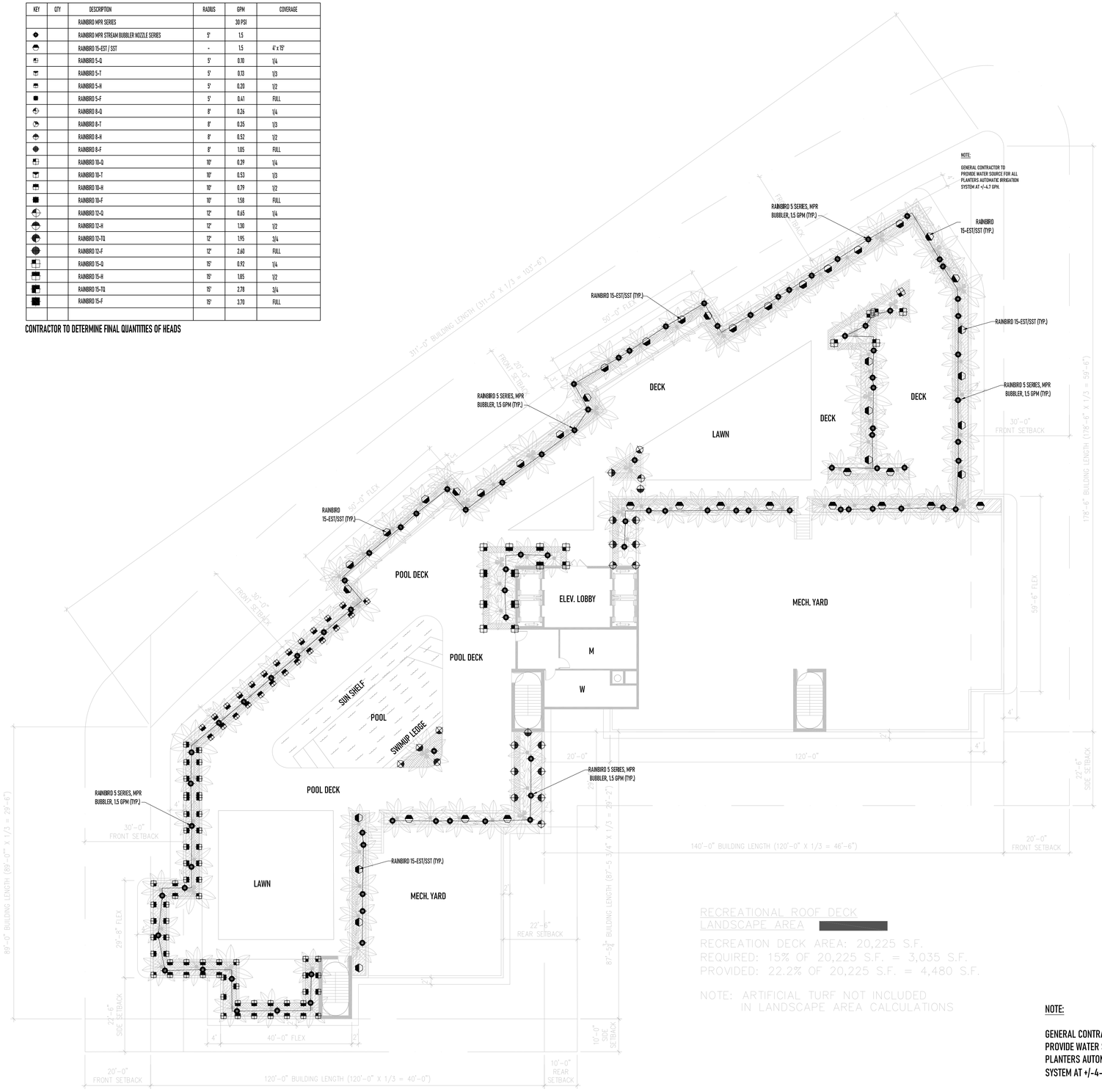
CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS



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):
CHBH 103RD STREET 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: APRIL 4, 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 - 2023.04.04

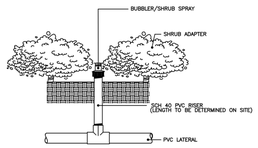
IRRIGATION ZONE SUMMARY SCHEDULE

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

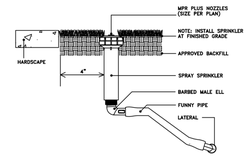
10200-10290 EBAY HARBOR DRIVE - ROOF IRRIGATION SCHEDULE - 2023.04.04

IRRIGATION ZONE SUMMARY SCHEDULE

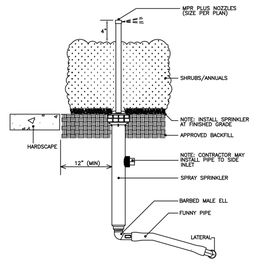
ZONE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND (GALLONS PER MINUTE)	RUN TIME* (*TO APPLY 1.0 INCH / WEEK)	WEEKLY USAGE
1	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
2	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
3	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
4	POP UP/BUBBLER/CST/EST	1 1/2 "	XX.XX GPM	40 MINUTES / WEEK	+/-XXX GALLONS / WEEK
			PRESSURE REQUIRED +/-4-7 GPH	160 MINUTES / WEEK	+/-X,XXX GALLONS / WEEK



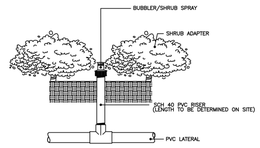
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



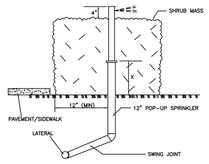
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



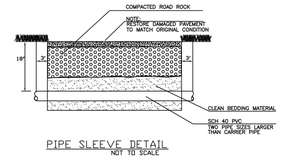
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



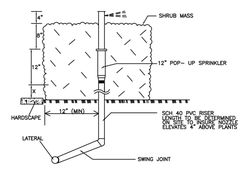
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



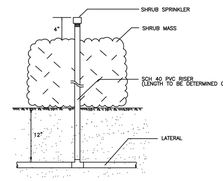
SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



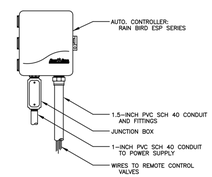
PIPE SLEEVE DETAIL
NOT TO SCALE



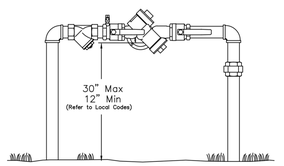
SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



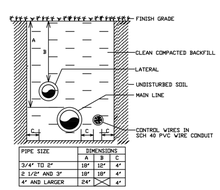
SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



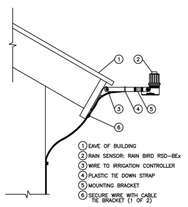
ESP AUTOMATIC CONTROLLER
NOT TO SCALE



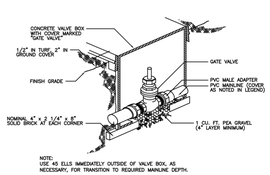
REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



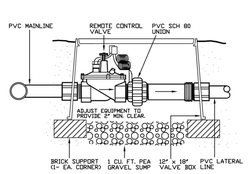
TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



RAIN SENSOR RSD-BEx
NOT TO SCALE



GATE VALVE DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

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PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

	DATE	DESCRIPTION

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Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

IRRIGATION DETAILS

LI-102

AGENDA ITEM REPORT
June 6, 2023

ITEM NUMBER: 5.

ITEM: Approval of the minutes of the meeting held on March 7, 2023 and April 11, 2023. (Item #5)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	03.07.2023 Design Review Board Meeting
2.	04.11.2023 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, March 7, 2023, 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 Matthew Barnard
Board Member Alexander Feldman	Board Member Jed Frankel

Board Member Wesley Kean attended at 7:05 p.m. and Vice Chair Alan Bebchik at 7:07 p.m.

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.

   Felipe Alvarado, FAR Architecture, representing the Applicant, came forward and stated it was the third time they came forward with the project; the Board had suggested three to four changes in the renderings. He informed the Board that the renderings presented on the video are in the package provided. The revisions were to remove louvers from above the main entry, remove the vertical picket guardrail to the right above the garage and place glass instead, change the appearance of the exposed concrete to a more textured concrete instead of a smooth concrete, and change the color of the wall from dark gray to white.

   Chair Hurwitz asked if the comments in the previous meeting were to remove the picket or was it to change it from horizontal to vertical. Mr. Alvarado responded the façade was to remove the clutter of materials and they requested to lighten up and declutter the facades. He presented the project and made all the necessary changes as requested. However, the Applicant asked if they can use the picket fence, the dark gray, and the vertical item; he had submitted a letter with his requests to the Board.

   Town Attorney Geller advised the Board of an item discussed at a previous meeting to enclose the exterior staircase, which the applicant has agreed to. Mr. Alvarado stated that issue was resolved two meetings back.

   Board Member Frankel asked if this item would be heard at an upcoming public hearing with the Town Council, since there was a sign posted outside the property. Town Attorney Geller advised that if the item presented today passed, then that would be moot.

   Mr. Alvarado stated the Applicant wanted to keep the gray color which is as per the original design.

DRAFT

Chair Hurwitz stated his original issue with the project was the picket in the front going vertical and the element above the door going horizontal. He asked Mr. Alvarado if he ever considered making the picket in front of the room go horizontal, instead of going to glass. Mr. Alvarado stated that the Applicant wanted it done vertical with a 45 degree to gain privacy.

Board Member Kean stated he didn't want the meeting to be a bidding of negotiation of design items, but rather taking the collective comments from the Board Members and coming back with cohesive ask. He stated that he was confused as to what was being approved and referenced the two versions in front of him.

Mr. Alvarado responded that the packet was submitted two months ago; the item was previously scheduled for the February meeting and nothing had changed. His understanding was to make the changes, or he could not move forward. He stated the renderings in front of the Board are a simple comparison of the before and after, with the changes requested; the top design includes picket, and the bottom includes flats. He asked Board Member Kean if the designs go against the zoning or if it was just a design coming from him as an architect that he would like to see. Board Member Kean asked which drawing he was asking to be approved. Mr. Alvarado showed him the drawings.

Town Attorney Geller asked Mr. Alvarado if it was an accurate statement from reading the letter, that the applicant had agreed to enclose the stairway, to change the appearance of the concrete, not to have glass because of privacy, for the color on the wall to remain gray, and the horizontal element remains in limbo depending on how the Board rules on the matter. Mr. Alvarado concurred with the statement.

Board Member Kean advised that his original feedback was that there were a lot of interesting things going on with the design, but he was happy the ones that are important to the applicant were chosen. He felt the simpler the designs the better; he commended Mr. Alvarado on his new design but felt it could be better; he didn't have any objections to the design.

Vice Chair Bebchik stated that his previous comments on the design were that there were too many elements competing with each other; he liked the new plans submitted.

Board Member Frankel asked how much the design was over the 80% rule on the second floor. Mr. Alvarado responded that from the previous meeting when they enclosed the stairs, they reduced from 129 square feet to 102; the entry piece of the house in the center is double-heighted space; there is no fiscal floor above the space, and that area is 188 square feet of air. Therefore, they are not adding more; in fact, they are under the requirement of the code, but the language itself in the code does not speak of double-heighted space. Mr. Alvarado responded that the design was 81% on the second floor; he stated that because they have met all the requirements of the code, it allowed them to seek relief for that 1% overage.

Board Member Adler asked Mr. Alvarado to clarify the tone of gray they want to use. Mr. Alvarado responded they are using the color gray from the town's pre-approved pallet and the applicant would like to keep this color.

DRAFT

The Board continued discussion and agreed the Applicant is keeping the picket and removing the horizontal feature above the door, and everything else will be as presented.

Board Member Feldman asked if the pickets would be the same color as the garage. Mr. Alvarado responded the pickets are a dark bronze to match the color of the frame of the windows.

PUBLIC COMMENT

The Applicant, Mark Hildbrandt, 9411 East Broadview Drive, came forward and stated he has been a resident for the past 22 years; he was building this home for his daughter and grandchildren. He respectfully requested the Board approve the initial proposed project and the three items he has requested be approved. He felt that Mr. Alvarado presented enough evidence to have the project approved.

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and stated that she had spoken to residents in the West Island and was amazed of what is being approved by the Board, such as high houses overlooking other properties.

Stephanie Bruder, 1281 94th Street, came forward and stated she understood the position the Board was in, and not being able to satisfy everyone. She asked why the Board would find the color gray unacceptable if it was on the town's accepted color palette. She suggested that after a project is approved, it should come back to the Board after completion to see what they approved. She raised a concern about the glass requirements as there is no privacy for the residents and suggested the Board consider this issue, when making the glass a requirement. She suggested consideration of approval, if the applicant's project meets code and it is not so egregious to the surrounding areas.

Harry Bruder, 1281 94th Street, came forward and stated that if the Board had the interests of the town, then the interest of the town is of the residents since they compose the town, especially when the Applicant has been a resident for more than 20 years. He further stated that the Board should also consider the credibility of the Applicant applying for a project. The Applicant is building the home for his daughter; they have lived in the town for years; the Applicant has a business in the town; he has also donated millions of dollars to the hospital; and he is here to stay.

PUBLIC COMMENTS CLOSED

Chair Hurwitz commended the house's progression from its original design.

ACTION: Vice Chair Bebchik made a motion to approve the project with the color gray, to allow vertical pickets, removal of the horizontal feature above the entrance, to change the concrete to make it smoother, enclosure of the staircase, and to accept the conditions outlined in the Town Planner's Staff Report. Board Member Adler seconded the motion, and it passed 6-1 with Board Member Kean opposing.

DRAFT

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.

   Martin Lipton, 20900 N.E. 38th Avenue, Suite 1001, Aventura, Florida, representing the Applicant came forward and stated the owner was having an issue with the corner portion of the property and concerns regarding ponding during rain. The civil engineers proposed to even out the elevation of the lot to be able to contain the new raise of the lot.

   Chair Hurwitz asked Town Planner Miller if there was anything the Board should be concerned about and why this project came to the Board. Town Planner Miller responded that there is a provision in the code for lot filling and grading that requires the builder not to flood the neighbor’s property; it states specifically that if a retaining wall was proposed, it must come in front of the Board for review.

   ACTION: Vice Chair Bebchik made a motion to approve the request. Board Member Kean seconded the motion, and it passed unanimously.

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.

   Maritza Haro, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Boulevard, Miami, Florida 33131, came forward on behalf of the Applicant and presented the project. She stated the project meets all code requirements. At the previous meeting in December, the Design Review Board made recommendations to improve the project which they have done. The revised plans provide more landscaping to beautify the project; wood finishes were added to an improved breezeway; the balcony edges and railing have been revised; synthetic wood fins were added to elevate the design, which brings it all together to an improved breezeway design; eyebrows were added to the façade; the entrance portical width has been revised to 25 feet, glazing to the lobby level; and a new door with pavers were added.

   Bob Schneckenberg, 2000 South Dixie Highway, Miami, Florida, Architect, came forward and provided a brief introduction of the project.

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Eduardo Shamosh, Shamosh Studio, 2665 S. Bayshore Drive, Miami, Florida, came forward and presented the project. He stated that at the last meeting Board Member Feldman requested more elements and reduction of the massing; Board Member Barnard requested an improved breezeway; Board Member Kean suggested building off the balcony design to the breezeway and add a lot of pedestrian oriented renderings to perceive how it will feel when looking at the renderings; Chair Hurwitz requested work on the materials of the building; Vice Chair Bebchik requested a more elaborate building and higher end finishes; Board Member Adler requested a more feminine look for the project and less institutional; and Board Member Frankel requested an improvement on the way the breezeway looks from the public side.

Mr. Shamosh referred to Slide A-4A and stated they propose to bring a modern and warm architecture to the town and to create an oasis garden feeling when entering the building; they also propose elements with vertical fins on top of each floor with low curb walls to reduce the massing which creates privacy for the neighbors. They are using vertical fins with dark brown frames and micro cement for the columns and slabs. On the southeast corner, showing slide A-5A, he explained they created a natural space for pedestrians to walk by using an organic slab, having higher definitions on the first floor, the vertical fins, and the landscape.

PUBLIC COMMENTS

Sandra Giunchino, 1133 102nd Street, came forward and stated she sent an email to the Town and Board Member Adler responded they are in possession of the emails. Ms. Giunchino explained that this development affects the neighboring properties, and she has serious concerns about it. She stated that per the code, they are supposed to provide renderings from the back and on the side which she has not seen yet. She also raised a concern that the eastern side of the development is supposed to have 20 feet setback, and the rear facing the northwest of her building has a 10-foot setback which is minimal, causing her building to be wrapped up by this development. She added her building would not have any light and air because of how wrapped up they would be, and the breezeway would not separate the buildings. She stated that the 77 units would require 154 parking spaces, which creates unsafe massing as the Onda development, the development across this proposed development, will also require 82 parking spaces which creates traffic. She requested the Board not approve the proposed development because it is detrimental to neighboring properties and not compliant with code because it does not have corridors and the setbacks are too low.

Ian Perchik, 1133 102nd Street, came forward and stated the design of the building is beautiful, but he had to agree with Ms. Giunchino. He stated the density, and the population overload would be massive. He commented on the traffic increase since this is a rental project, which means more rental trucks would move around the property; he asked the Board to consider this before approving the project.

Ileene Wallace, 10350 West Bay Harbor Drive, came forward and stated the project is beautiful. She asked if the developer was purchasing all four buildings and if the proposed project will wrap around from East Bay Harbor Drive all the way through 103rd Street. The Chair concurred as to the shape of the project. Ms. Wallace then asked if the developers will be renting the sidewalk parking from the town.

DRAFT

Chair Hurwitz affirmed. She asked if there was a pool on the roof. Board Member Feldman affirmed. She asked if the applicants had purchased the 36 TDRs; Ms. Haro responded they have not.

Judd Malin, 1133 102nd Street, came forward and stated that when he purchased his property two years ago, he was told the neighboring property was updating and there were no plans for development; this was a big factor for his purchase as there are beautiful views throughout his property. He always knew there might be a possibility of a development, but he never imagined that the four buildings on the east north side of his property would be demolished and be allowed to combine into one massive L-shaped building encompassing two sides of his building. He added there has been no consideration towards the neighbors, and they don't know what they will be looking at. The proposed breezeway is a joke which they won't be able to look at from their side; the doubling up on parking and the additional request for TDRs, the applicant is trying to maximize the project without considering the surrounding buildings. He stated that if this project proceeds as proposed, he will be putting his unit for sale. He asked the Board to consider the neighboring properties when considering approving developments.

Frances Neuhut, 1060 Kane Concourse, came forward and stated the Board should explain to the residents that they are only the Design Review Board, and the Council has jurisdiction of the planning and zoning, and suggested the residents should go in front of the Council to raise their issues. She added the Town has a Comprehensive Plan which talks about open space, and she felt the Council has been ignoring the crowding, traffic and other issues which is why she is running for Council. She stated that some of the properties like this one do not have a Unity of Title; her biggest complaint was the FP&L poles and the wiring.

Dave Sanchez, 1089 94th Street, came forward and stated that the proposed project is massive; it will be built where construction is already happening; it is extremely compact and dense and becoming an eyesore to residents. He stated the project is located at a curb which he felt is very dangerous for pedestrians, and suggested the project should be reduced from one to two buildings.

Stephanie Bruder, 1281 94th Street, came forward and stated the comments she has heard from the residents is that they don't want to be looking at a concrete wall, but had not heard any solutions to softening or putting greenery to improve the scenery. She stated she is relying on the Board to suggest a solution and to inform developers they should also listen to those raising concerns to reach a compromise.

Giselle Mueller, 1120 102nd Street, came forward and stated that she shares the same concerns as the residents from the Palm. The density increases in that section such as the Onda project and another property that was demolished increased the traffic. She expressed concerned about the construction impact the project could have on her building; the drilling on the Onda project caused her building to tremble which led to concrete and water pipe restoration of her building several times. She also expressed concern to the water pressure change and to parking.

PUBLIC COMMENTS CLOSED

Chair Hurwitz asked Town Planner Miller if there were any items on this project that did not meet the code apart from the breezeway considerations. Town Planner Miller confirmed the proposed project complies with the code.

DRAFT

Town Attorney Geller advised the Chair to take the testimony of the staff and the Staff Report into evidence, and the Chair concurred.

Board Member Adler asked how many units the development will have. Chair Hurwitz asked how many units are there now. Ms. Salgado responded 36. Chair Hurwitz stated the project will go from 36 to 77 units, and she affirmed.

Mrs. Salgado responded to comments made. She stated that the proposed development meets the Comprehensive Plan. She added that her request is not any different from the Palms Condominium; the Palm was approved with alternative parking arrangement, they purchased 24 TDRs, and their overall density is 81 units per acre, where their project is at 60, which is significantly less with a larger area; the height is the same and the setbacks mirror each other. Regarding question about the rear units that face the Palms, they are not placing a wall, but instead it will include beautiful, lush landscaping; there will be units and balconies; the rear will not be used as a loading dock to affect the neighbors. She added the applicant is willing to work with the neighbors of the Palm; this is the first time they have heard from them as this project was originally presented in December, and to the Development and Review Committee back in August. In reference to FPL, the project will have its own transformer. The project has passed all the requirements from Code; therefore, she felt the project should be approved.

Board Member Barnard asked Ms. Salgado if they have any renderings of the project. Ms. Salgado responded they do not have renderings for the west, but they have elevation renderings.

Chair Hurwitz asked the developer to explain their project, whether the neighboring site meets all the code requirements. He stated that the questions about setbacks, parking, and height restrictions are not things that the Board has the ability to waive; nothing that would ever come to the Board, would come to them unless it met the Town code; it would be helpful if they help the neighbors understand their project, as they don't have renderings to look at and they have legitimate questions as to what they will have next door to them.

Mr. Schneckenberg responded that the project has met all the required setbacks; on the south side, once you pass the third floor it starts to setback. Chair Hurwitz asked which floor the setback starts, if there is ground floor parking, and for the elevation of the third floor; he stated he was trying to help the neighbors understand the project. Mr. Schneckenberg and Chair Hurwitz agreed that the setback starts at 10 feet on the third floor and then it starts setting back further. He continued explaining that the ground floor will have a trash room and it will be totally enclosed. Chair Hurwitz asked them to show the elevation renderings to help the neighbors understand. He added that the building has come a long way from the original proposed plan; he still has problems with the size, and the design is very pretty, but would like to understand if the rendering and the materiality they see in the front are the same in the back, or if it is pretty in the front and walls in the back. Mr. Schneckenberg explained that it would remain the same, which included the synthetic wood fins and the balconies with the same finishing around it. Chair Hurwitz acknowledged the front would be the same as the back and to show any renderings that would resemble what the elevation is showing.

DRAFT

Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Boulevard, Miami, Florida 33131, advised the Board they have wood samples to show what the materials would look like.

Mr. Schneckenberg continued to explain the project and entered more detail of the landscaping. Board Member Barnard acknowledged that essentially landscaping would be more prominent in the alleyway.

Travis Harrison, Coastal Operations, Landscape Architecture, came forward and presented showing slide LP-100. He explained that on the back side of the building, they will be placing native Bay Rum trees which does very well and is very vertical; they will grow up and create more of that buffer. He also suggested adding large native shrubs to fill in the gaps and create a buffer which will last longer and require less fertilizers, which is good for the environment. He added that with this proposed design there will be more than 40 trees on the ground floor and on the roof; there is a minimum percentage for the landscaping which they will exceed with the perimeter landscaping seen on the rendering, for privacy. Because of the tree requirements, they are proposing six different species and per the shrub requirement of 300 or so; they are providing more than 1,400 shrubs which exceed the minimum; their focus is using native materials. He stated that he was happy to make any adjustments the Board and the community would like to see. He continued by adding that on the lower left side, they were saving the sabal palms that exist as buffers to the neighboring properties.

Board Member Kean commented that generally the Board has never been pro-developer nor pro-resident and felt that community is where resident and developer can come together which is what Ms. Bruder's comments were earlier, so he would like to make his comments to the developer as well as to the residents. He continued by stating that as to the developer, he agreed with Chair Hurwitz that the project has come a long way, and for listening to the comments of the Board and addressing them elegantly. He suggested a condition of approval to require better renderings, if the project were approved; he then addressed the breezeway's materiality and its Brazilian or geometric inspired pattern that came through in the middle of the breezeway.

Mr. Shamash responded that the ceiling is the micro cement from the walls; the idea is to hug the building and flow outwards to the breezeway; this organic shape creates a sense of privacy to the neighbors, but also orienting it for the sunset as well to have shadows and glimpses of light. The floor surface is a porcelain mineral tile; it is a combination of the same materials, but they are creating the patterns to play along with the space; they are two materials of two different marble plates, pieta gray and a granite sand blasted gray.

Board Member Kean added that the palates were beautiful but recommended that the concrete be warmer in tonality instead of the cool gray. He then asked that on the lower levels, the windows went from slab to slab but on the upper levels they started to become a header, and if that's intentional because there was something nice between the slab sandwich; there is a system of window glass and solid wall wood and felt it could be more elegant. Mr. Shamash responded they wanted to keep all the same; they wanted to tone it down to make it visually appealing.

DRAFT

Board Member Kean continued to explain that projects do not come to the Board unless they meet the code. He kept thinking of the idea of the neighbor and agreed this project does in fact envelopes the Palm and asked the applicant if they had met with the residents. Mr. Schneckenberg did not oppose to meeting with the neighbors. Mr. Amster came forward and acknowledged the residents' concerns and Board Member's Kean's suggestion, but also lobbied for approval of the project with a condition to meet with the residents and to provide updated renderings.

Board Member Kean asked about the next step for the project. Town Attorney Geller stated that the project could be appealed, whether it was approved or not. Board Member Kean expressed concern that the proposed development will not be going to the Town Council.

Vice Chair Bebchik commented that the design is moving in the right direction, but the color, louvers, and screen for the windows, do not fit with the project. He also raised a concern about the parking and whether the valet would be available 24 hours a day. Mr. Schneckenberg responded this project will be 100% valet; residents will not be allowed to park their cars; there will be one entrance on East Bay Harbor Drive, one way in and one way out to not have cars going in circles; everything will flow to the south. Vice Chair Bebchik also asked how they intend to always provide valet service. Mrs. Haro stated that they can agree to a condition where they provide valet service 24 hours a day. Chair Hurwitz advised the condition would be that they provide valet 24 hours a day, 7 days a week and that all vehicular operations happen on the property site. Vice Chair Bebchik felt the renderings do not properly show how they intend to function the lifts and valet parking; he added that they rushed this project to grandfather in the lifts; they have added elements to improve the project, but would like to understand how the parking is going to work, for them to present the full renderings of all sides, to see an improvement with the façade, for the applicant to meet with the residents; he she stated that he was not fully convinced with the windows and the parking.

Mrs. Haro advised that the applicant has been in contact with different valet companies and all those conditions will be taken care of; lush landscaping will be added; they never met with the residents because their proposed development is like what the Palms did.

Chair Hurwitz asked the applicants what changes they would propose to the landscaping based on comments made. Mr. Harrison mentioned use of Bay Rum trees with larger shrubs in between. He also proposed adding the Princess Palm tree and enough landscaping to provide extra greenery that can be seen from the second and third floors.

Vice Chair Bebchik referred to slide A-4C and suggested they could use the same greenery being used for the lobby/breezeway, so that it combines with the outside of the building, adding greenery vines; then he would be on board with this project.

Board Member Kean asked Mr. Harrison if the rendering shown on A-4C is a depiction of how the lobby/breezeway would look. Mr. Harrison affirmed and explained how the landscaping would look next to the neighboring building.

Mrs. Haro came forward and stated that they can do the floating ceiling windows as Board Member Kean and Vice Chair Bebchik suggested.

DRAFT

Board Member Frankel raised a concern that there is not enough air flowing through the breezeway and stated he was not inclined to approve the project. Ms. Haro explained that the breezeway is open and meets the minimum requirements. Chair Hurwitz expressed that he had the same concern and suggested viewing of the rendering in a different angle, which will show that the breezeway meets the requirements.

Board Member Adler stated that it is a huge project; 40 plus apartments are being added from this project alone, which is a lot of people. She raised concern to backing up a public parking lot; she was not certain that they would have enough parking, which then would require use of the public parking lot. She stated that she was not pleased with the project and did not agree it was a beautiful building, as it was massive. She added she will not be approving the project; she would like to see a rendering with the colors of the building, because the renderings and the samples do not match.

Board Member Feldman stated that he liked the design and saw an improvement from the last meeting, but felt they needed to provide a rendering of what the neighbors would see.

Board Member Barnard stated that based on what was heard, the biggest compromise was the breezeway; he commended them for the landscaping and the design.

ACTION: Vice Chair Bebchik made a motion to defer the project for the Applicant to return with an improvement on the windows, for the façade to be more articulated, for more green walls to be provided, to show how the parking will work with the lifts, and to meet with the neighbors to hear their concerns. Board Member Adler seconded the motion, and it passed 6-1 with Chair Hurwitz opposing.

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.

Lee Cohen, Applicant, came forward and explained that a previous nine-unit project was approved, and the reaction was very positive; the people liked the concept of the community. Therefore, they decided to create a sister building. He continued to explain the 18-unit project will be on a double lot between two other buildings and his intent to create privacy for both the families that will live in the property, as well as neighboring properties.

Vice Chair Bebchik asked if the site will contain all 36 parking spaces; Chair Hurwitz asked what is the maximum that can be built. Mr. Cohen responded that 18 units are the max, and he confirmed the parking spaces will be on site.

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Barak Pliskin, Architect for the project, explained that a lot of things they spoke on last time were carried to this project; the property is a double lot, so they can do things they weren't able to in the previous project, such as the proper drop-off and the double-height lobby. He continued explaining that because they are surrounded by properties, they are being respectful as to privacy. The units will be very family oriented, and the series of terraces will allow them to give a few of the units large outdoor spaces with private spas. He further explained that the lower townhouses are to the south of the property, the taller buildings are to the east and west, and the 100th street facing façade is tall, and the 99th street facing façade is only two stories; they are creating landscape terraces that are better family sized. They've been able to hold and harness the massing for the project.

Board Member Adler asked if an outdoor pool will be on each floor adjoining the dwelling unit, because she doesn't see it in the blueprint. Mr. Pliskin referred to slide A-14 showing a private pool on the fourth floor, which is technically not a pool, but a spa, a very large hot tub for a family, which only the balcony units will have.

Board Member Barnard mentioned the outdoor dining area on the third floor and asked what was the other feature that is closer to the spa. Mr. Pliskin stated that it was the dining and lounging area.

Mr. Pliskin continued to explain that they created a hierarchy between bedrooms and living rooms; they wanted to give individuals the privacy without the necessity of moving the blinds; therefore, in all the bedrooms outside, they will have some louvers that will provide shading and lighting, based on the angle.

Vice Chair Bebchik suggested creating a walkway for pedestrians coming in and out of the property. Mr. Pliskin agreed that it was a great idea and will make it part of the site plan moving forward.

Chair Hurwitz asked for an explanation on the materiality on the outside of the building, more specifically the screening. Mr. Pliskin stated that the screening is in front of all the bedrooms; they are each 1.5 inch by 3 in deep; they are powder coated white and the gap in between them is 2 inches; the gap between them is wider than the louver, but narrower than the depth of the louver.

The Board and Applicants continued discussion as to the louvers and the privacy of the building.

PUBLIC COMMENT

Dave Sanchez, 1080 94th Street, came forward and stated that he was present when the applicants presented on the previous project, and compared this project to the previous one. He added that these buildings are becoming like big houses with multi floors. He disagreed with the high-rises, and stated people come to the meetings to voice their concerns.

Frances Neuhut, 1060 Kane Concourse, came forward and stated this project is not in code. She raised concerns about parking and that this project will run into the setbacks. She continued to express her concern for the lack of following the code.

DRAFT

PUBLIC COMMENT CLOSED

Board Member Frankel asked for a description of the screening for the parking. Mr. Pliskin advised that they have a fence at the property line, a 3-foot planter as a buffer required by code, and an aluminum screen at the line of the garage; they do not want individuals to be able to see into the garage.

Board Member Feldman added the building looks great, it is super creative, and they maximized the massing as much as possible.

Board Member Barnard agreed and commended the Applicant for use of the louvers and for consideration of the privacy of the residents; he stated the Town would benefit from this project. He added that he can argue this project has the same amount of glass as other buildings, but they have created another layer that benefits everyone.

Board Member Kean added he is a big fan of their projects, and that they represent the types of developments and structures they want to see in the town. He continued praising the project by stating it reflects the historical buildings in the town with materials that are modern and contemporary. He praised the use of louvers that create a nice visual. He stated that he was pleased with the project and would like to see it approved.

ACTION: Board Member Kean made a motion to approve the project, to incorporate the conditions detailed in the Town Planner's Staff Report, inclusion of a pedestrian pathway in the project, and the use of clear glass. Board Member Feldman seconded the motion, and it passed unanimously.

5. Approval of the Minutes of the meetings that were held on October 18, 2022 and November 1, 2022.

ACTION: Board Member Kean made a motion to approve the Minutes. Board Member Feldman seconded the motion, and it passed unanimously.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:52 P.M.

_____

CHAIR

ATTEST

_____

TOWN CLERK

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TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, April 11, 2023, at 7:08 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Matthew Hurwitz
Vice Chair Alan Bebchik
Board Matthew Barnard
Board Member Wesley Kean
Board Member Janet Adler
Board Member Jed Frankel

Board Member Alexander Feldman was absent.

Town Attorney Geller advised the Board of an April 10, 2023 ordinance that will require them to now meet 10 times per year similar to the Town Council, as opposed to 12; meetings will not be held in July and December; meetings will continue to be on the first Tuesday of the month and the Board Chair or the Town Manager can change the date, if it falls on a holiday or if there is no quorum. An additional meeting can also be called by the Board Chair or by two members of the Board, or the mayor or two members of the Town Council, subject to approval of a majority of Board Members. There is a 45-minute limitation per item, which can be extended by a vote of the Board in 15-minute increments; all meetings must conclude by 11:00 p.m. and any item that began before 11:00 p.m. can be continued until concluded, subject to the 45-minute rule and 15-minute extension. All items not concluded will be carried over to the next Board Meeting, and proper public meeting decorum will occur.

1. Request for approval for a new single-family home for "ISOLABELLA LLC" located at 1230 101 Street, Lot 3 of Block 26. The owner is proposing to construct a new two-story single-family home. The existing 2,154 sq. ft. single-story home (built in 1949 will be demolished and replaced with a new two-story 5,797 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 1/2 half baths and a 2-car garage.

   Stephanie Halfen, SDH Studio, 96 Golden Beach Drive, Miami, Florida, Architect for the project, came forward and explained that the project is for a family that currently resides in New York, who intends to make it their second home for their family, children, and grandchildren. The houses surrounding the project are all single stories; the design for the project is to separate the first floor from the second to make it more upscale than what surrounds it. The project is contemporary with very clean lines and nice patterns.

   Town Attorney Geller swore in those individuals who indicated they would provide testimony.

   Mrs. Halfen described the project stating that the front façade and garage have a glass door and will be frosted, so nothing can be seen inside. The front yard is required to have 50% landscaping and they are providing 67% of greenery; the layout of the house has social areas with an open floor plan with dining room and living room with kitchen integrated with the family room; a pool with a covered terrace, an office, guest, and staff bedroom downstairs, and five bedrooms upstairs.

DRAFT

Vice Chair Bebchik stated that he liked the project, and that the Architect brings new things to the town with the materials, diversity, and designs. He asked why there wasn't a pathway with all the greenery available to have one. Mrs. Halfen explained that the code states there can only be 5 feet width, and when you get to the steps that are 8 feet, the transition is not great; the pathway when shown on the renderings looks to narrow and disproportionate; she stated that she was not opposed to adding the walkway. Chair Hurwitz suggested using river rock for the walkway, and Mrs. Halfen agreed.

Chair Hurwitz asked if the landscaping would include shade trees. Ms. Halfen stated they will be using green buttonwood. Chair Hurwitz commented that the landscaping plans show several greeneries, but they are not included in the renderings. Mrs. Halfen explained that they will be installing the landscape into the property as required.

Board Member Barnard asked why the roof pulls back at the right front corner. Mrs. Halfen responded that the detail made it look lighter and they wanted to free the volume from the roofline and continue the same width throughout the roof.

Chair Hurwitz asked if it was intentional that the ceiling in the front left room is taller than the horizontal left door. Mrs. Halfen responded that it was in the rendering; she directed him to Sheet A-200 and explained that the volume continues to go down, but it is at the same level the moment where the window starts. He asked Mrs. Halfen to explain the frosting and the glass on the garage. She explained that the windows on top of the garage were to bring natural light and to free the roof from the volume of the garage; the Applicants wanted a glass garage door with the clean effect of the eyebrow.

Board Member Kean asked if it was a concern to the Applicant that the barbeque area did not have a roof or if it was a zoning issue. Mrs. Halfen responded that the Applicants did not want a roof in the barbeque area; they were concerned about the smoke and wanted to opt to maximize the amount of sun area.

Board Member Frankel asked if people would be able to see through the glass windows from the second floor. Mrs. Halfen explained that they are not adding fluorescent lights to the ceiling; it will be regular high hats. Board Member Frankel asked to inspect the materials. Mrs. Halfen brought the materials forward.

ACTION: Vice Chair Bebchik made a motion to approve the project with the conditions in Town Planner Michael Miller's Staff Report, to add the Staff Report into evidence, and that the walkway continues all the way to the street. Board Member Kean seconded the motion, and it passed unanimously.

2. Request for approval for a new single-family home for "9525 BH 2 LLC" located at 9640 West Broadview Drive, Lot 67 of Block 23. The owner is proposing to construct a new two- story single-family home. The existing 4,413 sq. ft. single-story home (built in 1983 will be demolished and replaced with a new two-story 8,007 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 2 half bathrooms and a 2-car garage.

Stephanie Halfen, SDH Studio, 96 Golden Beach Drive, Miami, Florida, Architect for the project, came forward and informed the Board she may not proceed after 7:47 p.m. for religious reasons; her colleague would take over then. She explained that the Applicant is a developer who lives on the island, and he purchased this lot, which is next to the park.

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The idea of this project is to make a contemporary home more towards tropical modern with warmer materials such as wood for the ceilings and different kinds of stone such as travertine. She continued to explain the bridge is located south of the property, so they are including a gazebo to block the view and the noise; the water element will help with the sound. The project includes an elevator which covers the bridge view; once shifted to the left, the bridge is seen at an angle. The project will include lots of greeneries; the layout shifts the look towards the north.

Chair Hurwitz asked if she was amenable to adjusting the concrete so that it is not offset. Mrs. Halfen agreed.

Cristina Magdaleno, 350 N.E. 24th Street, Miami, Florida, took over the presentation. She continued to explain the driveway has an offset design, but they are amendable to reviewing the dimensions to offset the look. She suggested reducing the offset, so it keeps the same pattern as the driveway.

Board Member Adler asked why the need for the outside staircase. Ms. Magdaleno stated that since the house has such beautiful views, the Applicant wanted to able to appreciate it at different levels; the only view of the house that is completely unobstructed is the house's terrace; they will be using a portion of the roof.

Vice Chair Bebchik stated that he did not understand the need to add the staircase and asked for more details. Ms. Magdaleno stated that at sunset the applicant might go to the roof and see the sunset; that would be the only area with a 360 view to do so.

Board Member Barnard referred to Sheet A-202 of the rendering and asked if the mullions for the windows on the ground floor were aligned. Ms. Magdaleno responded they do not align and that no one would notice based on the perspective, and the balcony on the second floor helps with the projection. Board Member Barnard asked if the finish was aluminum plating on the spiral stairs. Ms. Magdaleno confirmed that it will match the frames of the store fronts.

Board Member Adler asked if a fence will be around the roof, if it's made of glass, and if it meets code. Ms. Magdaleno confirmed they will have a glass railing on the roof and that it meets the code.

Chair Hurwitz asked about the water feature in the front that looks like a pool. Ms. Magdaleno responded that it is not a pool; it a 16- to 18-inch-deep water feature with a waterfall; it will help them meet the difference in levels of the entry step; she considered it to be a nice feature for the entry of the house.

Chair Hurwitz asked if the waterfall must be fenced, since it is 18 inches. Town Planner Miller stated that it would have to be more than 18 inches to be considered a pool; therefore, for this project, the water feature does not have to be fenced in. He asked if it would be 18 inches of see through glass. Ms. Magdaleno responded that it looks like that on the rendering, but it will be an infinity edge with 18 inches of water and a small wall. Chair Hurwitz asked about the wall material. Ms. Magdaleno stated that it will be a blue mosaic wall. He then asked if the wall would continue to the other side of the stairs. She stated that the stairs will be floating over the water feature.

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Board Member Kean added he knows the area very well, and stated he appreciated what they are trying to do. His biggest critique was the layout to control the views, but the house is pushing to the limits and a lot of the square footage is lost in double height space. He suggested a courtyard that could perhaps create more sheltered space from the noise which might serve the effort of guiding the views better.

Ms. Magdaleno replied she appreciated his suggestion and agreed a courtyard would be gorgeous, but in this case, the interior garden would be the center point of the house and would be enjoyable from every point of the house. The way it was designed is that it would be a glass elevator, and it's going to have the stair floating around it; then the vision for the ground floor is a pebble garden with some low planting and perhaps a sculpture.

Board Member Barnard stated that the drafts show a retaining wall for the fence, but a fence was not shown in the rendering. He asked if they needed to make any consideration. Ms. Magdaleno responded it's not shown on the rendering but the fence on top of the retaining wall is going to be on the sides of the property; it will also have the retaining wall towards the back, because the client wants to raise the lot. He asked if they will be fixing the seawall and the dock. Ms. Magdaleno confirmed they will be fixing both; the renderings do not show the image because it will be done under a separate permit.

Vice Chair Bebchik asked if the windows on the second floor will be frosted. Ms. Magdaleno responded they will have a film.

Board Member Frankel asked for a description of the landscaping on the north side of the project. Ms. Magdaleno responded they will have a complete hedging on the sides with 48-inch tall Clusia hedges, green bottom woods, and some dwarf carissas.

Board Member Kean suggested the Board focus on the design of the spec home as opposed to other items.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, and mentioned the Council was in the process of approving an ordinance regarding the side and rear setbacks on the west islands, and since this might be encroaching into a site, how does this have any effect. Town Attorney Geller responded that the item Mrs. Neuhut was discussing was heard on First Reading and he did not have any idea if it will be passed on Second Reading. He explained that the Board was operating under a set of rules, and when the law changes, he'll advise them. Mrs. Neuhut stated that the Board is held accountable for the laws that exist because the project doesn't go to the Council.

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Town Attorney Geller advised that the laws in effect govern the Board, and what she was referring to is not a law in effect. Mrs. Neuhut asked who would be held accountable if the project is not up to code.

Town Attorney Geller responded that she could contact the Code Enforcement Department to report same, and they will decide whether the project is in code or not; the Board is not an enforcement body; they review projects and they make decisions about what's appropriate or not. Mrs. Neuhut asked whether it's legal for spec homeowners to sell privately without opening the sale to the public. Board Member Adler responded that if you list your property with a realtor, the property is open to anyone who can afford to buy.

PUBLIC COMMENT CLOSED

Board Member Adler objected to the outside staircases and access to the roof by anyone in the building. She felt it was not safe and should be changed. She stated she will vote against the project for this reason.

Ms. Magdaleno explained that if she were to remove the double-height spaces and redesign the house, it would be compressed and would take away from the beauty of the space inside the house, because instead of having the double-heighted spaces that give the grand air, it would basically become a sandwiched home like a slab for a slab.

Chair Hurwitz stated that he felt the Board gives different reviews for spec homes, but the reality is that the Board has approved homes before with rooftop access. From the Board's perspective, the rooftop access will not be seen from the front, and they can be more critical when it comes to spec homes, but it is not necessarily appropriate for this project. He added the house met all code requirements with no request for variances.

ACTION: Vice Chair Bebchik made a motion to approve the project, to enter Town Planner Miller's Staff Report and conditions into evidence, to correct the offset on the driveway and pavers, that the windows on the second floor have films, and to offset the symmetry in the master bedroom. Board Member Barnard seconded the motion and it passed 5-2 with Board Members Adler and Frankel opposing.

~~3. Request for approval for exterior alterations of a single-family home for "SZ, FL, LLC" located at 1310 101 Street, Lot 9 of Block 26. The owner is proposing constructing two gazebos and a new decorative entry canopy over the front door. The existing house has permits for interior renovations, new windows and doors and replacing its driveway.~~

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Chief Building Official Mike Mesa advised the Board that this item was pulled by staff. Chair Hurwitz asked for the reason. Chief Building Official Mesa responded that what was presented wasn't what the town approved. Board Member Frankel asked if the gazebo in the pool had a screen enclosure over it. Town Planner Miller responded that this proposal had two pools, a smaller pool over a daybed and a larger one for eating outside. Board Member Frankel asked if it was screened, and Mr. Miller responded it wasn't. The Board pointed out to Mr. Miller that the renderings showed a pool with a gazebo fully enclosed. Mr. Miller explained that the rendering is from another project, and it shows how it would look. Chair Hurwitz stated this project will be coming in front of the Board. He added that he walked by the project and the renovations are well on their way, but they never made it to the Board. Town Planner Miller responded the homeowners came to them for interior renovations which have now become a much different project; they had a separate permit for the pool, and the gazebo renovations must come in front of the Board. Chair Hurwitz asked that the proper renderings be provided if they returned to the Board.

Chief Building Official Mesa advised a Stop Work Order was issued against the property.

4. Approval of the following Design Review Board Meeting Minutes:

1. December 6, 2022 Regular Meeting
2. January 3, 2023 Regular Meeting

ACTION: Board Member Kean made a motion to approve the Minutes. Board Member Adler seconded the motion and it passed unanimously.

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 8:17 P.M.

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CHAIR

ATTEST

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TOWN CLERK

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